

APPENDIX B - Design Response

Victoria Quarter, New Barnet

SNB Response October 2021



Fairview[®]
NEW HOMES Ltd.

One Housing

EPR Architects

THIS DOCUMENT IS TO BE READ AS A DOUBLE PAGE SPREAD

SNB Design Appraisal Response Scheme Development



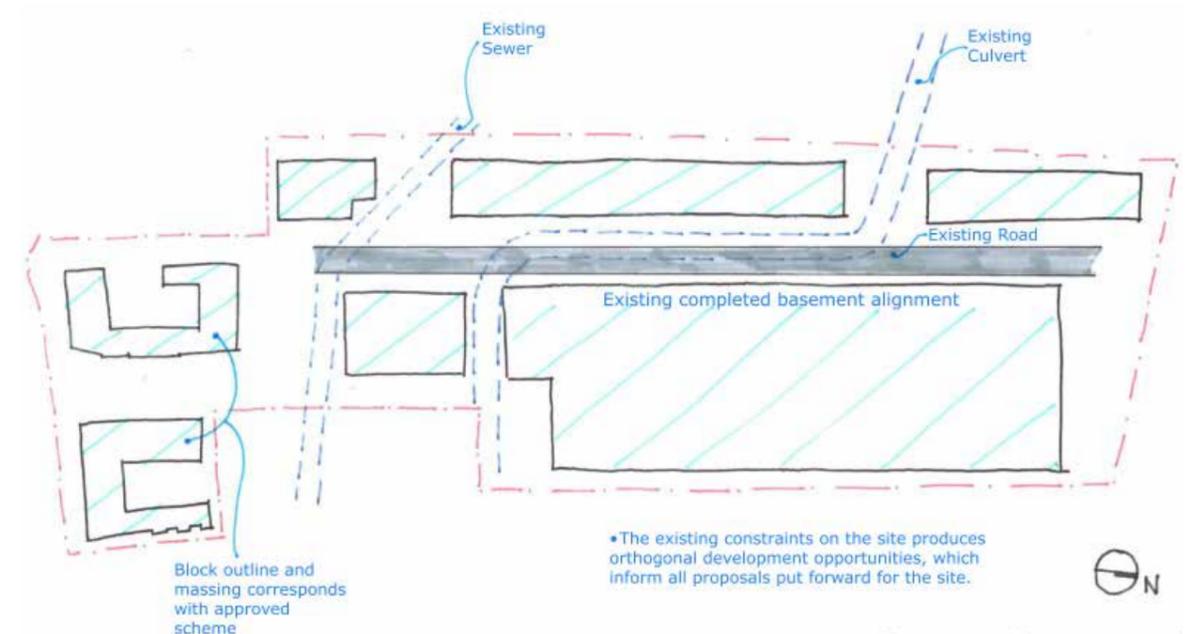
APPARENT MARGINAL AMENDMENTS

Whilst on first impressions the overall appearance of the revised masterplan appears broadly similar to the previous application, contrary to SNB's observations we believe we have made a series of significant improvements to the design, in respect of its layout, massing and material appearance despite restrictions imposed by the sites existing constraints.

- p22 DAS - Diagram clearly demonstrates that when each of the existing physical constraints are taken into account it produces an orthogonal development framework, which heavily influence the geometry proposals considered for the site.
- The Design Development chapter of the DAS (4.0) outlines the various permutations explored and interrogated by the team, however after much debate and analysis the basic framework was considered to be the most successful, when taking all constraints into account. This approach has also been validated by an external third party design review of the proposals.
- We do not consider the significant changes proposed to the separation distances (p62 Design Proposals/DAS) and significant changes to the building typologies, massing and modeling of form to be 'marginal' as described by SNBG. A minimum separation distance of 20m is now achieved to all buildings.



Site Constraints



The diagram opposite clearly demonstrates that when each of these physical constraints are taken into account it produces an orthogonal development framework, which will heavily constrain proposals considered for the site.

Site Constraints Diagram - DAS Extract p22

SNB Design Appraisal Response

Scheme Development

The site location directly off the high street continues to present an opportunity to create a new residential quarter within New Barnet, whilst activating the existing poor frontage of the site onto Victoria Road.

The master plan proposed has been carefully designed as a response to the comments and concerns raised over the recently refused '652' scheme, as well as the site's surrounding context and opportunities.

The team has undertaken an intensive period of design analysis to review alternative masterplan solutions. This process reviewed various strategies and layouts; with each solution analysed against policy and site logistics and constraints.

The exercise concluded that a variation of the previous scheme resulted in the strongest response overall to the site.

Whilst the plan may look similar to the previous application several key moves have been made to positively affect the image and perception of the proposal.

Key Changes:

- Building footprints and massing have been significantly reduced, increasing separation distances between dwellings, offering a greater sense of permeability across the site.
- Quality and quantity of amenity space has been significantly improved with enhanced Daylight / Sunlight performance across the masterplan.
- Reduced building footprints have improved the number of dual aspect units and enhanced the outlook / quality of homes across the masterplan.
- Building heights have been reduced through the middle of the masterplan to avoid issues of compound massing and a sense of over development, especially when viewed from the park, with maximum heights limited to 7No. floors (except Building A which has been reduced to 5-7 storeys in line with the previous consented).
- A considered review of the desire lines from the town centre to Victoria Recreation Park and beyond has resulted in a reconfiguration of the Island Building (A). This provides a subtle transition in massing on arrival, with long views to the park encouraging movement from Albert Road through the landscaped plaza to the Recreation ground.

- Architectural character has been developed through an analysis of the surrounding neighbourhood, drawing on local architectural materiality and detail to influence a language and character that is complimentary to its context and engage with the surrounding area, creating a distinct sequence of character areas within the masterplan.

The new scheme seeks to maximise the view opportunities to and from the park while maintaining a sympathetic height to avoid a monolithic feeling to the architecture and site.

The buildings H and J framing the Gateway from Victoria Road to the site are kept at 4 to 5 storeys as per the latest planning resolution.

Pedestrians and vehicles are drawn through the gateway buildings into an expanse of public realm that is marked with a 5 to 7 storey building (A) to act as a marker for the entire residential quarter and new public plaza below.

Three courted blocks (B, C and D) facing on to the park are kept at 7 storeys and are in part hidden by the natural tree line framing the edge of the park.

On the western edge, the pavilion blocks (E, F and G) steps down from 7 to 5 storeys, both to avoid any overlooking to adjoining neighbourhoods and to create a dynamic quality of street massing across the site.

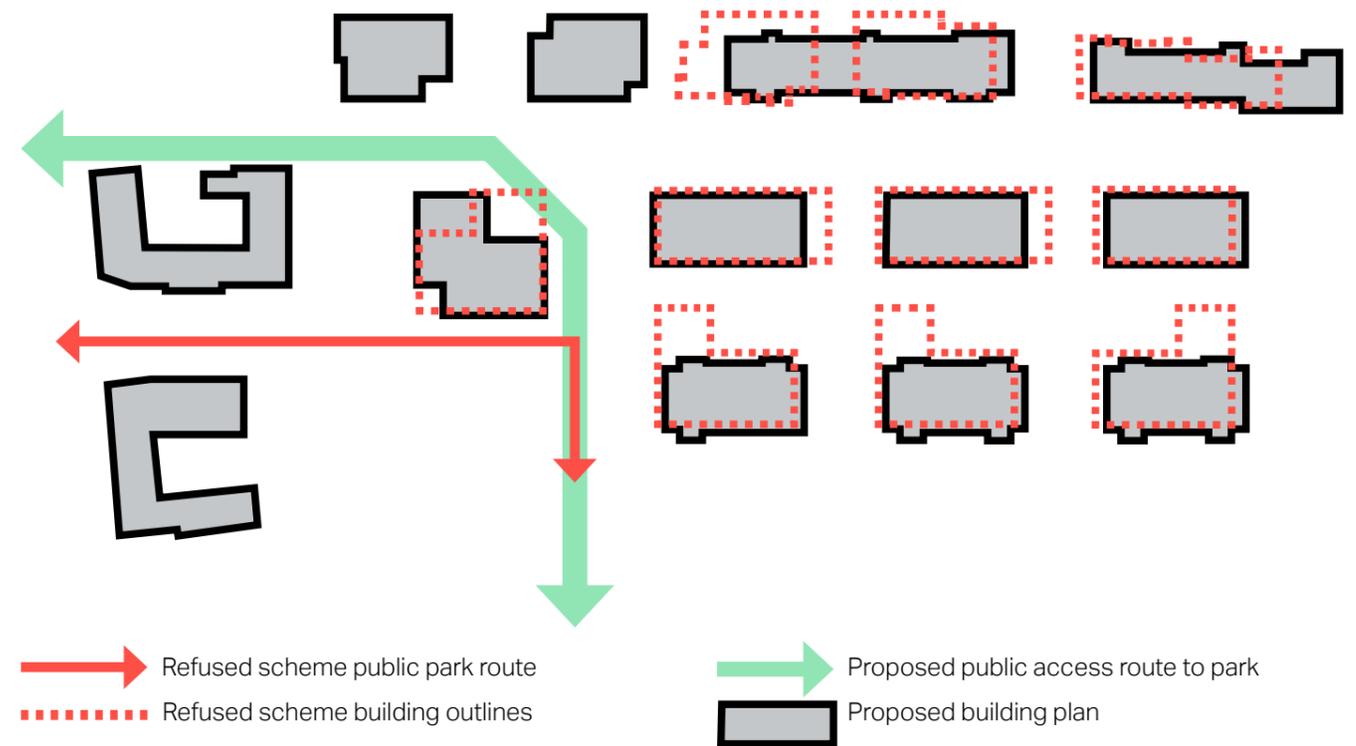
Residential Unit Schedule

- 1 bed units = 185 no. = 34%
- 2 bed units = 235 no. = 44%
- 3 bed units = 103 no. = 19%
- 4 bed units = 16 no. = 3%

TOTAL units = 539 no.

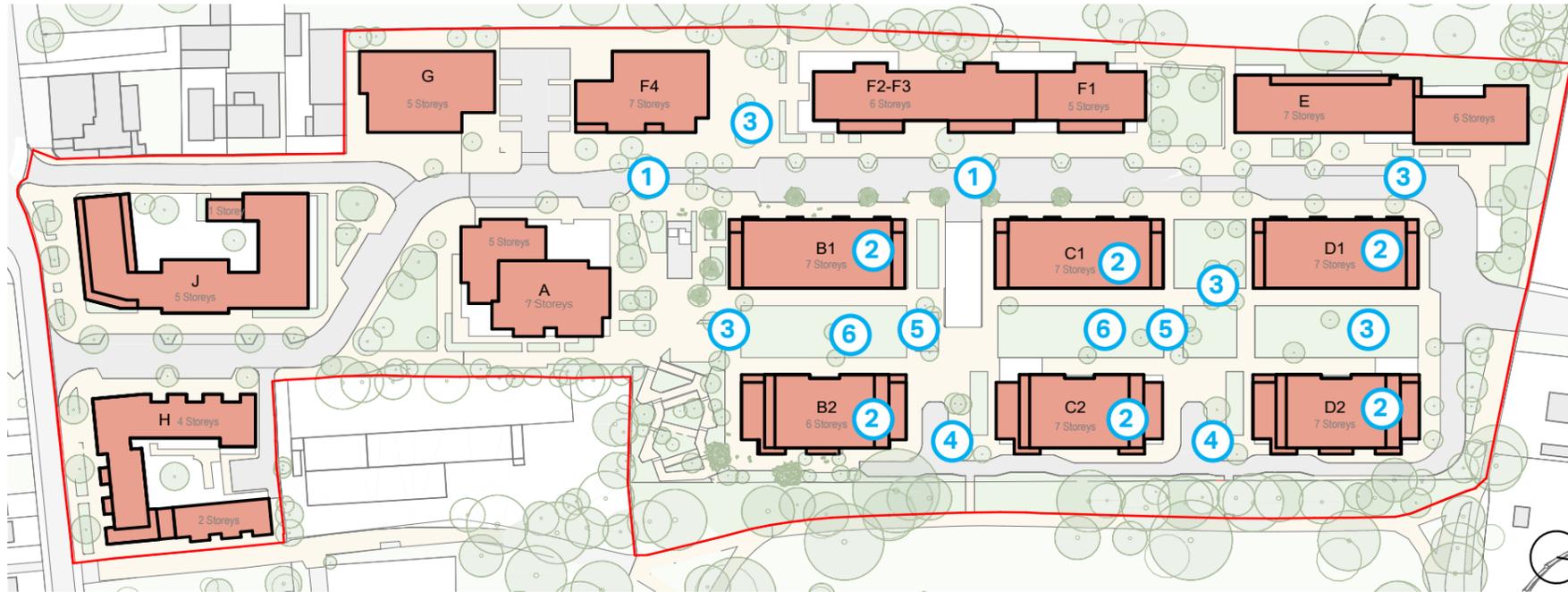
Affordable Housing Provision betterment:

- Consented scheme = 18% affordable
- **Proposal has minimum of 35% affordable**
- Consented scheme = 65% shared ownership
- **Proposal has majority rented homes**
- Consented schemes = max 80% affordable of market rent
- **Proposal provides London Affordable Rent**



SNB Design Appraisal Response

Scheme Development



Proposed Scheme Analysis:

Development

1. Height, scale, massing and density:

- Sculpted massing / profiling to building façades
- Setbacks at upper levels to reduce visual impact to townscape views
- Street character created, through articulation of ground floor both in depth, brick detailing and materiality

Standard of accommodation

2. Quality of apartment layouts:

- Dual aspect units maximised with Architectural design and layout.

3. Separation distances:

- 20m separation distances achieved between all buildings

4. Outlook:

- Park or landscape gardens outlook to maximum number of apartment
- Visual penetration through scheme achieved
- Arrangement of built form provides strong definition to street edge

5. Natural light

- Good Sunlight/Daylight and overshadowing performance achieved due to 20m separation distanced and Architectural form

6. Courtyard amenity

- Landscaped gardens with clear definition of public and private spaces with good levels of sunlight achieved

Unit Mix

7. Large family units:

- 4bed units increased
- Affordable housing provision:
 - Min. 35% affordable proposed (consented scheme had 18% affordable)
 - Affordable weighted in favour of rental units (consented scheme achieved 65% shared ownership)
 - London Affordable rents proposed set by GLA (consented schemes provided affordable rent at (maximum of) 80% of market rent)



Refused Scheme



Current Scheme

SNB Design Appraisal Response

Context - Extract from Section 4.10 Design Development - Visual Comparisons (p20 of June 2021 DAS)

View towards Building A

SNB Comment:

“Poor Layout: No change in the underlying design strategy as a consequence many of the design issues in the refused scheme still remain in the new proposals.”

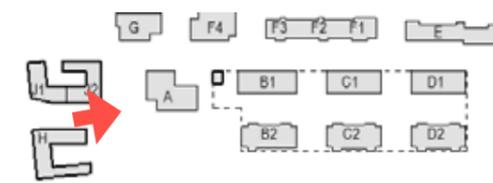
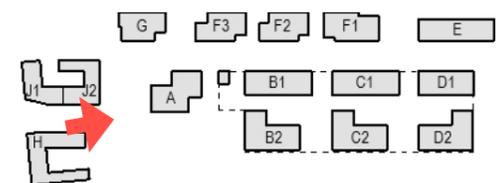
The following images demonstrate the significant changes made to the layout and overall masterplan, to improve the massing arrangement, the improved modelling of the building forms to respond to their context, improved separation distances and visual permeability within the scheme.



Refused Scheme



Current Scheme



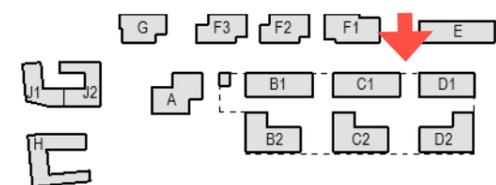
Key changes in view:

- Previously 7/10 storeys; Block A has reduced in height . The arrangement of 5No: storeys aligns with the lower massing of Block G/J providing a mediating volume to the 7No: storey element fronting the Park Plaza.
- B2 massing in the distance has reduced to facilitate an extended view through the site

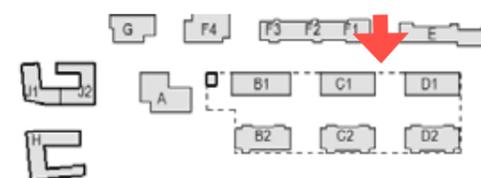
View towards Building C1



Refused Scheme



Current Scheme



Key changes in view:

- Space between blocks increased to a minimum of 20m, significantly improving physical and visual amenity.
- The use of corner balconies and set backs to upper floors signify key views and routes through the masterplan.
- Greater permeability introduces increasing soft landscaping and children's play areas.
- Improved visual connections through to the recreation ground creating greater place making

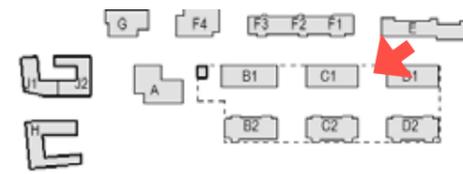
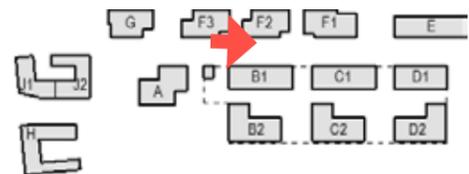
View from Spine Road



Refused Scheme



Current Scheme



Key changes in view:

- Blocks along Spine Road were reduced in height from 9 to 7 storeys.
- This view demonstrates the important role of the corner balconies and the enhanced modelling of the buildings to signify key routes and interfaces with the landscape
- Space between blocks is increased to a minimum of 20m to promote visual permeability deep into the internal courtyard gardens and beyond.

