



# Open Space Assessment

**NEW GRANVILLE LLP**

**GRANVILLE ROAD  
ESTATE REGENERATION**

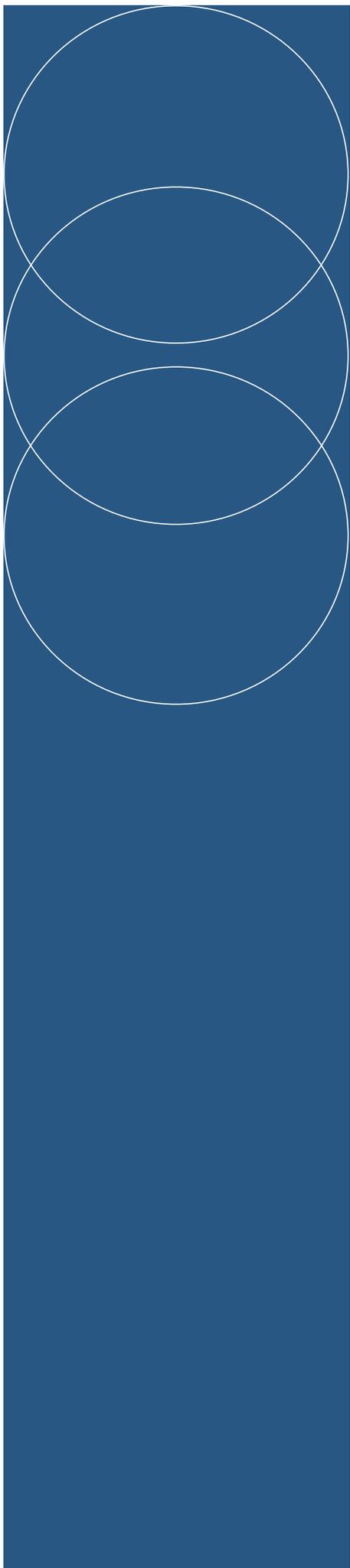
**BARNET**

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**new granville**



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# 1 Introduction

## 1.1 Context

1.1.1 This report accompanies a planning application by New Granville LLP for the redevelopment and regeneration of the Granville Road Estate, Barnet. The application includes the demolition of Beech Court and erection of 132 new dwellings. These will comprise a mix of flats and houses to provide a mixed tenure community across the estate and follows extensive pre-application discussion with Officers and public consultation.

1.1.2 Central to the scheme is its open space strategy, designed to deliver a network of high quality landscaped communal, play and private amenity areas that are secure, safe, managed, biodiverse and attractive for the benefit of existing and new residents alike. This network will be accompanied by enhancements to nearby Childs Hill Park, directly funded by the development.

1.1.3 This report assesses these open space proposals in the context of development plan policy and other material considerations with regard to quantum and quality and demonstrates compliance with planning policy requirements and delivery of a high quality scheme. In doing so, the report considers the proposals in relation to playspace, amenity space and public open space.

## 1.2 Open Space Strategy

1.2.1 The proposed open space strategy for the site follows a very simple structure as summarised below:

- To provide high quality formal and informal equipped playspace on site accessible to all residents;
- To provide new high quality communal areas serving the existing and proposed flat blocks for the benefit of existing and new residents;
- To provide high quality informal open space to other public areas across the site that incorporate planting and imaginative play for residents;
- To provide all new houses and flats with suitable levels of private amenity space, meeting policy standards;
- To enhance existing public open space in the local area, particularly Childs Hill Park;

1.2.2 In delivering this strategy, the new open space can be categorised as follows:

- (1) Playspace – Various typologies as defined within the London Plan *Shaping Neighbourhoods: Play and Informal Recreation* SPG, 2012 (see Table 2.1) for ages 0-5, 5-11 and 12+.

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- (2) Private Amenity Space – Amenity space for the exclusive use of occupants of a particular house or flat, directly accessible from the unit and providing privacy in accordance with relevant policy guidance (see 2.3). Comprise private rear gardens, balconies and terraces but excludes front gardens to houses. Front gardens to ground floor flats are only included where benefitting from screening and privacy.
  - (3) Communal Amenity Space – Amenity space for the exclusive use of occupants of a particular flat block with well-defined boundaries from adjacent public or private areas and direct access from the block. Can contain playspace.
  - (4) Public Open Space – On site amenity space accessible to all residents. Can contain playspace.

1.2.3 The development will deliver a programme of enhancements in the quality and function of existing retained open space alongside the delivery of new high quality open space to the standards prescribed in the development plan. This will enhance the quality of the existing provision and thus provide exceptional justification for any loss in overall area arising from the development and ensure compliance with the development plan.

## 2 Policy Context

### 2.1 Principle & Existing Open Space

2.1.1 Development at the Granville Road Estate is set out within adopted Core Strategy DPD **Policy CS3**. This policy identifies Granville Road as a priority estate where 140 new homes (net additions) will be provided in the period 2011/12 to 2015/16 to deliver a greater range and variety of accommodation.

2.1.2 Paragraph 7.2.12 of the Core Strategy, with specific reference to Granville Road, states:

*The Granville Road Estate was built in the 1960s and consists of three 15 storey tower blocks and a further three blocks of low rise housing. It is in need of capital investment to refurbish the tower blocks and also to improve the estate environment and integrate it with the surrounding community. Within the estate there are some surplus lands and these offer the opportunity to build some additional homes for private sale, and intermediate housing for sale, thus creating a mixed tenure community. The regeneration of the estate will be in two phases. The first phase the refurbishment of the tower blocks is under way and the second phase will be the building of new homes. It is expected that in the range of 130 to 140 new homes will be built. New homes are expected to be delivered by 2016.*

2.1.3 The principle of developing on the surplus open space in and around the estate is therefore consistent with Local Plan Policy, although an assessment of any development scheme in terms of open space provision is required in order to determine what is 'surplus'.

2.1.4 Development Management Policies DPD **Policy DM15** requires protection of public open space and states:

*i. Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:*

*a. The development proposal is a small scale ancillary use which supports the use of the open space or*

*b. Equivalent or better quality open space provision can be made. Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.*

*ii. In areas which are identified as deficient in public open space, where the development site is appropriate or the opportunity arises the council will expect on site provision in line with the standards set out in the supporting text [para 16.3.6].*

2.1.5 Supporting paragraph 16.3.6 states:

*The success and value of an open space network is dependent on three principal factors: the quantity, quality and accessibility of open spaces. These three factors are used to assess the level of need in Barnet. The Assessment applies these factors to the*

existing open spaces in the borough to create a standard for Barnet. Where a development is in an area of deficiency for publicly accessible open space new open space should be provided in line with these standards:

- Parks (1.63 hectares per 1,000 residents)
- Children's play (0.09 hectares per 1,000 residents)
- Sports pitches (0.75 hectares per 1,000 residents)
- Natural green spaces (2.05 hectares per 1,000 residents).

2.1.6 Core Strategy DPD **Policy CS7** seeks to improve Barnet's green infrastructure through a number of specified means, including:

- Protecting open spaces, including Green Belt and Metropolitan Open Land;
- Enhancing open spaces, ensuring positive management of Green Belt and Metropolitan Open Land to provide improvements in overall quality and accessibility;
- Securing improvements to open spaces including provision for children's play, sports facilities and better access arrangements, where opportunities arise, from all developments that create an additional demand for open space. Standards for new provision are set out in DM 15 – Green Belt and Open Spaces;

2.1.7 **London Plan Policy 7.18** states that "the loss of local protected open spaces must be resisted unless equivalent or better quality provision is made within the local catchment area". This is consistent with **London Plan Policy 2.18** and the **NPPF**, which states that existing open spaces should not be built on unless it meets one of three criteria, including that "an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements" or that "the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location" (NPPF, para 74).

2.1.8 There is therefore a consistent approach to the loss of open space in the development plan, requiring any development resulting in this to provide better quality provision. This accords with exception b) of Policy DM15, the green infrastructure enhancement principles of Policy CS7 and the London Plan. Given Core Strategy Policy CS3 and the identification of the estate for new residential development on 'surplus' land, it is therefore necessary to consider the detail of any development at the Granville Road Estate in terms of impact and the quality of new provision.

2.1.9 As set out below, full regard must also be had to other parts of the development plan relating to the amount and typology of new provision in respect of playspace, private and communal amenity space and public open space.

## 2.2 Children’s Play Space

2.2.1 The 2012 **London Plan ‘Shaping Neighbourhoods: Play and Informal Recreation SPG’** replaced the previous 2008 SPG and offers the primary policy guidance on open space provision with regard to playspace and recreation, to which **London Plan Policy 3.6** on the issue defers. This policy states:

*Development proposals that include housing should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. The Mayor’s Supplementary Planning Guidance Providing for Children and Young People’s Play and Informal Recreation sets out guidance to assist in this process.*

2.2.2 **Policy DM02** of Barnet’s Development Management Policies DPD confirms that London Plan Policy 3.6 will form the basis for assessing development in relation to play space provision.

2.2.3 The SPG includes detailed standards for provision within new development based upon the calculation of a ‘Child Yield’ from each new scheme and a benchmark standard of a minimum of 10m<sup>2</sup> of play space per child, regardless of age. The GLA have provided a Child Yield calculator which allows developers to establish the likely child yield arising from new development.

2.2.4 Within this 10m<sup>2</sup> provision requirement, a distinction is made between three age-range bands, to which different forms of provision should apply, and specifies the typology and accessibility of the applicable play space for new development:

Ages	Applicable Typologies	Location of Provision	Maximum Walking Distance from Dwelling
0-5	Doorstep Playable Space Local Playable Space Neighbourhood Playable Space	On site	100m
5-11	Local Playable Space Neighbourhood Playable Space	On site if over 50 children on site (Off Site if fewer children and existing provision within 400m)	400m
12+	Youth Space Neighbourhood Playable Space	On Site or Off Site if existing provision within 800m.	800m

**Table 2.1:** Summary of London Plan SPG Play Space Typologies

2.2.5 The different typologies are defined within Table 4.6 of the SPG, provided overleaf as Figure 2.1. This shows four typologies, each serving different age groups, namely Doorstep Playable Space (ages 0-5), Local Playable Space (ages 0-11), Neighbourhood Playable Space (all ages) and Youth Space (ages 12+). Each typology has a minimum size applied to it, with the SPG providing a description of the playspace each typology provides and example facilities.

	Doorstep Playable Space	Local Playable Space	Neighbourhood Playable Space	Youth Space
<b>Description</b>	A landscaped space including engaging play features for young children, and places for carers to sit and talk. Parental/guardian supervision	A landscaped space with landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. Flexible use No formal supervision	A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk, with some youth facilities. Flexible use May include youth space May be supervised	Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities.  No formal supervision
<b>Minimum Size</b>	100 sq m	300 sq m	500 sq m	200 sq m
<b>Age Group</b>	0-5	0-11	all ages	12+
<b>Examples of Facilities</b>	<ul style="list-style-type: none"> <li>Landscaping</li> <li>Climbable objects</li> <li>Fixed equipment</li> <li>Seating for carers</li> <li>Sand and water feature (if possible)</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping to create natural feel, including changes of level</li> <li>Equipment: integrated into the landscaping, that allows children to swing, slide and climb</li> <li>Multigames/ball walls</li> <li>Kick about area</li> <li>Basketball nets</li> <li>Seating area away from equipment</li> <li>Sand (if possible)</li> </ul>	<ul style="list-style-type: none"> <li>Landscaping to create natural feel, including changes of level</li> <li>Equipment integrated into the landscaping, that allows children to swing, slide and climb</li> <li>Seating area away from equipment</li> <li>Bike, skate and skateboard facilities</li> <li>Kick about area</li> <li>Basketball nets</li> <li>Hard surface area if possible</li> <li>Sand if possible</li> <li>Water feature if possible</li> <li>Shelter plus basketball net, small wheeled facility or climbing wall/boulder for young people</li> </ul>	<ul style="list-style-type: none"> <li>Space and facilities for informal sport or recreation activity (e.g. table tennis table, multi-use sports areas (MUSA), multi-use games area (MUGA), climbing walls or boulders, wheeled sports area, skatepark or BMX track, traversing wall, exercise trails, outdoor exercise/fitness equipment)</li> <li>Kick about area</li> <li>Seating areas on the edge of the activity space</li> <li>Landscaping</li> <li>Outdoor stage</li> <li>Youth Shelter</li> </ul>
<b>Location</b>	<ul style="list-style-type: none"> <li>Residential areas including housing estates</li> <li>Pocket Parks</li> <li>Public Squares</li> </ul>	<ul style="list-style-type: none"> <li>Residential areas including housing estates</li> <li>Local Parks</li> </ul>	<ul style="list-style-type: none"> <li>Larger residential areas and housing estates</li> <li>Local Parks</li> <li>District Parks</li> <li>School playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>Larger residential areas and housing estates</li> <li>Adjacent to community facilities</li> <li>Local Parks</li> <li>District Parks</li> <li>Town centres</li> </ul>

Figure 2.1: London Plan SPG Table 4.6 – Playable Space Typology

2.2.6 The SPG provides guidance for the provision of play space to meet the needs of development in the form of Table 4.5, reproduced below:

		Under 5s	5-11	12+
<b>Existing provision</b>	within 100 m	On site or off-site contribution	Off-site contribution	Off-site contribution
	within 100-400m	On-site	On site or off-site contribution	On site or off-site contribution
	within 400-800m	On-site	On-site	On-site or off-site contribution
<b>No existing provision</b>	within 100 m	On-site	Off-site provision	Off-site provision
	within 100-400m	On-site	On-site	On site or off-site provision
	within 400-800m	On-site	On-site	On-site

Figure 2.2: Table 4.5 of London Plan Shaping Neighbourhoods: Play and Informal Recreation SPG

2.2.7 In assessing the quantum of play space required, consideration is given to the type of housing proposed and the SPG allows for the provision of play space for children under the age of five to be discounted in relation to houses with gardens.

