

# 4.0 Design Development

## 4.4 Design Option Studies

### Option 5 Semi – Open Courtyards

The principal buildings are organised in a north/ south orientation, with secondary, lower rise dual aspect accommodation enclosing the courtyard in an east / west orientation. This arrangement limits the impact of north facing units.

The organisation of the low rise accommodation in a east/west orientation presents a scheme which we believed would perform less successfully in respect of Sunlight / Daylight than our previously 'refused' scheme and results in less dual aspect units than the previously consented scheme.

### Option 6 –In filled Courtyard / Mews housing

This scheme presents a series of character areas, including a courtyard and mews street character area.

The general organisation appears to significantly restrict the visual and pedestrian permeability of the scheme when approached from the Recreation Ground.

The provision of some houses in the east / west orientation provides a further variation to the housing typology provided, their provision negatively impacts on the schemes overshadowing of amenity spaces as well as a reduction in dual aspect units.

The enclosure of development facing the recreation ground, provides an almost continuous frontage to the park setting at grade which was considered overbearing to the park setting. It was considered that this masterplan strategy represented a more urban proposal which contradicted the sites suburban setting and character.

Whilst the masterplan response appears comfortable in plan, each of the issues associated with this organisation, have been previously sighted as reasons for refusal in our previous application and therefore was dismissed as a credible strategy to progress.

### Option 7 – Finger Blocks

The reorganisation of the island building on approach from the town centre, opens up legible site lines to the park, through a defined new public realm. Whilst the scheme appears to present a visually permeable scheme to the recreation ground, we remain concerned that many of the unit's primary aspect remain predominately north facing.

Whilst the scheme offers reduced building frontage impacting directly on the perpendicular views from the Recreation Ground, the scale, length, and height of the building footprints also remains a concern.

### Option 8 – Courtyard Scheme

This option directly addresses both the sites fixed below ground constraints and the reasons for refusal sighted in the previous application.

This organisation provides a significant new public square, a legible pedestrian connection between the town centre as well as a clear network of pedestrian routes across the site. The arrangement of mansion blocks arranged over the carpark construction provides the appropriate separation distances between units, facilitating beneficial visual and physical permeability throughout the site.

Having assessed each of the responses to the site, the team concluded to pursue variations of both Option 7(Finger Block Scheme) and Option 8 (the optimised Courtyard Scheme.)



Option 5 - Semi-open Courtyard



Option 6 - Interior Courtyard



Option 7 - Finger blocks



Option 8 - Multiple blocks

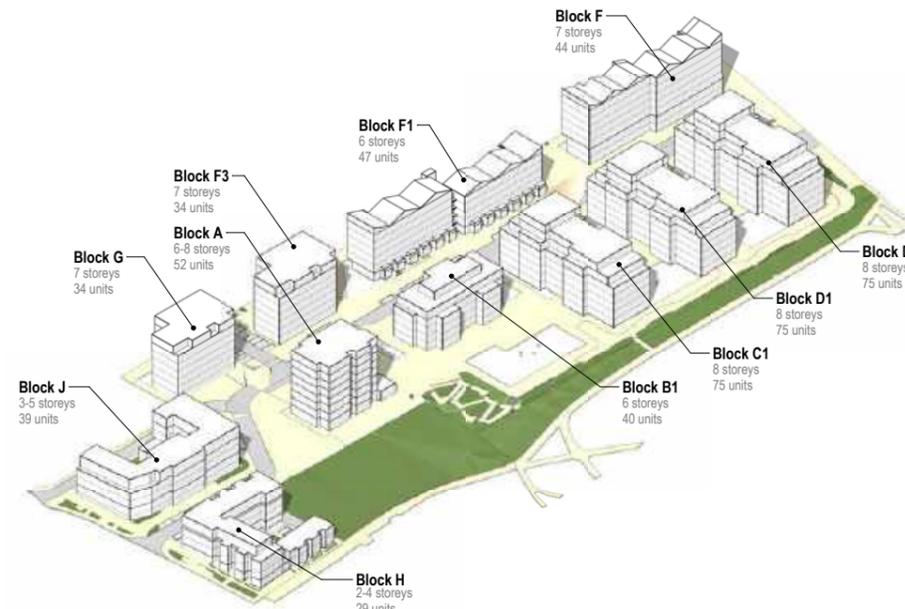
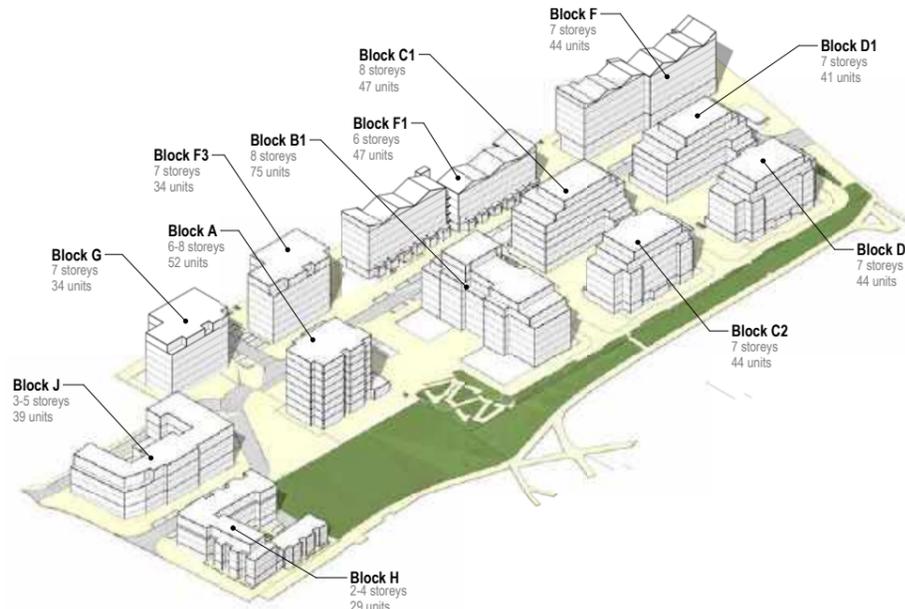
# 4.0 Design Development

## 4.5 Finger Block Option Studies

### Finger Block configuration

These options broadly follow the principles of the existing consent.

Options similar to these had been explored and dismissed previously, however we sought to interrogate the proposals in a structured manner, assessing the issues of urban design, Sunlight daylight, layouts, character etc.



### Design Analysis:

- The front of the site facing Victoria Road reflects the scale and massing of the consented scheme, it is considered that this is an accepted position.
- The Spine Road naturally separates the Western linear edge of the site from the rectangular nature of the currently formed basement. Linear forms observed in the consented scheme were explored along this edge as a replacement for the previously refused squarer pavilion blocks. This results in a higher quantum of public realm at each end of an elongated building rather than pocket spaces between blocks. Providing a more successful response to the shape of site.
- Building footprints and orientation of the buildings present a further challenge given the proposed uplift in unit numbers from the consented proposals. A hybrid of the linear 'finger blocks' and the courtyard blocks were explored, employing greater building modelling as observed in the consented scheme. The mix between finger blocks and courtyard blocks was deemed unsuccessful as an urban design solution with the finger block appearing to separate the site through its north south axis, disassociating the buildings over the basement with the open public spaces that connect block A with the recreation ground.

### Design Analysis:

- Proposals which increase the heights of the perpendicular finger blocks, whilst increasing the open plaza frontage to the recreation ground were explored. These proposals identified that the taller perpendicular block arrangement were less successful than their lower counterparts seen on the consented scheme. The reservations over predominately north facing units would be exacerbated by the additional height.

### Design Analysis:

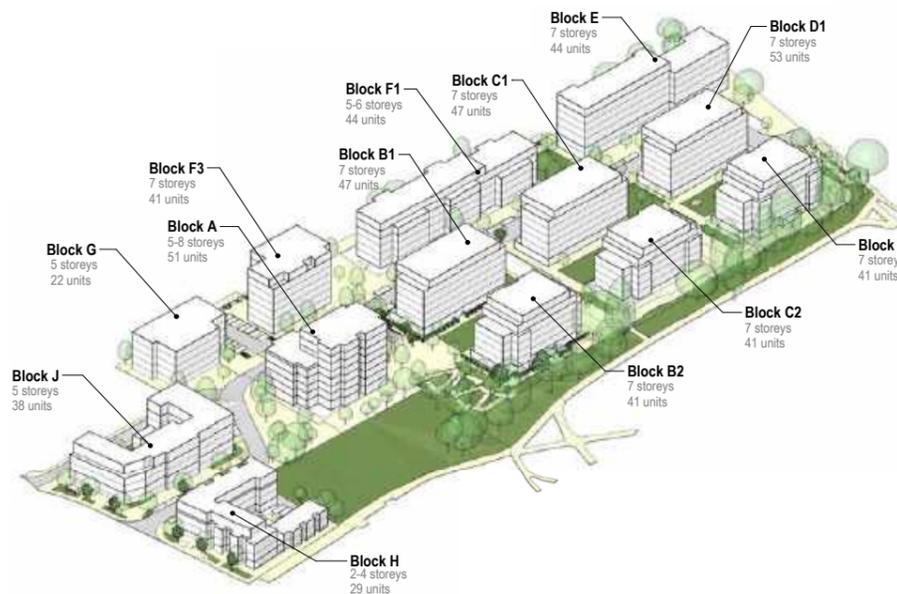
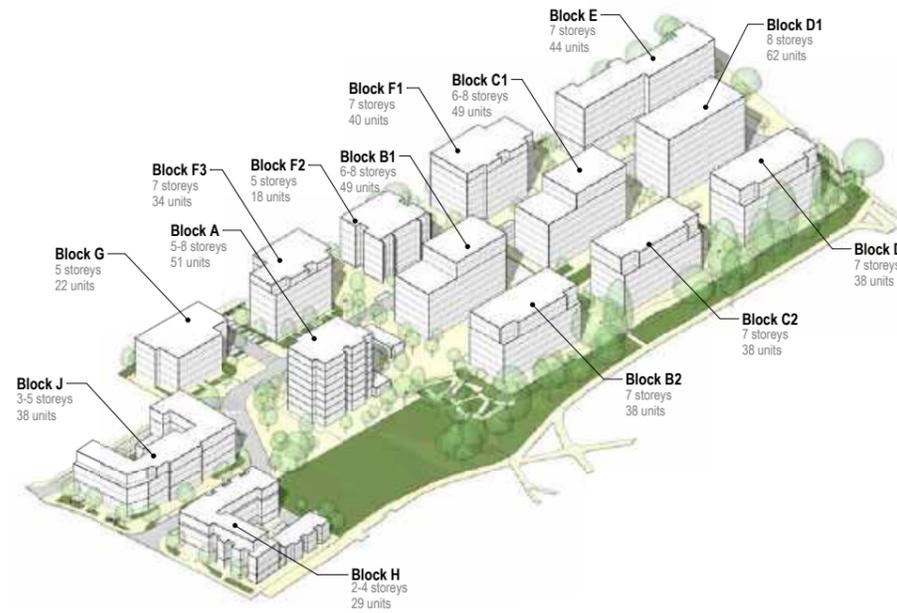
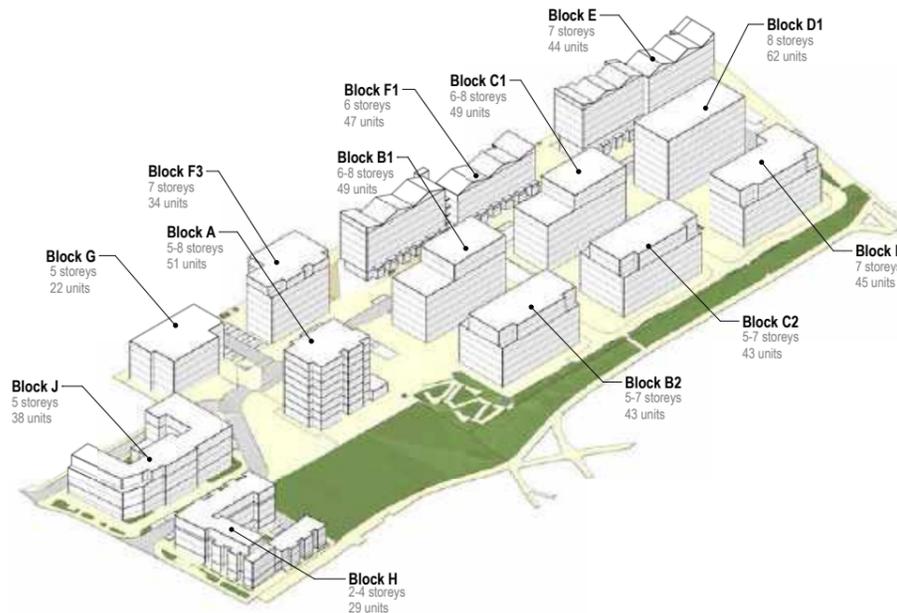
- Proposals which increase the heights of the perpendicular finger blocks, were explored. A simple increase of units numbers with the addition of floors, maintaining the masterplan philosophy of the consented scheme.
- Whilst the scheme is more legible than the other options above, the concerns over building orientation and impact on the quality of accommodation remain.
- The increase in height, gives rise to a change in scale of the building footprints and overall mass.
- It is clear that the 'finger' block typologies are significantly larger floor plate buildings within their context.