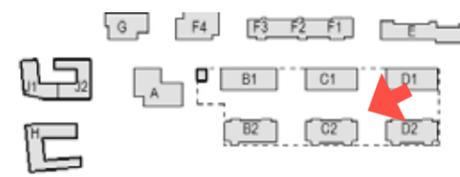
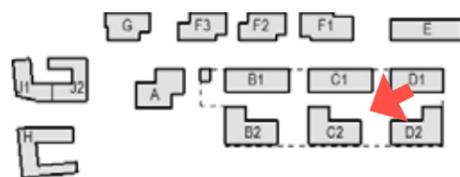
View from interior Courtyard Gardens



Refused Scheme



Current Scheme



Key changes in view:

- L-shaped buildings were removed to improve green connection through the whole scheme, providing a legible connection to Victoria Road.
- More generously spaced and articulated buildings alleviate the feeling of enclosure inside interior courtyards to provide significantly enhanced amenity to residents.
- 20m separation distances between buildings provide generous views to and from the park.

SNB Design Appraisal Response

Layout - Supportive Commentary

GLA REPORT

Item 44 and 45 of the GLA Stage 1 report sets out there support of the reduced height and layout

Layout

- 44. The overall layout of the proposed development remains broadly similar to the previous application; however, the scale of the buildings has been reduced in response to the reasons for refusal on the previous scheme. The proposal now includes larger outdoor amenity and public realm areas and would maintain a separation distance of 20 metres between building blocks. The height of the buildings has also been reduced and Block A would be the tallest element of the development with a height of 8 storeys. The reduction in scale has consequently reduced the quantum of residential units by circa 100 units.
- 45. GLA officers consider that the changes to the massing of the blocks successfully reduce their apparent bulk and scale and improves residential quality by increasing separation between habitable room windows. However, as noted at pre-application stage, the site layout remains broadly similar to the previous scheme and it is disappointing that the applicant hasn't taken the opportunity to explore alternative layouts with the aim of creating more varied character areas and additional typologies across the masterplan.

Notwithstanding this, the masterplan layout demonstrates a simple sequence of blocks with strong street-based frontages along the spine road and good levels of residential frontages onto communal/playspace areas. Blocks are also arranged and formed to optimise sightlines towards the open space to the east and the landscaping strategy is well developed, making good use of level changes running east-west through the site. On this basis, the masterplan layout is supported.

DESIGN OFFICERS REPORT

The layouts have been developed and discussed in conjunction with officers who support the approach to layout.

Comments in respect of layouts are as follows:

- Views – Views in and out the site from the residential quarters are tested thoroughly. Overall views are not seen as detrimental. Improved views from the residential courtyards into the park are achieved in this latest iteration. The existing buffer is considered so are the local topographic changes.
- The development also acts successfully as a gateway with clear views into the site from the pedestrian perspective.
- The proposed pedestrian routes are legible and easy to navigate through, in this latest version views and hence pedestrian flows are improved. Especially from private courtyards the views out to the recreation ground are improved.
- The width of streets and open spaces respond better to the human scale in this proposal. The width of new streets is welcoming and accommodating.
- The courtyarded private spaces are also of a good size; we would advise that these spaces are made accessible to both private sales and affordable housing units to promote community cohesion.
- Changes in the breaks of massing have allowed for more light penetration into courtyards and more meaningful views of natural elements

INDEPENDENT DESIGN REVIEW

- 4.5 As described by the Characterisation Study of London Borough of Barnet 2010 the site lies within an area defined as 'Box Development' which includes Victoria Park. In this context, the typology refers to industrial development located in close proximity to large infrastructure and rail lines and located around a town centre.
- 4.12 The proposed linear pattern is considered to relate successfully to the wider street pattern and to the particular constraints and opportunities of the site, knitting Albert Road into the fabric of the town centre at Victoria Road and affording new north-south and east-west routes within the site. The raised footway will be brought to ground level, improving the attractiveness of this route.
- 4.15 Consequently, it is considered that the proposed approach is as valid in terms of pattern and grain as the extant permission.
- 4.21 Buildings address public spaces and there are clearly defined boundaries between public and private space. The use of courtyard and street blocks define the private spaces, guarded by the mass of the blocks that defines it. The arrangement of buildings to address principally Albert Road – the primary access /spine road, Victoria Road – the main entrance, and Victoria Park – the western edge is considered an appropriate approach having regard to the pattern and grain as described above. The approach elevates Albert Road and Victoria Park as the important public spaces, and subjugates the internal secondary spaces between Buildings A, B1/2, C1/2 and D1/2. There remains a strong east-west connection to Victoria Park through the Plaza, and a link to north.
- 4.25 The layout ensures there are no single aspect north facing apartments and maximises sunlight for the properties.
- 4.26 The landscape proposals include a significant number of benefits including: new street trees, local play areas, a plaza and green spaces. These proposals will undoubtedly improve the site and the wider area, encouraging pedestrians into this underutilised part of the town centre and edge of the park, to appreciate that it is cared for, overlooked and therefore safe.

SNB Design Appraisal Response Layout

SNB Comment

“Poor Layout: No change in the underlying design strategy as a consequence many of the design issues in the refused scheme still remain in the new proposals.”

LAYOUT

In its selective criticism of the proposal's, it is clear that the SNB report has chosen to selectively ignore the impact of the significant physical and legal constraints.

The SNB criticism of the proposals also chooses to ignore the unique characteristics of this brownfield site, which sits adjacent to the town centre, railway and Recreation Ground. In many ways this site represents a unique opportunity to make a positive contribution to its surrounding neighborhood, through the creation of its own distinctive character within the local area.

In settling on the proposed layout the design team explored and analysed numerous layouts for the site. It was only after this exercise had been exhausted and discussed at length with Barnet planning officers that the Design team progressed the eventual proposal. (see option studies DAS pages 30-34).

Whilst on first impressions the pattern of layout remains broadly similar to the previous application (as a result of the underlying impact of site constraints, the design team has made significant changes to the individual block layouts, massing and modeling of the built form. The comparative 3D studies undertaken by the design team to demonstrate these step changes to the form and layout. (see studies in DAS 4.10 p40 – 45)

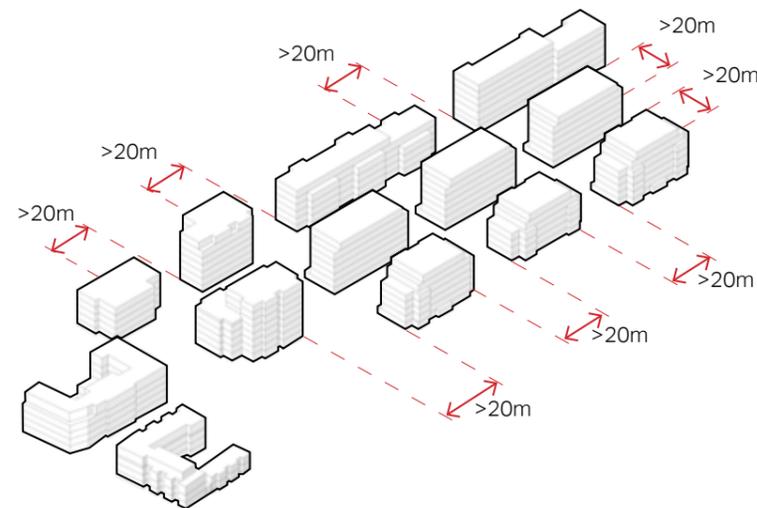
The proposal has been specifically designed to address the perceived shortcomings identified in previous application. As such we have addressed and improved the following:

- Achieved minimum separation distances between buildings of 20m.
- Improved the aspect of many of the units and improved daylight within the courtyard and other amenity spaces.
- Increased permeability within the masterplan, improving physical and visual connectivity to the Recreation Ground
- Increased quantum of amenity space
- Improved ratio of dual aspect units (382 No: units at 70.2%)
- Reduced building heights within the masterplan – Building A reduced to 7No: storeys, with the remaining buildings ranging from 4-7 storeys.
- Increased variety to the elevational treatments of buildings within the masterplan

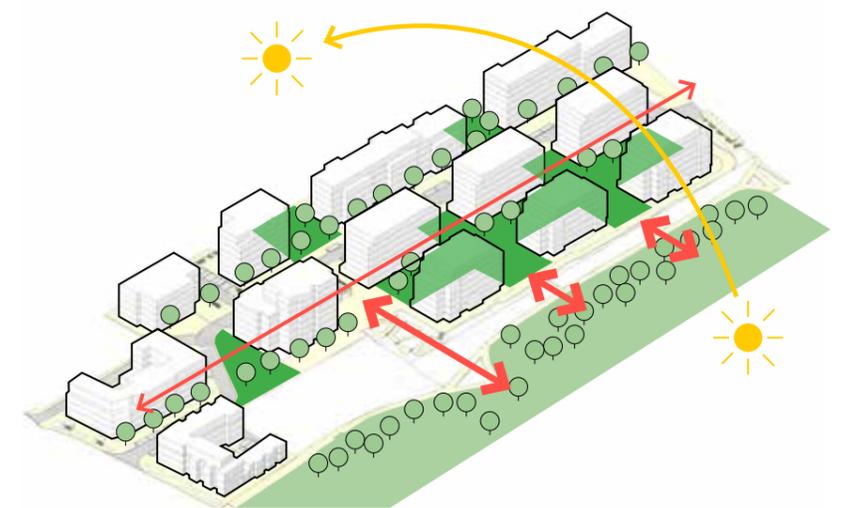
The following pages are extracts from the submitted DAS outlining significant key changes comparing the refused and proposed scheme.



Illustrative Masterplan



Improved distances between buildings



Generous amenity spaces, and public realm connection to park. And improved daylight/sunlight

SNB Design Appraisal Response Layout



Enhanced layout benefits from increased separation distances of 20m generating greater permeability, high quality public realm, usable landscape amenity and greater privacy between levels, heightened outlook benefiting from good levels of sunlight and daylight.

BARNET SPD GUIDANCE

Barnet SPD Residential Guidance - Local character notes:

- 6.1 identifies that "an area's character may be derived from a range of attributes, including built form, architectural style, pattern, layout, space around buildings, landscaping, trees, streetscape, materials and uses/activity. The design and layout of new development should respect the character of the area in which it is situated and respond to the positive features of that character. In instances where the surrounding area lacks an identifiable character with positive attributes, or the proposal site is severed from its surroundings (i.e. by railway lines, major roads or industrial areas), the design of new development may establish a distinctive new local identity".

LAYOUT

Whilst sitting within a Suburban neighbourhood, we believe that this Gasworks site is unique within the context of the surrounding area, bounded by the railway embankment to the west and the Victoria Recreation Ground to the east and a former gasworks site to the north, suggests that the site would be appropriate for new proposals to support and establish a new, yet sympathetic character area.

The masterplan is site and place specific. Whilst responding to the sites inherent constraints (Section 3.6 of the DAS) the designs respond to the wider site connections and movement (Section 5.2 of the DAS) to establish both desire lines and Character spaces. The masterplan comprises a series of diverse character areas (See 5.11 – 5.18 of the DAS for descriptions of the various character areas) which will enhance the character of New Barnet.

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SNB Design Appraisal Response Context - Supportive Commentary

BARNET PLANNING OFFICERS REPORT

Views in and out the site from the residential quarters are tested thoroughly. Overall views are not seen as detrimental. Improved views from the residential courtyards into the park are achieved in this latest iteration. The existing buffer is considered so are the local topographic changes.

The development also acts successfully as a gateway with clear views into the site from the pedestrian perspective

SNB Design Appraisal Response

Context

CONTEXT

SNB report is critical of our proposals in respect of the following:

- Scale and Character
- Layout
- Lack of definition of public and private space
- Lack of Permeability and blocked views
- Tall buildings

Having reviewed the SNB document, we strongly believe that much of the report represents a string of subjective views or simple conjecture and note that they have pointedly chosen not use or refer to any of the 3D material/views provided by Design Team, which we believe contradict many of their points of concern.

The SNB criticism of the schemes layout and a perceived lack of permeability is also highly exaggerated and can be dispelled by the schemes visualisations – indeed the LPA supports the improved permeability and views out to the park and confirms they have been tested thoroughly by the design team, specifically identifying the Improved views of the park which are achieved in new proposals.

The design proposals have developed recognising the Sites particular constraints as well as a detailed analysis of the surrounding neighbourhood's architectural character as well as its wider connectivity to the surrounding area to ensure our proposals provide a development that responds, connects and integrates to existing local character through its layouts and the reinforcement of local features in detailing, brick pattern, materials and palette.

Visualisations

As the visualisations of the scheme demonstrate we strongly believe the spaces created within the masterplan are positive.



SNB Design Appraisal Response

Context - Extract from Section 5.1 Design Proposal - Urban Analysis (p52 of June 2021 DAS)

Contrary to the SNB assertions the masterplan layout is not simply an orthogonal grid; the scheme masterplan has been generated through the analysis of the urban grain (and the many site constraints already referenced). The generation of routes as explained within the DAS are included below for context and understanding.



1. Urban Pattern

Separated by a heavily planted and wooded embankment, the urban pattern analysis shows a strong linear street framework which responds to the juxtaposition of the railway with perpendicular secondary connections forming a simple grid pattern.

2. Site Constraints

Overlaying the below ground constraints (the access roads, the culverted river and the sewer); the southern and western edges of the site are automatically parcelled up into defined development plots.

The 'No Build' zones created by these constraints create punctuation to the western edge of the site and provide natural opportunities for visual permeability to the wooded embankment.

The development floor plates for buildings on Victoria Road replicate the extant consent.

The island site which is framed to all sides by constraints has been sculpted to enhance movement to the Recreation ground from the Albert Road West.

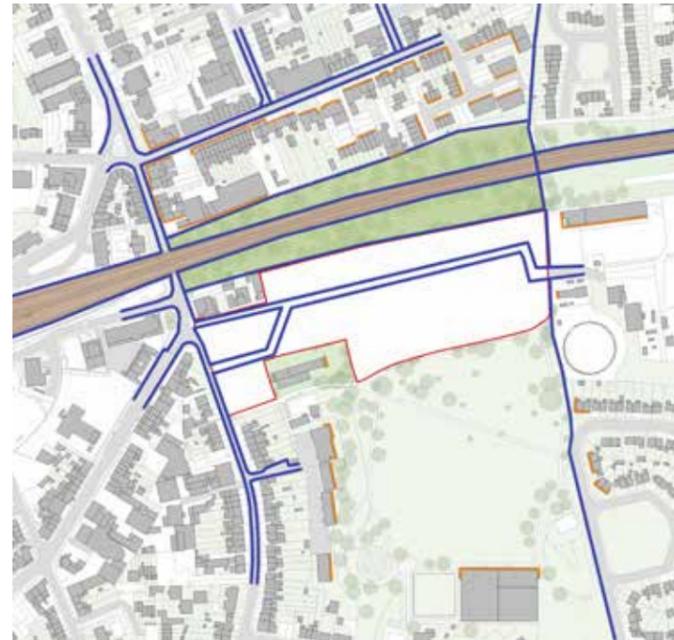
3. Opportunities

Having located development plots to the western edge of the site, it is evident the provision of both visual and physical permeability, connecting these plots to the Recreation Ground establishes a grid pattern; dividing the basement into six natural development plots.

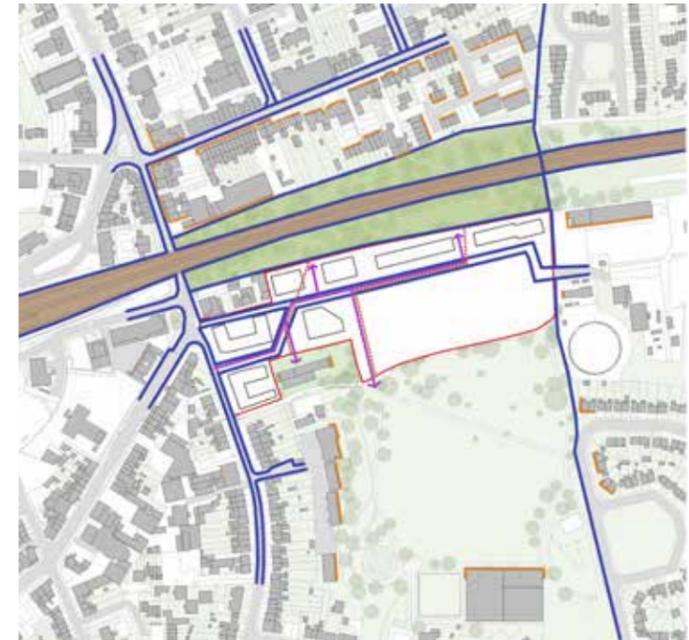
Further analysis of the buildings surrounding the Recreation ground shows development such as the apartments parallel to the Pymmes Brook River and the new Leisure centre frame the recreation ground at its edges.