### 2.3 Amenity Space

2.3.1 **Policy DM02** of the adopted Development Management Policies DPD requires development to make provision for amenity space in accordance with the Sustainable Design & Construction SPD standards. These are set out in Table 2.3 of the SPD, reproduced below:

Table 2.3: Outdoor Amenity Space Requirements	Development Scale
<b>For Flats:</b> • 5 m <sup>2</sup> of space per habitable room.	Minor, Major and Large scale
<b>For Houses:</b> • 40 m <sup>2</sup> of space for up to four habitable rooms • 55 m <sup>2</sup> of space for up to five habitable rooms • 70 m <sup>2</sup> of space for up to six habitable rooms • 85 m <sup>2</sup> of space for up to seven or more habitable rooms	Minor, Major and Large scale
Development proposals will not normally be permitted if it compromises the minimum outdoor amenity space standards.	Householder

Figure 2.3: Sustainable Design & Construction SPG, Table 2.3

2.3.2 In applying the standards above, the Sustainable Design & Construction SPD confirms that where a habitable room measures or exceeds 20m<sup>2</sup>, it will be counted as two habitable rooms. Shared surfaces, driveways, vehicle parking areas or hard standings, cycle storage areas ('dirty' storage) footpaths, servicing areas and refuse storage areas will not be counted as useable for the purposes of applying the standards. Outdoor

- amenity space which does not have a reasonable level of privacy will also not be considered useable (Sustainable Design & Construction SPD, Paragraph 2.3.2).
- 2.3.3 Further guidance on the provision of amenity space is provided within the Council's Residential Design Guidance SPD. This states that *"all dwellings should have access to outdoor amenity space that is not overlooked from the public realm and provides a reasonable level of privacy"* (Para. 8.4).
- 2.3.4 The SPD also states that communal amenity space should *"be designed to provide a private, attractive, functional and safe environment. Its overall quality and management can help create a sense of ownership and pride. All private and communal amenity space should have a clearly defined purpose"* (Para. 8.9). Furthermore, at Paragraph 8.5, the SPD states that communal amenity space should:
- receive adequate sunlight relative to the defined purpose of the space provide sufficient shade where necessary;
  - be screened from parking and public areas to ensure privacy but still providing reasonable views to public amenity space;
  - be easily accessible and legible (easy to understand) to all occupants;
  - be overlooked by habitable rooms to ensure safety;
  - include seating, trees and planting, lighting, paving and footpaths (where appropriate);
  - have an effective and affordable landscape management and maintenance regime;
  - take account of the needs of disabled people and all age groups; and
  - have a clearly defined purpose and be designed to reflect this.
- 2.3.5 The provision of balconies is confirmed as an acceptable form of amenity space provision where it is not possible or appropriate to provide private gardens and communal amenity space, and where they do not result in overlooking (Residential Design Guidance SPD, Paragraph 8.12).
- 2.3.6 The minimum depth and width for all balconies and other private external spaces should be 1.5 metres as set out within the Mayor's Housing SPG (2012) (Standard 4.10.3). The SPG also requires the provision of 5m<sup>2</sup> private outdoor space for 1-2 person dwellings with an additional 1m<sup>2</sup> per additional occupant as a minimum (Standard 4.10.1).
- 2.3.7 Rear private gardens should provide adequate space for day to day uses such as a table and chairs for outdoor dining, clothes drying, relaxation and safe children's play (where family accommodation is proposed).
- 2.3.8 Front gardens are encouraged in the SPD as they provide a buffer between the public and private realm, provide clarity of ownership, can offer storage for bins and cycles,

increase privacy to ground floor rooms and support the streetscape and enhance local character through landscaping. They do not however normally offer quality private amenity space (Residential Design Guidance SPD, Paragraph 8.10).

2.3.9 Paragraph 8.7 of the Residential Design Guidance SPD states:

*"Proximity to public open space will only be considered when assessing the adequacy of provision of private amenity space where design and layout is of insufficient high quality and contributions are made through S106 contributions for enhancements to existing, nearby open space. Barnet's Planning Obligations SPD sets out the S106 criteria requirements for open spaces. These contributions are separate from and in addition to any contribution that is required where a development is located in an area of open space deficiency."*

2.3.10 The local guidance on amenity space provision is consistent with London Plan advice which states within the Mayor's Housing SPG (2012) that *"Outdoor space, whether for public use or private communal use should be designed so it can be used safely, without the fear of crime and should be designed to a high standard. The space should be managed appropriately to ensure that it remains useful and welcoming to all its intended users"* (Paragraph 2.2.8).

## 2.4 Public Open Space

2.4.1 Core Strategy **Policy CS7** seeks to maximise the benefits that open spaces can deliver and *"secure improvements to open spaces including provision for children's play, sports facilities and better access arrangements, where opportunities arise, from all developments that create an additional demand for open space"*. The policy also looks to protect and enhance open spaces and improve access to them, especially in areas of deficiency as mapped in the Core Strategy.

2.4.2 **London Plan Policy 2.18** refers to London's Green Infrastructure and states that *"Enhancements to London's green infrastructure should be sought from development and where a proposal falls within a regional or metropolitan park deficiency area (broadly corresponding to the areas identified as "regional park opportunities" on Map 2.8), it should contribute to addressing this need."* Although the map is published at an extremely large scale, it does appear that the application site falls just within an area of deficiency, which is consistent with the conclusions of the Council's own Open Space Assessment (see 2.4.4 below).

2.4.3 The Policy also states that development proposals should:

a) *incorporate appropriate elements of green infrastructure that are integrated into the wider network*

b) *encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (Policy 5.10).*

2.4.4 The Council's Open Space and Recreational Facilities Assessment, 2009 confirms that the Childs Hill area within which the application site is located currently has 1 District Park, 12

Local Parks (including Childs Hill Park itself located less than 100 metres north east of the application site and Basing Hill Park located 300 metres to the north at its nearest point), with a total of 60.98 hectares of public park at 1.26 hectares per 1,000 people. This falls slightly below the Borough's average provision of 1.55ha per 1,000 population and is deemed to be an area of deficiency for District Park provision.

- 2.4.5 The entirety of the application site falls within 400 metres of a Local Park (Childs Hill Park) but the nearest District Park (Hampstead Heath Extension) lies 1.3 kilometres away, just exceeding the 1.2 kilometre radial distance accessibility standard applied within the Open Space and Recreational Facilities Assessment (see Table 30 of the Open Space and Recreational Facilities Report).
- 2.4.6 The Open Space and Recreational Facilities Assessment also considers the accessibility of public open space and finds Childs Hill Park to be one of four open spaces that scores well in accessibility terms. The Childs Hill area also has an above average level of formal play space per 1,000 children (0.07 hectares compared to an average of 0.05), but a below average level of playing pitch and sports provision (0.84 hectares per 1,000 population compared to an average of 1.25). In terms of quality, Childs Hill Park is rated as 'Good' and of 'Medium' value.

## 3 Existing Granville Road Estate

### 3.1 Existing Open Space Provision

- 3.1.1 The site is currently characterised by areas of verge and open areas of grassland with some tree cover. There is no existing provision of formal play equipment on site, although during the public consultation exhibitions mention was made by residents of an adventure play area south of Athena and Aphrodite some years ago which suffered from vandalism and lack of maintenance and so the applicants were informed, was never replaced.
- 3.1.2 All open areas on site are publically accessible with no communal areas designated to individual flat blocks save for some small areas at the base of the towers which are fenced off (see plan at **Appendix 1**). As the photograph below illustrates however, these are not large in size, generally fragmented and lack planting or play equipment. The areas are marked by waist high metal hooped railings and have no privacy from the adjacent public areas and therefore whilst they are delineated around the blocks, they offer no greater privacy or useability than the other open spaces across the estate. Planting around the edge of the grassed area south of Nant Court offers some privacy for use by residents, but this is not formally designated to that block.



*Spaces at the base of the towers marked by metal hooped railings*

- 3.1.3 Some existing flats (excluding Beech Court which is proposed for demolition) benefit from existing balcony provision, totalling 696m<sup>2</sup> in area. These are spread across all blocks to be retained, with more limited provision at Nant Court and Mountfield.
- 3.1.4 Existing public and communal open space on site totals 12,046m<sup>2</sup>, as illustrated by Figure 3.1 below and reproduced to scale at **Appendix 2**:



Figure 3.1: Existing Open Space Provision

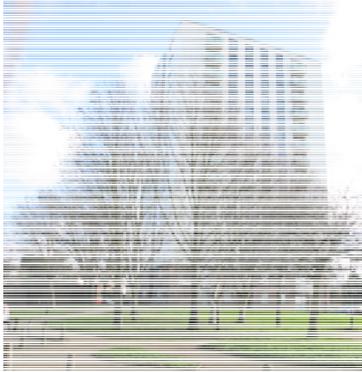
3.1.5 Land North east of Mortimer close along the southern boundary of the site is listed in the Council’s online Parks Directory under ‘Mortimer Close Open Space’ and as “suitable for small events”. This space as designated in the Directory measures 255m<sup>2</sup> and is split between two parcels either side of the road, as illustrated at Figure 3.2 below and **Appendix 2**.



Figure 3.2: Mortimer Close designated open space

3.1.6 The site photographs below illustrate the character of the existing open space, its functional and qualitative benefits and limitations and the elements to which existing residents attribute particular value, as revealed through discussions with residents and feedback received at the public consultation events held.

<p>1.</p>		<p>The site includes areas of distinct undulation that add interest to the landform but do not form part of a wider landscape or playspace strategy.</p>
<p>2.</p>		<p>The site is characterised by a series of narrow alleys and other areas that lack natural surveillance. The proposed development includes demolition of a number of existing garages and pramsheds which create these spaces and introduce a more legible, overlooked and safe layout which has been developed in direct consultation with the Crime Prevention Design Advisor.</p>
<p>3.</p>		<p>Some parts of the estate are vacant areas of hardstanding but inaccessible and do not include any soft landscaping, such as the area pictured left, south of Aphrodite and Athena.</p>
<p>4.</p>		<p>Public consultation undertaken with residents confirmed that particular value is placed upon the reasonably large area of grassed open space between Harpenmead and Granville Point towers.</p>

<p>5.</p>		<p>The existing dedicated communal spaces to the towers, marked by metal hoop fencing, offer no privacy, seating, planting or play equipment.</p>
<p>6.</p>		<p>The site includes a number of existing trees, many of which are mature and contribute to the estate's character of high rise residential blocks interspersed by areas of undulating grass and pockets of tree cover, criss-crossed by a series of pathways and areas of hardstanding.</p>
<p>7.</p>		<p>The former Garth House site is currently fenced off lacks soft landscaping.</p>
<p>8.</p>		<p>Spaces around the buildings and estate roads lack any planting or further 'softening' and do not offer delineated or dedicated space to serve Nant Court and Mountfield.</p>

<b>9.</b>		<p>The site lacks any formal seating in the open areas but is characterised by a mix of bollards, fencing and other street paraphernalia that exhibits a cluttered appearance and lacks a coherent design approach across the estate.</p>
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**Table 3.1:** Existing Open Space Qualitative Assessment

### 3.2 Policy Assessment of Existing Provision

#### *Play Space*

- 3.2.1 At present, none of the existing open space at Granville Road fits the London Plan typologies for formal equipped play space. The undulating grassed areas on site fulfil some of the more informal landscaped characteristics of the typologies (see Figure 2.1), but lack many of the features listed including seating and formal and natural play equipment and adventure play.
- 3.2.2 Athena and Aphrodite Court, two existing private blocks of flats, currently lie outside of the proposed development boundary. Following discussions with LB Barnet Planning, due to their location and access arrangements it is reasonable to assume that the residents of these blocks currently benefit from the existing amenity spaces within the Granville Road Estate (there is no provision within their own immediate site) and therefore would be affected by the proposals. We have therefore included these blocks within this assessment for the purposes of this planning report.
- 3.2.3 Using the GLA Child Yield Calculator, it is established that the existing policy requirement for on-site play space (0-11 year olds) is 1,510m<sup>2</sup>, based on 10m<sup>2</sup> per child and the schedule of existing accommodation as set out in Table 3.2 below.

	FLATS			TOTAL
	1-Bed	2-Bed	3-Bed	
Mountfield	5	0	10	15
Nant Court	15	0	26	41
Granville Point	2	58	0	60
Harpenmead Point	2	58	0	60
Templewood Point	2	58	0	60
Beech Court	21	0	0	21
Aphrodite	0	8	0	8
Athena	0	8	0	8
<b>TOTAL</b>	<b>47</b>	<b>190</b>	<b>36</b>	<b>273</b>

**Table 3.2:** Existing Accommodation Schedule

3.2.4 The existing open space on site significantly exceeds this figure. However, whilst it represents open grassed areas where children can play, it does not include any formal or informal playspace and no areas that conform fully with the London Plan typologies. This therefore provides an opportunity for the value of the open space to be considerably enhanced by incorporating on-site play.