# 4.0 Design Development

## 4.6 Courtyard Option Studies

### Courtyard configuration

The design team were aware that on first appearances, the courtyard options may not present significant enough change to the previously refused scheme; however, through a series of detailed assessments we are confident that the changes integral to each of the options tabled, present a demonstrably better schemes, which directly address the reasons for refusal of the prior application as well as remaining the best urban design response to the site.



### Design Analysis:

- Blocks H&J maintain remain consistent with the extant consent.
- A series of smaller buildings, interspersed with pockets of landscape provide a linear approach to buildings along the Western boundary.
- The courtyard block arrangement (located over the carpark) provides a more natural framing response/containment to the park when compared to the perpendicular finger block approach.
- Permeability through the site is increased through reducing the building footprints and removing massing to leave simple rectangular footprints.
- The orientation of the blocks facing East to West, allows the dwellings to naturally respond to the site setting rather than having to manipulate the elevation to gain a second aspect away from North.

### Design Analysis:

- Similar approach taken above but with the reintroduction of the blocks along the western linear edge of the site. The result reinforces the greater success of a linear geometry along the boundary as seen in the iteration above.
- The provision of 8 storey buildings running through the centre of the site is considered to be a planning risk in respect of local planning policy regarding tall buildings, as well as issues of excessive compound massing when viewed from the recreation ground.

### Design Analysis:

- Utilizing the positive attributes of the 'Courtyard' approach, the final option addresses the concerns relating to separation distances and building heights.
- Additional building modelling addresses issues surrounding legibility, massing and architectural quality to provide a framework to develop a successful architectural proposal.

## 4.0 Design Development

### 4.7 Preferred Solutions

#### Finger Block Masterplans discounted:

Having reviewed a number of permutations for the site layout, we undertook an audit of all the schemes explored, comparing them against policy and the previous reasons for refusal.

Having undertaken this work it was agreed that the Finger blocks would not be pursued. The principle reasons are set out below:

- This approach to the masterplan appears to work more effectively when kept at a lower scale. The dimensions of the blocks are less apparent when delivered as the consented scheme at circa 5 storeys. Merely adding floors allows oblique views to the park to suffer from compound massing.
- We have found that the finger block configuration is quite limiting; notwithstanding the creation of dual aspect units through the pushing and pulling of the façades, the realisation that many building façades are oriented to the northern aspect remains a concern.
- Whilst a narrower gable end elevation facing onto the recreation ground may suggest a more permeable solution, our local view studies of these options demonstrated that massing was compounded when viewed obliquely from either the recreation ground or the internal street.



Finger Block Arrangement

Above/Right - Initial studies appear to provide an attractive setting to the park, however closer oblique views are less flattering, and present large overbearing façades into their associated gardens, which do not feel suburban in scale.



Courtyard Garden Arrangement

View 1 - View from Victoria Recreation Ground

Above/Right - Formal building frontages provide an elegant backdrop/containment to the park edge, which facilitate deep visual permeability through the site. This configuration performs better on approach, where the buildings organisation provides increased permeability with views into and through the courtyard gardens.



View 2 - View from Victoria Recreation Ground

**Sunlight/Daylight**

The sunlight / daylight analysis of the options showed the 'Finger' block performed marginally less well than the courtyard schemes.

**Core Configuration**

Further concerns were raised in respect of the internalised core arrangements of the 'Finger' buildings in respect of overheating and ventilation, whilst the courtyard blocks provide cores located on the external façade, which promotes good levels of daylight and ventilation to enhance the residential quality of the scheme.

**Northerly Aspect**

Despite the formation of dual aspect units through the pushing and pulling of the façades, concern remains that orientation of the Finger Blocks determines that many of the apartment outlooks would be oriented towards a principally northerly aspect.

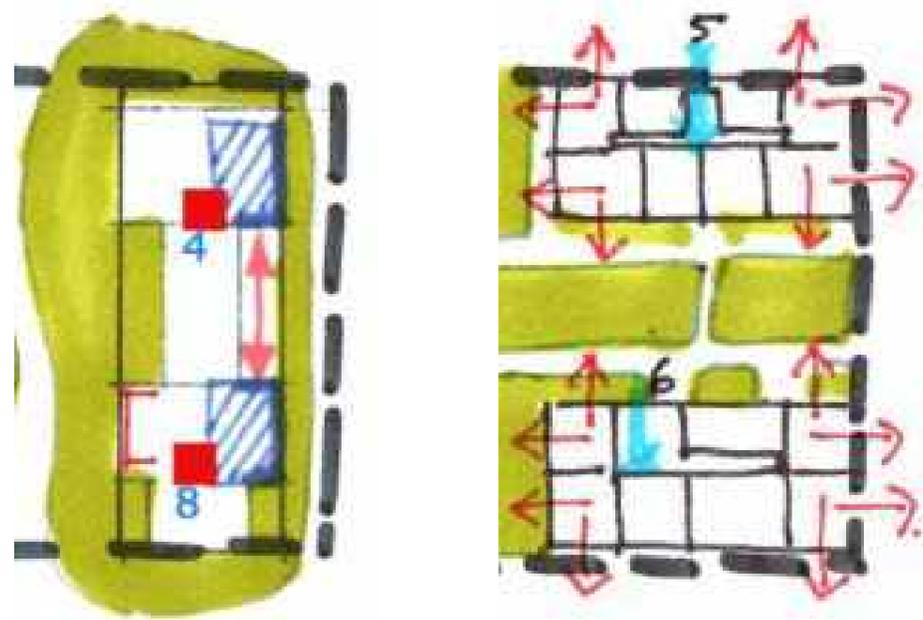
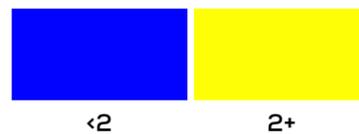


Illustration of landlocked circulation cores to finger block arrangement vs the benefit of the courtyard configuration

**SUN HOURS ON GROUND  
BRE TEST - 21<sup>ST</sup> MARCH**



Finger Block Arrangement



Courtyard Arrangement

## 4.0 Design Development

### 4.8 Pre-application Meeting 1

7th April 2021

- Target of 550no. new homes;
- Increase level of affordable housing above 18% consent, targeting 35%
- Reduce onsite parking below 100%, targeting 60% provision
- Targeting 70% dual aspect units with no north facing unit
- Maximising the frontages and vistas to Victoria Recreation Ground
- Building height from 4 to 8 storeys;

#### LBB officer feedback

- It was noted by officers that the Finger block approach to the masterplan was not the right solution and that the Courtyard approach as previously supported remained the appropriate response to the site.
- The greater separation distances, providing increased visual penetration and improved residential quality was welcomed.
- Officers considered the building arrangement i.e. cores with natural light and ventilation to be a significant improvement.
- Due to the apparent similarity of the masterplan, officers were concerned that we would need to find graphic way of demonstrating the improvements from the previous application scheme. It was suggested that before and after views would be beneficial to demonstrate the impact of the changes.
- It was felt that the elevational treatment was too complex/intense in respect of the banding/brick patterning. Officers asked that the team explored a calmer approach.
- Block G was sighted as a successful compositional approach. (See image opposite)
- The team was asked to provide more variation to the park edge massing – the tops of the buildings were considered to be too symmetrical/consistent.
- Officers asked whether there could be more industrial references to the architectural treatment of façades/ details too some buildings to echo the site industrial memory



3D View



3D View



3D View

# 4.0 Design Development 4.8 Pre-application Meeting 1

7th April 2021

Below are some of the work in progress images of the subtle variation developed across the development.