4. Containment of the recreation ground

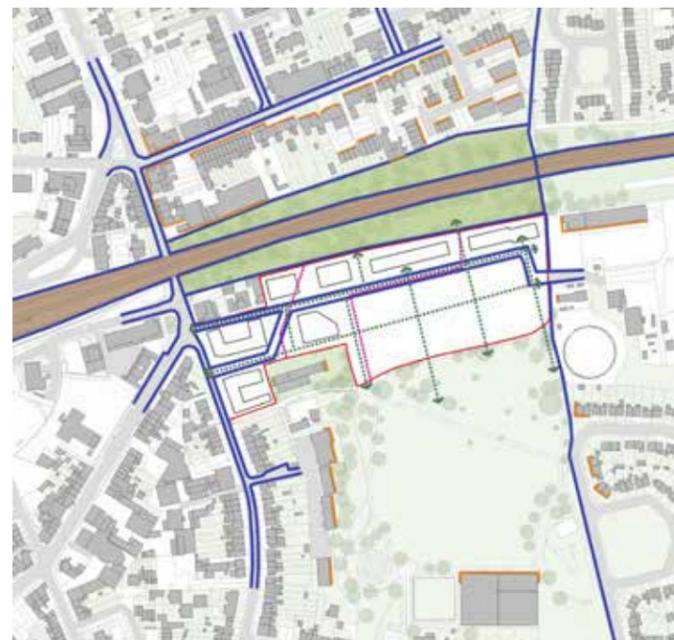
Our scheme provides the opportunity to provide containment and active frontages to the recreation grounds western edge, whilst still enabling the visual and physical connections beyond its boundaries as well providing containment to the Spine Road.



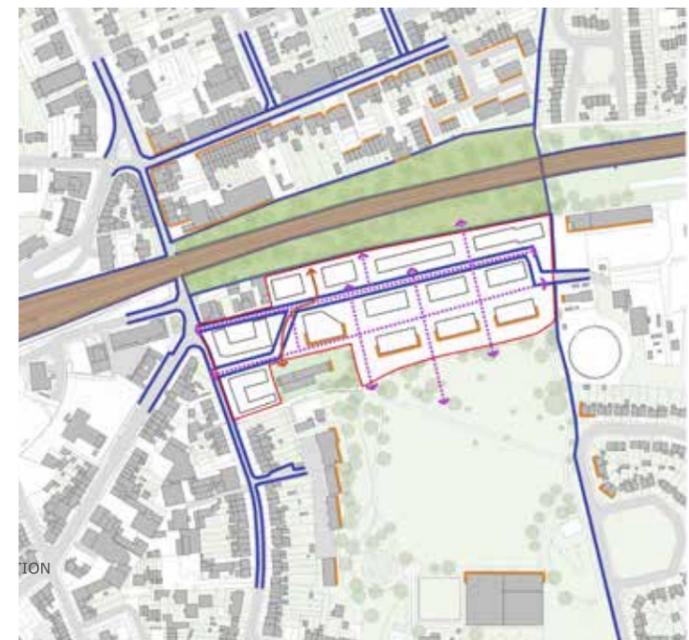
1. Urban Pattern



2. Site Constraints



3. Opportunities



4. Containment of the recreation ground

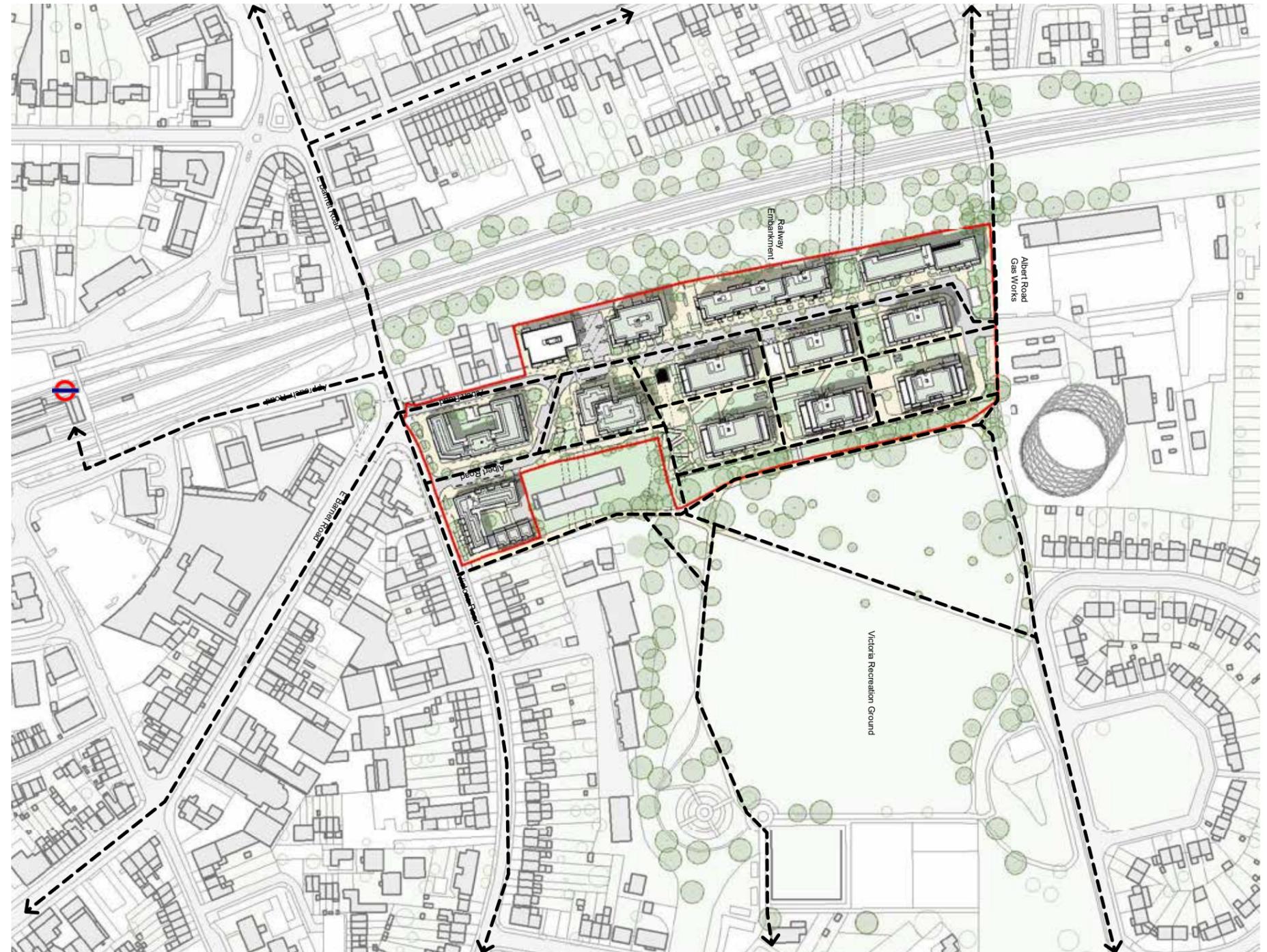
SNB Design Appraisal Response

Context - Extract from Section 5.2 Design Proposal - Wider Site Connection & Movement (p53 of June 2021 DAS)



Wider Movement & Connections

Proposals connect to the existing network of routes where possible as well as generating new ones. In doing so, the scheme facilitates and celebrates a diversity of movement that exists in the wider area promoting freedom of movement.



SNB Design Appraisal Response

Permeability - Supportive Commentary

GLA REPORT

The layout is supported by the GLA recognising the optimised sightlines and connections to the surrounding landscape. – Item 45 asserts that “the masterplan layout demonstrates a simple sequence of blocks with strong street based frontages along the spine road and good levels of residential frontages onto communal/play space areas. Blocks are also arranged and formed to optimise sightlines towards the open space to the east and the landscaping strategy is well developed, making good use of level changes running east-west through the site”.

BARNET PLANNING OFFICERS REPORT

LPA supports Permeability and views out to the park and states they have been tested thoroughly by the Design Team.

- The development also acts successfully as a gateway with clear views into the site from the pedestrian perspective
- The proposed pedestrian routes are legible and easy to navigate through, in this latest version views and hence pedestrian flows are improved. Especially from private courtyards the views out to the recreation ground are improved.

INDEPENDENT DESIGN REVIEW

- 4.38 The single architectural approach and in particular the uniformity of Buildings B1/2, C1/2 and D1/2 tie in all the buildings except for those at Victoria Road (Buildings J and H) creates a strong, coherent sense of place within the site and at the edge of the park. The variation of Buildings J and H – expressed by greater modulation and reduced height – provides an appropriate transition to the reduced scale of the immediate buildings on Victoria Road.
- 4.14 Space between blocks has increased to a minimum of 20m. The reduced footprint subsequently reduces the long horizontal building form of the refused scheme and achieves a building footprint pattern which provides additional benefits in terms of orientation, improved separation, sunlight/daylight benefits and greater visual permeability of the east west ‘finger approach’.
- 4.15 It is considered that the proposed approach is as valid in terms of pattern and grain as the extant permission.

SNB Design Appraisal Response

Permeability

PERMEABILITY

SNB Comment:

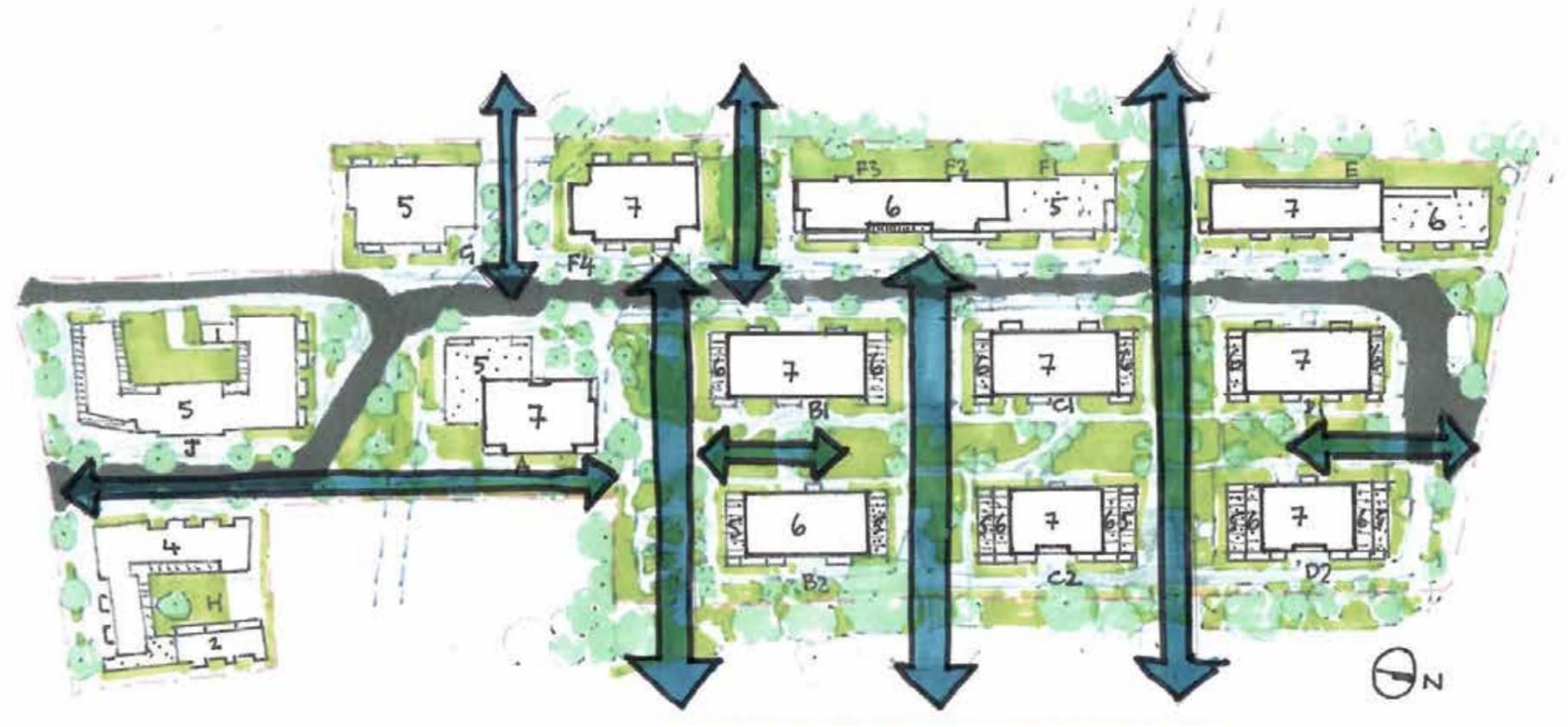
“5.3 Lack of permeability and blocked views detract from the ‘legibility’ of the site

The site layout, orientation and design of individual dwellings ... should be orientated to optimise opportunities for visual interest through a range of immediate and longer range views, with the views from individual dwellings considered at an early design stage (London Plan)

The layout in Fairview’s proposal ensures that views are little more than glimpses between blocks - and the majority of flats have no view of the park. The effect is particularly detrimental for the flats which back onto the railway line.”

We refute the notion that the scheme does not benefit from high degree of permeability as the diagram and images demonstrate.

- Section 5.8 of the DAS illustrates the high level of both visual and physical permeability within the masterplan. The layout promotes views through the masterplan and connects the neighbourhood to the Recreation Ground.
- The visual material demonstrates the legible yet permeable nature of the masterplan.



SNB Design Appraisal Response

Setting / Character - Supportive Commentary

GLA REPORT

Item 57 refers to the character of the designs proposed and acknowledged that the designs proposed draw on the areas established character and that the architectural quality proposed does not raise strategic concern.

BARNET PLANNING OFFICERS REPORT

- Material and façade variation – The development incorporates varied material palettes in the different character areas. The residential quarters, the community uses and the public spaces incorporate different materials to respond to the architecture and use of respective spaces. The presented palette of brick colours is welcome as it is perceived to stitch well with the materials used in the wider area. Different materials and fenestration techniques are utilised to achieve enough variation. The translation of industrial elements into the facades allows for interesting views with subtle detailing incorporated onto the buildings.
- The architecture draws – “inspiration from the industrial past of the site, subtle translation of the industrial past is evident on the new proposal of the building facades and architectural articulation”.

INDEPENDENT DESIGN REVIEW

- Comments that the proposals presents “a high quality building informed by the local context. The architectural response of the scheme in terms of a new character area that relates to the site and park is considered to be appropriate.”
- 4.43 The proposed materials and palette of colours are considered to reinforce the overall sense of place within the scheme, noticeably drawing on the local residential palette

SNB Design Appraisal Response Setting / Character

Set out below is a collation of responses to the general topics raised by SNB, by the Design Team, GLA, Barnets Urban Design Officer and the observations of an Independent design review

SETTING

The brownfield site is unique within the context of the surrounding area, as it is broadly considered an island site; sitting some distance from the nearest residential dwellings, which are separated to the west by a raised and heavily planted embankment, an existing industrial gasworks site to the north and the expanse of the Recreation Ground to the east

CHARACTER

Section 6.1 of EPRs DAS outlines the principles of the character studies and assessments undertaken by the design team as a catalyst for the façade design development. The principles of which were explored and developed in conjunction with the Design and Case Officers.



SNB Design Appraisal Response

Setting / Character - Extract from Section 6.1 Architectural Character - Character Study (p80 of June 2021 DAS)

Establishing a character sympathetic to New Barnet is a key aspect of the proposals.

We have undertaken a detailed assessment and analysis of the surrounding neighbourhood to identify local architectural character. Our study reveals a series of repeating themes and details across the predominately late Victorian/Edwardian terraced and semi-detached houses in the surrounding area.

These relate to:

- Materiality / Brick Tones
- Use of decorative brick banding
- Projecting bay windows of 1-2 storeys
- Planted front gardens to establish boundary

The images opposite identify some of the typical characteristics.



Contrasting brick banding

Hierarchy to head and cill of window



Hierarchy to head and cill of window

Contrasting brick banding



Stone detail over windows

Contrasting banding

SNB Design Appraisal Response

Setting / Character - Extract from Section 6.1 Architectural Character - Character Study (p81 of June 2021 DAS)

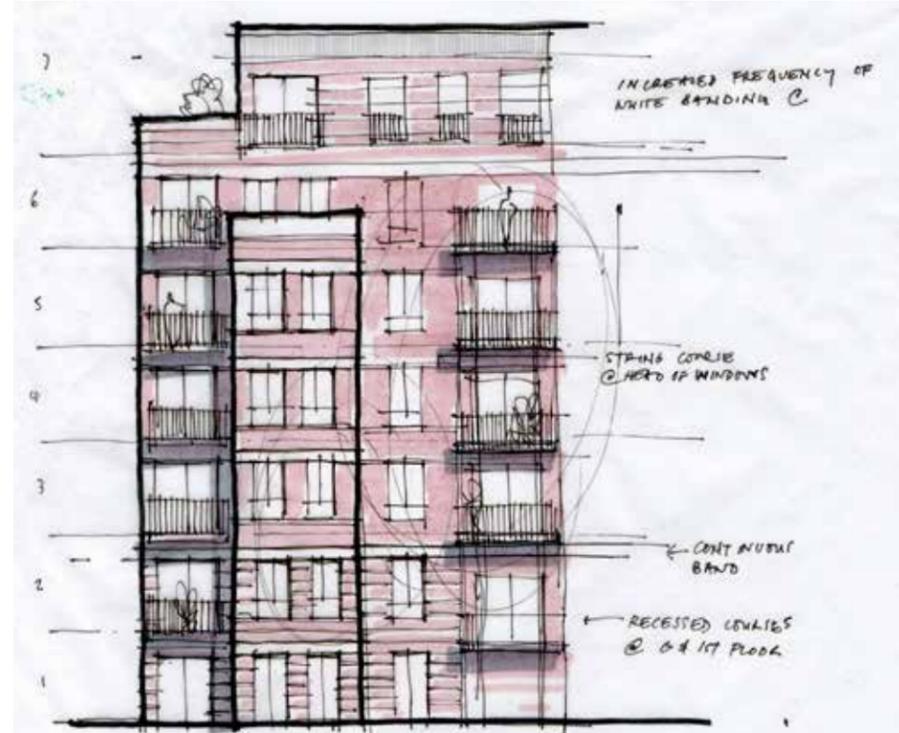
The architectural language is intentionally deferential to landscape with traditional street references of front doors and planted hedges to front gardens acknowledging the site's suburban location.