### **Amenity Space**

3.2.5 Plans for the existing blocks which are to be retained have been examined to establish the corresponding numbers of habitable rooms. The Council's Residential Design Guidance DPD defines a habitable room as:

*A room within a dwelling, the primary purpose of which is for living, sleeping or dining, including kitchens where the total area is more than 13m<sup>2</sup> (including fittings), or the dining space if it is divided from the working area by a moveable partition. Rooms exceeding 20m<sup>2</sup> will be counted as two.*

3.2.6 The kitchens in all three towers fall below 13m<sup>2</sup> in area and accordingly the 1-bed units (ground floor only) have 2 habitable rooms and the 2-bed units 3 habitable rooms. In Mountfield, Nant Court, Aphrodite, Athena and Beech Court the 1-bed units have 3 habitable rooms and 3-bed units 5 habitable rooms in accordance with the Residential Design Guidance DPD definition. Accordingly, the existing habitable room schedule below applies:

Block	1-bed	2-bed	3-bed	Total Units	Total Hab Rooms
(Hab Rooms Per Unit)					
Nant Court	15 (3)	0	26 (5)	41	175
Mountfield	5 (3)	0	10 (5)	15	65
Beech Court	21 (3)	0	0	21	63
Templewood Point	2 (2)	58 (3)	0	60	178
Granville Point	2 (2)	58 (3)	0	60	178
Harpenmead Point	2 (2)	58 (3)	0	60	178
Athena & Aphrodite	0	16 (4)	0	16	64
<b>TOTAL</b>	<b>47</b>	<b>190</b>	<b>36</b>	<b>273</b>	<b>901</b>

**Table 3.3:** Existing Habitable Room Schedule

- 
- 3.2.7 Based upon the above schedule, a total amenity space provision requirement of 4,505m<sup>2</sup> is applied using the 5m<sup>2</sup> per habitable room requirement of Sustainable Design & Construction DPD Table 2.3.
- 3.2.8 This existing provision lacks any private or semi-private space designated to individual blocks, any formal seating or other street furniture, formal play space and variety in landscaping and appearance and therefore fails to fully satisfy the detailed design and typology guidance set out within the Residential Design Guidance SPD (Paragraphs 8.3 to 8.9). In particular, the guidance states that *“all dwellings should have access to outdoor amenity space that is not overlooked from the public realm and provides a reasonable level of privacy”*, something not currently provided across the site as previously identified.
- 3.2.9 It is clear however that notwithstanding this, the space does perform the function of amenity space for existing residents, a point supported by responses received during the public consultation exercise.
- 3.2.10 Accordingly, it can be seen that the present provision exceeds the overall current policy requirement by 7,541m<sup>2</sup> (and 8,237m<sup>2</sup> when accounting for existing balcony provision), albeit as with playspace, there is a clear opportunity for the quality of the amenity space to be enhanced in accordance with the Residential Design Guidance SPD. With the exception of the balcony provision, this does not include any private or semi-private amenity space allocated to the blocks (what space is fenced off offers no privacy). It is thus clear that when assessed against the minimum amenity space standards set out within the development plan, there is a surplus of space at the Estate, consistent with Paragraph 7.2.12 of the Core Strategy (see 2.1.2 of this report).

### **Public Open Space**

- 3.2.11 The Granville Road Estate is located very close to Childs Hill Park which provides Local Park provision for existing residents, in conjunction with a number of other public open spaces located further away in the local area such as Basing Hill Park, Golders Hill Park and Hampstead Heath. Childs Hill Park lies within 400 metres of the southern end of the estate, within the catchment area guidelines set out within Table 30 of the Council's Open Space and Recreational Facilities Assessment. The site lies 1.3 kilometres from the nearest District Park at Hampstead Heath Extension, 0.1 kilometres beyond the corresponding catchment area referred to above.
- 3.2.12 The southern part of the site benefits from the designated open space north east of Mortimer Close, which is identified on the Council's online Parks Directory.
- 3.2.13 As set out in 2.4 above, the Granville Road Estate lies within a wider area of deficiency for District Parks as set out within the Core Strategy and Open Space Assessment, and a Regional and Metropolitan Park are of deficiency as set out in Policy 2.18 of the London Plan.

## 4 Assessment of Proposed Development

### 4.1 Introduction

4.1.1 In assessing the impact of the proposals in terms of open space, it is necessary to consider both the new dwellings proposed and the existing units to be retained, thus ensuring that a suitable level and type of provision is made for new and existing residents alike. This assessment has therefore been carried out having regard to the proposed schedule of accommodation as set out in Table 4.1 below:

	FLATS			HOUSES			TOTAL	Total Hab. Rooms
	1-Bed	2-Bed	3-Bed	2-Bed	3-Bed	4-Bed		
Mountfield	5	0	10	0	0	0	15	65
Nant Court	15	0	26	0	0	0	41	175
Granville Point	2	58	0	0	0	0	60	178
Harpenmead Point	2	58	0	0	0	0	60	178
Templewood Point	2	58	0	0	0	0	60	178
Aphrodite	0	8	0	0	0	0	8	32
Athena	0	8	0	0	0	0	8	32
Proposed	32	42	0	2	26	30	132	582
<b>TOTAL</b>	<b>58</b>	<b>232</b>	<b>36</b>	<b>2</b>	<b>26</b>	<b>30</b>	<b>384</b>	<b>1,420</b>

Table 4.1: Proposed Accommodation Schedule

4.1.2 An initial masterplan was issued for pre-application consultation with the LPA and local residents in February 2013. Since this time, the applicants have met regularly with the LPA and held a series of public meetings and exhibitions with existing residents to gather views on the scheme. All comments received have been given full consideration and in response to these an amended masterplan was produced in the Autumn of 2013. This has been subject to ongoing subsequent review with Officers and incorporates a number of changes to the layout in response to the comments received during the public exhibition, which include the following key changes in open space terms:

- An overall increase of approximately 1,800m<sup>2</sup> in useable amenity space from the original masterplan;
- An amended approach to the proposed distribution of playspace across the site to reduce the size of the formal play provision at the central Pocket Park previously proposed in response to resident comments, whilst maintaining the level of provision in accordance with London Plan policy requirements;

- Introduction of a central open space in front of The Row (between Harpenmead and Granville Point towers) in response to residents' comments as this was highlighted as the most valued area of the existing open space;
- The provision of allocated communal amenity areas for each existing flat block in response to residents' comments – previously the masterplan only included this for the towers;
- Revised approach to the landscape treatment of the proposed public 'squares' to incorporate greater areas of soft landscaping than originally proposed to increase 'greening' across the site;

## 4.2 Play Space

4.2.1 The anticipated child yield for the development, including existing residents, Aphrodite and Athena, is set out in Table 4.1 below and has been calculated using the GLA Child Yield Calculator:

Assessing child occupancy and play space requirements							
Size of your development:							
Number of FLATS							
	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Social rented/affordable	0	23	126	13	0	0	162
Intermediate	0	17	19	0	0	0	36
Market	0	18	87	23	0	0	128
<b>Total</b>	<b>0</b>	<b>58</b>	<b>232</b>	<b>36</b>	<b>0</b>	<b>0</b>	<b>326</b>
Number of HOUSES							
	1 bed	2 bed	3 bed	4 bed	5 bed	Total	
Social rented/affordable	0	0	0	0	0	0	
Intermediate	0	2	8	0	0	10	
Market	0	0	18	30	0	48	
<b>Total</b>	<b>0</b>	<b>2</b>	<b>26</b>	<b>30</b>	<b>0</b>	<b>58</b>	
Proportion of children							
	Number of children	%					
Under 5	131	60%					
5 to 11	60	27%					
12+	29	13%					
<b>Total</b>	<b>220</b>	<b>100%</b>					

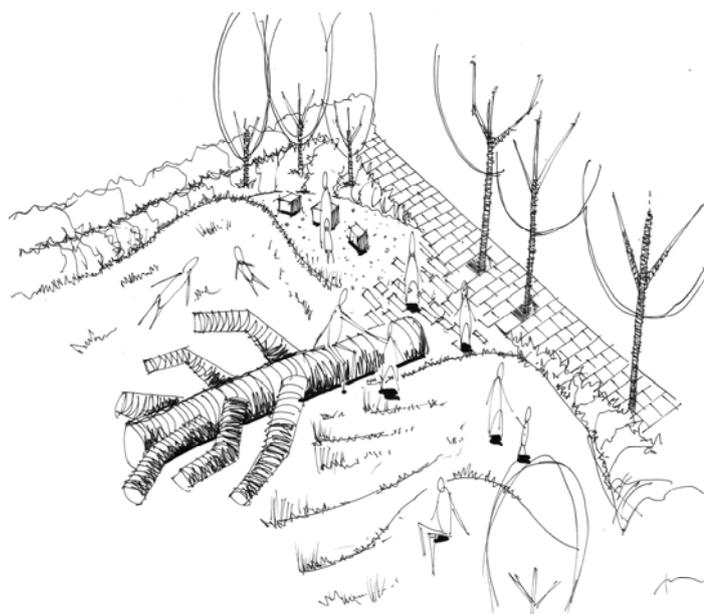
Figure 4.1: GLA Child Yield Calculator – Proposed Development

4.2.2 Applying the 10m<sup>2</sup> per child benchmark, the play space requirements of the development are therefore:

	No. of Children	Play space Requirement	Play space Typology	Required Location
Under 5	131	1,310m <sup>2</sup>	Doorstep Playable Space Local Playable Space Neighbourhood Playable Space	On site – within 100m of dwellings
5 to 11	60	600m <sup>2</sup>	Local Playable Space Neighbourhood Playable Space	On site or Off Site if existing provision within 400m
12+	29	290m <sup>2</sup>	Youth Space Neighbourhood Playable Space	On Site or Off Site if existing provision within 800m.
<b>TOTAL</b>	<b>220</b>	<b>2,200m<sup>2</sup></b>		

**Table 4.2** Play Space Requirements

- 4.2.3 The proposed strategy for the playspace provision is set out in **Appendix 3**. As these details illustrate, it is envisaged that the spaces will be based upon a central theme of colour, providing subtle differentiation between the spaces around this theme. This will be achieved through the careful selection and use of planting and the use of colour in the finish of any play equipment and other installations. The play provision itself is generally natural and informal in character, something more favoured by residents from discussions at the public consultation events. As such, it will use items such as boulders, play logs, stepping pads and upturned tree stumps. This will also allow the re-use of any existing trees which are to be removed as a result of the development (see accompanying tree report).
- 4.2.4 Existing topography at the site will allow for gentle mounding and topographical interest to be built into the areas, reflecting the existing undulating character of the estate. The proposed treatment is depicted in sketches provided at **Appendix 3**.



**Figure 4.2:** Sketch Illustration of Proposed Amenity & Playspace Treatment

### **Under 5's**

- 4.2.5 For the under 5 age group, the proposed design provides a total of 2,557m<sup>2</sup> of Doorstep Playable Space within the site boundary which is above the required play space provision for this age group. Additional to this is a further 750m<sup>2</sup> of Local Playable Space, which is suitable for 0-11 age group in accordance with the London Plan SPG typologies set out at Figure 2.1 – see 4.2.12 below). This is notwithstanding the provision of private rear gardens to the proposed houses which the London Plan SPG confirms is a legitimate basis for applying a discount to the required level of Under 5's provision. Accordingly, it can be seen that the proposals include over and above what is required by policy (1,310m<sup>2</sup>).
- 4.2.6 These play spaces are distributed across the site, ensuring all residents have access to formal playspace within a 100 metre walking distance, as required by the London Plan SPG.
- 4.2.7 In response to comments received during the public consultation exercise, what was previously proposed as the main centralised playspace south of Nant Court (the Pocket Park) has been reduced in size with half of the space now given over to Nant Court residents and the remainder as incidental amenity space serving the wider site. This addresses concerns raised by residents in respect of a single 'park' creating opportunities for anti-social behaviour and Nant Court residents' concerns over the lack of allocated semi-private space for their own specific use. This change to the scheme is accompanied by a new doorstep playspace strategy which distributes this across the site and includes dedicated communal amenity space serving each existing and proposed flat block, incorporating playspace for Under 5's.
- 4.2.8 Comments were also received in respect of the original masterplan that raised concern over the loss of green space between Harpenmead and Granville Point towers. In response, the scheme and proposed site layout was amended to remove the previously proposed rear parking area to The Row, thus providing new opportunities for safe and overlooked playspace provision here.
- 4.2.9 Elsewhere, playspace is provided within the communal areas designated to each existing flat block for use by existing residents. Each space exceeds the SPG Doorstep Playable Space minimum area standard of 100m<sup>2</sup> (London Plan SPG Table 4.6).
- 4.2.10 The scheme has been informed by ongoing and constructive dialogue with the Police's Crime Prevention Design Advisor, ensuring spaces provided benefit from sufficient surveillance, are safe, accessible and accompanied by an appropriate scheme of landscaping and boundary treatments. Accordingly, the spaces satisfy the design guidance contained within the Residential Design Guide SPD and the principles of Secured By Design.
- 4.2.11 The treatment and design of the proposed play spaces is illustrated by the details and sketches at **Appendix 3**. As these illustrate, a variety of play is to be provided across the site, providing a mix of natural and more formal play and equipment including sculptures, upturned trees, climbing nets, balancing logs and wooden discs, boulders, mounding, inset paving, coloured inlays and trampolines and sound tubes. This

provision will create a high quality natural approach to play consistent with the wider landscape approach and character of the site and the Doorstep Play London Plan SPG typology. This also overcomes residents' expressed concerns regarding the provision of more traditionally equipped play areas (i.e. swings and roundabouts etc).

### **5 to 11 age group**

- 4.2.12 The total required space on site for the 5-11 age group is 600m<sup>2</sup> (as per the GLA Toolkit) to meet existing and proposed residents' needs. Given the size of the proposed development, this provision should be met on site by Local Playable Space (following the London Plan typologies), which must be within 400 metres walking distance from development and no less than 300m<sup>2</sup> in area. The proposed playable space located within the central open space between Harpenmead and Granville Point Towers measures 750m<sup>2</sup> in area, exceeding both the minimum Local Playable Space typology area and the minimum provision requirement for the 5 to 11 age group following the London Plan SPG methodology. It is also within 400 metres walking distance from all proposed houses and flats on site.
- 4.2.13 This space is designed to include undulating changes in levels with natural play features designed into the landscape including upturned trees and trees with climbing nets, fitting the Local Playspace typology set out in Table 4.6 of the London Plan SPG.
- 4.2.14 It can be seen from the plan at **Appendix 4** that the total proposed playspace provision on site exceeds the combined requirement for the 0 to 5 age group and 5 to 11 age group and is met in full in accordance with the London Plan typology hierarchy through a combination of Doorstep Playable Space and Local Playable Space.
- 4.2.15 Notwithstanding the on-site provision meeting in full the playspace requirements for 5 to 11 year olds, the London Plan SPG also advises that in some circumstances, provision for this age group can be met off-site if existing provision falling within the 400 metre walking distance (see Table 4.5 of the London Plan SPG). Nearby Childs Hill Park is therefore capable of further supplementing the playspace requirements of 5 to 11 year olds living on the site, falling within a 400 metre walking distance of the majority of the site (some southern parts of the site at Mountfield and within The Close measure approximately a 440 metre walking distance to Childs Hill Park, albeit within a 400 metre radius of the park – see Appendix 4). This Local Park provision is however solely supplementary and additional to the proposed on-site provision, which meets the minimum quantitative playspace requirements for the age group in full.
- 4.2.16 As set out in detail at 4.4 below, this area will also be the subject of improvements directly secured as part of and funded by the development, ensuring the existing provision at Childs Hill Park is enhanced.