View towards Block H and J



Block G

Block F4

Block F1 - F3

Block E

Elevation looking west along Spine Road



Block F1



Block G



Block F4

# 4.0 Design Development 4.9 Pre-application Meeting 2

## 19th April 2021

EPR presented a revised elevational treatment that responded to officers' previous comments.

Elevations were simplified, reducing the intensity of the brick detailing aligned with a more contemporary brick and metalwork palette, whilst still maintaining the initial narrative from the local area.

A series of comparative views were tabled to demonstrate the step changes made to the massing/organisation of the revised masterplan.

EPR presented the upper floor variation/insets to park facing blocks to achieve more detail and complexity



Block C2 / D2



Block C2 / D2



Block F1 to F3



Block A

Images right - demonstrate the elevational progression discussed at previous Pre Application Meeting

## 4.0 Design Development

### 4.9 Pre-application Meeting 2

19th April 2021

#### LBB feedback

Officers noted that they were pleased with the calmer treatment aligned with the darker metalwork

Officers asked whether there could be more industrial references to the architectural treatment of façades/details too some buildings to echo the site industrial memory.

Officers welcomed the more complex roof profiling but asserted that they wanted to see a variation in the buildings heights as well.

Officers noted that they felt that the design changes to the layouts and massing had vastly improved the courtyard spaces.

Images to right and below demonstrate the proposed changes to C2 roof to provide variation to the roof line.

The deep inset at the upper floor creates shadow and visual interest, whilst also providing a terrace overlooking the park.

The images also demonstrate the calmer and more contemporary materiality and detail.



Block C2 / D2



Elevation view from Victoria Recreation Ground

# 4.0 Design Development

## 4.10 Visual Comparisons

### View towards Building A

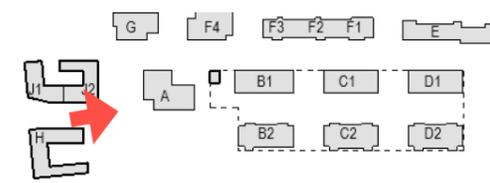
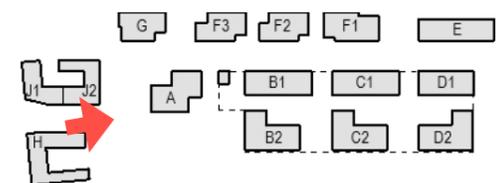
The following images demonstrate the significant changes made to the masterplan, to improve the massing arrangement, the improved modelling of the building forms to respond to their context, improved separation distances and visual permeability within the scheme



Refused Scheme



Current Scheme



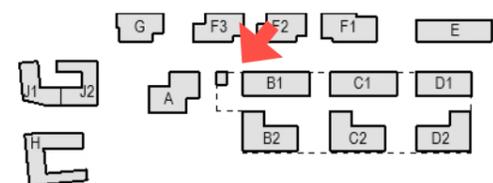
**Key changes in view:**

- 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 8No: storey element fronting the Park Plaza.
- B2 massing in the distance has reduced to facilitate an extended view through the site

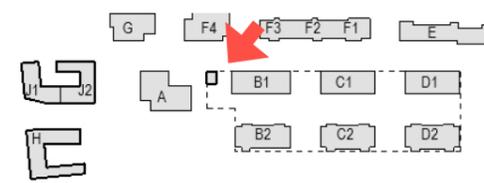
## View towards Park Plaza



Refused Scheme



Current Scheme



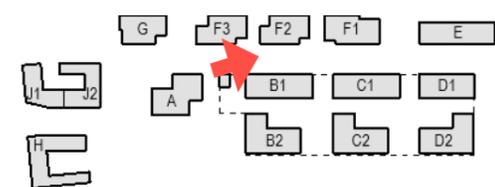
### Key changes in view:

- Kiosk providing basement access only has reduced in size.
- Block B1 reduced in scale with greater attention to building modelling.
- Block A reduced in height from 10 to 8 storeys.
- Introduction of corner balconies to identify key interfaces with landscape or public realm also reduces massing impact.
- Articulated base, with two storey bay expressions.

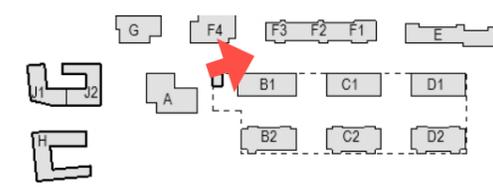
# View from Spine Road



Refused Scheme



Current Scheme



### Key changes in view:

- Scale of street reduced through the introduction of expressed bays and set backs to form roof terraces.
- The upper roof line has been inset to avoid long horizontal eaves lines.
- Blocks benefit from reduced height and 20m separation distances.
- The landscaped treatment of ground floor front gardens and trees integrated with on street parking creates a pleasing residential environment.

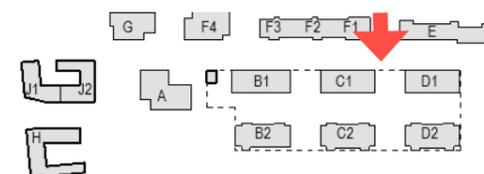
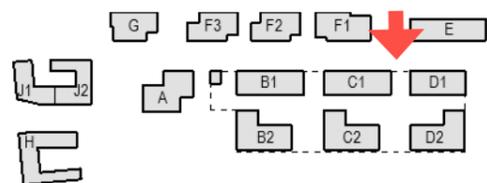
## View towards Building C1



Refused Scheme



Current Scheme



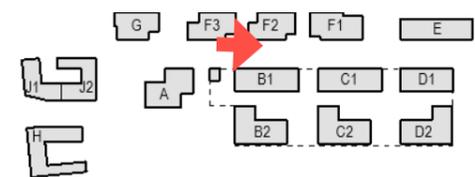
### Key changes in view:

- 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

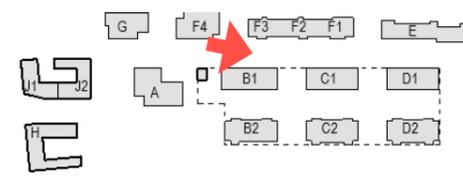
## View from Spine Road



Refused Scheme



Current Scheme



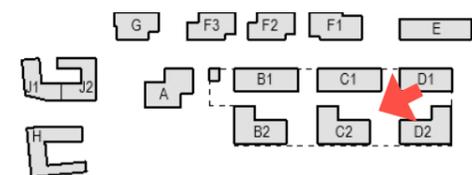
### Key changes in view:

- 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.

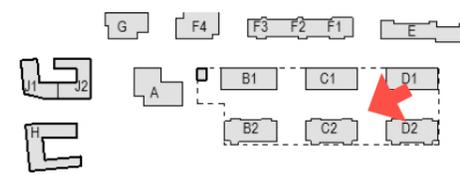
## View from interior Courtyard Gardens



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.

# 4.0 Design Development

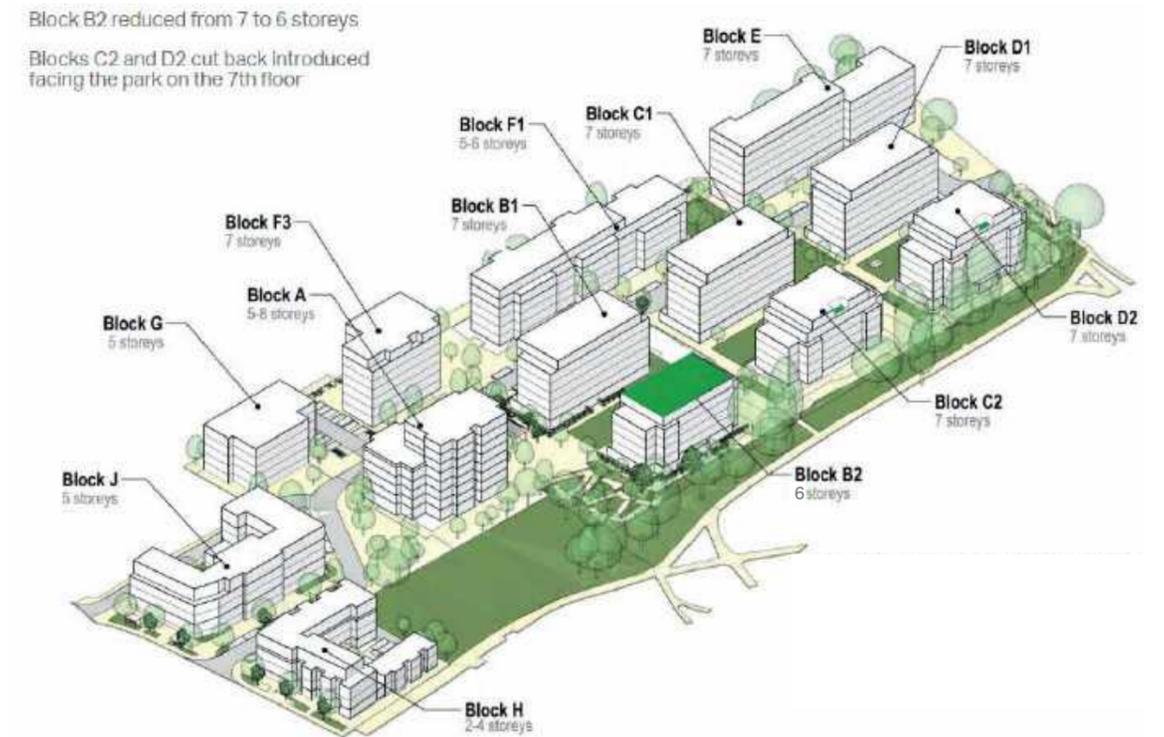
## 4.11 Post Meeting Response

29th April 2021

- Redistribution of height to park facing elevations
- Further articulation to the upper floors of Block D2 to echo the detail implemented to C2



Block C2



3D View Showing proposal to reduce Block B2 height

**LBB Feedback:**

- No formal written feedback has been received in respect of these changes, however verbal feedback from officers noted that the changes to the park facing elevations were welcomed and made an improvement to this important elevation.



Elevation from Victoria Recreation Ground showing effect of B2 reduction in height

- The images to the right outline the reduction in storey to B2 to 6No: floors as well as the incorporation of the inset terrace to D2.
- These measures combine provide variation and articulation to this key elevation.