The site is unique in its scale and positioning within the neighbourhood, suggesting that it is able to determine and establish its own distinct character, however the incorporation of subtle architectural references establish a dialogue and familiarity with their context.

We believe our architectural approach demonstrates an understanding of the local context and materiality in the surrounding neighbourhood, drawing on common themes of detailing and brick pattern abstracted from the Victorian/Edwardian terraced and semi-detached houses in the surrounding streets which integrate into our proposals to provide a contemporary architectural language that shares a common DNA with their context.

The grander scale of the proposals lend themselves to a contemporary retake on a Victorian Mansion block typology from a similar period in history. These buildings utilised brick and contrasting banding to establish traditional/classical hierarchy to elevations to establish a defined 'Base/Middle and Top' to their composition. They also express bays and balconies with increased levels of decoration.

The resultant architecture is intentionally modest, muted but carefully crafted and well considered, interspersed with detail and surface texture to provide a rich co-ordinated variety across the scheme and provide a character that suggests they are natural extension of this suburban neighbourhood.



Bay study idea for mansion buildings



View of building B2 approaching from the park



Character of Barnet



Mansion block reference image

SNB Design Appraisal Response Scale - Supportive Commentary

GLA REPORT

- 49. Barnet's Core Strategy defines a tall building as being eight storeys (equivalent to 26 metres above ground level) or more and identifies locations where proposals for tall buildings may be appropriate. In this case, proposed Block A is the only building of 8 storeys and as such, would be considered as a tall building as per Local Plan policy.
- 52. Block A has been redesigned with the Council through the preapplication process to ensure a more considered form than the refused scheme. The building has been designed as a marker building, located on the principal public realm area at the centre of the site, linking to the park. GLA officers consider that the location of the building alongside the park boundary creates a frame for the park and assists wayfinding and pedestrian routes to Victoria Road. The applicant has undertaken a comprehensive assessment of the impact of the building on surrounding long range, mid-range and immediate views to address Part C of Policy D9 and GLA officers are satisfied that the proposal would relate appropriately to the surrounding townscape and would not adversely affect local views. The architectural quality and use of materials have been well considered within the Design and Access Statement (DAS). The Council should ensure that specific architectural detailing and materials are appropriately secured for Block A to ensure an exemplary standard is achieved and maintained.

BARNET PLANNING OFFICERS REPORT

- The park edge is very slightly varied, resulting in a subtle roof variation as viewed from the park. Changes in the breaks of massing have allowed for more light penetration into courtyards and more meaningful views of natural elements.

INDEPENDENT DESIGN REVIEW

- 4.33 The proposed building heights of predominantly four – seven storeys are not considered unusual in the context of a town centre and there appear to be no amenity issues with the new buildings and existing.
- 4.36 From the park the proposed buildings will be background to the existing trees and frame the edge of the space.
- 4.38 The single architectural approach and in particular the uniformity of Buildings B1/2, C1/2 and D1/2 tie in all the buildings except for those at Victoria Road (Buildings J and H) creates a strong, coherent sense of place within the site and at the edge of the park. The variation of Buildings J and H – expressed by greater modulation and reduced height – provides an appropriate transition to the reduced scale of the immediate buildings on Victoria Road.

SNB Design Appraisal Response Scale

SCALE

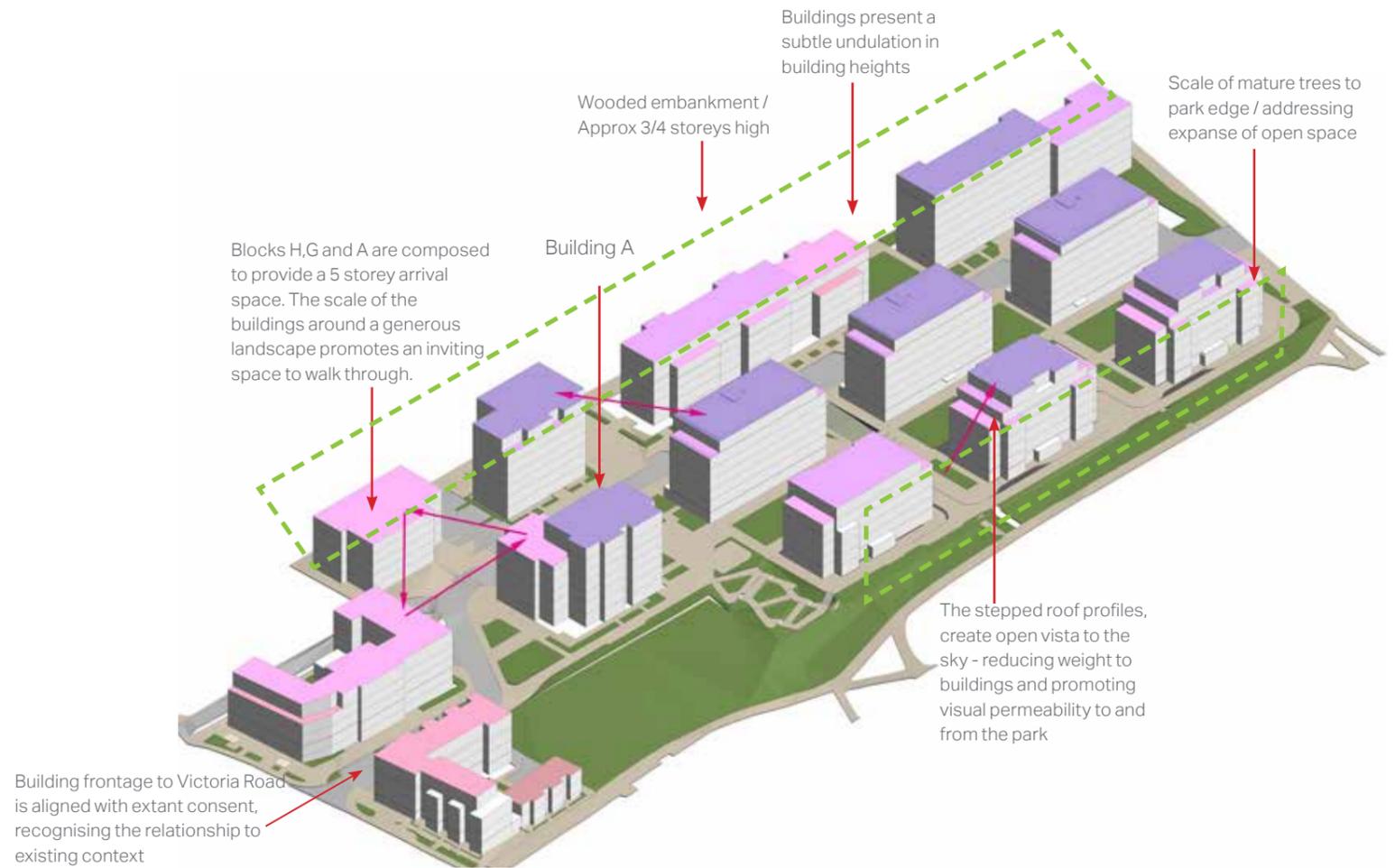
(Text extracted from DAS - Section 5.5)

The building height strategy has evolved out of the analysis of the sites unique opportunities and conditions, and results in a meaningful variation of heights across the scheme to integrate the massing in its context, taking into consideration longer townscape analysis.

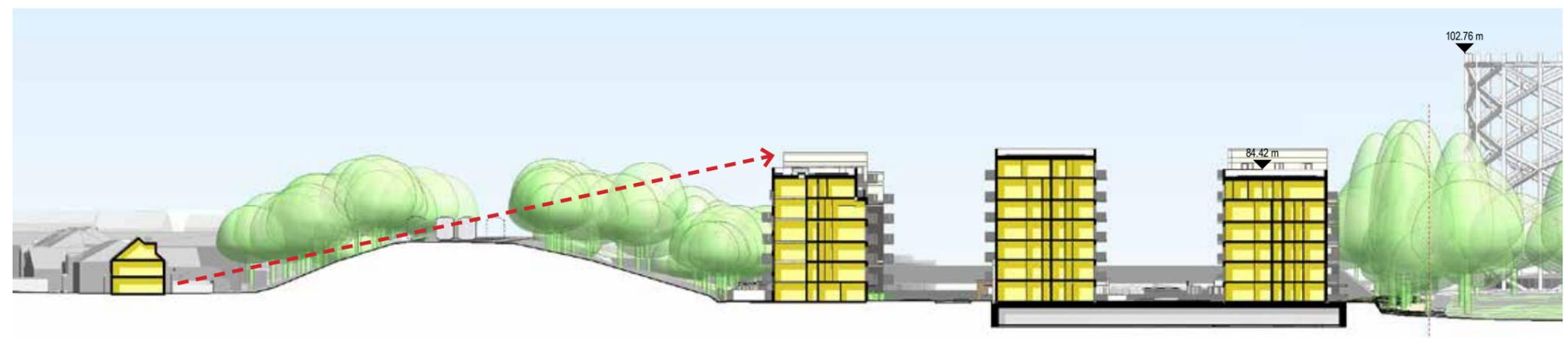
The brownfield site is unique within the context of the surrounding area, as it is broadly considered an island site; sitting some distance from the nearest residential dwellings, which are separated to the west by a raised and heavily planted embankment, an existing industrial gasworks site to the north and the expanse of the Recreation Ground to the east. In line with Barnet's Core Strategy on height (which defines tall buildings as being 8 storeys - equivalent to 26m above ground level), buildings range in height across the masterplan from 3-4 storeys on Victoria Road to 5-7 storeys generally across the remaining masterplan, with heights responding to their context and assessed in local and wider townscape assessments to ensure they the proposals integrate into their context.

Building A which sits on the new public square (Park Plaza), which ranges in height from 5-7 storeys. The reduction in building floorplate sizes promoting increased separation distances, combined with improved modeling to the building profiles, incorporating expressed bays, lower shoulder heights, set back roofs and corner balconies which address key views, approaches and interfaces with new public spaces and landscape combine to reduce the schemes scale and massing.

The scale of the buildings is balanced with generous landscape spaces between them to create attractive, open spaces which benefit from high levels of daylight to provide high quality amenity space for residents. The character area visualisations (see DAS Section 5.0) demonstrate the positive nature of these spaces and suitability of the buildings scale.



Height Rational



East / West Cross Section through Railway Embankment to Recreation Ground

SNB Design Appraisal Response

Height / Massing and Tall Buildings - Supportive Commentary

GLA REPORT

Items 49-52 sets out their satisfaction that the proposals would relate appropriately to the surrounding townscape, setting out that Barnet's Core Strategy defines a tall building as being eight storeys (equivalent to 26 metres above ground level) or more and identifies locations where proposals for tall buildings may be appropriate. In this case, proposed Block A is the only building of 8 storeys and as such, would be considered as a tall building as per Local Plan policy, however, the extant scheme includes a building up to 8 storeys in height in the same location which suggests the principle of tall buildings in this location has been established.

BARNET PLANNING OFFICERS REPORT

Comments that "Views in and out the site from the residential quarters are tested thoroughly. Overall views are not seen as detrimental. Improved views from the residential courtyards into the park are achieved in this latest iteration. The existing buffer is considered so are the local topographic changes".

INDEPENDENT DESIGN REVIEW

- 4.33 The proposed building heights of predominantly four – seven storeys are not considered unusual in the context of a town centre and there appear to be no amenity issues with the new buildings and existing.
- 4.34 Only Building A is at part eight storeys, consistent with the extant permission
- 4.35 The proposed siting of the taller buildings within the scheme and a reduction in scale (height and proportion) to Victoria Road is considered an appropriate design response to transitioning the scale and pattern beyond the site, and would be perceived as from walking into the scheme from Victoria Road.
- 4.36 From the park the proposed buildings will be background to the existing trees and frame the edge of the space.

SNB Design Appraisal Response

Height / Massing and Tall Buildings

HEIGHT / MASSING

It is worth noting that in its criticism of the proposals, the SNB document fails to recognise Barnet's own policy for Tall Buildings. They also fail to recognise the site's unique characteristics, context and relationship to adjoining land uses.

The design team has adopted a design based approach to building height strategy, evolved out of the analysis of the site's unique opportunities and conditions, and results in a meaningful variation of heights across the scheme to integrate the massing in its context, taking into consideration longer townscape analysis.

This analysis identifies that this brownfield site is unique within the context of the surrounding area, as it is broadly considered an island site; sitting some distance from the nearest residential dwellings, which are separated to the west by a raised and heavily planted embankment, an existing industrial gasworks site to the north and the expanse of the Recreation Ground to the east. (see height/massing strategy diagram)

In line with Barnet's Core Strategy on height (which defines tall buildings as being 8 storeys - equivalent to 26m above ground level), buildings range in height across the masterplan from 3-4 storeys on Victoria Road to 5-7 storeys generally across the remaining masterplan, with heights responding to their context and assessed in local and wider townscape assessments to ensure they integrate into their context.

See Section on p59 of the DAS (and repeated on the following pages) which identifies both the distance to the nearest residential property, but also the natural screening provided by the raised railway embankment which offers further natural screening to our proposals. (see long sections)

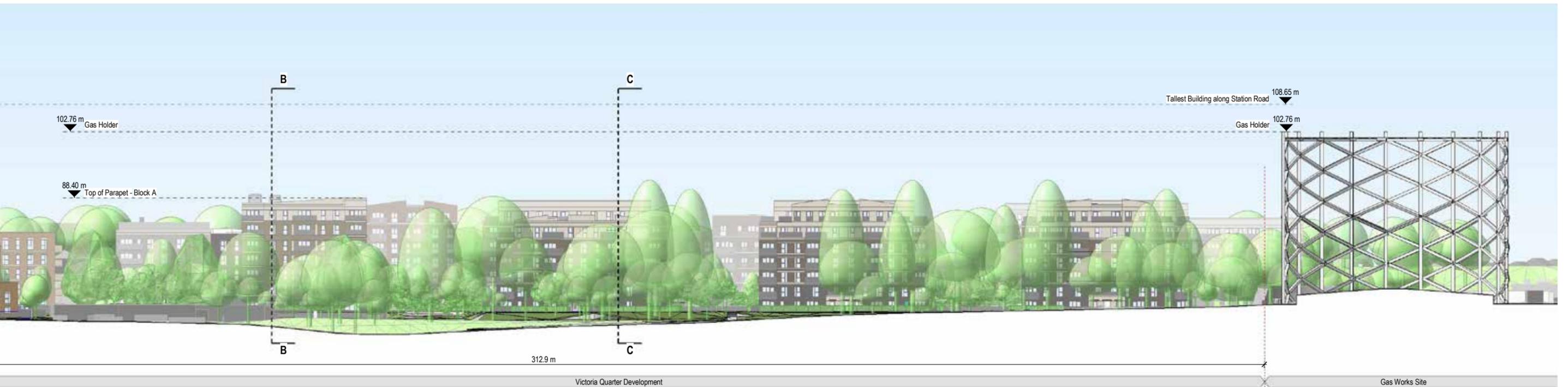


SNB Design Appraisal Response

Context - Extract from Section 5.6 Design Proposal - Sitewide Sections (p60 of June 2021 DAS)

Townscape analysis demonstrates that our proposal has little or no impact on the neighbouring surroundings. The strategy is to locate the predominant height within the centre of the site screening it from surrounding areas. This richer approach to building heights and typologies creates a vibrant and successful new residential quarter.





SNB Design Appraisal Response

Public Realm - Supportive Commentary

GLA REPORT

GLA Stage 1 report Item 55.

The layout of the scheme is broadly similar to the previous scheme with efficient floorplans, core to unit ratios and good proportion of dual aspect units. The measures taken to improve and address the reasons for refusal linked to residential quality are welcomed and include increased separation distances and improved outlook. Mitigation measures for addressing noise/vibration from the railway line should be secured.

BARNET PLANNING OFFICERS REPORT

Social width – The width of streets and open spaces respond better to the human scale in this proposal. The width of new streets is welcoming and accommodating.

The courtyarded private spaces are also of a good size; we would advise that these spaces are made accessible to both private sales and affordable housing units to promote community cohesion.

