

Report

Granville Road

**Design & Access Statement
Addendum**

December 2014

Levitt Bernstein



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01

drawing number		proposed amendment
2928a	D/001/P2	Site boundary line added - drawing re-submitted
2928a	D/007/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/008/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/009/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/010/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/011/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/012/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/013/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/014/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/015/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/016/P4	Landscape plan updated as drawing 2928a/D/900 - drawing re-submitted
2928a	D/020/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting - drawing re-submitted. Label amended to detail 9 - drawing re-submitted. New drawing 2928a/SK/056_P1 issues to illustrate overlooking issues
2928a	D/021/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting, Roof area to remain as green roof to aid sustainable drainage and minimize overlooking issues. Label to 3d view amended - drawing re-submitted

Summary of Amendments - Architectural

Following feedback on the planning proposals and a series of discussions with a number of key statutory consultees including LB Barnet Planning officers, highways officers and tree officers; along with the Met Police Crime Prevention Officer, a series of minor changes are proposed to the planning submission. The changes broadly seek to improve the following aspects of the scheme:

- increase in the proposed dedicated communal amenity space for Harpenmead Point, to ensure there is no loss of this type of space to this building
- internal daylighting levels to proposed dwellings, largely through the introduction of more open plan living/dining/kitchen areas to new houses, but also through introducing additional windows where required and enlarging windows where possible
- increased security, particularly to parking areas- including to proposed new underground car parks which have additional gates added to the bottom of access ramps as well as to the top of the ramp and various changes to boundary treatments near ramps to improve security; increased overlooking to the footpath adjacent to plot 1, changes to walkway design in Block C to reduce risk of anti social behaviour
- Parking layout to rear of Templewood Point - minor amendment to suit LB Highways comments
- New drawing submitted to show missing side elevation for Block A
- New sketch drawing submitted to show overlooking distances from proposed new houses to the existing flats to the western side (road side) of Templewood Point

In addition to the above changes, during a review of the proposals we have also noted a number of minor errors in the application drawings which have also been corrected in the revised set of drawings. These include items such as:

- PV panel locations corrected to match those shown in the separate energy report by Robinson Associates
- Key plans updated where incorrect masterplan layout was shown on original planning submission drawings
- Plans updated where bay window roofs not shown correctly
- Parking and tree removal numbers co-ordinated to match separate technical reports submitted by EAS and PJC in support of the application respectively
- Room and amenity space areas re-measured and updated where required - please also refer to the revised accommodation schedule

For ease of reference, please refer to the text opposite for all proposed amendments to the original Application Drawings submitted in support of this application. These notes should be read in conjunction with the revised application drawings, schedules and technical reports submitted in support of planning application No: F/04474/14.

drawing number		proposed amendment
2928a	D/022/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting . Key plan amended. - drawing re-submitted
2928a	D/023/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting . Key plan amended. Landscape plan updated - drawing re-submitted
2928a	D/024/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting , bay window shown on rear elevation. Bay window added to rear elevation. drawing re-submitted
2928a	D/025/P3	Window added to ground floor of gable wall to improve internal daylighting and overlooking of garden areas from inside the new dwellings - drawing re-submitted
2928a	D/026/P3	Internal partition omitted from kitchen area to improve daylighting. - drawing re-submitted
2928a	D/027/P3	Internal partition omitted from kitchen area to improve daylighting. - drawing re-submitted
2928a	D/028/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting. Landscape plan updated - refer to revised version of 2928a/D/906 - drawings re-submitted
2928a	D/029/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting - drawing re-submitted - drawing re-submitted
2928a	D/030/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting - drawing re-submitted , bay window roof added on 2nd floor plan - drawing re-submitted
2928a	D/031/P3	Internal partition omitted from kitchen area to improve daylighting - drawing re-submitted
2928a	D/032/P3	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting. Room areas checked and updated to ground floor - drawing re-submitted - drawing re-submitted
2928a	D/033/P3	- drawing re-submitted
2928a	D/034/P3	bay window roof added on 2nd floor plan - drawing re-submitted

drawing number		proposed amendment
2928a	D/035/P3	Full height openings formed to side wall of car port with half height railings added to allow overlooking from car port / kitchen to footpath - drawing re-submitted
2928a	D/036/P3	Canopy dotted over removed from ground floor plan- drawing re-submitted
2928a	D/037/P3	Canopy dotted over removed from ground floor plan- drawing re-submitted
2928a	D/038/P2	Alternative layout plan omitted. Internal partitions to kitchen / living area removed to improve internal daylighting. Habitable room areas amended, canopy dotted over removed from ground floor plan - drawing re-submitted
2928a	D/039/P3	Canopy dotted over removed from ground floor plan. Side elevation added. Section AA omitted - drawing re-submitted
2928a	D/040/P3	Parking strategy 2928a/D/922 updated to match this drawing. Refer to dwg 2928a/D/007 and revised accommodation schedule for garden areas. Gate added to bottom of ramp. CCTV recording to be provided to core entrances and gate to bottom of ramp. Bedroom windows to plots A5 and A6 increased to improve internal daylighting. Landscape plan updated to match revised drawing 2928a/D/900. Context and boundary plan amended - drawing re-submitted
2928a	D/041/P3	Balcony areas shown in full. Site boundary line added and context amended - drawing re-submitted
2928a	D/042/P3	Context and boundary plan amended - drawing re-submitted
2928a	D/043/P3	Context and boundary plan amended - drawing re-submitted
2928a	D/044/P3	Context and boundary plan amended - drawing re-submitted
2928a	D/045/P3	Section corrected - drawing re-submitted
2928a	D/046/P2	North elevation: bedroom windows updated to plots A5 and A6 - drawing re-submitted
2928a	D/047/P3	Section corrected- drawing re-submitted
2928a	D/048/P1	New drawing issued
2928a	D/050/P4	Additional window added to first and second floor kitchens - drawing re-submitted