# 4.0 Design Development

## 4.12 GLA Meeting

- Confirmed density of homes: 547 units;
- Confirmed height and scale strategy
- Confirmed reduced height scale of B2
- Confirmed adjustment to massing of C2 and D2
- Developed design of the façades and more subtle use of brick banding



### LBB Feedback

- The further housing intensification and optimisation of the site including 35% affordable housing, is supported. The introduction of residential and commercial uses is also supported in land use terms.
- The proposal has a potential to deliver further improvements in terms of urban design and site layout and therefore, alternative architectural typologies and public realm improvements should be further explored. Appropriate density and height of the scheme should be developed in consultation with the Council.
- Advice is given with respect to land use principle, housing, affordable housing, urban design, accessibility of the site and the heights of the proposed buildings, residential quality, inclusive design, heritage, transport and sustainability.



View of Block A and Community Centre



View from Block E towards the Park

| GLA  | EPR Response  |
|--|---|
| The further housing intensification and optimisation of the site including 35% affordable housing, is supported. The introduction of residential and commercial uses is also supported in land use terms.  |   |
| The reduced scale, increased separation distances and improved residential quality was welcomed.   | Noted   |
| Officers requested that alternative layouts and typologies be explored to find an optimal design solution for the site.  | <p>Whilst we only presented our preferred design solution, the design team had previously explored numerous permutations for the site in conjunction with LBB officers before settling on our preferred solution.</p> <p><b>Please refer to section 4.4 Design Study Options</b></p>  |
| The need for surface level parking was questioned.   | <p>The majority of the schemes parking is located within the basement carpark, with only limited parking numbers provided at street level to comply with 60% parking provision requirement.</p> <p>We also considered that a minimal provision of carparking located within the 'Street' assists with establishing a residential street character.</p>  |
| The approach from the south to the north and the creation of pedestrian paths is legible, however Block A appears to restrict the quality of pedestrian routes, consideration should be given to maximising the widths of paths.   | <p>We believe that the sighting of Building A (which is heavily restricted due to the adjacent below ground constraints) provides a strong framework to define and direct the pedestrian routes rather than hinder them.</p> <p>View studies have been undertaken to establish the success of the legibility of these approaches and believe that we have already provided the maximum path widths available.</p>   |
| <p>The proposal has a potential to deliver further improvements in terms of urban design and site layout and therefore, alternative architectural typologies and public realm improvements should be further explored.</p> <p>In particular the introduction of mews type buildings should be considered to define courtyard buildings/amenity spaces.</p> | <p>The team had previously considered the suggestions made; however we felt they were inappropriate in this instance.</p> <p>The enclosure of the courtyard space to provide a mews type typology is contradictory to the public feedback of our previous application, which suggested that a less dense, less enclosed and visually permeable scheme was preferred.</p> <p>Feedback from LBB had supported the removal of enclosing built form within the courtyard to improve the landscaping and amenity offer.</p> <p>We believe that the definition of the courtyards will be successfully articulated through the landscape / planting design.</p> <p>Furthermore, we believe the introduction of further built form within the courtyard would negatively impact on the Sunlight Daylight Assessments.</p> <p><b>Please refer to 4.4 Design Study options - Option 5/6</b></p> |
| Appropriate density of the scheme should be developed in consultation with the Council, to ensure that the aspiration to build densely needs to be balanced with an environment that supports the quality of life of local and nearby residents.   | <p>We note the GLA believe that the site can accommodate a high-density scheme.</p> <p>The proposals demonstrate that the density proposed can be achieved whilst providing a generous landscape / planted setting which compliments its suburban setting. The open spaces, new areas of public realm, community facilities, commercial spaces and enhanced permeability and passive surveillance will combine to enhance the quality of life for local residents.</p>  |

|   |  |
|---|--|
| <p>It is also important that design considers the quality of spaces and the outlook from the flats to deliver the highest residential quality.</p>  | <p>We have undertaken numerous studies to investigate the visual permeability of the scheme.</p> <p>We believe that the increased separation distances and layout arrangement, provides a development framework that offers a high level of permeability, with numerous views available to apartments wherever they are located within the masterplan, connecting the various character areas and recreation ground.</p> <p><b>See CGI's which visualise the residential quality provided.</b></p> |
| <p>Building Height – whilst the site is not located within an area identified as suitable for tall buildings, however they note the extant consent comprises of a building up to 8 storeys in height and therefore the principle of tall buildings in this location has been established.</p> | <p>Noted</p>   |
| <p>The development would have an efficient core to unit ratio and a large proportion of dual aspect units.</p>  | <p>Noted</p>   |
| <p>The increased separation distances would provide an improved outlook to the proposed residential units.</p>  | <p>Noted</p>   |



Views through site

# Design Proposal

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- 5.1 Local Grid Pattern
- 5.2 Wider Site Connection & Movement
- 5.3 Masterplan
- 5.4 Ground Floor Plan
- 5.5 Height Rational & Massing
- 5.6 Sitewide Sections
- 5.7 Separation Distances
- 5.8 Visual Permeability
- 5.9 Masterplan - Character Areas
- 5.10 Defining space, Views and Movement
- 5.11 Character Area - High Street
- 5.12 Character Area - The Gateway Garden
- 5.13 Character Area - The Park Plaza Approach
- 5.14 Character Area - The Park Plaza
- 5.15 Character Area - Courtyard Gardens
- 5.16 Character Area - Courtyard Blocks
- 5.17 Character Area - Mansion Blocks & Spine Road
- 5.18 Character Area - Park Edge





# 5.0 Design Proposal

## 5.1 Urban Analysis



### 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.



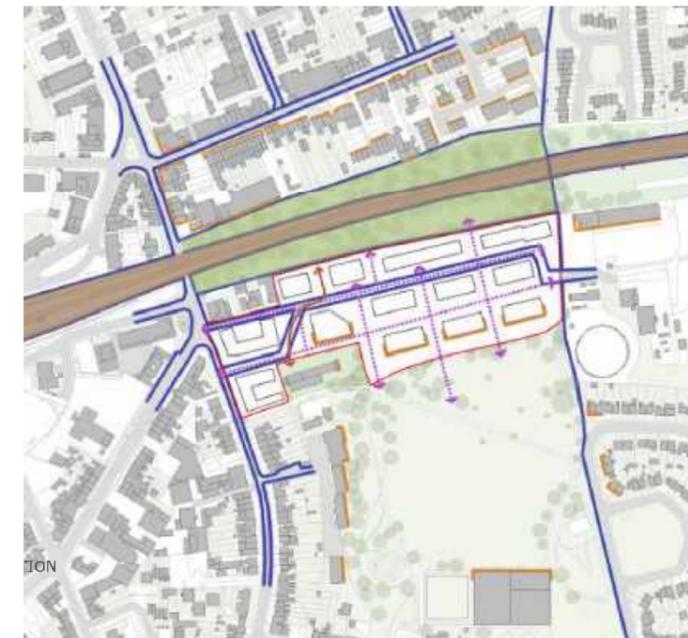
1. Urban Pattern



2. Site Constraints



3. Opportunities



4. Containment of the recreation ground

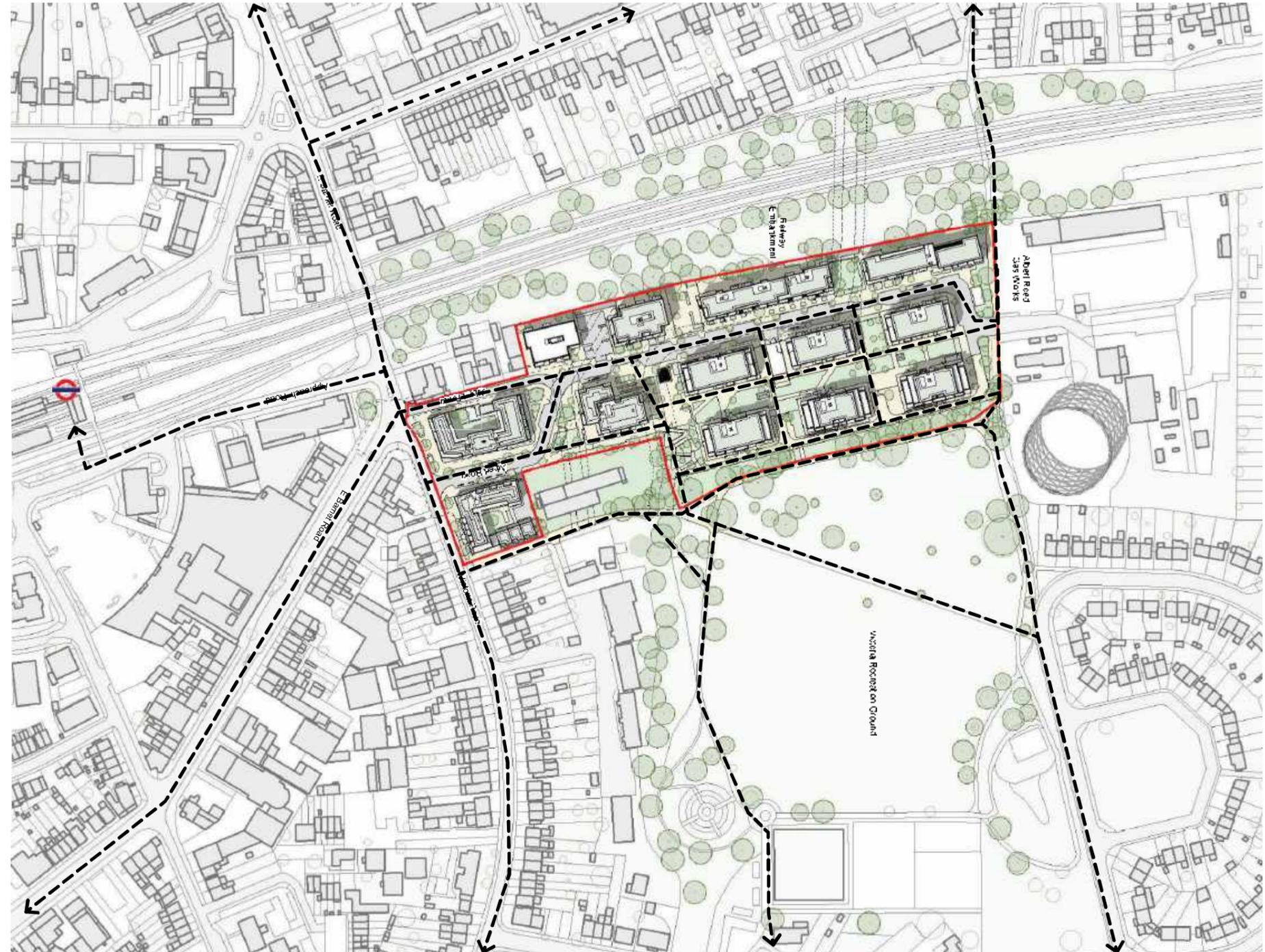
# 5.0 Design Proposal

## 5.2 Wider Site Connection & Movement



### 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.



# 5.0 Design Proposal

## 5.3 Masterplan



# 5.0 Design Proposal

## 5.4 Ground Floor Plan





The scheme provides generous new public and private amenity spaces within the masterplan.