INDEPENDENT DESIGN REVIEW

- 4.26 The landscape proposals include a significant number of benefits including: new street trees, local play areas, a plaza and green spaces. These proposals will undoubtedly improve the site and the wider area, encouraging pedestrians into this underutilised part of the town centre and edge of the park, to appreciate that it is cared for, overlooked and therefore safe.
- 4.27 The landscape spaces will provide an outdoor space for residents to meet, vegetation for shade and biodiversity, and play space for children; all of which will create a green framework within the site which connects east into the park. However, many of these spaces are principally private areas with the exception of the Plaza and streets.
- 4.28 Compared to the simplicity of the built form, the landscape spaces within the scheme – the plaza and private courtyard are particularly animated with strong geometric lines in the paths that connect the entrances between B1, B2, C1, C2, D1 and D2. The geometry in the plaza space that integrates levels creates an interesting and dynamic space that contrasts well with the simplicity of the park

SNB Design Appraisal Response Public Realm

PUBLIC REALM

We would strongly refute the SNB assertions that the amenity areas and new public spaces created within the masterplan are "incidental or left over space", or that they lack any "sense of enclosure" or that the spaces have not been considered in conjunction with the building forms.

To the contrary the design team adopted a landscape focused approach to our assessment of placemaking and our development of the masterplan and would refer to the Landscape section (10.0 of the DAS) which articulate their sense of generosity, quality and legibility of the spaces created.

The landscape design provides character areas which divide the site into areas of individual inherent character. The definition of these character areas will assist in the creation of a unique sense of place for each of the key spaces. Whilst we identify the separate characters it is worth noting that through the use of a restrained palette of material and planting approach, a high degree of continuity and spatial legibility is created.

Public Square

The images opposite illustrates the generous new Park Square, facilitating access between the town centre and the Recreation Ground. Sitting on a key desire line between the park and the town centre its represents an opportunity to provide an alternative character space, which does not currently exist within the local area as well as amplifying the benefit of the Recreation Ground to the local community. At the base of Building A, a community space / café will provide active frontage to the space as well as overlooking the provision of children's play space, ensuring the space should be well used throughout the day.

The images opposite demonstrates the open and informal nature of the space; its relationship to the surrounding buildings, the community/café use and the strong visual connection to the Recreation Ground.



Illustrative Masterplan



View from Recreation Ground towards Park Plaza



View from Park Plaza to Recreation Ground

SNB Design Appraisal Response Spine Road - Supportive Commentary

GLA REPORT

Item 44 of the GLA stage 1 report agrees that “the masterplan layout demonstrates a simple sequence of blocks with strong street-based frontages along the spine road and good levels of residential frontages onto communal/playspace areas”.

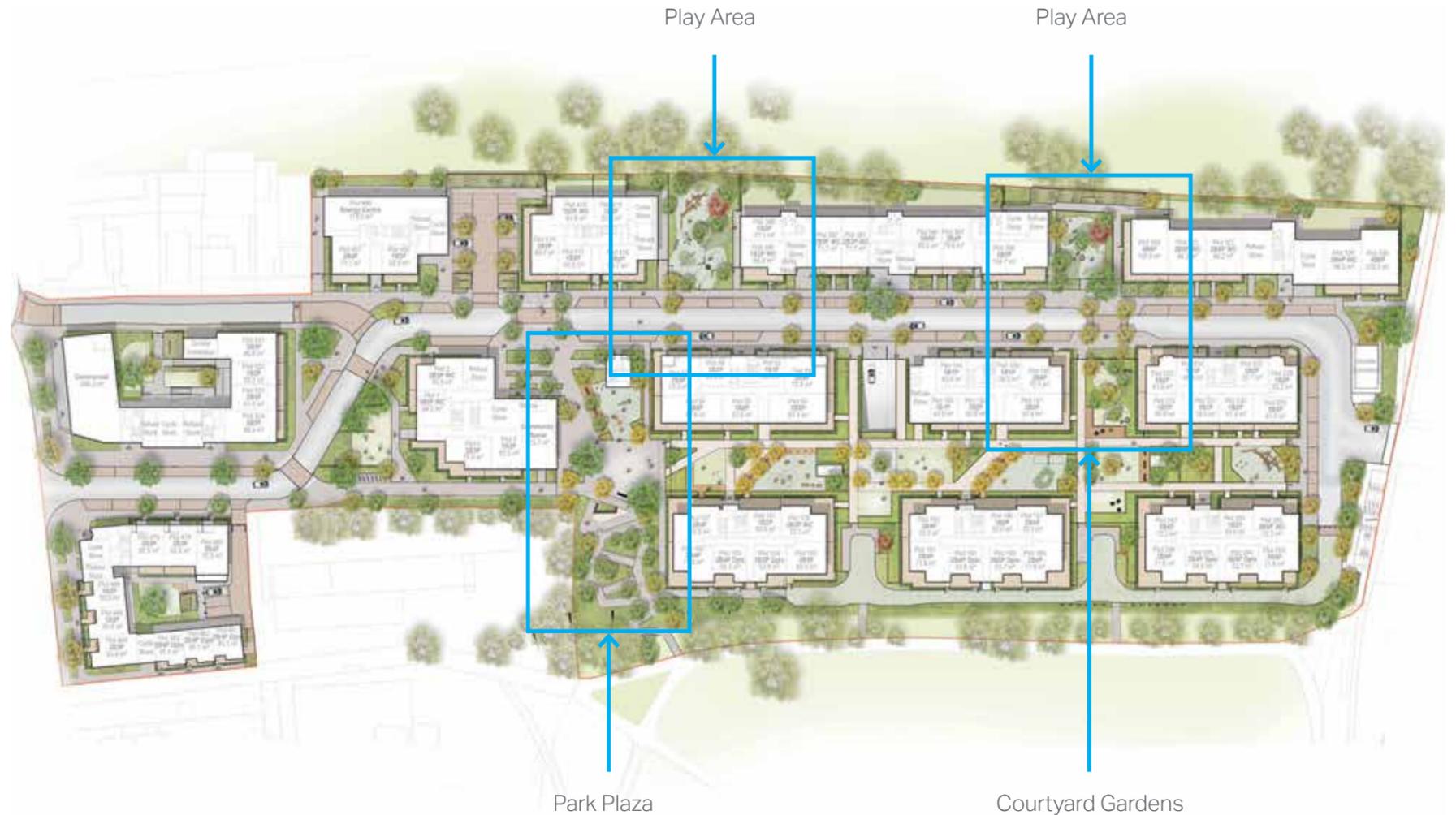
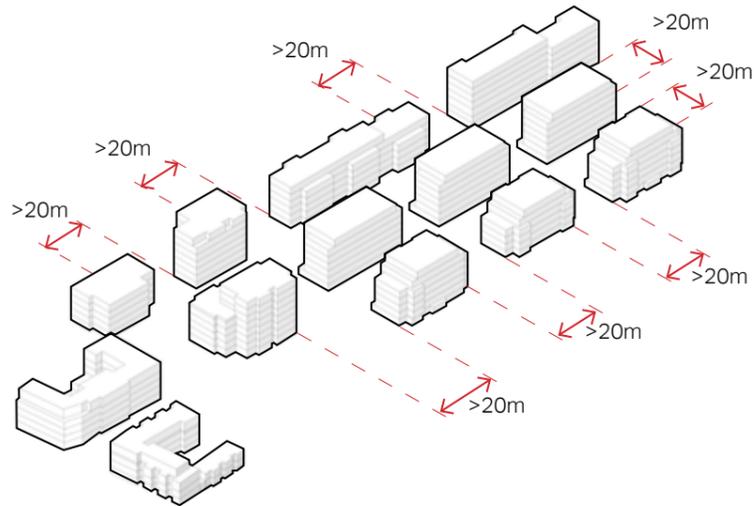
BARNET PLANNING OFFICERS REPORT

Social width – The width of streets and open spaces respond better to the human scale in this proposal. The width of new streets is welcoming and accommodating.

SNB Comment:

“Following guidelines for the ratio of building height to street width (in a suburban area) means that buildings of seven stories should address a generously proportioned avenue – 47.5 metres wide.”

The development team believe the proposals are robust at 20m separation distances known to be being generous and appropriate for the size of development as illustrated in the quality of the landscape plans and visualisations.



SNB Design Appraisal Response Spine Road

SPINE ROAD

We strongly object to the SNB’s misleading characterisation of the Spine Road.

Visualisations of the Spine Road clearly articulates the residential character of the road and wider masterplan, through its generous sense of open space, and the buildings relationship to the landscape.

The Spine Road has generous footpath widths which are often separated by planting and street trees to create pleasant conditions for walking or cycling and provide a high degree of natural surveillance and overlooking, to ensure a high level of public safety within the public realm.

The design provides green edges for building plots to ensure both separation between public and private space and retain a green edge to each side of the road.

As the name suggests the Spine Road provides a strong legible pedestrian route through the scheme and links a series of key open public spaces throughout its transition. Entered through the “Gateway Garden” it continues to pass the top of the new public plaza before continuing along Spine Road, engaging with a series of pocket landscape gardens and play spaces as well as providing strong visual connections into the Courtyard Gardens and the Recreation Ground beyond.

In short we believe this road will provide a strong connection the landscape and provide a unique suburban character of its own, not the “unwelcoming” environment as suggested. Further details of the landscape proposals are addressed in Section 10 of the DAS.

Image above left

Whilst the buildings define the street and form a sense of enclosure to the courtyard gardens, this image also demonstrates the deep visual connections and permeability to the park and courtyard gardens from the Spine Road.

Image above right

The landscape appears to flow from the Recreation ground between our buildings to establish a defined suburban character of its own.

The positioning of corner balconies and lower shoulder heights to gable ends of the buildings define the interfaces with key routes and approaches, whilst lightening the building apparent scale and mass.

The overall effect is a rich and layered environment, which provides a pleasant and high-quality residential environment and not on of an overbearing nature.



View from the Spine Road looking into the Courtyard Gardens



View from Play Area connecting the Spine Road looking towards the Courtyard Gardens



Park Plaza



Play Area / Courtyard Gardens



Play Area

SNB Design Appraisal Response

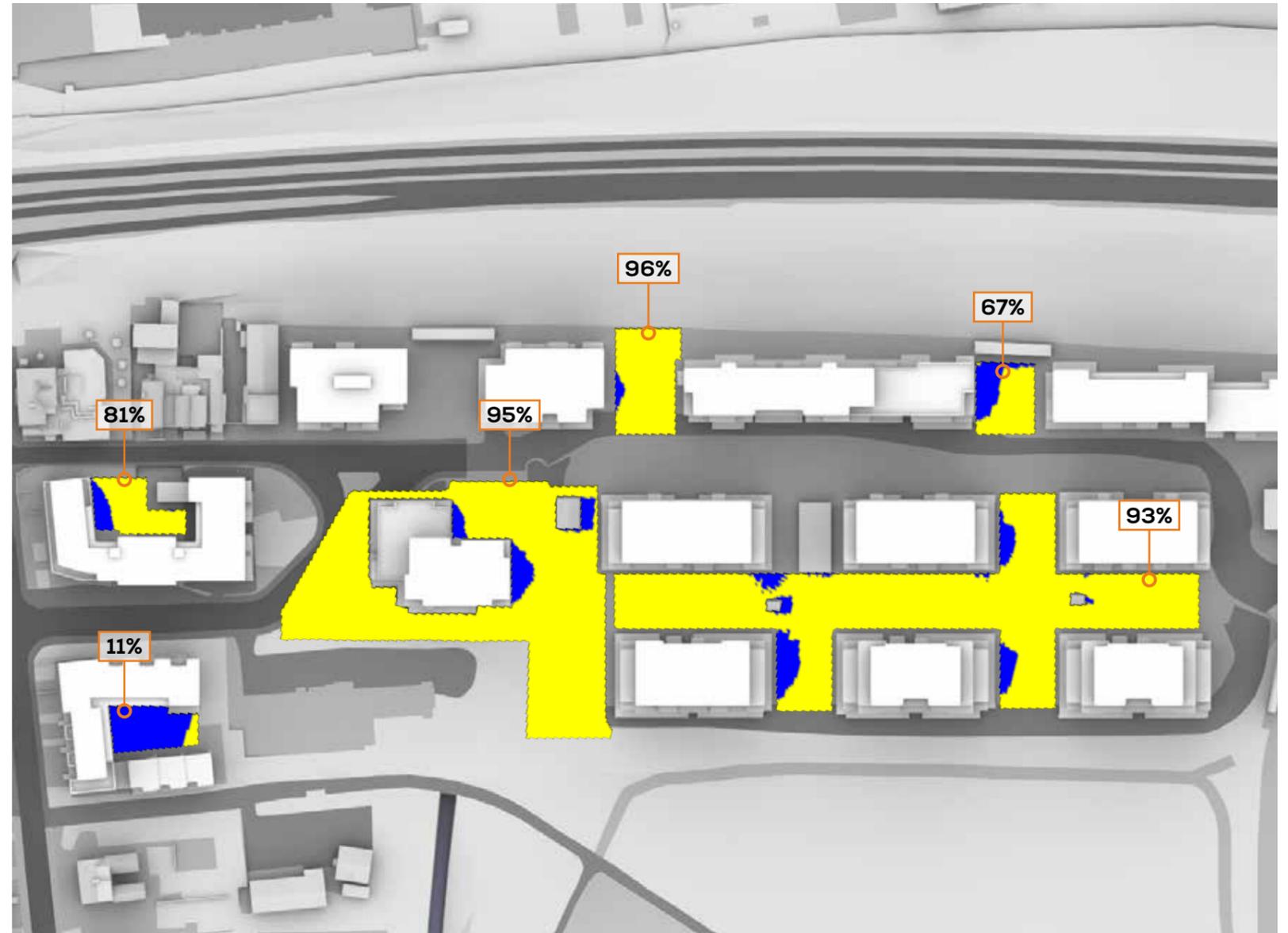
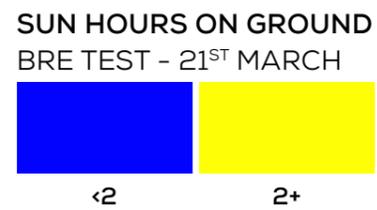
Public Realm - Daylight

DAYLIGHT

Throughout the early design stages, EPR worked collaboratively with GIA in order to optimise the proposed massing in terms of daylight and sunlight. As a result, the proposal allows for very good daylight and sunlight whilst still providing optimum density and thermal comfort. – Please refer to GIA report for further details

OVERSHADOWING ASSESSMENT - COMMUNAL AMENITIES

SUN HOURS ON GROUND - BRE TEST - 21ST MARCH



Extracted from GIA report

SNB Design Appraisal Response

Public Realm

PUBLIC REALM

Park Elevation

The mansion blocks design approach to the park edge was supported at the earliest stages of the design process by the Design Officer.

P76 of the DAS sets out ambition to provide a natural extension to the fringe of Victoria Recreation Ground, providing a pleasant containment to the park edge.

The removal of the current railings will be replaced with a blurred and informal fringe to the park, accessible to the public. This arrangement should provide high levels of passive surveillance to this pedestrian route to create an attractive and relaxed character area.

This arrangement of buildings addressing the park edge has been supported by the Crime Prevention officer. The generous spacing between the buildings provide views from the park through to the wooded embankment as well oblique views into the heavily planted courtyard gardens to provide a multi-layered experience.

The composition of three park facing buildings present an elegant and mature back drop to the park edge. The buildings have been carefully sculpted to provide expressed bays, corner balconies and set back roofs to provide visual interest and complexity to the building form. The materials and detail reference local architectural character which is applied across the site to complement and engage with their context.

The composition of the building's elevations are structured to provide a base, middle and top maintaining a balance between consistency, differentiation and interest between the blocks.

P77 of the DAS illustrates the composition of buildings combine to form an elegant back drop to the Recreation Ground with deep permeable views into the masterplan from the park edge – not an overbearing composition as suggested.

The intentionally restrained response and subtle variation of the brick tones, which lighten at the upper floors provide a pallet and composition which complements and balances the natural tree line to the parks western edge. The spacing of the buildings promotes deep views into the masterplan, whilst the modeling and sculpting of the roof profiles, increases the visual interest of the buildings, providing shadow and depth to the façade. The stepped roof lines intentionally reduces the mass and volume of the buildings at the upper levels, increasing the view of the sky. The stepped heights of the buildings draw your eye to the new 'Park Plaza', providing legibility to the key desire line and route to the town centre.



SNB Design Appraisal Response

Density - Supportive Commentary

GLA REPORT

Residential Quality

55. The layout of the scheme is broadly similar to the previous scheme with efficient floorplans, core to unit ratios and good proportion of dual aspect units. The measures taken to improve and address the reasons for refusal linked to residential quality are welcomed and include increased separation distances and improved outlook.

INDEPENDENT DESIGN REVIEW

4.44 All apartments are served from centrally located cores with lift and stairs with short corridors to individual units. All cores with the exception of A, G and F4 are part naturally lit to the main stair.

4.2 The number of homes and supporting uses are considered to represent an optimum use of land in a sustainable town centre location close to local amenities and services as well as public transport. The provision of affordable housing promotes mixed tenure communities. 4.3 Considering the increase in dwelling numbers from the extant permissions, matters of design that usually imply 'overdevelopment' have demonstrably been addressed in the submission material. Such matters include qualitative considerations such as dwelling sizes, amenity, privacy and outlook, refuse and parking. For these matters to be resolved and agreed as acceptable, and having appropriate regard to context, it generally follows that a site has been optimised and therefore is compliant with the NPPF. Considering matters of dwelling size, privacy, amenity, outlook and parking: :

- 1. All of the proposed apartments meet the London Plan Housing Standards and Building Regulations requirement M4 'Accessible and Adaptable Dwellings'.
- 2. The scheme provides private and communal space in accordance with policy, giving every resident private outdoor space.
- 3. The siting of buildings and within apartments through separation and siting of windows, secures appropriate privacy consistent with the recommended separation distances.
- 4. There are no north facing dwellings, and all dwellings have an outlook over public street and open spaces or private communal spaces. Many dwellings are dual aspect.