### **12+ age group**

- 4.2.17 A total of 290m<sup>2</sup> Youth Space is required for the age 12-plus group (as per the GLA Toolkit) to serve both existing and proposed residents, which is adequately provided off site by Childs Hill Park and Basing Hill Park (both of which are largely within a 400m walking distance of the proposed site boundary). Figure 4.3 below shows the location of

these existing Youth Spaces in relation to the site. This demonstrates that the entire site falls comfortably within the maximum 800 metre walking distance, with the furthest walk from a proposed dwelling on site to Childs Hill Park being 448 metres, as illustrated at Appendix 4. In this regard, provision for the 12+ age group is consistent with the London Plan SPG (Table 4.5).



**Figure 4.3** Parks with play facilities for age 12 plus age groups.

4.2.18 As set out in detail at 4.4 below, this area will also be the subject of improvements secured directly as part of the development, ensuring the provision at Childs Hill Park is enhanced.

### 4.3 Amenity Space

#### *New Houses*

4.3.1 All of the proposed houses are to be provided with private amenity space in accordance with the Council's standards, as required by Development Management Policies DPD DM02 and in accordance with Table 2.3 of the Sustainable Design & Construction SPD. This provision comprises a mix of private rear gardens and balconies/terraces where required. Front gardens have not been counted towards private amenity provision and the provision is shown on the plan and accommodation schedule provided at **Appendix 5**.

4.3.2 The proposals have been carefully designed in such a way that adjacent existing private amenity provision is unaffected, with no loss of privacy through the careful siting and design of buildings.

4.3.3 Private rear gardens on site as proposed total 4,870m<sup>2</sup>.

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### **Existing Residents & Proposed Flats**

- 4.3.4 Following the assessment of amenity space policy requirements for existing residents set out at 3.2 above, and having regard to the loss of Beech Court, it can be calculated that the requirement for existing residents on site equates to a minimum provision of 4,190m<sup>2</sup> of private and communal amenity space in accordance with the approach set out within the Sustainable Design & Construction SPD.
- 4.3.5 Existing balconies to be retained amount to 696m<sup>2</sup>. This leaves a residual requirement of 3,494m<sup>2</sup> to serve existing residents in accordance with policy.
- 4.3.6 The proposed flat blocks comprise 264 habitable rooms (accounting for any habitable room exceeding 20m<sup>2</sup> counting as two habitable rooms), yielding an amenity space requirement for new flatted residents of 1,320m<sup>2</sup>. All proposed flats benefit from private balcony or terrace provision. Discounting any provision which exceeds the minimum amenity space requirement for an individual flat (i.e. to ensure that where a proposed flat benefits from private amenity space provision in excess of its minimum requirements, it does not count towards meeting the needs of others on site who would not have any access to that space), proposed private balcony and terrace provision on site measures 771.6m<sup>2</sup>, leaving a residual requirement for new flatted residents of 548.4m<sup>2</sup>.
- 4.3.7 Accordingly, the total requirement for amenity space provision to serve existing and proposed residents of flats is 4,042.4m<sup>2</sup>.
- 4.3.8 All proposed flats include private outdoor space provision in the form of balconies or terraces that meet or exceed the minimum space requirements of the Mayor's Housing SPG (5m<sup>2</sup> per 1-2 person dwelling and an additional 1m<sup>2</sup> per additional occupant). This is set out within the proposed Accommodation Schedule provided at **Appendix 5**.
- 4.3.9 Total proposed amenity space provision on site (excluding private gardens, balconies and terraces) measures 5,068m<sup>2</sup>, 1,025.6m<sup>2</sup> in excess of the Sustainable Design & Construction SPD minimum provision requirement. This provision is shown on the plan provided at **Appendix 4**, whilst further details of each area are reproduced at **Appendix 3**. The Sustainable Design & Construction SPD states that *"for flats, options include provision communally around buildings or on roofs or as balconies. Whatever option is chosen it must be usable"*. As the plans show, wherever possible amenity space is provided directly adjacent to the individual flat blocks and in a manner which allocates that land communally for the residents of that block, offering semi-private space through layout, treatment and planting (these spaces total 2,734m<sup>2</sup>). This is in stark contrast to the existing provision on site where the designated communal space to the towers lacks any privacy from the surrounding public spaces, planting or interest and is therefore of a lesser quality. All amenity space to be provided on site is useable being accessible, safe and landscaped.
- 4.3.10 In each case, the provision of communal space has been maximised to each block as far as the geography of the site and parking and highway requirements allow. Additional to these communal spaces attributed to individual blocks is general amenity space which, as is currently the case on site, is available for use by all residents, being proximate to the

flat blocks and overlooked in each case. This general site provision amounts to 2,334m<sup>2</sup>, additional to the 2,734m<sup>2</sup> of communal amenity space provided.

4.3.11 Whilst the above calculations demonstrate that there is cumulative provision made on site which exceeds the policy requirements for the development (and existing residents), it is also important to consider the distribution of and access to this, to ensure that residents of each block have access to adequate levels of amenity space and that distribution of this is equitable. In other words, it is important to ensure that no one block has an over-supply of communal space, not accessible to other blocks, which results in a shortfall of residual provision across the site to the detriment of other proposed and existing residents.

4.3.12 Accordingly, the proposed amenity space provision is considered on a block by block basis as set out in Table 4.3 below:

<b>Block</b>	<b>Hab Rooms</b>	<b>Amenity Space Requirement (sq. m)</b>	<b>Balcony Discount (sq. m)</b>	<b>Residual Requirement (sq. m)</b>	<b>Proposed Communal Provision (sq. m)</b>	<b>Shortfall (sq. m)</b>
Mountfield	65	325	3.2	321.8	329	0
Nant Court	175	875	6.4	868.6	450	418.6
Block B	9	45	27	18	0	18
Granville Point	178	890	228.8	661.2	250	411.2
Templewood Point	178	890	228.8	661.2	360	301.2
Harpenmead Point	178	890	228.8	661.2	460	201.2
Block A	142	710	408.4	301.6	230	71.6
Block C	113	565	336.2	228.8	655	0
A & A	64	320	0	320	0	320
<b>TOTAL</b>	<b>1,102</b>	<b>5,510</b>	<b>1,467.6</b>	<b>4,942.4</b>	<b>2,734</b>	<b>1,741.8</b>

**Table 4.3:** Block By Block Proposed Amenity Space Assessment

4.3.13 As the above table shows, Mountfield and Block C have their amenity space requirements met wholly by their own communal provision. All other blocks have a residual amenity space requirement after accounting for balcony provision (excluding any individual exceedances above the amenity space requirements for each unit) and communal amenity space provision. This residual must therefore be met in full by public amenity space across the site to ensure each resident has access to sufficient levels of amenity space in accordance with policy.

4.3.14 Proposed public amenity space provision amounts to 2,334m<sup>2</sup>, 592.2m<sup>2</sup> above the residual requirement. As such, it has been demonstrated that notwithstanding the overall proposed provision of amenity space on site exceeding the site-wide requirement for existing and proposed residents, this is distributed equitably to ensure that each individual block is adequately provided for in accordance with the adopted policy standard of 5m<sup>2</sup> per habitable room.

- 4.3.15 As such, it is clear that the scheme retains an overall quantum of amenity provision in accordance with and exceeding the 5m<sup>2</sup> per habitable room policy requirement and in a manner which significantly increases the provision of semi-private communal amenity space for existing residents from the existing situation. In this regard, the scheme has also responded directly to comments received from residents at the public consultation stage, where a clear desire for semi-private allocated amenity space to each block was evident.
- 4.3.16 Mountfield and Nant Court will benefit from dedicated and defined communal space which is presently lacking, whilst the proposed communal areas to serve Templewood Point and Harpendmead Point will increase in size by 198m<sup>2</sup> and 214m<sup>2</sup> respectively. Although the dedicated area serving Granville Point will slightly reduce in total area by 42m<sup>2</sup>, much of the existing area comprises narrow verge-like strips with no privacy to the southern, western and eastern elevations whilst the entirety of the proposed area is formed of a consolidated and useable semi-private area. This is also supplemented by the public area immediately in front of the block.
- 4.3.17 Together this site provision offers useable amenity space with good levels of privacy and a distinct enhancement in quality and useability terms from the existing situation, as the details at **Appendix 3** clearly illustrate. Accordingly, the application remains compliant with the development plan and supplementary design guidance. This provision also includes the 3,307m<sup>2</sup> of proposed on-site playspace (see 4.2 above), which forms an integrated part of the wider amenity space offer and is distributed across the site to ensure adequate accessibility and quantum of provision to all existing and proposed residents of the estate.
- 4.3.18 A summary of the proposed amenity space provision (excluding private balconies, terraces and gardens) is set out in Table 4.4 below:

Amenity Space	Area
Mountfield Communal Area	329m <sup>2</sup>
Nant Court Communal Area (incorporating Block B)	450m <sup>2</sup>
Templewood Point Communal Area	360m <sup>2</sup>
Harpenmead Point Communal Area	460m <sup>2</sup>
Granville Point Communal Area	250m <sup>2</sup>
Block A Communal Area	230m <sup>2</sup>
Block C Communal Area	655m <sup>2</sup>
Public Amenity Areas	2,334m <sup>2</sup>
<b>TOTAL</b>	<b>5,068m<sup>2</sup></b>

**Table 4.4:** Proposed Amenity Space Schedule

## 4.4 Public Open Space

- 4.4.1 As Figure 4.4 below confirms, the application site lies wholly within 400 metres of Childs Hill Park and is therefore adequately served by Local Parks in public open space terms, being the appropriate radial distance catchment area (Childs Hill Park being designated as such) set out within the Council's Open Space and Recreational Facilities Assessment (Table 8). Parts of the site also lie within 400 metres of Basing Hill Park.

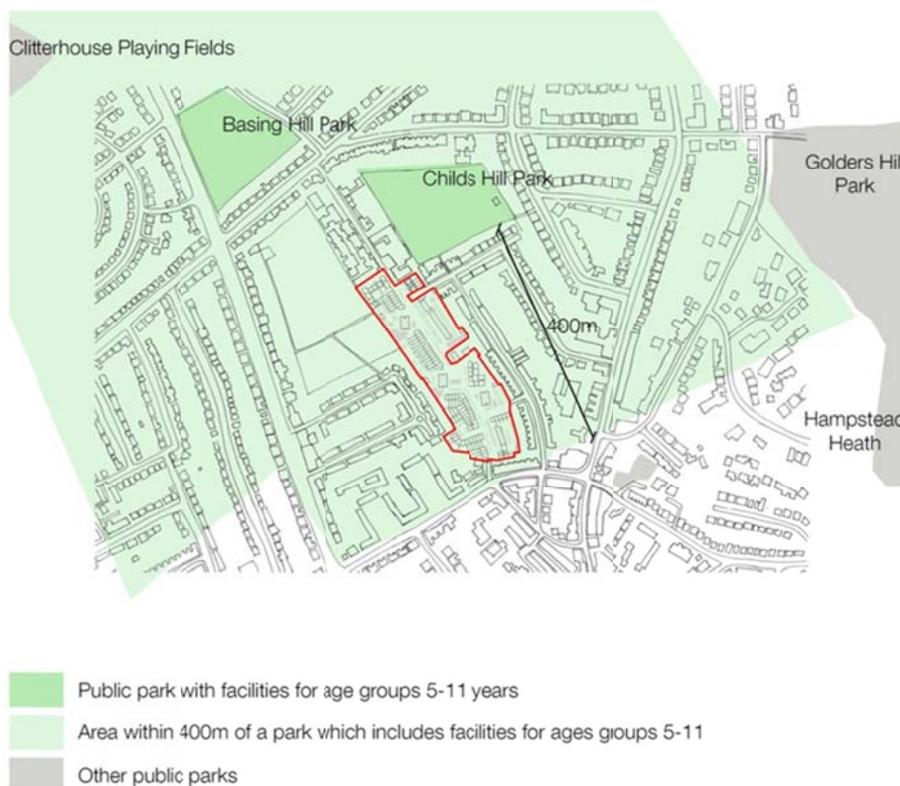


Figure 4.4: 400m Radial Catchment for Childs Hill Park

- 4.4.2 The nearest District Park (Hampstead Heath Extension) lies 1.3 kilometres away from the application site, 0.1 kilometres further than the thresholds applied in the Council's Open Space Assessment and thus within an area of deficiency. Given this and in accordance with the requirements of London Plan Policy 2.18, new development should contribute to addressing this need. In this case, the site does not offer the opportunity to provide any on-site District Park provision to meet this need. It is however able to make and directly fund improvements to local Public Open Space which will help meet this need through upgraded Local Park provision in the area. These enhancements are discussed in more detail below (4.4.5).
- 4.4.3 Irrespective of the fact that Local Park provision will remain compliant with policy as set out above, it is recognised and has been identified through discussion with Officers that enhancements to nearby Local Parks must be secured through the development to the benefit of new and existing residents of the estate, in addition to residents of the wider area that use the parks.