The above image illustrates the new Park Square, facilitating access between the town centre and the Recreation Ground



The image above illustrates the generous courtyard gardens that run through the heart of the masterplan, creating both attractive and practical amenity spaces for residents.

## 5.0 Design Proposal

### 5.5 Height Rational & Massing

The building height strategy has 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.

As the diagram opposite illustrates, 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 integrate into their context.

There is one notable exception which is Building A which sits on the new public square (Park Plaza), which ranges in height from 5-8 storeys. This massing aligns with extant consent which established the principle of a building of up to 8 storeys in this location.

The reduction in building floorplate sizes promoting increased separation distances, combined with improved modelling 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 scheme's scale and massing.



# 5.0 Design Proposal

## 5.5 Height Rational & Massing

### Victoria Road

Given the internalised nature of site, Victoria Road remains the only area of the proposals that sit directly adjacent to existing context. We understand that this aspect of the extant consent was extensively discussed and debated prior to its approval. On this basis we have not sort to amend or change the principles previously agreed.

### Arrival

One of the most significant changes to building height has been made to Building A. Previously 10-8 storeys the buildings massing has been reduced and reorientated such that you are greeted on arrival by a 5 storey block, which compliments the surrounding buildings G and J and creates a transitional space. The taller element has been reduced to 8 storeys which now aligns with the extant consent.

### The Spine Road

The site utilises its context to accommodate height using the natural slope of the railway embankment to minimise impact to the nearest residents to the west.

Given the length of the street and its linear nature, the buildings have been composed to provide a gentle undulation to the building heights ranging from 5 to 7 storeys to create a pleasant composition. Building F4 in particular is sited at the head of the new Park Square and contains the view and approach from the Recreation Ground.

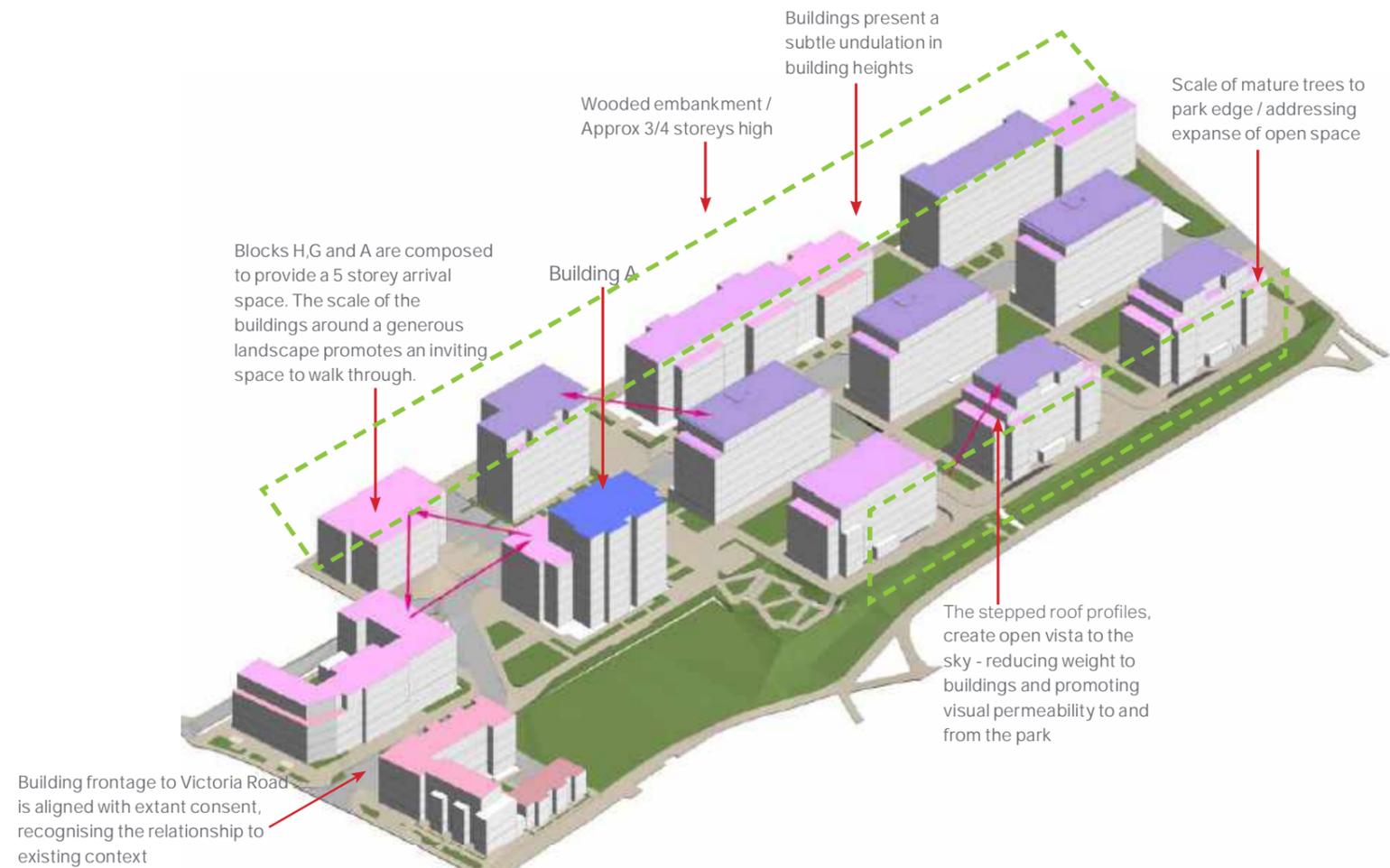
### Park Edge

We have worked closely with officers to improve the modelling of the buildings along the park edge, incorporating set back shoulders, and inset terraces to provide variety and complexity to the longer park views.

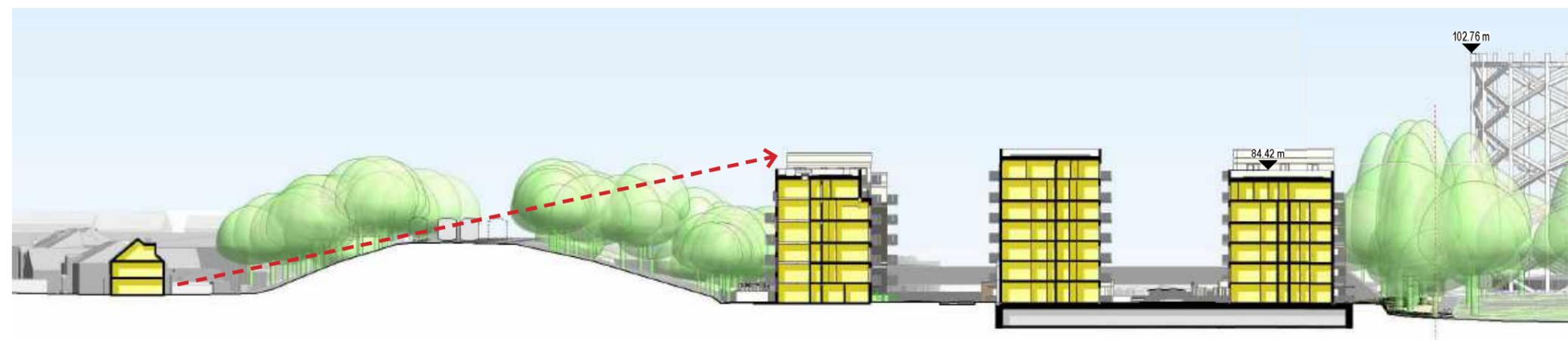
Their general scale responds to their relationship to the line of mature trees lining the park edge and the expanse of open space which they directly address.

The set backs and modelling to the buildings upper floors, provides generous views through the scheme, providing good sunlight / daylight within the scheme as well as reducing the buildings massing.

Expressed bays are articulated and extracted from the principle building forms to establish a lower expressed height at 5 storeys on the park edge to create an enhanced building profile to provide a pleasing building form on this new key pedestrian route.