- 5. The sunlight daylight appraisal concludes that the scheme will achieve appropriate levels for buildings and spaces. 89% of habitable rooms (1451) meet or exceed the recommendations for daylight quantity (ADF). 99.9% (1623) of all habitable rooms have been designed with good proportions for uniform daylight distribution in accordance with BRE's RDC, where applicable.
- 6. Refuse stores are accommodated within the built form and do not dominate the street scene. They are located to serve individual buildings.
- 7. The underground car park removes a significant amount of parked cars from the public street spaces and parked cars, where provided on street, are accommodated with landscaping such that they will not visually detract from the public realm. Cycle parking is provided for each Building and close to entrances to encourage sustainable travel.

SNB Design Appraisal Response

Density

DENSITY

Through the development of the London Plan it has led to the removal of the Density Matrix in favor of design led solutions, in an ambition to optimise sites for residential accommodation. Therefore referencing back to the Density Matrix is no longer considered appropriate to assess a sites capacity.

Through further design analysis we have reduced the scale of the scheme from 652 to 539; a reduction of 113 dwellings.

Contrary to the SNB assertions, we believe our layouts provide high quality accommodation, efficient floorplans and core to unit ratios. The design of the proposals have also been considered in respect of their environmental conditions.

Our scheme performs highly on the following qualitative design indicators associated with the scrutiny and assessment of density:

- In line with requirements of the London Housing Design Guide (item 3.2.1) - building designs ensure dwellings accessed from a single core do not exceed eight per floor.
- Additional security measures including audio-visual verification to the access control system are provided to all apartments.
- Our proposal designs out any North Facing single aspect units
- Over 70% of units are classified as dual aspect
- All cores with the exception of A, G and F4 are part naturally lit/ventilated to the main stair and lift lobby. Example floorplans shown below.
- Provides good levels of Sunlight and Daylight across the scheme (please refer to GIA document)
- Increased area and usability of amenity space and the associated outlook from residential units to amenity space.
- Fire Strategy has been designed in conjunction with a Fire Consultant (please refer to Ashton Fire report)
- Designed in line with the requirements of Secure by Design.

Please refer to all the various technical reports which addresses directly the concerns of the SNB document.



Dual Aspect Units



Typical Floor plans to Block F1 - F3 and D2 demonstrate high levels of natural daylight and ventilation, ranging from 4 - 8 units per floor per core

SNB Design Appraisal Response

Materials - Supportive Commentary

GLA REPORT

- Item 42. "Whilst the proposal has not undergone a Design Review Panel in line with Policy D4, following the refused scheme, the proposals have evolved as part of a design-led process involving sufficient levels of design scrutiny from Barnet Council planning and design officers during pre-application stage. The revised proposal has also been subject to review by GLA officers during preapplication discussions and an independent design audit carried out by the applicant. On balance, officers consider that the revised scheme has undergone a sufficient level of design scrutiny."
- Item 57. The submitted visuals suggest a simple and robust aesthetic will be achieved which draws on the areas established character. The architectural quality does not raise strategic concern.

BARNET PLANNING OFFICERS REPORT

Material and façade variation – The development incorporates varied material palettes in the different character areas. The residential quarters, the community uses and the public spaces incorporate different materials to respond to the architecture and use of respective spaces. The presented palette of brick colours is welcome as it is perceived to stitch well with the materials used in the wider area. Different materials and fenestration techniques are utilised to achieve enough variation. The translation of industrial elements into the facades allows for interesting views with subtle detailing incorporated onto the buildings.

INDEPENDENT DESIGN REVIEW

Architecture and Character:

- 4.37 The architectural 'reference/typology' for the scheme resembles the early 20th century brick mansion block, reflected particularly in the proportion (height/width and depth) of Buildings B1/2, C1/2 and D1/2; the simplicity of the basic rectilinear form, elevation and fenestration; the subtle differentiation of base, crown and floor levels; and material. As detailed in the DAS the treatment of the elevations have been simplified, reducing the intensity of the brick detailing which is aligned with a more contemporary brick and metalwork palette, whilst seeking to maintain the initial narrative from the local area.
- 4.38 The single architectural approach and in particular the uniformity of Buildings B1/2, C1/2 and D1/2 tie in all the buildings except for those at Victoria Road (Buildings J and H) creates a strong, coherent sense of place within the site and at the edge of the park. The variation of Buildings J and H – expressed by greater modulation and reduced height – provides an appropriate transition to the reduced scale of the immediate buildings on Victoria Road.
- 4.43 The proposed materials and palette of colours are considered to reinforce the overall sense of place within the scheme, noticeably drawing on the local residential palette.

SNB Design Appraisal Response Materials

ARCHITECTURE

Contrary to the SNB assertions that the Design Team has no 'clearly expressed 'story' for the design concept, our proposals provide a co-ordinated variety in respect of the masterplans materiality and detail between blocks across the masterplan, linked through a common narrative and design theme.

The sites unique scale and positioning within the neighbourhood, suggests that it is able to determine and establish its own distinct character, however the incorporation of subtle architectural references establish a dialogue and familiarity with their context. The design concept is therefore one of developing an architectural language that echoes the surrounding areas DNA / character without replicating it as pastiche.

Our architectural approach demonstrates an understanding of the local context and materiality in the surrounding neighbourhood, drawing on common themes of detailing and brick pattern abstracted from the Victorian/Edwardian terraced and semi-detached houses in the surrounding streets which integrate into our proposals to provide a contemporary architectural language that shares a common DNA with their context.

The architectural language is intentionally deferential to landscape with traditional street references of front gardens acknowledging the sites suburban location. Similarly, the architecture demonstrates an understanding of the fundamental character and materiality of the local area -brickwork. The architecture is intentionally modest, muted but carefully crafted and well considered, with interspersed detail and surface texture to provide a rich co-ordinated variety across the scheme offering tenure blind housing that will age gracefully over time and provide a natural extension of this suburban neighbourhood.

The design has been scrutinised by LPA/GLA and an independent design review to ensure that the design has been fully tested.

DESIGN

Contrary to the SNB assertions there is a significant degree of variety to brick tones and balcony colours and detail treatments across the masterplan. These variations are articulated within Chapter 6 of the DAS – and the associated building study models

Chapter 6 of the DAS also clearly illustrates the level of detail, materiality and modeling of each of the building types, some examples of which are shown on the following pages.

P83 of the DAS addresses the strategy for brick detailing and façade modeling and contrary to the SNB assertions we believe the designs developed in conjunction with Officers comply with the guidance of the National Model Design Code states that 'A degree of complexity will ensure that buildings are attractive from a distance and close-up.' This is demonstrated in Façade study models such as that of the Mansion Blocks indicated on page 87 of the DAS indicate the quality of the design proposed.

Chapter 6 of the DAS illustrate the variation of building types in the long sectional elevations. These long elevations highlight the variety of typologies and how they sit aesthetically as a collective to provide a co-ordinated variety. In doing so, it shows the rich sense of place created through architectural language.

BULK AND MASSING

The use of projecting bays within the facade play an important role in the buildings compositions, reducing scale and adding verticality to the composition. Buildings B1/C1/D1 also employ smaller two storey projecting bays on the Spine Road in contrasting brickwork as well as projecting entrance porticos to improve scale at the pavement. Integrated corner balconies are also a key features utilised throughout the proposal. They serve to address and frame key approaches and views with the masterplan, reducing the scale of the forms and identifying key interfaces with landscape and routes within the masterplan

The visualisations of the scheme included within the DAS (Section 5.0) address the key character areas and demonstrate how the buildings form and massing have been given consideration to reduce their bulk and form within local and wider townscape views. The buildings have been carefully sculpted to provide expressed bays, corner balconies and set back roofs to provide visual interest and complexity to the building form.

SNB Design Appraisal Response

Materials - Extract from Section 6.1 Architectural Character - Character Study (p80 of June 2021 DAS)

Establishing a character sympathetic to New Barnet is a key aspect of the proposals.

We have undertaken a detailed assessment and analysis of the surrounding neighbourhood to identify local architectural character. Our study reveals a series of repeating themes and details across the predominately late Victorian/Edwardian terraced and semi-detached houses in the surrounding area.

These relate to:

- Materiality / Brick Tones
- Use of decorative brick banding
- Projecting bay windows of 1-2 storeys
- Planted front gardens to establish boundary

The images opposite identify some of the typical characteristics.

SNB Comment:

"...it appears that carefully thought through detail design has not been woven into the overall concept. There is no 'clearly expressed 'story' for the design concept' (National Design Guide)"

The SNBs criticism of the schemes detailed design appears entirely subjective.

The Design team has undertaken analysis of the local architectural vernacular, to understand the character of the area and to develop a design led approach to the architectural aesthetic that is both sympathetic and complimentary to its surroundings.

In doing so we have developed a coordinated variety of elevational treatments across the masterplan whilst ensuring they share a common DNA throughout.

On this basis we believe we have successfully incorporated a clearly expressed story / design concept throughout our proposals.

The following pages extracted from the DAS set out examples of the variety and quality of our architectural approach.



Hierarchy to head and cill of window

Contrasting brick banding



Stone detail over windows

Contrasting banding

SNB Design Appraisal Response

Materials - Extract from Section 6.1 Architectural Character - Character Study (p81 of June 2021 DAS)

The architectural language is intentionally deferential to landscape with traditional street references of front doors and planted hedges to front gardens acknowledging the site's suburban location.

The site is unique in its scale and positioning within the neighbourhood, suggesting that it is able to determine and establish its own distinct character, however the incorporation of subtle architectural references establish a dialogue and familiarity with their context.

We believe our architectural approach demonstrates an understanding of the local context and materiality in the surrounding neighbourhood, drawing on common themes of detailing and brick pattern abstracted from the Victorian/Edwardian terraced and semi-detached houses in the surrounding streets which integrate into our proposals to provide a contemporary architectural language that shares a common DNA with their context.

The grander scale of the proposals lend themselves to a contemporary retake on a Victorian Mansion block typology from a similar period in history. These buildings utilised brick and contrasting banding to establish traditional/classical hierarchy to elevations to establish a defined 'Base/Middle and Top' to their composition. They also express bays and balconies with increased levels of decoration.

The resultant architecture is intentionally modest, muted but carefully crafted and well considered, interspersed with detail and surface texture to provide a rich co-ordinated variety across the scheme and provide a character that suggests they are natural extension of this suburban neighbourhood.



Bay study idea for mansion buildings



View of building B2 approaching from the park



Character of Barnet



Mansion block reference image

SNB Design Appraisal Response

Materials - Extract from Section 6.2 Architectural Character - Concept (p82 of June 2021 DAS)

SNB Comment:

“...the architect for the proposed scheme appears to have left detail design to the final stages of the design process. Detailing considered in isolation like this and stripped to a minimum merely reinforces the uniform blandness of the scheme.”

“The National Model Design Code states that ‘A degree of complexity will ensure that buildings are attractive from a distance and close-up.’ This complexity is notably lacking in the current application.”

Contrary to the SNB criticism, the detail design has been considered, developed and integrated at the earliest stages of the design process, as the architectural development of the built forms have developed from a consistent overarching narrative. There is a consistency to the approach which runs through the buildings modelling/massing through to it’s detail, ensuring that the buildings present a complexity and quality in both long and close views.

The following pages provide an insight into the complexity of building form, tonal contrast and texture which we believe undermines SNBs criticism.

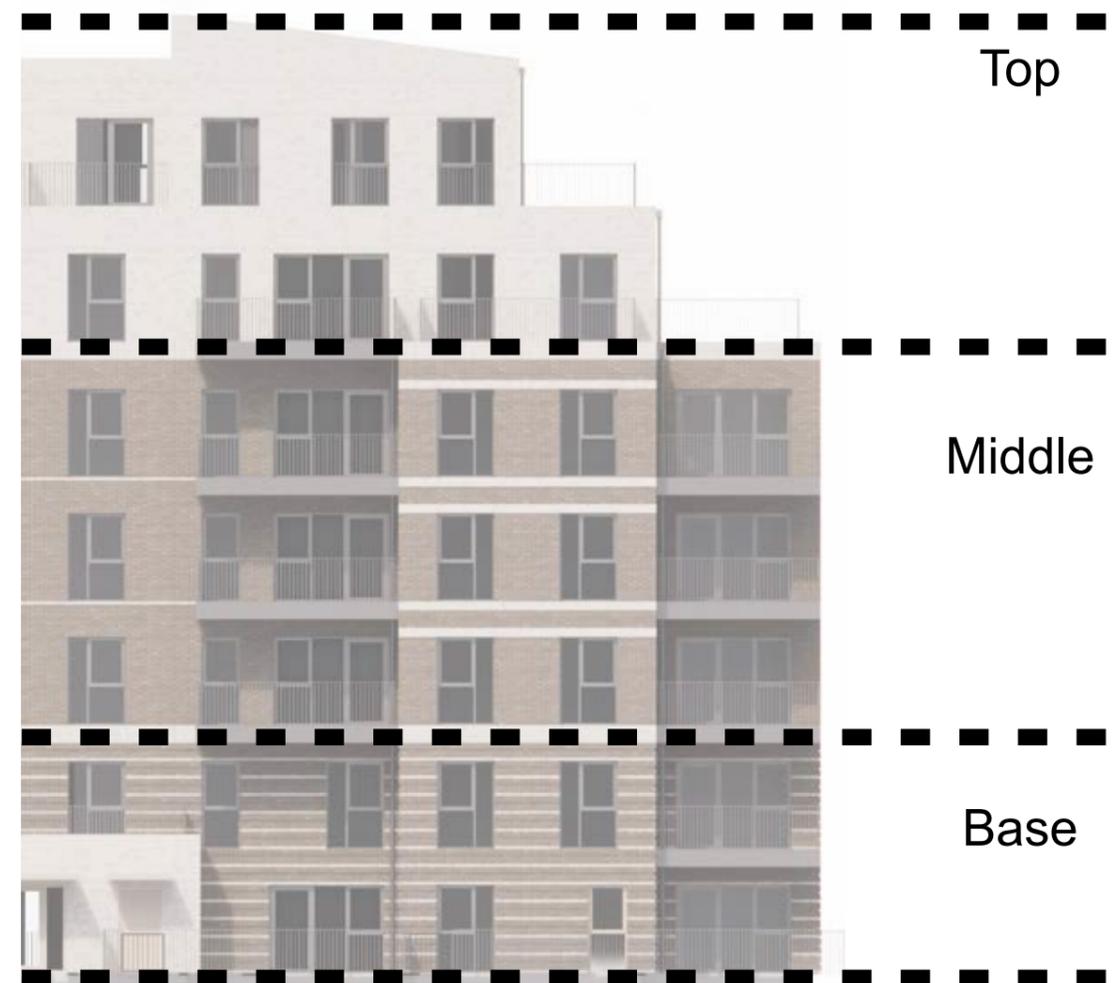
Hierarchy and proportion will be explored within this scheme to generate a rich architectural language. Additionally, quiet contemporary brick detailing will occur throughout to give visual depth to the buildings as well as sophistication.

Other common features include :

- Rusticated bases to all buildings
- Intermediate horizontal banding,
- Traditional brickwork references such as brickwork lintels over windows.
- Identifiable entrances - All apartments have been developed utilising strong identifiable common entrance portico’s or features. Patterned brickwork and canopies also utilised to announce building entrances.
- Use of contrasting brick tones to express roof levels



Contemporary Brick Detailing



Utilisation of Proportion and Hierarchy

SNB Design Appraisal Response

Materials - Extract from Section 6.3 Architectural Character - Block Modelling (p83 of June 2021 DAS)



View of the development from the park

Brick detailing

Brick patterns and banding are used to establish the hierarchy of the building elevation and form.

Pattern and texture are used to identify strong plinths/bases to the apartment buildings with primary and secondary feature courses used across the development at varying frequencies and intensity, picking up head, cill and transom levels for reflect the features inherent in the local character studies.

At the upper levels lighter brick tones or patterns are used to differentiate and lighten the building volumes. This dramatically reduces the impact of the upper building volumes in longer townscape views.

Building form/modelling

The use of projecting bays within the facade play an important role in the buildings compositions, reducing scale and adding verticality to the composition. Buildings B1/C1/D1 also employ smaller two storey projecting bays on the Spine Road in contrasting brickwork as well as projecting entrance porticos to improve scale at the pavement.

Integrated corner balconies are also a key features utilised throughout the proposal. They serve to address and frame key approaches and views with the masterplan, reducing the scale of the forms and identifying key interfaces with landscape and routes within the masterplan.