drawing number		proposed amendment
2928a	D/051/P4	Kitchen windows added to North Elevation - drawing re-submitted
2928a	D/059/P3	Basement ramp amended. Gate added to bottom of ramp. Lift lobby revised to show secure door between stair lobby and lift core. CCTV recording to be provided to core entrances and gate to bottom of ramp. - drawing re-submitted
2928a	D/060/P4	Secure post boxes added to passageway by main block entrance. Security added to core door. Secure gate moved to beyond bin stores to increase security of rear courtyard in main entrance gate is left open following bin collection. Plot C3 living room window increased to improve internal daylighting. Landscape plan updated to match revised drawing 2928a/D/900. Plot 2 minor errors corrected - drawing re-submitted
2928a	D/061/P4	Balcony amended. Bench design to walkway amended to be fixed at 200mm above height of deck to provide a space for pot plants etc, discourage anti social behaviour (eg too low to sit on) and improve privacy to bedrooms by defining semi-private space in front of windows. Plot C9 living room window increased to improve internal daylighting - drawing re-submitted
2928a	D/062/P2	Bench design to walkway amended to be fixed at 200mm above height of deck to provide a space for pot plants etc, discourage anti social behaviour (eg too low to sit on) and improve privacy to bedrooms by defining semi-private space in front of windows. Plot C16 living room window increased to improve internal daylighting. Plot 15 minor errors corrected - drawing re-submitted
2928a	D/063/P2	Bench design to walkway amended to be fixed at 200mm above height of deck to provide a space for pot plants etc, discourage anti social behaviour (eg too low to sit on) and improve privacy to bedrooms by defining semi-private space in front of windows. Plot C22 living room window increased to improve internal daylighting- drawing re-submitted
2928a	D/064/P4	Plot 28 minor errors corrected, - drawing re-submitted.
2928a	D/065/P4	Plot C30 living room window increased to improve internal daylighting - drawing re-submitted
2928a	D/066/P4	PV layout updated - drawing re-submitted

drawing number		proposed amendment
2928a	D/067/P4	West Elevation: Living room windows updated to plots C3 ,C9, C16, C22 and C30. East Elevation: First floor rear walkway balustrade detail to be adjusted on site to omit climbing aid. Details to be agreed during detailed design - drawing re-submitted
2928a	D/068/P4	Key plan updated - drawing re-submitted
2928a	D/073/P3	Key plan updated. Block C elevation amended to match revised drawing 2928a/D/067- drawing re-submitted
2928a	D/074/P3	Key plan updated. Block C elevation amended to match revised drawing 2928a/D/067- drawing re-submitted
2928a	D/075/P3	Key plan updated. Block C elevation amended to match revised drawing 2928a/D/067- drawing re-submitted
2928a	D/076/P3	Key plan updated. Block b elevation amended to match revised drawing 2928a/D/051 - drawing re-submitted
2928a	SK/056/P1	New drawing submitted to illustrate overlooking distances assumed between windows to habitable rooms between Plot 21 and the existing flats on the western side of Templewood Point

drawing		proposed amendment
2928a D/900/P4	Landscape Site plan	Amended to take into account changes documented elsewhere
2928a D/901/P10	Coloured Landscape site masterplan	Amended to take into account changes documented elsewhere
2928a D/902/P4	Hardscape plan	Amended to take into account changes documented elsewhere
2928a D/903/P7	Boundaries plan	Changes made in line with Crime Prevention Design Advisor comments <ol style="list-style-type: none"> 1. Second secure boundary added to mouth of car parks 2. Redesign of boundary treatment between Block C and Templewood point 3. Redesign of boundary at top of Block A car park ramp 4. Additional boundary treatment to Block C boundary with neighbouring Aphrodite.
2928a D/904/P5	Tree Protection & Retention Plan	Trees retained amended to match PJC report. Numbers showing of trees retained & proposed omitted from plan - refer to PJC report for accurate numbers. Trees flagged as being hard to retain have been omitted. Minor amendments in line with tree officer comments
2928a D/905/P6	Proposed tree plan	Proposed tree species list amended.
2928a D/906/P6	Planting plan	Areas of defensive planting increased around block C boundary in line with Crime Prevention Design Advisor comments