Height Rational

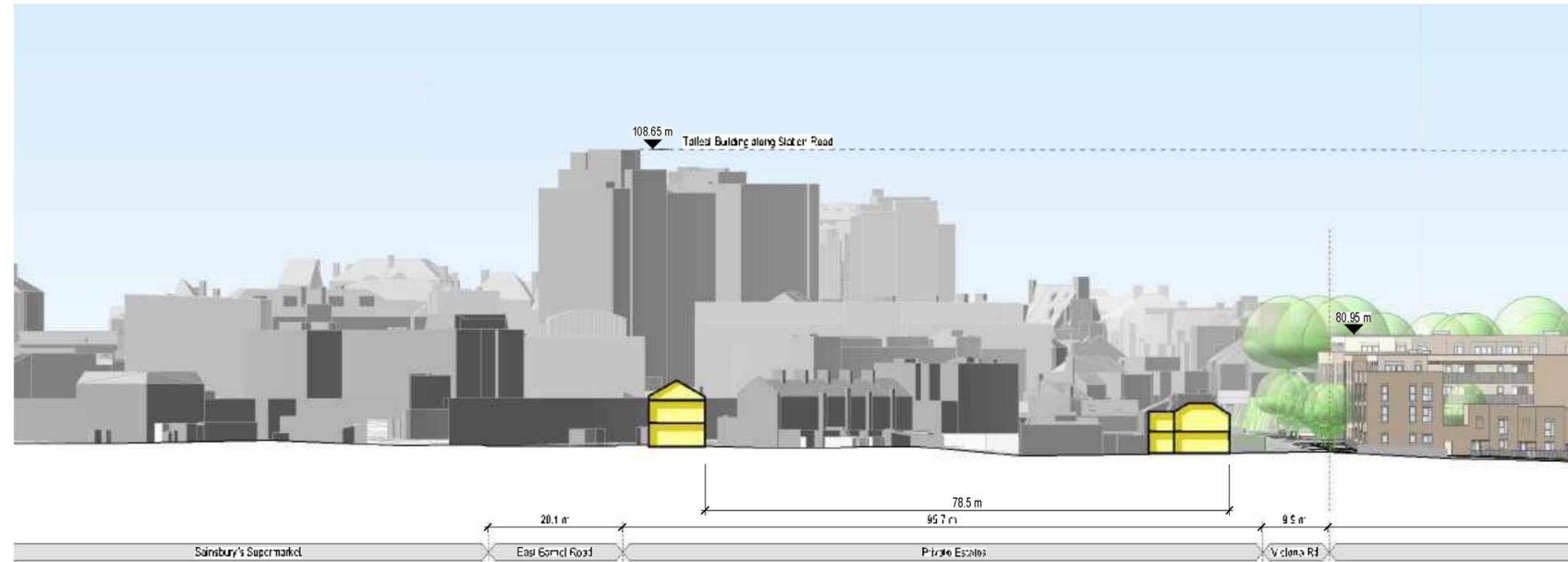


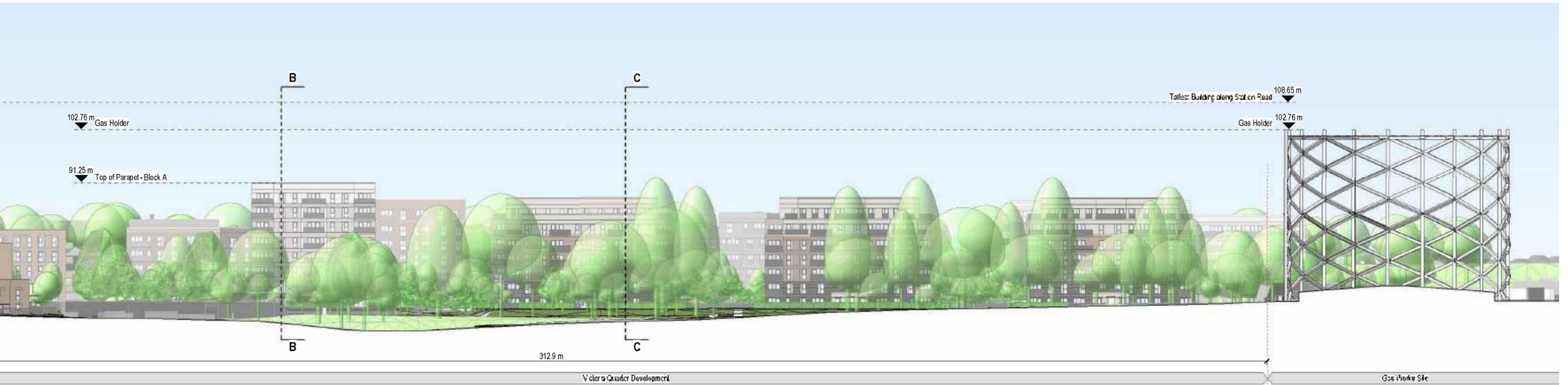
East / West Cross Section through Railway Embankment to Recreation Ground

# 5.0 Design Proposal

## 5.6 Sitewide Sections

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.

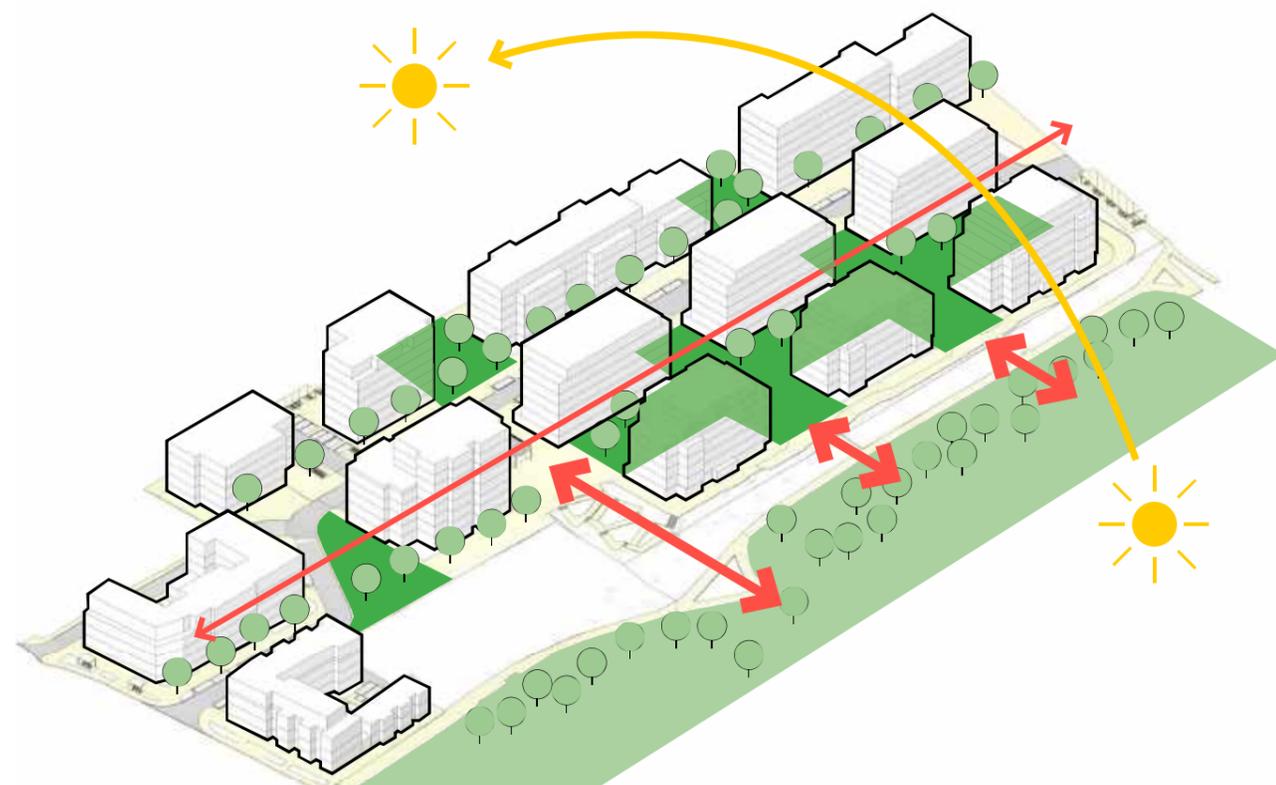




## 5.0 Design Proposal

### 5.7 Separation Distances

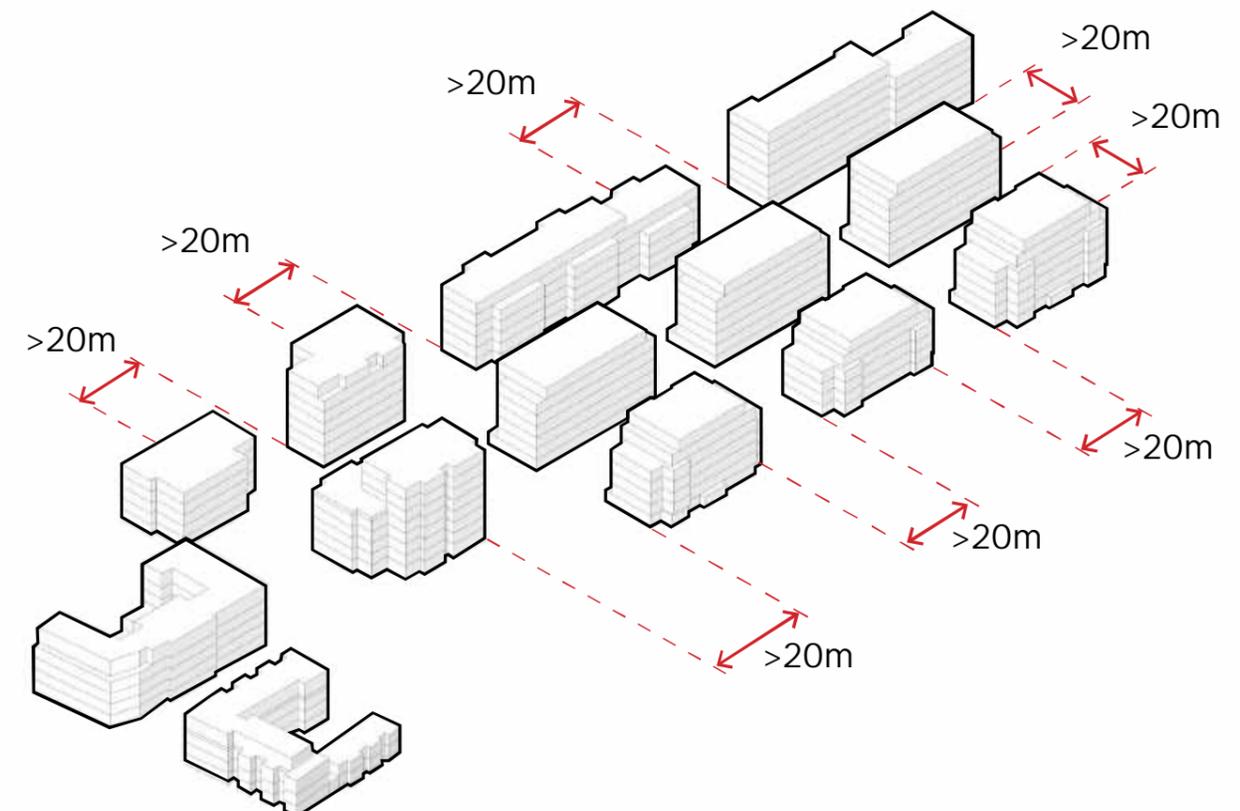
- The increased separation distances between all blocks within the masterplan has provided greater access to views and improved outlook to all residents.
- The masterplan provides a series of interconnected views, which provide an understanding of the space and the new routes it provides.
- This has ensured that most homes benefit from views of multiple interconnected character areas, be it the 'The Spine Road', the 'Courtyard' gardens, the pocket gardens, the new 'Plaza' or the Recreation Ground.
- This increased separation distance further improves residential quality by increasing distances between habitable rooms.
- Well spaced blocks result in good daylight and sunlight levels in habitable rooms as well as ensuring that a better level of privacy for the occupants is maintained.



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



Developing Building Geometry



Improved distances between buildings

# 5.0 Design Proposal

## 5.8 Visual Permeability

- This generous spacing between buildings places a strong emphasis on the spaces between the buildings, which will benefit from a series of high quality green, lush landscaped spaces that are in keeping with the local area, to provide a generous, permeable and bio-diverse neighbourhood.
- The plan opposite shows how the linear organisation of the landscape, buildings and circulation promotes views through the site.
- 147 homes have a view to the Recreation Ground(RG)
- 46 homes have an oblique view to the RG
- 193 homes in total have a view to the RG

Below are a series of images which explore and demonstrate the open nature of the masterplan.