- 4.4.4 This applies in particular to the nearest Local Park at Childs Hill Park and will ensure that the park suitably functions as play space for the 12+ age group at the site in accordance with the London Plan SPG Youth Space and Neighbourhood Space typologies (see Figure 2.1). These require larger areas with hard surfaces if possible and more formal sports equipment. This form of provision is already available at the park in the form of tennis courts and a formal equipped play space but there is scope for these existing facilities to be enhanced and supplemented further.



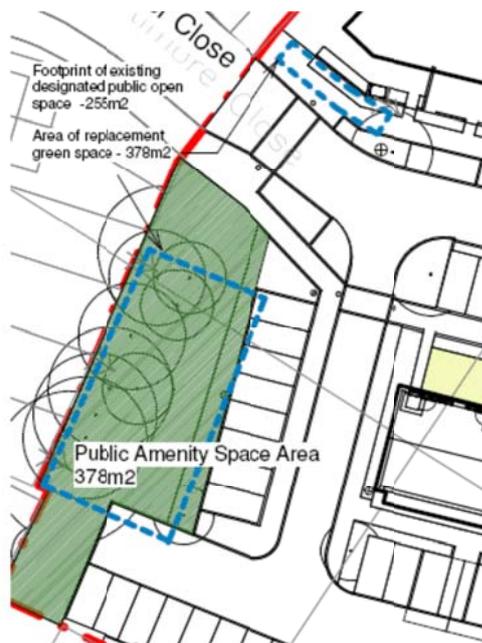
Figure 4.5: Aerial view of Childs Hill Park (image courtesy of Google Earth)

- 4.4.5 The applicants have recognised the important role that Childs Hill Park plays in providing for local Youth Space (as per the London Plan playspace typologies) and local public open space provision, particularly in light of the area's deficiency in District Park provision. As such, the applicant has confirmed that the development will deliver a financial contribution to directly fund enhancements to the Park and this is proposed at £155,000, over £1,000 per proposed new unit.
- 4.4.6 This figure has been informed by the scheme's viability appraisal and discussions held with the Council's Head of Parks, to understand what works are planned and sought for Childs Hill Park, and the order of priority for these. Based upon the initial costings supplied by the Council for these projects, it is anticipated that this contribution will fund the Council's three priority schemes for the park, namely:
- (1) *Surfacing of existing tennis courts*  
The Council have confirmed that this is a resident-led proposal and will provide a new tarmac surface and fencing. This has strong links to the Council's sports and participation initiatives.
  - (2) *Enhancements to existing play equipment provision*  
New outdoor gym equipment has recently been procured and installed and this would provide additional new formal play equipment for the park.

(3) *Enhancements to footpath network*

This work would comprise the upgrading of the perimeter path around the park.

- 4.4.7 These works it was stated, would complement other initiatives being pursued by the newly formed Friends of Childs Hill Park group. They will also each enhance the play offer at the park in accordance with the London Plan SPG typologies for the 12+ age group, in particular where it will provide new or improved formal sports provision.
- 4.4.8 These improvements, when agreed, will be secured by way of a s106 legal agreement which will secure the £155,000 contribution and ring-fence the money to ensure that it is expended on Childs Hill Park enhancements only.
- 4.4.9 In addition to these works at Childs Hill Park, the scheme delivers wider enhancements to the local road and footpath network, which are detailed within the accompanying Pedestrian Environment Review (PERS) Audit. The development will deliver a new network of pedestrian footways across the estate and links through the site with high quality hard surface treatment, a legible and safe site layout and inclusive design and treatment for those with disabilities, cyclists and children. This will be further enhanced through the provision of formalised and managed parking on site, removing existing sporadic and poorly managed parking. This will ensure that the estate is more pedestrian friendly and provides a safer route that makes access to Childs Hill Park and other local open spaces easier for all.
- 4.4.10 In addition to these works, the PERS Audit has identified areas off site where enhancements to the pedestrian environment and routes could be made that would further improve connectivity, safety and legibility which will in turn also enhance access to Childs Hill Park. These include, for example, installation of dropped kerb crossings and tactile paving at key crossing points and an enhanced signage strategy to the park. These works will be discussed with Officers in the context of the wider highways package delivered by the scheme and as part of the s106 Heads of Terms discussions.
- 4.4.11 Land north east of Mortimer Close is listed on the Council's online Parks Directory and a plan provided by the Council shows this space to comprise two separate parcels of land as shown edged with a dashed blue line in Figure 4.6 below. Amendments to the proposed layout made during the pre-application consultation process have ensured that the primary and larger area remains free of built development, save for a very small section in its north eastern corner. The proposed open space strategy ensures that there is no reduction in size of the total area of this designated space and it will be enhanced through new landscaping.
- 4.4.12 This is illustrated on the plan at **Appendix 4**, an extract of which is reproduced as Figure 4.6 below and demonstrates how the area of the open space will increase from 255m<sup>2</sup> to 378m<sup>2</sup>, whilst being consolidated into a more usable single open space:



**Figure 4.6:** Proposed Open Space Reversion (Existing designated Open Space marked by dashed blue line – Land North of Mortimer Close)

---

## 5 Conclusions

- 5.1.1 The proposed development at the Granville Road Estate is accompanied by a landscape, open space and play strategy which has been informed by the relevant development plan policy and other guidance, as well as through discussions with Officers and residents.

### **Playspace**

- 5.1.2 The proposed playspace strategy is centred around a theme of colours and will offer differentiation between spaces without detriment to provision of a coherent site-wide character. As the submitted details illustrate, this will offer a generally natural and informal approach to play and one which is consistent with the applicable typologies set out within the London Plan SPG. This is also consistent with comments received during the public consultation events.
- 5.1.3 Playspace for under 5's is to be provided on site as required by the London Plan SPG. All proposed spaces are no less than 100m<sup>2</sup> in area and all proposed houses and flats will lie within a 100m walking distance, again meeting the London Plan SPG requirements. Total proposed provision on site for Under 5's play measures 2,557m<sup>2</sup> (1,247m<sup>2</sup> above the minimum London Plan requirement), exceeding the policy requirement and therefore meeting the needs of existing and proposed residents alike.
- 5.1.4 Playspace for 5-11 year olds is provided on site at the central open space between Granville Point and Harpenmead Point. This area lies within a 400m walking distance for all houses and flats and therefore meets the London Plan SPG minimum requirements. The space also exceeds the minimum area for the relevant typology to serve this age group. As with Under 5's space, this provision exceeds the minimum policy requirement for existing and proposed residents (by 150m<sup>2</sup>), and is also supplemented by further off-site provision at Childs Hill Park.
- 5.1.5 Playspace for the 12+ age group serving existing and proposed residents will be provided off site at Childs Hill Park, which falls within the maximum 800m walking distance threshold set out within the London Plan SPG and which offers a type of provision in line with the corresponding Youth Space typology.

### **Amenity Space**

- 5.1.6 All proposed houses are provided with private rear garden and terrace amenity space in accordance with the minimum requirements set out within the Council's Sustainable Design & Construction SPD, as required by Development Management Policies DPD Policy DM02.
- 5.1.7 Proposed flats each benefit from balcony or terrace provision that meets the London Plan Housing SPG minimum dimension criteria. This is supplemented by communal amenity space and wider general amenity space on site which together exceed the minimum policy requirement for existing and proposed residents (of flats) based upon 5m<sup>2</sup> amenity space provision per habitable room, set out within the Sustainable Design & Construction

SPG. Each existing and proposed flat block will benefit from communal amenity areas allocated specifically to that building and offering high quality, landscaped semi-private space. This represents a significant enhancement in the quality of provision of communal space at the site and will enhance the amenity of existing residents, offering provision more in line with the design guidance set out within the Council's Residential Design Guidance SPD.

- 5.1.8 All proposed amenity areas have been subject to discussion with the Crime Prevention Design Advisor and offer safe and accessible spaces with new planting, topographical interest, integrated natural and informal play, seating and other features which will ensure it is inclusive and useable to all.

### **Public Open Space**

- 5.1.9 Although the site lies within a wider area identified as one of deficiency, the entire site falls within the relevant 400 metre catchment of a Local Park (Childs Hill Park). The nearest District Park (Hampstead Heath Extension) lies 1.3 kilometres away, 0.1 kilometres beyond the relevant 1.2 kilometre maximum distance threshold applied in the Council's Open Space Assessment and is thus within an area of deficiency for District Parks. Enhancements are proposed to Childs Hill Park, which are to be directly funded by the development, which will help address this need in accordance with London Plan Policy 2.18.
- 5.1.10 Accessibility to these parks will be enhanced by the proposed works which will improve safety and legibility through the proposed layout, landscaping and formalisation and management of parking on site. Further enhancements to the local pedestrian network have been identified by the accompanying PERS Audit and this will inform discussions with Officers in finalising a highways package of works for the scheme.
- 5.1.11 Furthermore, it is proposed that the scheme will directly fund enhancements to Childs Hill Park to the sum of £155,000, sufficient to fund the Council's three priority schemes identified in discussions held with the Council's Head of Parks. This contribution will be secured as part of the s106 legal agreement and ring-fenced to ensure it is used to directly fund works at the Park.
- 5.1.12 The existing public open space on site included within the Council's online Parks Directory will be increased in size and provided in a more consolidated form, ensuring usability and quality is improved.

### **Summary**

- 5.1.13 A summary of the proposed development and open space strategy against the policy requirements and standards is set out in Table 5.1 below, accounting for all existing retained and proposed dwellings:

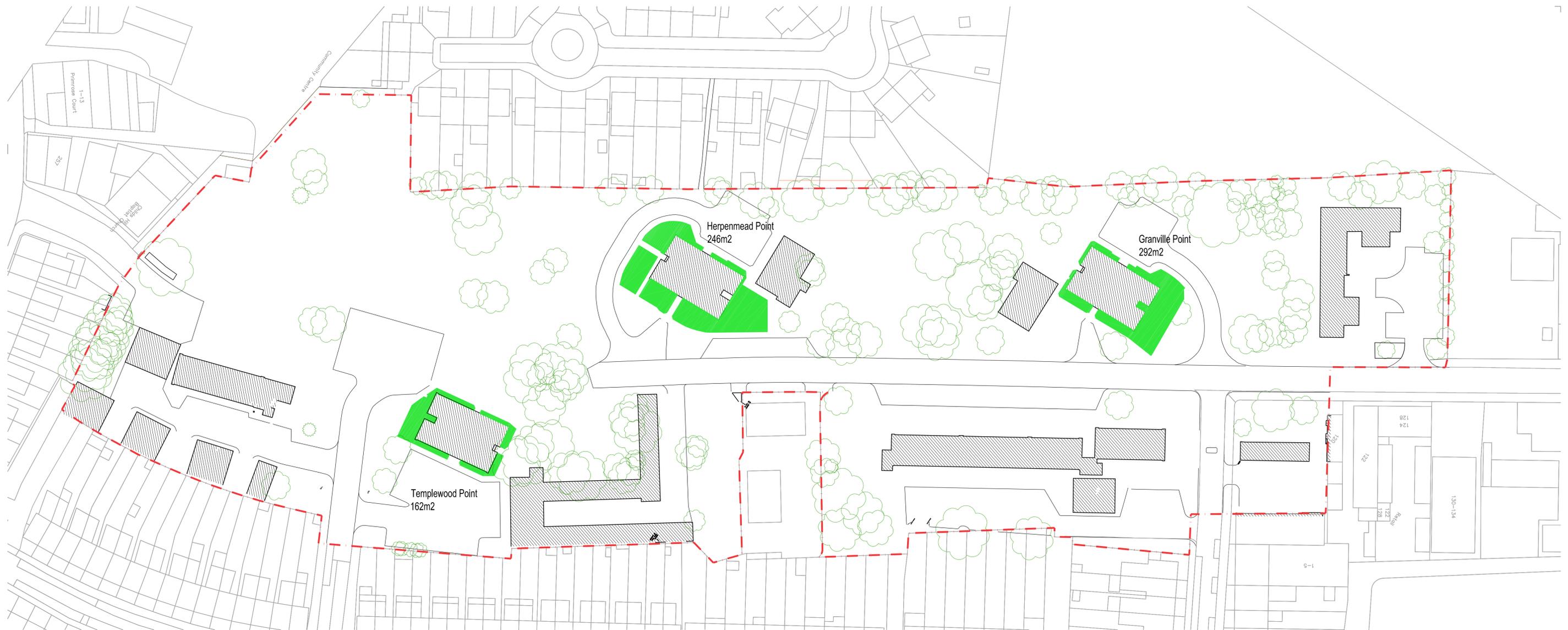
Type of Open Space		Policy Requirement for Scheme	Proposed Provision	Notes
<b>Playspace</b>	0-5 Age Group	1,310m <sup>2</sup>	2,557m <sup>2</sup>	All houses and flats (existing and proposed) within 100m of Doorstep Playable Space. All areas exceed 100m <sup>2</sup> in accordance with Mayoral SPG.
	5-11 Age Group	600m <sup>2</sup>	750m <sup>2</sup>	Provision meets London Plan SPG minimum size and typology criteria for Local Playable Space
	12+ Age Group	300m <sup>2</sup>	300m <sup>2</sup> +	Provided off site at Childs Hill Park (subject to enhancements), within the London Plan SPG maximum walking distance.
<b>Amenity Space</b>	Proposed Houses	40m <sup>2</sup> up to 4 hab. rooms  55m <sup>2</sup> up to 5 hab. rooms 70m <sup>2</sup> up to 6 hab. rooms  85m <sup>2</sup> 7+ hab. rooms	All houses exceed required provision totalling 4,897m <sup>2</sup>	Each house benefits from private rear gardens with some supplemented by terraces where required. Front gardens not included in provision.
	Existing & Proposed Flats	4,042.4m <sup>2</sup> (5m <sup>2</sup> per habitable room, allowing for existing and proposed balcony provision)	5,068m <sup>2</sup> (excluding private balconies and terraces)	Comprising individual communal space allocated to each existing and proposed flat block (2,773m <sup>2</sup> ) and public amenity space on the estate (2,334m <sup>2</sup> ), yielding an increase in semi-private communal amenity provision across the site.
<b>Public Open Space</b>	Local Park	Within 400m	Childs Hill Park – application site wholly within 400m	Policy Compliant – scheme to directly deliver enhancements to the Park and improve access routes to it for existing and proposed residents of the site and area.
	District Park	Within 1.2km	Hampstead heath Extension – 1.3km from application site	Application site within an area identified as an area of deficiency for District Parks –£155,000 contribution will fund enhancements to Childs Hill Park and will help address this need in accordance with London Plan Policy 2.18.