Summary of Amendments -Landscape

drawing		proposed amendment
2928a D/921/P8	Green space & amenity plan	Areas of Amenity space and play remeasured to reflect LB Planning Officer comments and figures updated accordingly Granville Point private communal amenity space increased in area. Two additional plans produced showing amenity space and play separately to demonstrate provision more clearly: 2928a/D/933 & D/934.
2928a D/922/P7	Parking plan	Numbers amended to ensure 48 car parking spaces shown for all three existing tower blocks Proposed new Sheffield stand type visitor cycle stands indicated.
2928a D/923/P4	Adoption strategy plan	Amended to take into account changes documented elsewhere
2928A D/924/P4	Management strategy plan	Amended to take into account changes documented elsewhere
2928A D/925/P7	Fire strategy plan	Amended to take into account changes documented elsewhere
2928a D/926/P6	SUDs strategy plan	Amended to take into account changes documented elsewhere
2928a D/927/P5	Refuse strategy plan	Amended to take into account changes documented elsewhere
2928a D/929/P4	Outbuildings plan	Amended to take into account changes documented elsewhere
2928a D/930/P3	Section- Block C	Note added: Internal building layout indicative only - refer to architect's drawings.
2928a D/931/ P3	Section - The Row	Note added: Internal building layout indicative only - refer to architect's drawings.
2928a D/932/ P3	Section - Templewood	Note added: Internal building layout indicative only - refer to architect's drawings.

02



Revised Landscape Masterplan drawing 2928A/D/900/P4

02 Design and Access Statement Amendments

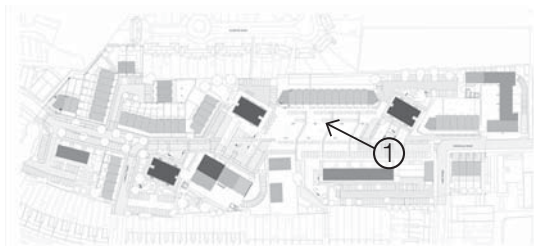
Summary of Amendments

Please refer to the text opposite for proposed amendments to the original Design and Access Statement submitted in support of this application.

Where application drawings are referred to in the design and access statement, please refer to the list of amended application drawings as described in Section 1 of this document, instead of the diagrams included in the original design and access statement which are now superseded by the revised application drawings listed.

page	proposed amendment
15 & 29	The following revised figures should be included for the amount of required open space Public amenity space 2,336m ² Communal amenity space 2,820m ² Existing designated public open space 255m ² 0-5 Public Doorstep playable space 417m ² 0-5 Communal doorstep playable space 2,181m ² 0-11 Public local playable space 710m ² Amenity & play space plan to be replaced with 2928a/D/921_P8
16 & 47	Height of existing towers stated should read '15 storeys' and not '16 storeys'
28	The labelling to the lower 2 diagrams should read to match labelling to top 2 diagrams
29	The separate Open space Assessment by DHA and associated diagrams have now been revised. Please therefore now refer to the revised Open Space Assessment for details instead of Design & Access Statement.
44	This should read '132' dwellings and not '135'
58 & 59	The Tree removal and proposed tree planting plans 2928a/D/904/P4 & D/905/P5 have now been revised.. Please refer to revised drawings and the revised Arboricultural Report by PJC for all details regarding tree removal instead of Design & Access Statement, including the number of trees proposed to be removed which should now read: 191No.
60	Please refer to the revised proposed tree planting drawing 2928a/D/905/P6 instead of the illustration included in the design and access statement.
88	The phasing shown is construction phasing only rather than phasing in planning terms, and therefore all planning information for all construction phases is shown in the proposals. Compliance with any planning consent would relate to the whole site not in terms of phasing.
167	Confirmation that all 14No existing pram sheds will be retained in this building

03



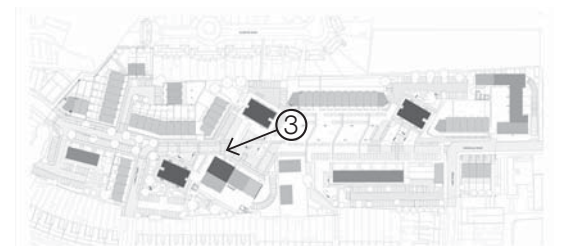
01 View looking south over the central green space and 'The Row' from Granville Road, with Harpenmead Point visible in the background

Artist Images

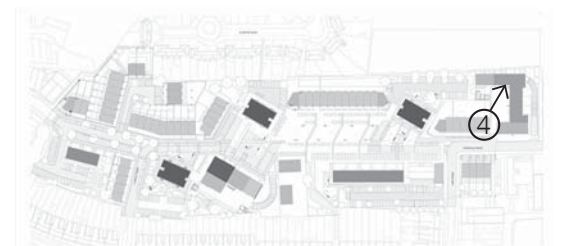
To help illustrate the proposals, a series of computer generated images are illustrated on the following pages of key views of the proposed development and the retained buildings on the estate. These images are for illustration purposes only, and should therefore be read in conjunction with the application drawings.



02 View looking west into 'The Close' from Granville Road



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



04 View looking north-west of the proposed new communal amenity space located in the courtyard of Block A

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