These images demonstrate that the masterplan is generous.



Developing Primary Views through Building and Site



Developing Secondary Views through Building and Site



Escape View



Escape View



Escape View

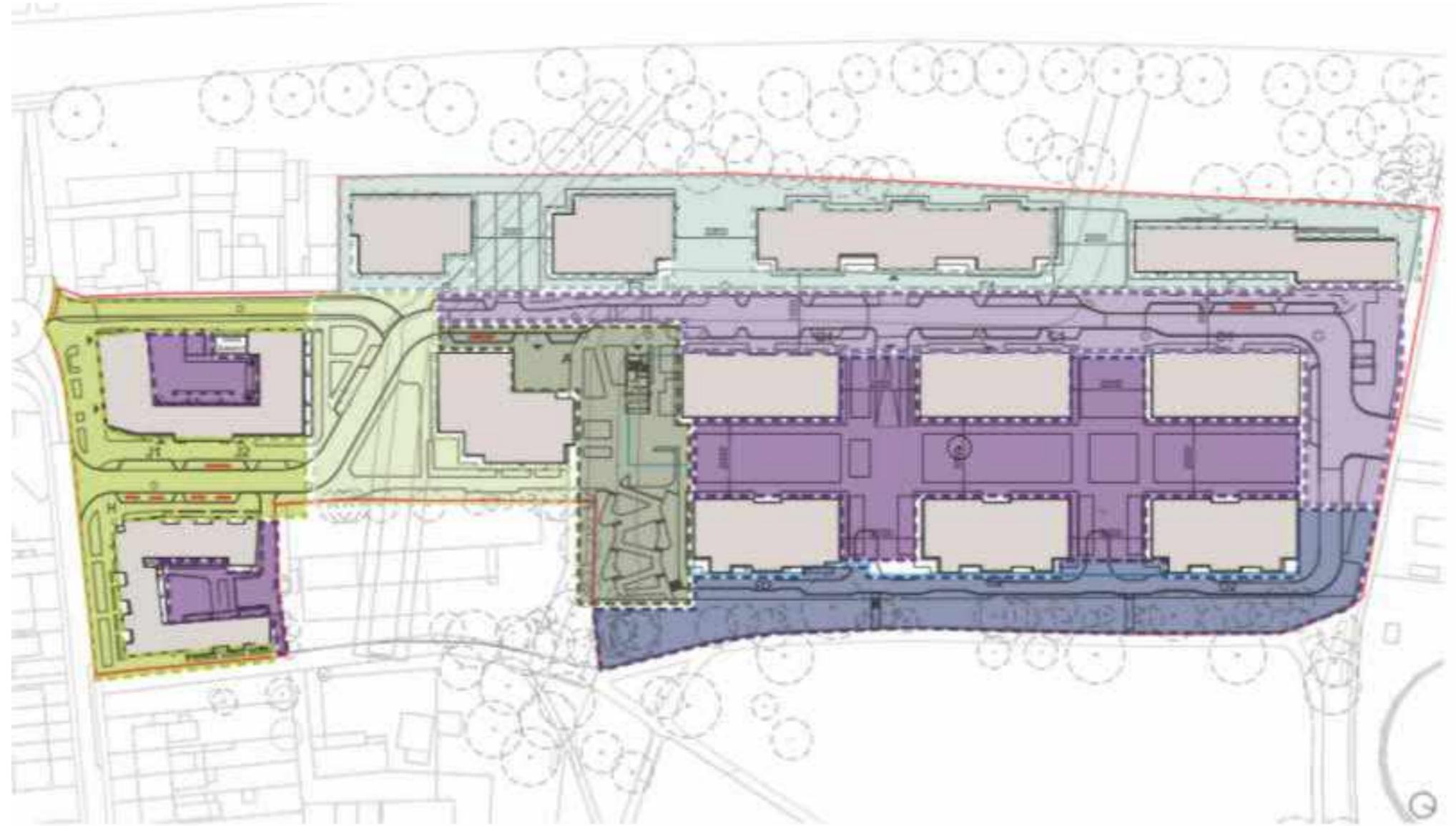
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## 5.0 Design Proposal

### 5.9 Masterplan - Character Areas

To generate a rich sense of place different character areas are formed throughout the site. These areas are influenced by their adjacent context and thresholds.

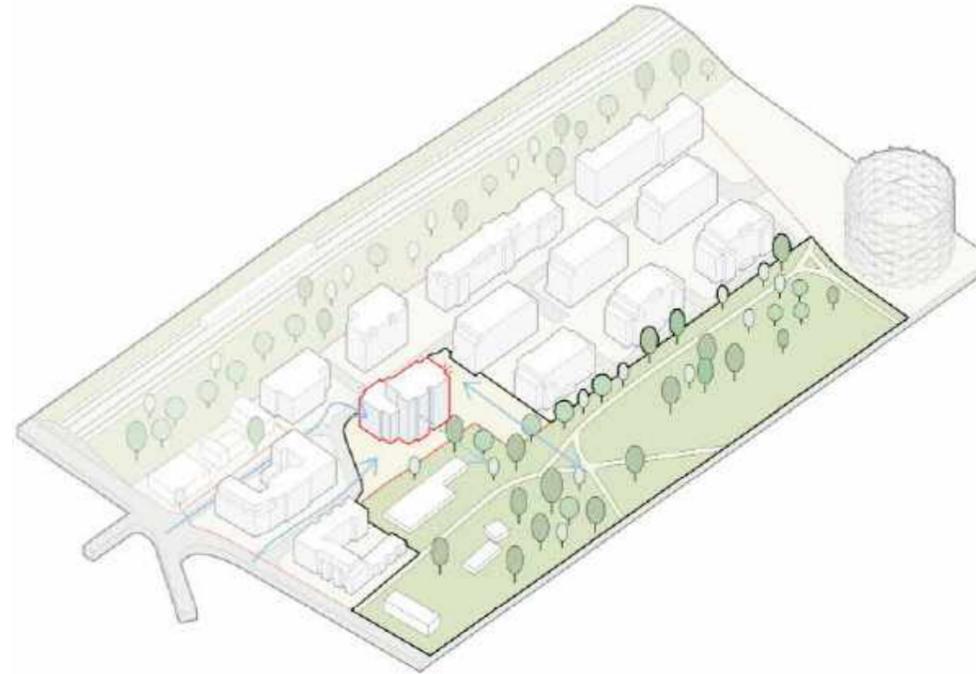
-  High Street (Green Spill Out)
-  The Gateway Garden
-  Park Square
-  Courtyards
-  The Pavilion Avenue
-  Pavilion Blocks
-  Park Transition



## 5.0 Design Proposal

### 5.10 Defining Space, Views and Movement

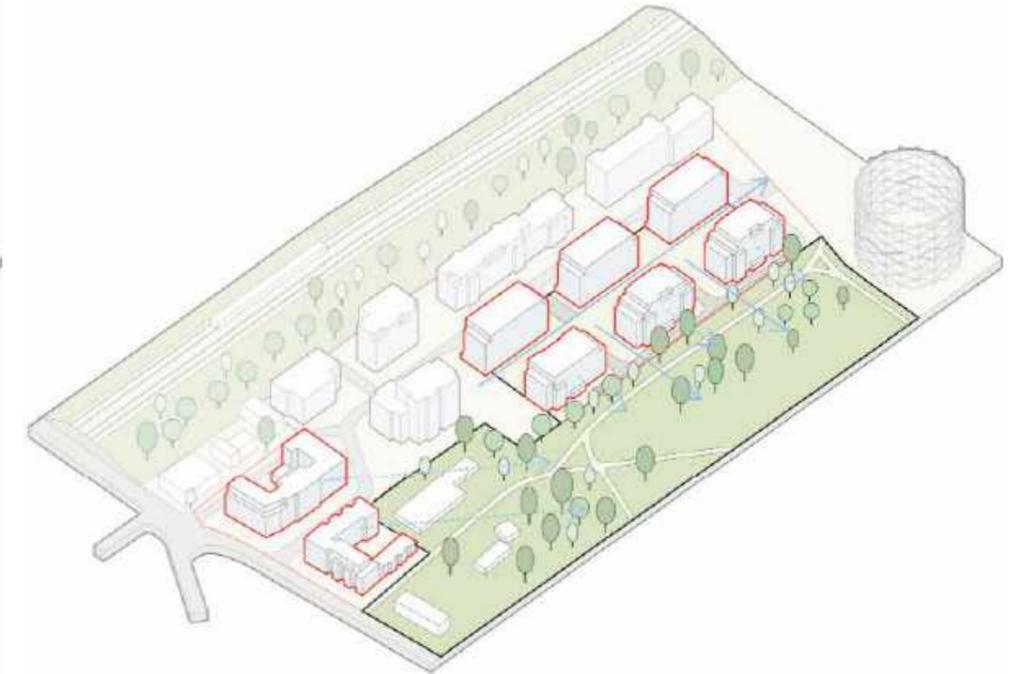
Through the application of different urban principles buildings within the scheme help define key spaces and views aiding user movement.



Defining Public Space

The marker building frames the civic space denoting a point in space for people to travel to. The movement generated pulls people into the site and the space created frames direct views into the recreation ground.

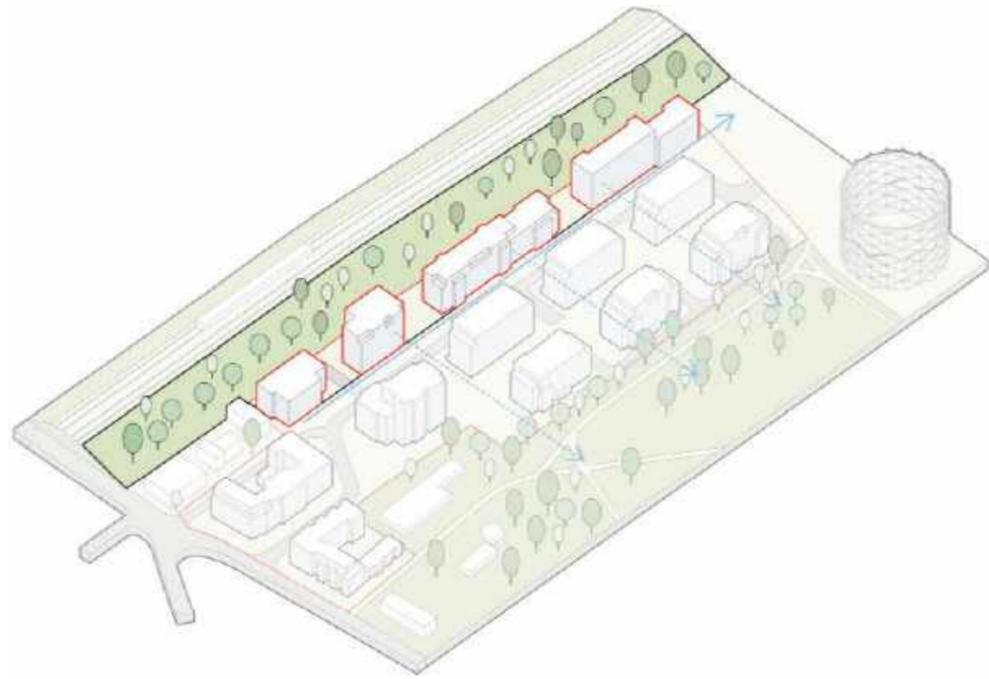
The marker building creates space using its form to define space and movement around it. On approach from Victoria Road its stepped form provides a welcoming sense of arrival, directing pedestrians on to the new public square and beyond to the Recreation Ground.