**Table 5.1:** Open Space Strategy Summary Table

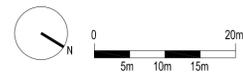
- 
- 5.1.14 As this report has illustrated, existing open space provision at the site lacks features that comply with the various London Plan playspace typologies, offers very poor quality communal space for residents which lacks any privacy, includes poorly managed areas with little landscape interest or variety of planting and includes a number of spaces that lack surveillance and fail to contribute towards a safe and inclusive area.
- 5.1.15 The proposals will result in a reduced overall quantum of open amenity space at the site, as shown on the plans provided at Appendices 1 & 2 and therefore falls to be considered against Policy DM15 of the Development Management Policies DPD and CS7 of the Core Strategy.
- 5.1.16 Notwithstanding this reduction in area, the resulting provision remain policy compliant as set out above and delivers a number of enhancements:
- (1) Dedicated playspace for children aged 0-11 on site which is currently absent;
  - (2) Allocated landscaped communal semi-private amenity areas for existing residents which is currently absent from Nant Court and Mountfield and poor in quality with no privacy;
  - (3) A high quality and coherent scheme of landscaping and new planting delivered alongside improved pedestrian and vehicle routes with managed parking;
  - (4) Safer open spaces which are better overlooked;
  - (5) A more legible and inclusive layout, enhancing accessibility to the proposed spaces both on and off site;
  - (6) Enhancements to nearby Childs Hill Park to the benefit of existing and proposed residents of the site and wider area.
- 5.1.17 Given the above, it can be seen that the proposed open spaces will represent enhanced, improved and better spaces which therefore satisfy the policy requirements of London Plan Policies 2.18 and 7.18, Core Strategy Policy CS7 and Development Management Policies DPD Policy DM15.

**1**

**APPENDIX**



Designated communal amenity space 919m2



**standard notes**

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**drawing notes**

**revisions**

date	description
P1 24.07.14	first issue
P2 04.08.14	issue following planning consultant comments
P3 14.08.14	Final Planning Issue

# Granville Road

## London Borough of Barnet

**date**  
09.06.14

**client**  
New Granville LLP

**scale**  
1:500@A1

**drawing**  
Existing private communal space

**drawn** MH  
**checked** GT

**drawing number**  
2928A\_D 960

**rev**  
P3

File:location

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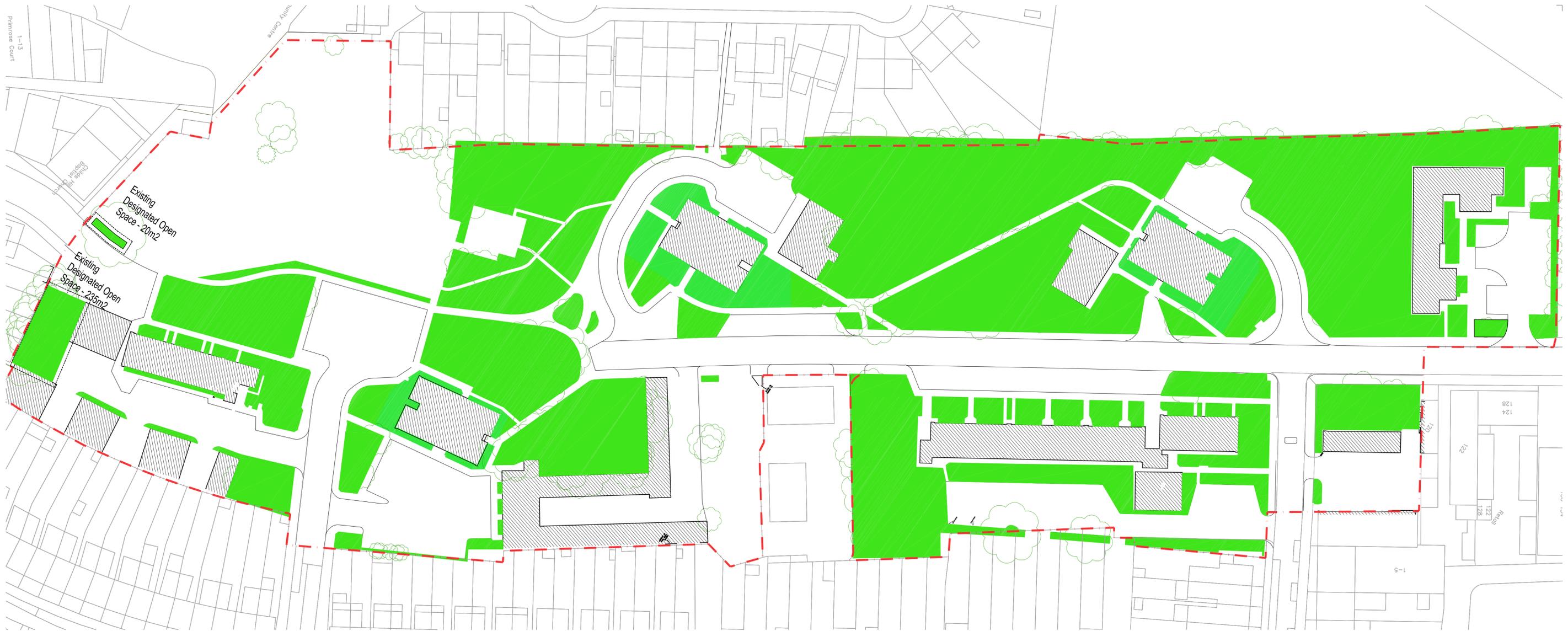
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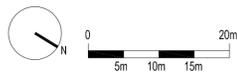
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**2**

**APPENDIX**



Public and communal amenity space 12,046m<sup>2</sup>



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**drawing notes**

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**revisions**

rev	date	description
P1	09.06.14	first issue
P2	24.07.14	issue with planning comments
P3	04.08.14	issue with planning comments
P4	14.08.14	Final Planning Issue

# Granville Road new granville

## London Borough of Barnet

**date**  
09.06.14

**client**  
New Ganville LLP

**scale**  
1:500@A1

**drawing**  
Existing open space plan

**drawn** MH  
**checked** GT

**drawing number**  
2928A\_D928

**rev**  
P4

File:location

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Levitt Bernstein

**3**

**APPENDIX**

# Granville Road - Play Strategy for Private Areas

## Theme : Colour

**Seven** Private Play Areas consisting of three landscape elements

### **Seven** Herbaceous Plants

- 1) Red: wild strawberry (*Fragaria vesca*) - fruit
- 2) Yellow: Hypericum - large yellow flowers
- 3) Purple: *Lavendula spica* – scent / flower shape
- 4) Silver: *Stachys byzantina* ( Elephants Ears) – silky leaves to stroke
- 5) white / purple: *Lunaria annua* ( Honesty)- flowers / seed head
- 6) Pink: *Bergenia cordifolia* (elephants ears) – textured leaves
- 7) Mint: (*Mentha spicata* ) – leaves to smell

### **Seven** Play Elements:

- 1) sculptural elements (boulders)
- 2) Stepping pads
- 3) play logs
- 4) trampoline
- 5) sound tubes
- 6) dead play trees
- 7) disc seating

### **Seven** Material Elements:

- 1) sensory paving
- 2) lighting
- 3) inset paving
- 4) grasses
- 5) lawn
- 6) mounding
- 7) sand

Elements Combined :

**1 ) Red:**

Planting = wild strawberry

Landscape Element = colourful lighting (fibre glass?)

Play Elements = disc seating

**2) Yellow:**

Planting = Hypericum -large yellow flowers

Landscape Element = sand

Play Element = Trampoline

**3) white / purple :**

Planting = Lunaria annua ( Honesty)- flowers / seed head

Landscape Element = grasses

Play Element = stepping logs

**4) Silver:**

Planting = Stachys byzantina ( Lambs Ears) – silky leaves to stroke

Landscape Element = sensory paving

Play Element = sound tubes

**5) Purple:**

Planting = Lavendula spica – scent / flower shape

Landscape Element = mounding

Play Element = sculptural (boulders)

**6) Pink:**

Planting = Bergenia cordifolia (elephants ears) – textured leaves

Landscape Element = inset paving

Play Element =- stepping pads

**7) Mint :**

Planting =Mentha spicata (mint) - leaves to smell

Landscape Element = lawn

Play Element = play trees

**1 ) Templewood Point Private Space: Birch + wild strawberry + colourful LED lighting + disc seating – Contemplative Space**



**2) Block A Private Play Areas: Hazel + Hypericum - large yellow flowers + sand + trampoline – touch**



**3) Hapermead Point : Private Play Areas: willow + Lunaria annua ( Honesty)- flowers / seed head + grasses + logs – imagination**



4) Granville Point Private Play Space: Willow + Stachys byzantina ( Lambs Ears) – silky leaves to stroke + sensory paving + sound tubes – **sound**



5) Mountfield Private Space: Birch + Lavendula spica – scent / flower shape + mounding + sculptural elements (boulders) - **movement**



6) Nant Court Private Space: Bergenia cordifolia (elephants ears) – textured leaves + inset paving + stepping pads – **formal play**



7) Block C Private Play Space : Birch + (Mentha spicata ) – leaves to smell + lawn + play trees – **challenge**



## Theme : Colour

### Four Public Play Areas

Herbaceous Plants – Three species combined into groups and applied to four areas

#### Templewood Point Public Space

- 1) Red: wild strawberry (*Fragaria vesca*) - fruit
- 2) Yellow: Hypericum - large yellow flowers
- 3) Purple: *Lavendula spica* – scent / flower shape

#### Harpenmead Point Public Space

- 1) Silver: *Stachys byzantina* ( Elephants Ears) – silky leaves to stroke
- 2) white / purple: *Lunaria annua* ( Honesty)- flowers / seed head
- 3) Pink: *Bergenia cordifolia* (elephants ears) – textured leaves

#### Linear Park

- 1) Silver: *Stachys byzantina* ( Elephants Ears) – silky leaves to stroke
- 2) Yellow: Hypericum - large yellow flowers
- 3) Mint: (*Mentha spicata* ) – leaves to smell

#### Granville Point

- 1) Red: wild strawberry (*Fragaria vesca*) - fruit
- 2) Purple: *Lavendula spica* – scent / flower shape
- 3) Pink: *Bergenia cordifolia* (elephants ears) – textured leaves

Seven Play Elements combined into groups and applied to four areas :

- 1) sculptural elements (boulders)
- 2) Stepping pads
- 3) play logs
- 4) trampoline
- 5) sound tubes
- 6) dead play trees
- 7) disc seating

Seven Material Elements combined into groups and applied to four areas :

- 1) sensory paving
- 2) lighting
- 3) inset paving
- 4) grasses
- 5) lawn
- 6) mounding
- 7) sand

Public Play Area Planting Herbaceous Plants – Three species combined into groups and applied to four areas



**Templewood Point Public Space**

- 1 ) Red: wild strawberry (*Fragaria vesca*) - fruit
- 2) Yellow: Hypericum - large yellow flowers
- 3) Purple: *Lavendula spica* – scent / flower shape

**Harpenmead Point Public Space**

- 1) Silver: *Stachys byzantina* ( Elephants Ears) – silky leaves to stroke
- 2) white / purple: *Lunaria annua* ( Honesty)- flowers / seed head
- 3) Pink: *Bergenia cordifolia* (elephants ears) – textured leaves

**Linear Park**

- 1) Silver: *Stachys byzantina* ( Elephants Ears) – silky leaves to stroke
- 2) Yellow: Hypericum - large yellow flowers
- 3) Mint: (*Mentha spicata*) – leaves to smell

**Granville Point**

- 1) Red: wild strawberry (*Fragaria vesca*) - fruit
- 2) Purple: *Lavendula spica* – scent / flower shape
- 3) Pink: *Bergenia cordifolia* (elephants ears) – textured leaves

**Seven** Material Elements – three material elements grouped into four areas according to spatial context :

Area 1

- 1) sand
- 2) inset paving
- 3) sensory paving



Area 2

- 1) sensory paving
- 2) lighting
- 3) inset paving



Area 3

- 1) grasses
- 2) lawn
- 3) mounding



Area 4

- 1) lighting
- 2) inset paving
- 3) grasses



**Seven Play Elements:**

- 1) sculptural elements (boulders)
- 2) Stepping pads
- 3) play logs
- 4) trampoline
- 5) sound tubes
- 6) dead play trees
- 7) disc seating