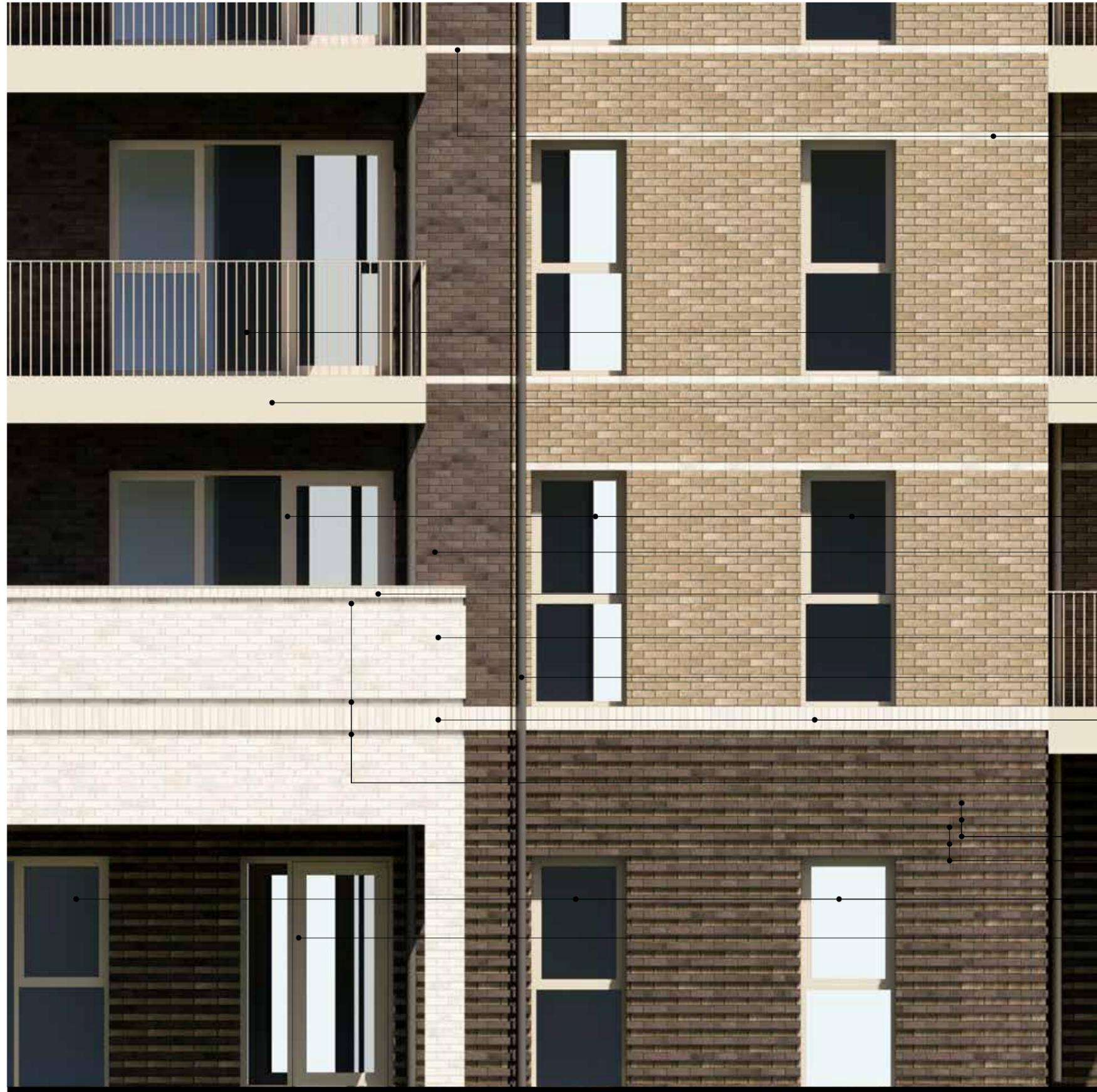
Building B1 Detail View



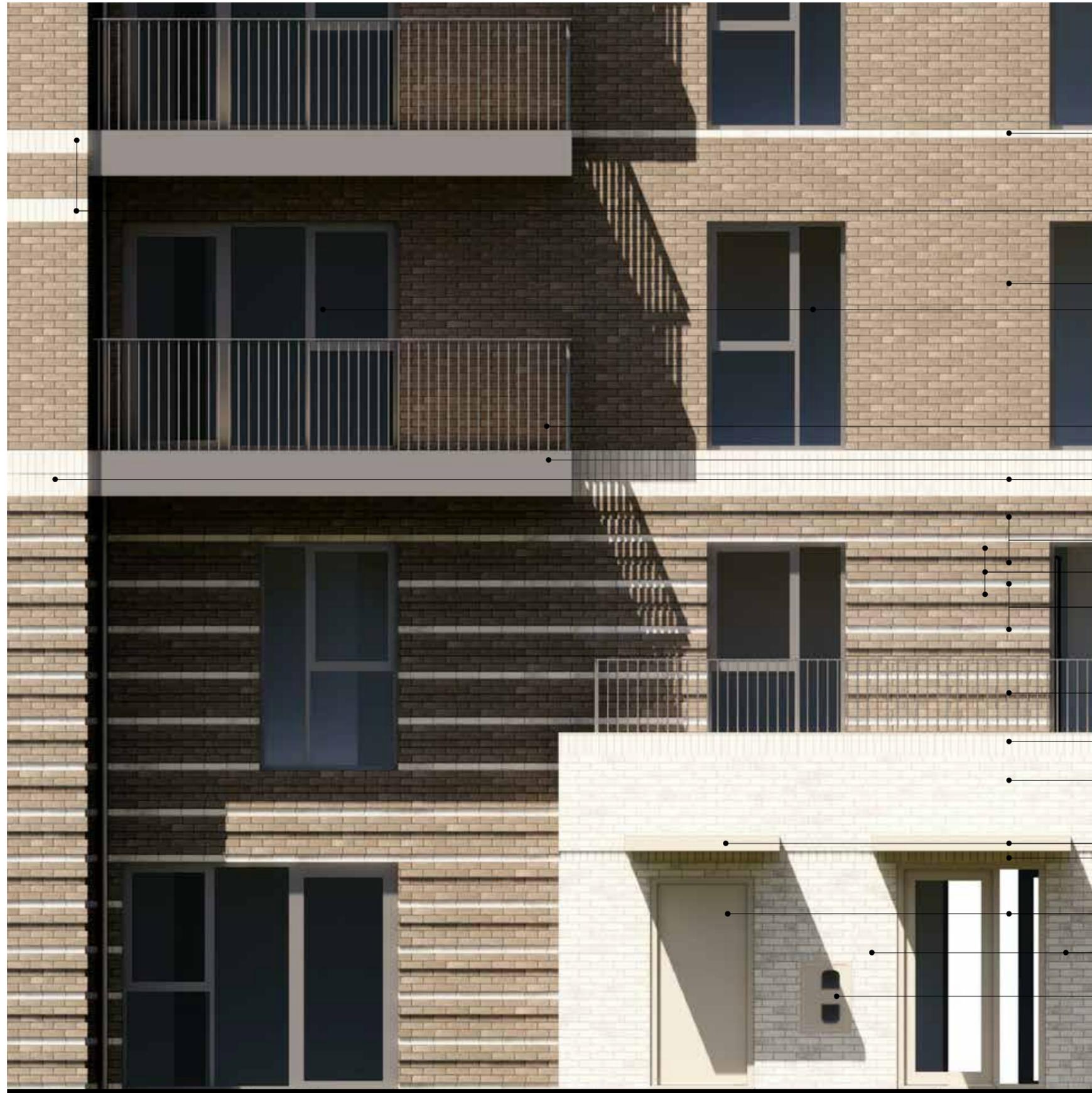
View of building B1 and Cafe Kiosk from the Spine Road

SNB Design Appraisal Response

Materials - Extract from Section 6.4 Architectural Character - Application of Concept - Materiality (p84 of June 2021 DAS)



- MATERIAL KEY**
- MASONRY**
- 1. Light Buff brick - (location: buildings A, B1-D2, E, F1-F4, G, J, H)**
 - 1.1. Light Buff brick - 20mm recessed
 - 1.2. Light Buff brick soldier course - 112.5mm with GRP coping to best match brick
 - 1.3. Light Buff brick soldier course - 112.5mm - 20mm recessed
 - 1.4. Light Buff brick soldier course - 225mm
 - 1.5. Light Buff brick soldier course - 225mm with GRP coping to best match brick
 - 1.6. Light Buff brick soldier course - 225mm - 20mm recessed
 - 1.7. Light Buff brick soldier and stretcher course
 - 1.8. Light Buff brick soldier and stretcher course - with GRP coping to best match brick
 - 2. Buff brick - Type 1 - (location: buildings J, H)**
 - 2.1. Buff brick - Type 1 - 20mm recessed
 - 2.2. Buff brick - Type 1 - 20mm recessed - every other course
 - 2.3. Buff brick - Type 1 - soldier course - 225mm
 - 2.4. Buff brick - Type 1 - soldier and stretcher course
 - 3. Buff brick - Type 2 - (location: buildings A, B1-D2, E, F1-F3)**
 - 3.1. Buff brick - Type 2 - 20mm recessed
 - 3.2. Buff brick - Type 2 - 20mm recessed every six courses
 - 3.3. Buff brick - Type 2 - 20mm recessed everytwo courses
 - 4. Brown brick - (location: buildings A, E, F4)**
 - 4.1. Brown brick - 20mm recessed
 - 4.2. Brown brick - 20mm recessed every two courses
 - 5. Medium Red brick - (location: buildings F4, G)**
 - 5.1. Medium Red brick - 20mm recessed every two courses
 - 6. Light Brown brick - (location: buildings B1-D2, F1-F3)**
 - 6.1. Light Brown brick - 20mm recessed every six courses
- WINDOWS AND DOORS**
- 7. UPVC Window with top hung openings - 170mm brick return - RAL 1013 or similiar
 - 8. UPVC Window with top hung openings - 170mm brick return - RAL 7016 or similiar
 - 9. Door with metal finish - RAL 1013 or similiar
 - 10. Door with metal finish - RAL 7016 or similiar
- METAL FINISHES**
- 11. Cantilevered balcony with flat bar metal balustrade
 - 11.1 Balcony metal soffit - RAL 1013 or similiar
 - 11.2 Balcony metal railings - RAL 1013 or similiar
 - 11.3 Balcony metal fascia - RAL 1013 or similiar
 - 12. Cantilevered balcony with flat bar metal balustrade
 - 12.1 Balcony metal soffit - RAL 7016 or similiar
 - 12.2 Balcony metal railings - RAL 7016 or similiar
 - 12.3 Balcony metal fascia - RAL 7016 or similiar
 - 13. RWP - RAL 7016 or to best match brick
 - 14. RWP - RAL 1013 or to best match brick
 - 15. Cantilevered metal canopy - RAL 1013 or similiar
 - 16. Cantilevered metal canopy - RAL 7016 or similiar
 - 17. Metal finish - RAL 1013 or similiar
 - 18. Metal finish - RAL 7016 or similiar
 - 19. Metal louvered plant screen - RAL 7016 or similiar
- OTHER**
- 20. Wet - Cast Stone sill - (location: buildings J, H)



- MATERIAL KEY**
- MASONRY**
- 1. Light Buff brick - (location: buildings A, B1-D2, E, F1-F4, G, J, H)**
- 1.1. Light Buff brick - 20mm recessed
 - 1.2. Light Buff brick soldier course - 112.5mm with GRP coping to best match brick
 - 1.3. Light Buff brick soldier course - 112.5mm - 20mm recessed
 - 1.4. Light Buff brick soldier course - 225mm
 - 1.5. Light Buff brick soldier course - 225mm with GRP coping to best match brick
 - 1.6. Light Buff brick soldier course - 225mm - 20mm recessed
 - 1.7. Light Buff brick soldier and stretcher course
 - 1.8. Light Buff brick soldier and stretcher course - with GRP coping to best match brick
- 2. Buff brick - Type 1 - (location: buildings J, H)**
- 2.1. Buff brick - Type 1 - 20mm recessed
 - 2.2. Buff brick - Type 1 - 20mm recessed - every other course
 - 2.3. Buff brick - Type 1 - soldier course - 225mm
 - 2.4. Buff brick - Type 1 - soldier and stretcher course
- 3. Buff brick - Type 2 - (location: buildings A, B1-D2, E, F1-F3)**
- 3.1. Buff brick - Type 2 - 20mm recessed
 - 3.2. Buff brick - Type 2 - 20mm recessed every six courses
 - 3.3. Buff brick - Type 2 - 20mm recessed everytwo courses
- 4. Brown brick - (location: buildings A, E, F4)**
- 4.1. Brown brick - 20mm recessed
 - 4.2. Brown brick - 20mm recessed every two courses
- 5. Medium Red brick - (location: buildings F4, G)**
- 5.1. Medium Red brick - 20mm recessed every two courses
- 6. Light Brown brick - (location: buildings B1-D2, F1-F3)**
- 6.1. Light Brown brick - 20mm recessed every six courses
- WINDOWS AND DOORS**
- 7. UPVC Window with top hung openings - 170mm brick return - RAL 1013 or similar
 - 8. UPVC Window with top hung openings - 170mm brick return - RAL 7016 or similar
 - 9. Door with metal finish - RAL 1013 or similar
 - 10. Door with metal finish - RAL 7016 or similar
- METAL FINISHES**
- 11. Cantilevered balcony with flat bar metal balustrade**
- 11.1 Balcony metal soffit - RAL 1013 or similar
 - 11.2 Balcony metal railings - RAL 1013 or similar
 - 11.3 Balcony metal fascia - RAL 1013 or similar
- 12. Cantilevered balcony with flat bar metal balustrade**
- 12.1 Balcony metal soffit - RAL 7016 or similar
 - 12.2 Balcony metal railings - RAL 7016 or similar
 - 12.3 Balcony metal fascia - RAL 7016 or similar
- 13. RWP - RAL 7016 or to best match brick
 - 14. RWP - RAL 1013 or to best match brick
- 15. Cantilevered metal canopy - RAL 1013 or similar
 - 16. Cantilevered metal canopy - RAL 7016 or similar
- 17. Metal finish - RAL 1013 or similar
 - 18. Metal finish - RAL 7016 or similar
 - 19. Metal louvered plant screen - RAL 7016 or similar
- OTHER**
- 20. Wet - Cast Stone sill - (location: buildings J, H)
- 18 - Dry riser

SNB Design Appraisal Response

Materials - Extract from Section 6.5 Architectural Character - Application of Concept - Mansion Blocks (p86 of June 2021 DAS)

Fronting directly onto the Victoria Recreation Ground, the three apartment buildings have a formal composition which echo Edwardian/Victorian Mansion block typologies. These buildings acknowledge the recreation ground threshold and provide a broadly symmetrical and active frontage which will significantly improve security of park users through the provision of passive surveillance to the park edge.

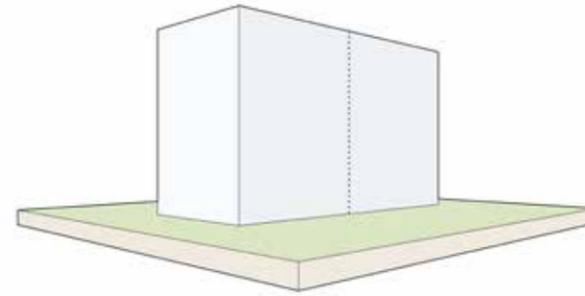
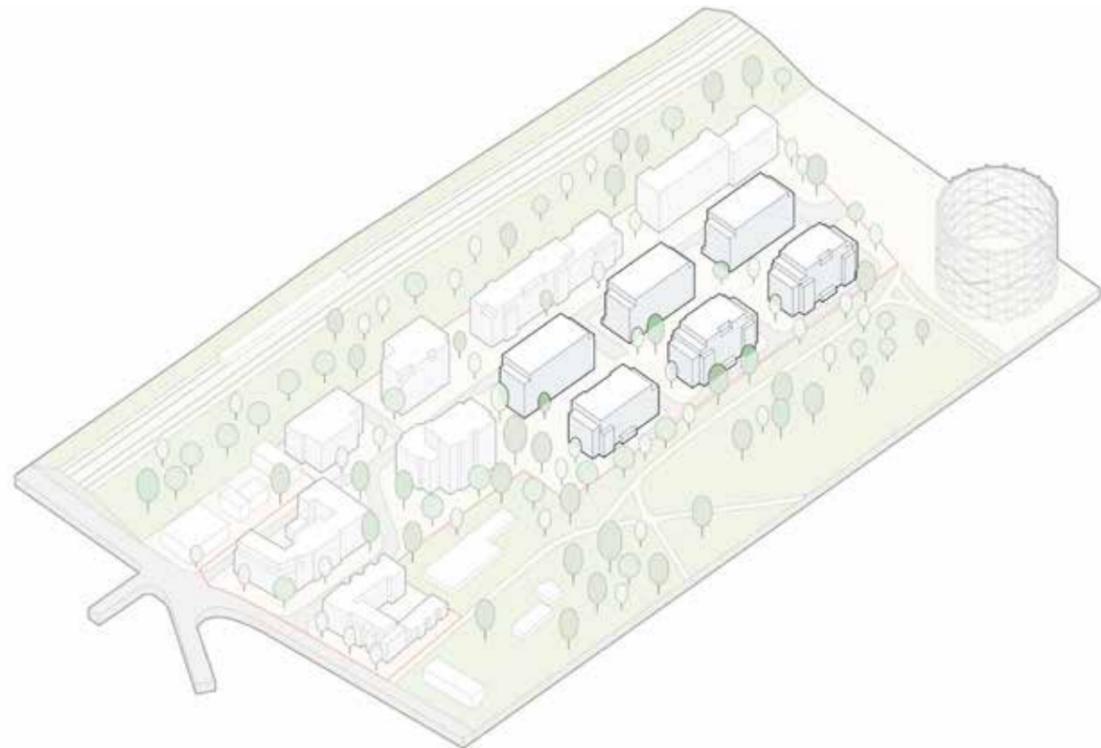
As detailed in the concept diagrams, the classical proportions referencing the base, middle and top of the buildings form, aligned with the symmetry and hierarchy of the elevations is emphasised by the grand portico detail announcing the blocks entrances. Projecting bays are treated with heightened levels of detail (horizontal banding) to create variety and hierarchy to the elevation.