Defining Internal Private Spaces

Both the courtyard and street blocks define spaces that retreat from the public realm, guarded by the mass of the blocks that defines it. In doing so, indirect and direct vistas are created of the recreation ground. Additionally, the largest private courtyard encourages user movement deeper into the site.

Externally the mansion blocks provide containment to the park edge.

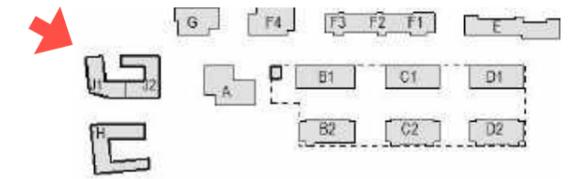


### Defining Pocket Spaces

Pavilion blocks along the train tracks define in-between pocket spaces that become extensions of the wooded embankment generating relief from the adjacent road. Indirect and direct views of the recreation ground are also formed from these spaces.

## 5.0 Design Proposal

### 5.11 Character Area - High Street



The development on Victoria Road recognises the scale and proximity of the existing context to provide a welcoming gateway that connects the Town Centre to the new neighbourhood and Victoria Recreation Ground, whilst its new active commercial uses at ground floor will bookend East Barnet Road.

New defensible planting and trees softens the building setting to create a space with a civic character through wider footpaths, to make this an attractive pedestrian environment.

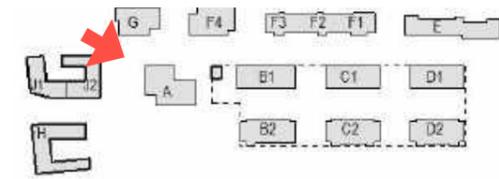
Where residential exists at ground floor, front gardens create a green edge to the development, whilst tree

planting further reinforces the residential character of the development.

The strong linear access of Albert Road East and West, will draw people into the scheme, encouraging pedestrian to utilise this route as the primary access into the Recreation ground and beyond.

## 5.0 Design Proposal

### 5.12 Character Area - The Gateway Garden



Approached via Albert Road East/West, the Gateway Garden provides a green transition space as you move from Victoria Road into the scheme.

The organisation and sighting of the building form provides clear, generous, legible and active routes to link to the Park Square to the town centre.

The provision of a strong visual desire line established through the heart of the scheme draws you through the space. To the west a visual connection to the wooded embankment is maintained.

A combination of trees, planting and open lawn creates a green buffer to the primary road to ensure this space has a tranquil setting.

Massing consciously steps down to provide a comfortable and welcoming space, which encourages you continue into the scheme.

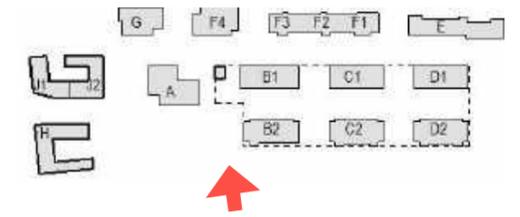
The buildings principal entrance is located on the leading façade addressing the gardens providing a legible approach.

Materially the buildings provide a subtle variation of brick tones and detail to provide a visually layered composition.



## 5.0 Design Proposal

### 5.13 Character Area - The Park Plaza Approach



The Park Plaza is intended to be the social and community centre of the development.

Sitting on a key desire line between the park and the town centre it 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 head of the Plaza is framed by Building F4 which addresses and contains the space. We have intentionally used a subtle variation in brick tones and detailing to the buildings surrounding the plaza to provide visual interest and a sense of informality to the space.

The natural soft landscape design provides an informal and pleasant setting to dwell and spend time. The Plaza forms a strong visual connection to the park; whilst the physical transition into the park via a series of gradients and steps integrated with planted terraces provides an attractive route.

The image demonstrates the subtle variation in the building treatments.

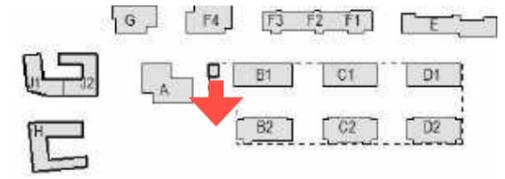
The relationship of the balconies at the building corners, frame the routes and intersections with the landscape.

The expression of the textured plinths and planted front gardens provide scale and detail at ground floor.



# 5.0 Design Concept

## 5.14 Character Area - The Park Plaza

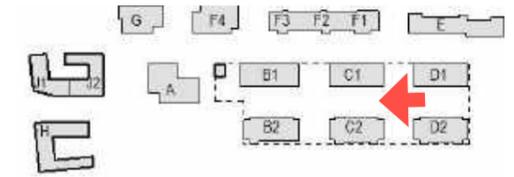


This image demonstrates the open and informal nature of the space; its relationship to the surrounding buildings, the community/café use and the strong visual connection to the Recreation Ground.



## 5.0 Design Proposal

### 5.15 Character Area - Courtyard Gardens



The desire to create a communal courtyard which benefits from high levels of sunlight for residents to socialise and relax, which offers pockets of play along the way to provide a variety of spaces within the masterplan has been central to our design development.

The emphasis on the provision of high-quality landscape, which flows from the adjoining Recreation Ground, emphasises the schemes suburban setting and character.

The organisation of buildings around the courtyard seeks to achieve the appropriate balance between enclosure and permeability.

The separation distances between buildings facilitate multiple visual connections to the surrounding character areas, to enhance the residential quality of the homes, as part of an open and legible masterplan,

The image demonstrates how the buildings plans and sections have been manipulated to provide an attractive, undulating profile, with high level setbacks and expressed bays to reduce the perception of scale.

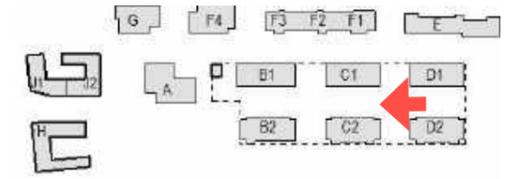
The elevations and buildings character has been informed through references to local architectural detail and materiality. The effect of the expressed plinths, feature banding and expressed set back roofs combine to provide a scheme of a high-quality scheme of comfortable scale in balance with its settings that has a dialogue with its surrounding neighbourhood.

We consider that character of this areas contributes to provision of high-quality residential accommodation in terms of daylight and sunlight amenity for the enjoyment of future occupants.



## 5.0 Design Concept

### 5.16 Character Area - Courtyard Blocks



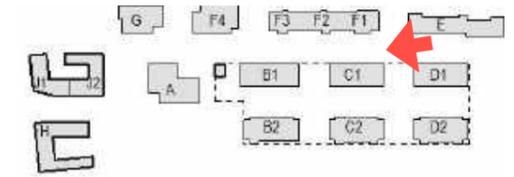
The image further demonstrates the material quality of the buildings, the complexity of the roof massing, opening up the skyline which enhances the sunlight performance of the garden spaces.

The separation distances provide high levels of visual permeability and connection to the Recreation Ground. The organisation of the courtyard provides a generous and diverse linear carpet of landscape through the centre of the scheme, its long vistas framing Building A in the distance provides a legible and strong desire line towards the Park Plaza and the town centre.



## 5.0 Design Concept

### 5.17 Character Area - Mansion Blocks & Spine Road



This image clearly articulates the residential character of the masterplan, through the sense of open space, and the buildings relationship to the landscape.

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

The images articulate the details and character of the buildings which have been extracted and developed from the surrounding area.

Front gardens, combined with defined plinths and, expressed bays establish the buildings relationship and scale to the street at pedestrian level.

Horizontal feature bands of brickwork, pick up key datum heights within the elevation, with a lighter setback upper floor, defining the roofs of the buildings.

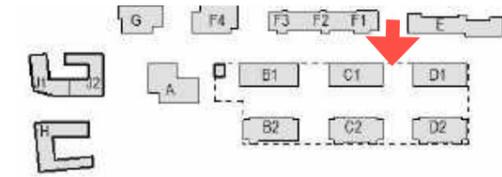
The positioning of corner balconies and lower shoulder heights to gable ends of the buildings define the interfaces with key routes and approaches, whilst lightening the building apparent scale and mass .

The overall effect is a rich and layered environment, which provides a pleasant and high-quality residential environment, which maintains its connections to its surroundings.



## 5.0 Design Concept

### 5.17 Character Area - Mansion Blocks & Spine Road



The spaces between buildings on the Spine Road provide opportunity for pockets of landscape to soften the character of the street, with a diversity of space that draws the landscape of the adjacent railway embankment into the site. These spaces range from green access routes to children's play area with a natural character, forming a strong community character.

This space between F1 - E frames the visual and physical connection to the Recreation Ground.

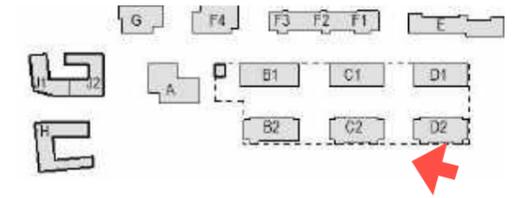
The formal nature of the buildings symmetrical composition is emphasised through the expressed shoulder heights and the corner balconies frames the view, directly addressing the interface with the landscape and new routes through the scheme.

This view demonstrates the complexity and layering of the scheme, whilst reinforcing the sites relationship to the landscape and its role in improving the areas biodiversity.



## 5.0 Design Concept

### 5.18 Character Area - Park Edge



The scheme provides a natural opportunity to extend the fringe of Victoria Recreation Ground, providing 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