Area 1

- 1) sand
- 2) inset paving
- 3) sensory paving

Area 2

- 1) sensory paving
- 2) lighting
- 3) inset paving

Area 3

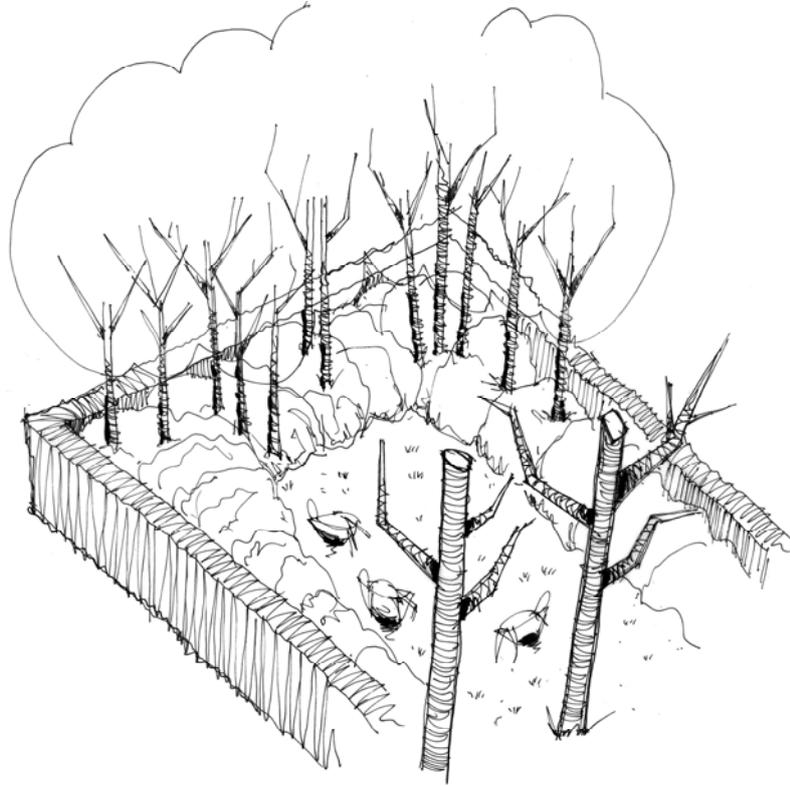
- 1) grasses
- 2) lawn
- 3) mounding

Area 4

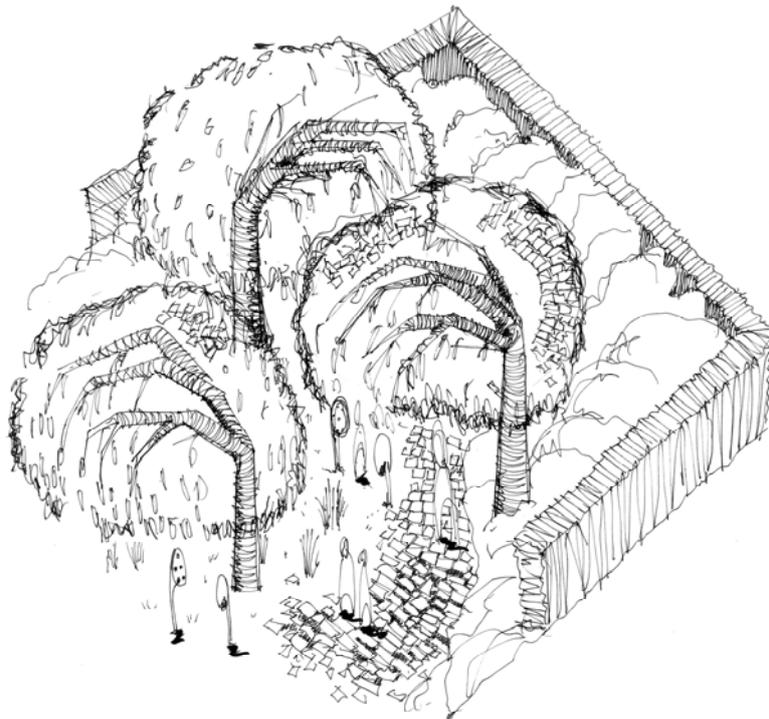
- 1) lighting
- 2) inset paving
- 3) grasses

## Granville Road Proposed Amenity Area Sketches

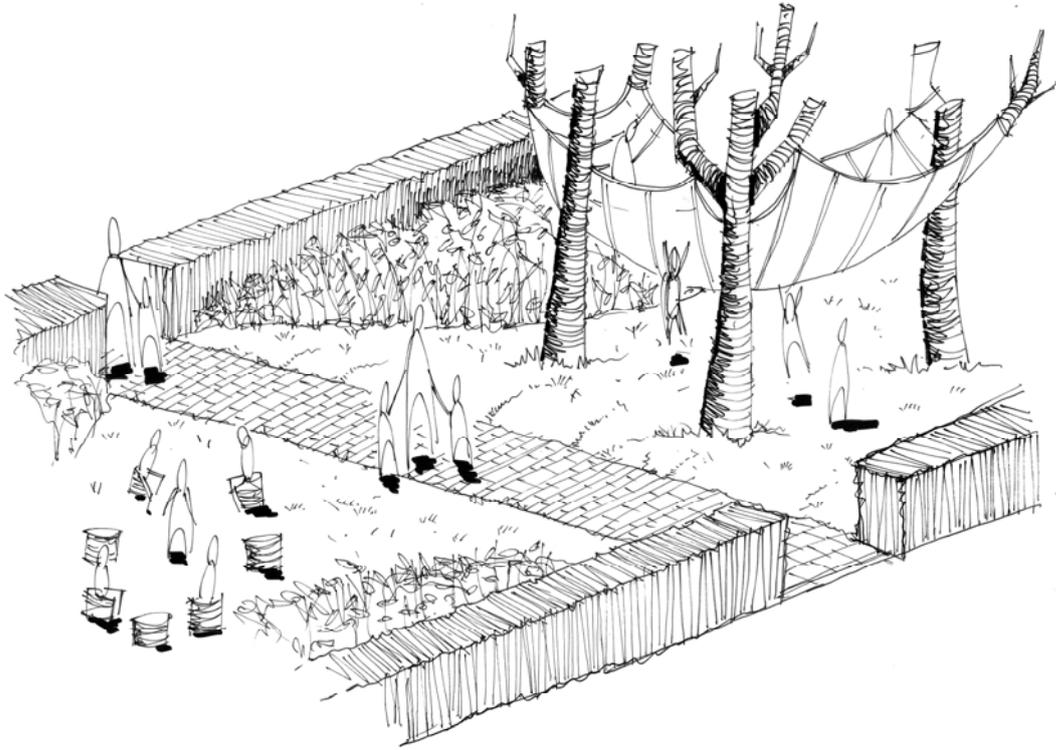
### Templewood Point Communal Space



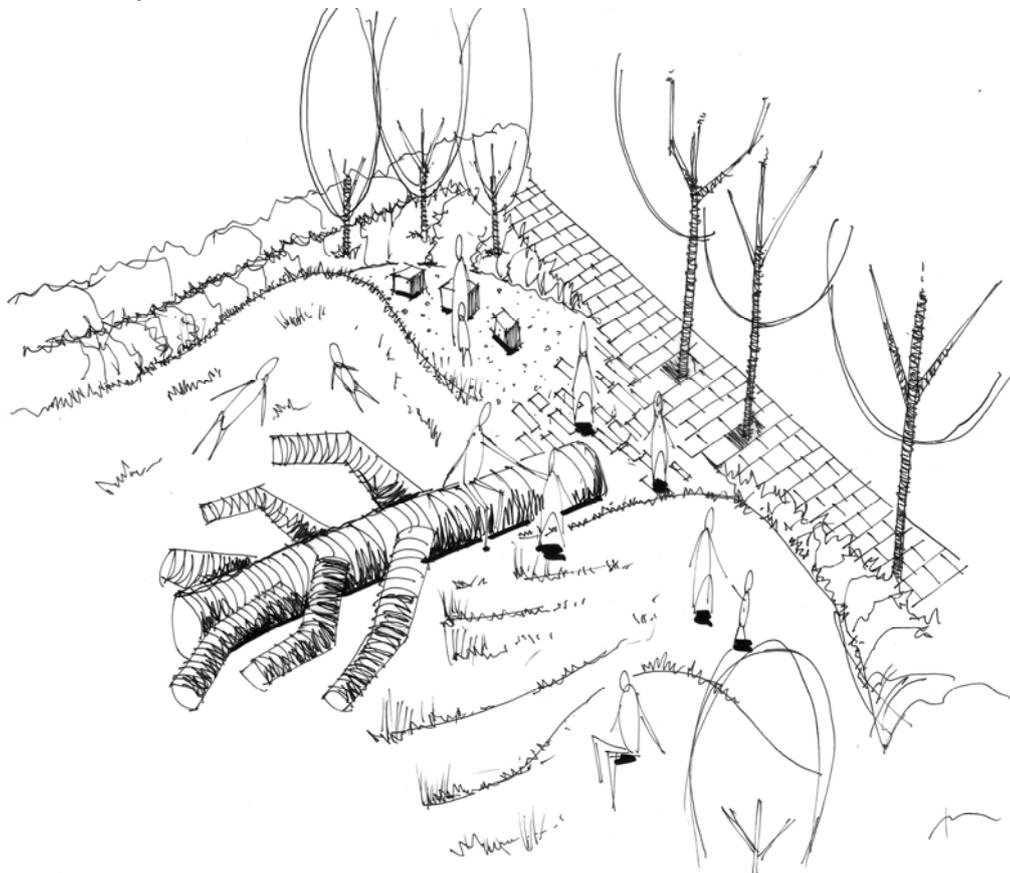
### Harpenmead Point Communal Space



## Linear Park

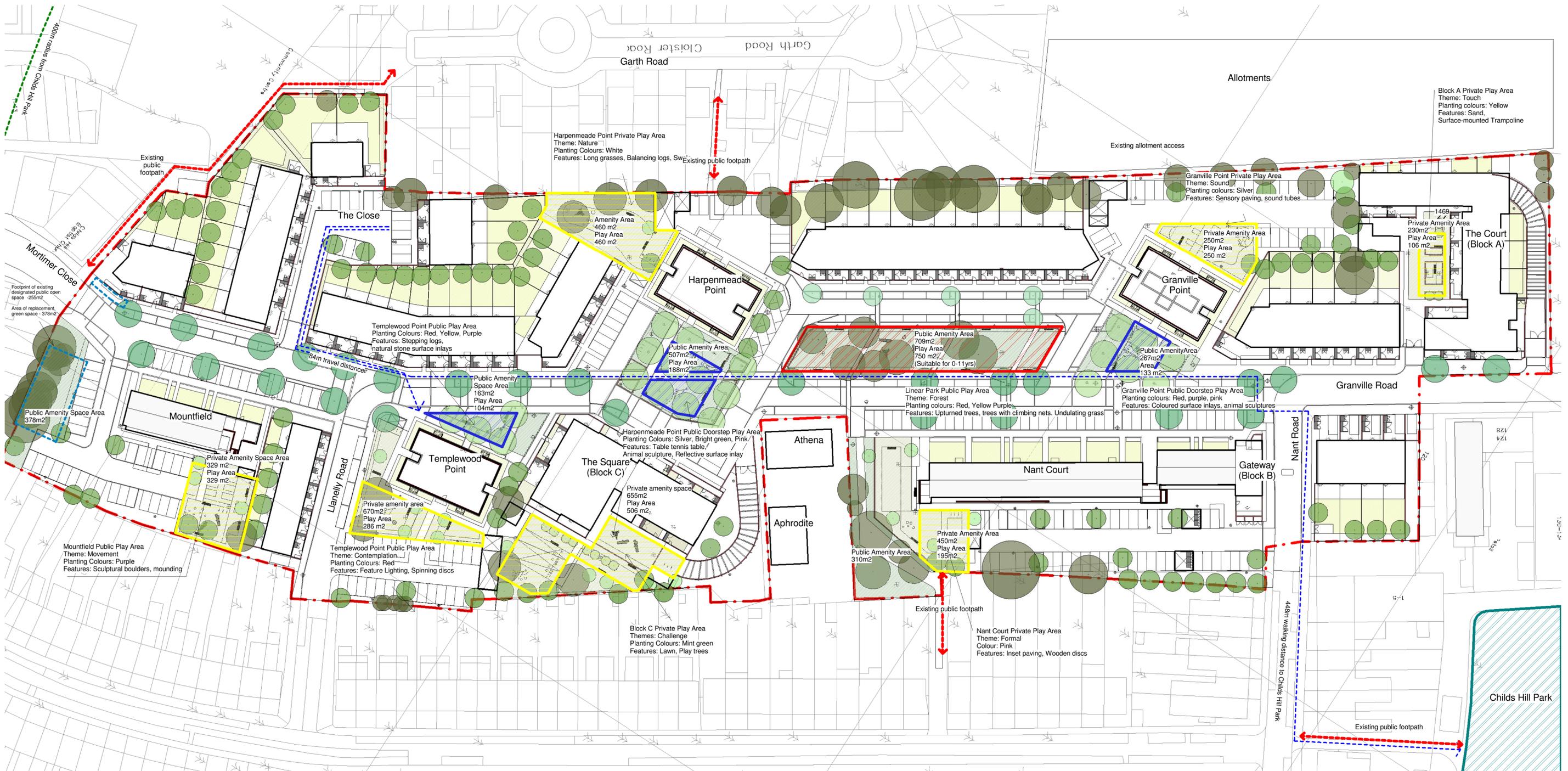


## Block C Communal Space



**4**

**APPENDIX**

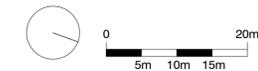


**PLAY SPACES BY AGE GROUP**

- 0-5 Public Doorstep Playable Space
- 0-5 Communal Doorstep Playable Space
- 0-11 Public Local Playable Space
- 5-15 Public Play Space (Outside of site)

**AMENITY SPACE**

- Public amenity space
- Communal amenity space
- Existing designated public open space



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**drawing notes**

**revisions**

P1 30.4.2014	Draft Masterplan Issue
P2 11.04.14	Issue to consultant team
P3 20.06.14	Issue to consultant team
P4 26.06.14	Planning Issue
P5 28.07.14	Issue accommodating planning comments
P6 04.08.14	Issue following planning consultant comments
P7 14.08.14	Final Planning Issue