The 5 storey projecting bays, reduce the apparent scale of the buildings as well as organising the location of balconies and reinforcing the symmetrical intent of the building compositions.

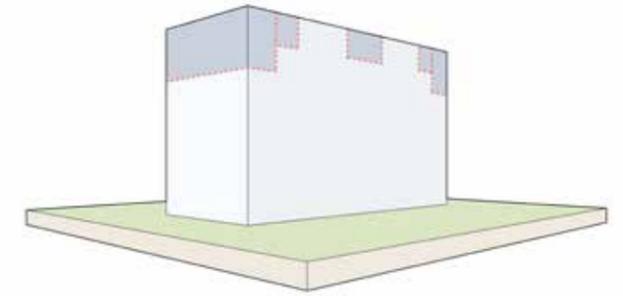
The use of corner balconies addresses key approaches as well as framing the permeable views through the scheme, suggesting key pedestrian routes.

The setbacks at the upper floors provide expressed shoulder heights and emphasis the tops of the buildings to lighten the buildings scale and massing.

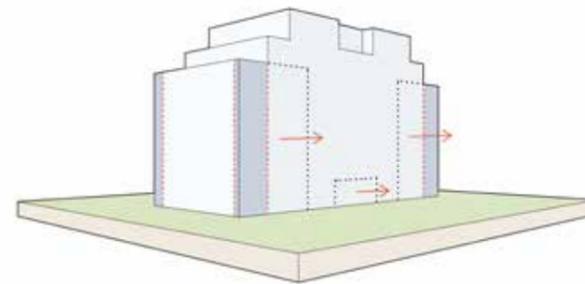
This variety across the elevation provides a pleasant sense of scale and order to elevation.



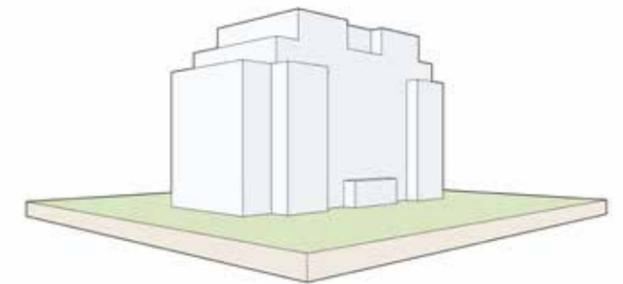
Initial Mass



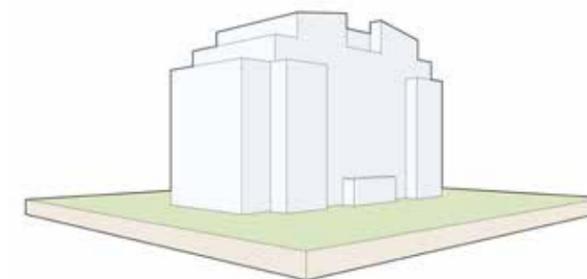
Mass Split



Horizontal Datums Defined



Entrance Defined



Parapet Developed



MATERIAL KEY

MASONRY

1. Light Buff brick - (location: buildings A, B1-D2, E, F1-F4, G, J, H)

- 1.1. Light Buff brick - 20mm recessed
- 1.2. Light Buff brick soldier course - 112.5mm with GRP coping to best match brick
- 1.3. Light Buff brick soldier course - 112.5mm - 20mm recessed
- 1.4. Light Buff brick soldier course - 225mm
- 1.5. Light Buff brick soldier course - 225mm with GRP coping to best match brick
- 1.6. Light Buff brick soldier course - 225mm - 20mm recessed
- 1.7. Light Buff brick soldier and stretcher course
- 1.8. Light Buff brick soldier and stretcher course - with GRP coping to best match brick

2. Buff brick - Type 1 - (location: buildings J, H)

- 2.1. Buff brick - Type 1 - 20mm recessed
- 2.2. Buff brick - Type 1 - 20mm recessed - every other course
- 2.3. Buff brick - Type 1 - soldier course - 225mm
- 2.4. Buff brick - Type 1 - soldier and stretcher course

3. Buff brick - Type 2 - (location: buildings A, B1-D2, E, F1-F3)

- 3.1. Buff brick - Type 2 - 20mm recessed
- 3.2. Buff brick - Type 2 - 20mm recessed every six courses
- 3.3. Buff brick - Type 2 - 20mm recessed everytwo courses

4. Brown brick - (location: buildings A, E, F4)

- 4.1. Brown brick - 20mm recessed
- 4.2. Brown brick - 20mm recessed every two courses

5. Medium Red brick - (location: buildings F4, G)

- 5.1. Medium Red brick - 20mm recessed every two courses

6. Light Brown brick - (location: buildings B1-D2, F1-F3)

- 6.1. Light Brown brick - 20mm recessed every six courses

WINDOWS AND DOORS

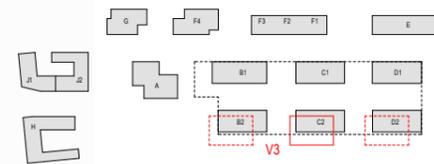
- 7. UPVC Window with top hung openings - 170mm brick return - RAL 1013 or similar
- 8. UPVC Window with top hung openings - 170mm brick return - RAL 7016 or similar
- 9. Door with metal finish - RAL 1013 or similar
- 10. Door with metal finish - RAL 7016 or similar

METAL FINISHES

- 11. Cantilevered balcony with flat bar metal balustrade
 - 11.1 Balcony metal soffit - RAL 1013 or similar
 - 11.2 Balcony metal railings - RAL 1013 or similar
 - 11.3 Balcony metal fascia - RAL 1013 or similar
- 12. Cantilevered balcony with flat bar metal balustrade
 - 12.1 Balcony metal soffit - RAL 7016 or similar
 - 12.2 Balcony metal railings - RAL 7016 or similar
 - 12.3 Balcony metal fascia - RAL 7016 or similar
- 13. RWP - RAL 7016 or to best match brick
- 14. RWP - RAL 1013 or to best match brick
- 15. Cantilevered metal canopy - RAL 1013 or similar
- 16. Cantilevered metal canopy - RAL 7016 or similar
- 17. Metal finish - RAL 1013 or similar
- 18. Metal finish - RAL 7016 or similar
- 19. Metal louvered plant screen - RAL 7016 or similar

OTHER

- 20. Wet - Cast Stone sill - (location: buildings J, H)



SNB Design Appraisal Response

Materials - Extract from Section 6.7 Architectural Character - Application of Concept - Marker Building (p90 of June 2021 DAS)

Building A is the tallest building within the masterplan, sitting on a new public square.

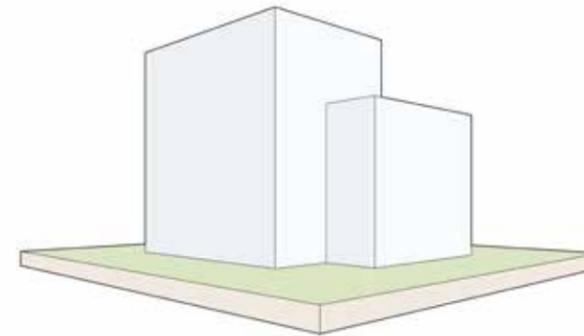
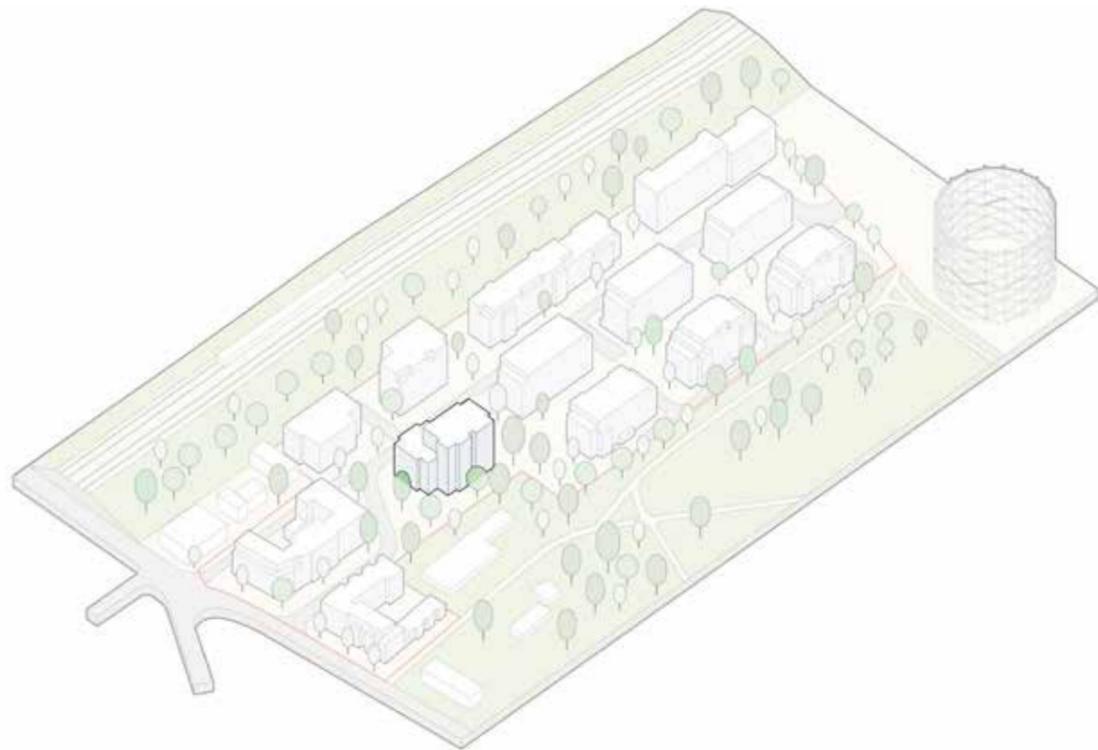
The building follows a similar architectural language to the courtyard buildings to form a consistent architectural treatment to the north and south side of the square.

The building form and arrangement acts as transitional element within the masterplan. The lower 5 storey shoulder addresses and talks to the lower rise development on Victoria Road and Block J/G, addressing the Gateway Garden. The building steps up to 7 storeys framing the new public space. The community / café space sits at the base of this building activating the elevation on the Park Square.

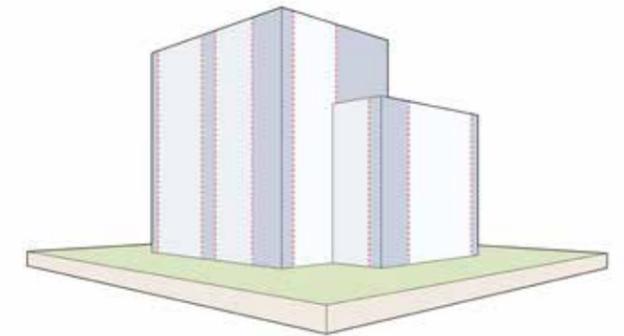
Conceived as two interlocking volumes of contrasting brick tones, the building is treated with elegantly proportioned horizontal bands of brickwork to all elevations, echoing the detail of the surrounding area.

Balconies are located predominantly at the building corners. This composition provides a clean volume or silhouette to the building as well as reducing its apparent mass.

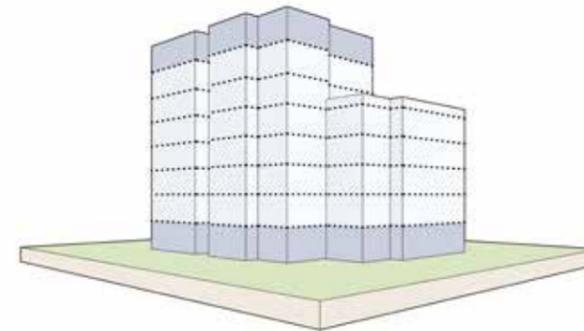
The building shares common themes of detailing seen across the masterplan of a rusticated base, and subtle brickwork detailing in the form of horizontal banding, a portico entrance located on the approach from Victoria Road.



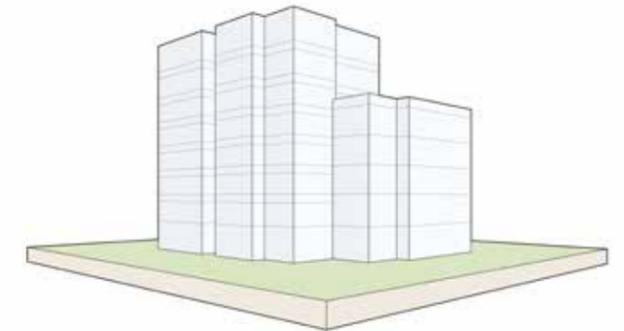
Initial Mass



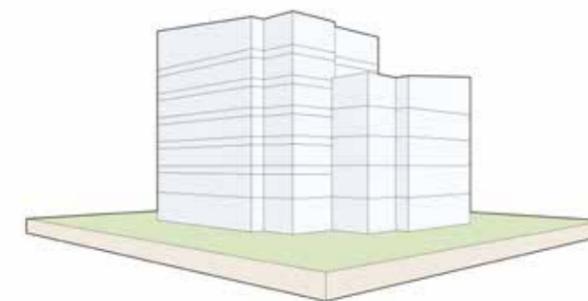
Corners Cut & Exposed



Horizontal Datums Defined



Vertical Rhythm and Entrance Defined



Height & Parapet Developed



MATERIAL KEY

MASONRY

1. Light Buff brick - (location: buildings A, B1-D2, E, F1-F4, G, J, H)

- 1.1. Light Buff brick - 20mm recessed
- 1.2. Light Buff brick soldier course - 112.5mm with GRP coping to best match brick
- 1.3. Light Buff brick soldier course - 112.5mm - 20mm recessed
- 1.4. Light Buff brick soldier course - 225mm
- 1.5. Light Buff brick soldier course - 225mm with GRP coping to best match brick
- 1.6. Light Buff brick soldier course - 225mm - 20mm recessed
- 1.7. Light Buff brick soldier and stretcher course
- 1.8. Light Buff brick soldier and stretcher course - with GRP coping to best match brick

2. Buff brick - Type 1 - (location: buildings J, H)

- 2.1. Buff brick - Type 1 - 20mm recessed
- 2.2. Buff brick - Type 1 - 20mm recessed - every other course
- 2.3. Buff brick - Type 1 - soldier course - 225mm
- 2.4. Buff brick - Type 1 - soldier and stretcher course

3. Buff brick - Type 2 - (location: buildings A, B1-D2, E, F1-F3)

- 3.1. Buff brick - Type 2 - 20mm recessed
- 3.2. Buff brick - Type 2 - 20mm recessed every six courses
- 3.3. Buff brick - Type 2 - 20mm recessed everytwo courses

4. Brown brick - (location: buildings A, E, F4)

- 4.1. Brown brick - 20mm recessed
- 4.2. Brown brick - 20mm recessed every two courses

5. Medium Red brick - (location: buildings F4, G)

- 5.1. Medium Red brick - 20mm recessed every two courses

6. Light Brown brick - (location: buildings B1-D2, F1-F3)

- 6.1. Light Brown brick - 20mm recessed every six courses

WINDOWS AND DOORS

- 7. UPVC Window with top hung openings - 170mm brick return - RAL 1013 or similar
- 8. UPVC Window with top hung openings - 170mm brick return - RAL 7016 or similar
- 9. Door with metal finish - RAL 1013 or similar
- 10. Door with metal finish - RAL 7016 or similar

METAL FINISHES

11. Cantilevered balcony with flat bar metal balustrade

- 11.1 Balcony metal soffit - RAL 1013 or similar
- 11.2 Balcony metal railings - RAL 1013 or similar
- 11.3 Balcony metal fascia - RAL 1013 or similar

12. Cantilevered balcony with flat bar metal balustrade

- 12.1 Balcony metal soffit - RAL 7016 or similar
- 12.2 Balcony metal railings - RAL 7016 or similar
- 12.3 Balcony metal fascia - RAL 7016 or similar

13. RWP - RAL 7016 or to best match brick

14. RWP - RAL 1013 or to best match brick

15. Cantilevered metal canopy - RAL 1013 or similar

16. Cantilevered metal canopy - RAL 7016 or similar

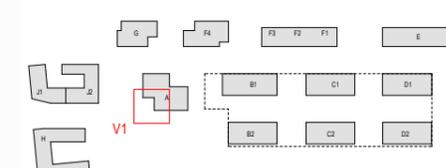
17. Metal finish - RAL 1013 or similar

18. Metal finish - RAL 7016 or similar

19. Metal louvered plant screen - RAL 7016 or similar

OTHER

20. Wet - Cast Stone sill - (location: buildings J, H)



Building A Bay Study

SNB Design Appraisal Response

Character Areas



Courtyard Gardens



Arrival / Gateway Garden



Spine Road



Park Plaza



Gateway



Play Space / Park Plaza

SNB Design Appraisal Response

Character Areas

CHARACTER AREAS

The visualisations on the opposite pages articulate the sequence of rich and varied character areas within the masterplan.

These Character areas are heavily influenced by the landscape design and the architecture that frames them, conveying the masterplans legibility and permeability.

We believe these character areas successfully combine to provide a successful and cohesive residential neighbourhood, that references and echoes its context and will form a positive addition to New Barnet.



Park View



Park Frontage



Courtyard Garden



Play Area

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