**date** 04/11/14  
**client** New Granville LLP  
**scale** 1 : 500  
**drawing number** 2928A · ·D 921  
**rev** P7

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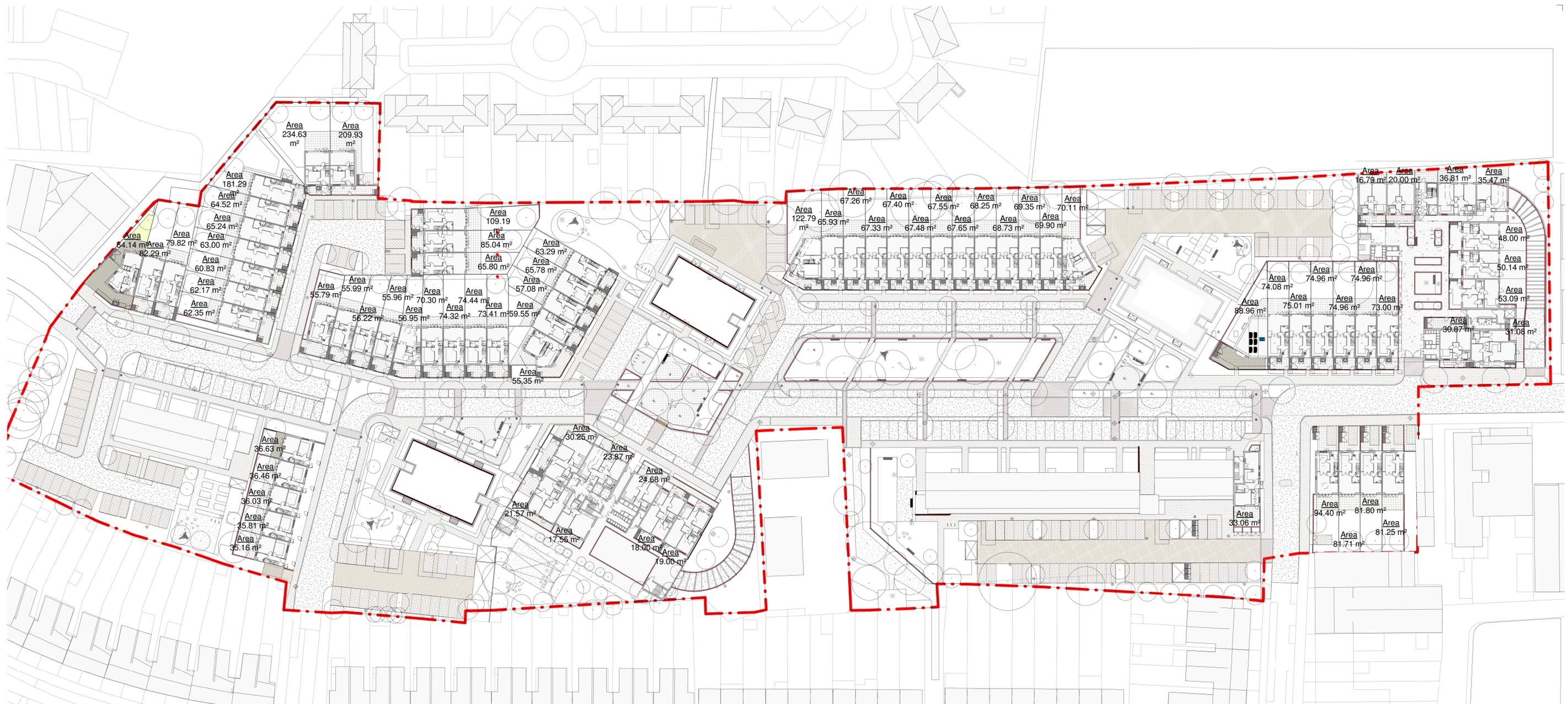
# Granville Road

new granville

## London Borough of Barnet

**5**

**APPENDIX**



1 Rear Garden Areas  
D\_008 1 : 500

Total Rear Garden Amenity space 4,870m2  
Total Private amenity space including balconies 6,365m2

**standard notes**

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**drawing notes**

**revisions**

09/06/14 - P1 - First issue  
24/06/14 - P2 - Planning issue  
04/08/14 - P3 - Issue to planning consultant  
14/08/14 - P4 - Final planning issue

# Granville Road new granville

## London Borough Barnet

**date** 04/24/14 **client** New Granville LLP  
**scale** 1 : 500 @A1 **drawing** Rear Garden Areas

**drawn** CG **checked** SL **drawing number** 2928A-P4-D\_008 **rev** P4

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C:\Users\matthew.halsall\Documents\2928A GRANVILLE\_MASTER\_r13\_matthew.halsall

GRANVILLE ROAD ACCOMMODATION SCHEDULE - 27/07/2014

Plot no.	Plan type	Tenure	Storeys	Bedrooms	People	Hab rooms	Terrace Area	Garden Area	Amenity Space Total	GIA m2
1	4a (w)	SO	2	2	4	4	0	64	64	105
2	1b	private	3	4	6	6	0	82.29	82.29	131
3	1b	private	3	4	6	6	0	79.81	79.81	131
4	1e	private	3	4	6	6	15.2	62.35	77.55	134
5	1a	private	3	4	6	6	13.8	62.2	76	133
6	1a	private	3	4	6	6	13.8	62.83	76.63	133
7	1a	private	3	4	6	6	13.8	63	76.8	133
8	1a	private	3	4	6	6	13.8	65.24	79.04	133
9	1a	private	3	4	6	6	13.8	64.52	78.32	133
10	1a	private	3	4	6	6	13.8	181.29	195.09	133
11	1f	private	2	3	5	5	0	234.63	234.63	97
12	1f	private	2	3	5	5	0	209.93	209.93	97
13	1g	private	2	3	5	5	0	109.19	109.19	108
14	1g	private	2	3	5	5	0	85.04	85.04	108
15	1g	private	2	3	5	5	0	65.8	65.8	108
16	2b	private	3	3	5	5	0	55.79	55.79	125
17	2a	private	3	3	5	5	0	55.99	55.99	117
18	2a	private	3	3	5	5	0	56.22	56.22	117
19	2a	private	3	3	5	5	0	55.96	55.96	117
20	2c	private	3	3	5	5	0	56.95	56.95	134.96
21	2a	private	3	3	5	5	0	70.3	70.3	117
22	2a	private	3	3	5	5	0	74.32	74.32	117
23	2a	private	3	3	5	5	0	74.44	74.44	117
24	2a	private	3	3	5	5	0	73.41	73.41	117
25	5	private	3	3	5	5	0	55.35	55.35	117
26	2d	private	3	3	5	5	1.5	59.55	61.05	119
27	2d	private	3	3	5	5	1.5	57.08	58.58	119
28	2d	private	3	3	5	5	1.5	65.78	67.28	119
29	2d	SO	3	3	5	5	1.5	63.29	64.79	119
30	4b (w)	SO	2	3	4	5	0	122	122	114
31	1c	private	3	4	6	6	16	65.93	81.93	133
32	1c	private	3	4	6	6	16	67.26	83.26	133
33	1c	private	3	4	6	6	16	67.33	83.33	133
34	1c	private	3	4	6	6	16	67.4	83.4	133
35	1c	private	3	4	6	6	16	67.48	83.48	133
36	1c	private	3	4	6	6	16	67.55	83.55	133
37	1c	private	3	4	6	6	16	67.65	83.65	133
38	1c	private	3	4	6	6	16	68.25	84.25	133
39	1c	private	3	4	6	6	16	68.73	84.73	133
40	1c	private	3	4	6	6	16	69.35	85.35	133
41	1c	private	3	4	6	6	16	69.9	85.9	133
42	4c (w)	SO	2	2	4	4	0	70	70	104
43	4d (w)	SO	2	3	4	5	0	89	89	114
44	1d	private	3	4	6	6	0	74.08	74.08	131
45	1d	private	3	4	6	6	0	75.01	75.01	131
46	1d	private	3	4	6	6	0	74.96	74.96	131
47	1d	private	3	4	6	6	0	74.96	74.96	131
48	1d	private	3	4	6	6	0	74.96	74.96	131
49	1d	private	3	4	6	6	0	73	73	131
50	1i	private	3	4	6	6	0	70.21	81.25	131
51	1i	private	3	4	6	6	0	70.71	81.8	131
52	1i	private	3	4	6	6	0	70.67	81.74	131
53	1h	private	3	4	6	6	0	69	94.4	132
54	3a	SO	3	3	5	5	20	35.16	55	113
55	3a	SO	3	3	5	5	20	35.81	55	113
56	3a	SO	3	3	5	5	20	36.03	55	113
57	3a	SO	3	3	5	5	20	36.46	55	113
58	3b	SO	3	3	5	5	20	36.63	55	114
<b>Total</b>						<b>318</b>	<b>hr's</b>	<b>4302.03</b>	<b>4735.54</b>	

House Numbers		
Units		Hab. Rooms
2B4P	2	8
3B4P	2	10
3B5P	24	120
4B6P	30	180
<b>Total</b>	<b>58</b>	<b>318</b>

Apartment Numbers		
Units		Hab. Rooms
1B2P	32	96
2B3P	12	48
2B4P	30	120
<b>Total</b>	<b>74</b>	<b>264</b>

582 hr's

Houses Tenure		
Tenure	Private	Shared Ownership
2B4P (w)		2
3B4P (w)		2
3B5P	18	6
4B6P	30	
<b>Total</b>	<b>48</b>	<b>10</b>

Apartments Tenure		
Tenure	Private	Shared Ownership
1B2P	15	15
1B2P (w)	0	2
2B3P (w)	4	4
2B3P	3	1
2B4P	16	14
<b>Total</b>	<b>38</b>	<b>36</b>

(w) denotes wheelchair accessible/adaptable home  
hab rooms have been counted following current LBB guidance

hab rooms are calculated using the hab room definition contained in  
LB Barnet SPD – Residential Design Guidance April 2013

Total garden amenity space m2 4853.79  
Total amenity space inc. balconies m2 5904.1

Floor	Plot no.	Tenure	Bedrooms	People	Hab Rooms	Amenity Space	GIA m2
Ground	A1	SO	1	2	3	16.79	51
	A2	SO	1	2	3	20	51
	A3 (w)	SO	2	3	4	36.81	73
	A4 (w)	SO	2	3	4	65.47	76
	A5 (w)	SO	1	2	3	48	62
	A6 (w)	SO	1	2	3	50.14	62
	A7	SO	2	3	4	53.09	66
	A8	SO	2	4	4	42.67	78
	A9	SO	1	2	3	30.87	55
First	A10	SO	1	2	3	6	51
	A11	SO	1	2	3	6	51
	A12	SO	2	4	4	9	73
	A13	SO	2	4	4	9	75
	A14	SO	1	2	3	9	50
	A15	SO	1	2	3	9	50
	A16	SO	2	4	4	9.3	73
	A17	SO	2	4	4	7	75
	A18	SO	2	4	4	7	75
Second	A19	SO	1	2	3	6	51
	A20	SO	1	2	3	6	51
	A21	SO	2	4	4	9	73
	A22	SO	2	4	4	9	75
	A23	SO	1	2	3	9	50
	A24	private	1	2	3	9	50
	A25	private	2	4	4	9.3	73
	A26	private	2	4	4	7	75
	A27	private	2	4	4	7	75
Third	A28	private	1	2	3	6	51
	A29	private	1	2	3	6	51
	A30	private	2	4	4	9	73
	A31	private	2	4	4	9	75
	A32	private	1	2	3	9	50
	A33	private	1	2	3	9	50
	A34	private	2	4	4	9.3	73
	A35	private	2	4	4	7	75
	A36	private	2	4	4	7	75
Fourth	A37	private	2	3	4	6	66
	A38	private	2	4	4	20	72
	A39	private	1	2	3	13.5	50
	A40	private	2	4	4	20.2	74
<b>Total units</b>	<b>40</b>						

142 hr's

Floor	Plot no.	Tenure	Bedrooms	People	Hab Rooms	Amenity Space	GIA m2
Ground	B1	SO	1	2	3	33	61
First	B2	SO	1	2	3	6	54
Second	B3	SO	1	2	3	6	54
<b>Total units</b>	<b>3</b>						

9 hr's

Floor	Plot no.	Tenure	Bedrooms	People	Hab Rooms	Amenity Space	GIA m2
Ground	C1	SO	2	4	4	30.25	83
	C2 (w)	SO	2	3	4	23.87	79
	C3	SO	1	2	3	24.68	53
	C4	SO	2	4	4	18	79
	C5	SO	2	4	4	19	79
	C6	SO	1	2	3	17.55	58
	C7	SO	2	4	4	21.57	76
First	C8	SO	2	4	4	8	74
	C9 (w)	SO	2	3	4	6.1	72
	C10	SO	2	4	4	8.2	76
	C11	private	2	4	4	8.2	76
	C12	private	2	3	4	8.2	67
	C13	private	1	2	3	8	50
	C14	private	2	4	4	8	77
Second	C15	private	1	2	3	6.1	53
	C16 (w)	private	2	3	4	6.1	72
	C17	private	2	4	4	8.2	76
	C18	private	2	4	4	8.2	76
	C19	private	2	3	4	8.2	67
	C20	private	1	2	3	6.5	59
	C21	private	1	2	3	6.1	53
Third	C22 (w)	private	2	3	4	6.1	72
	C23	private	2	4	4	8.2	76
	C24	private	2	4	4	35	76
	C25	private	1	2	3	8	59
Fourth	C26	private	1	2	3	6.1	53
	C27 (w)	private	2	3	4	77	78
	C28	private	1	2	3	8	59
Fifth	C29	private	1	2	3	6.1	53
	C30 (w)	private	2	3	4	6.1	72
	C31	private	1	2	3	8	59
<b>Total Units</b>	<b>31</b>						

113 hr's

Site wide totals	
units	Hab. Rooms
132	582

582