



Appendix 2: Consented Scheme - DAS statements fact checked

The analysis of the consented scheme in the developer’s Design and Access Statement (Section 4.2) is misleading and seems a deliberate attempt to justify ignoring both the scheme and the views of the local community who support it. The finger blocks are particularly important since these are retained to form the basis of the SNB community group’s alternative plan (Appendix 3). The following appendix investigates claims made by the developer in the DAS.

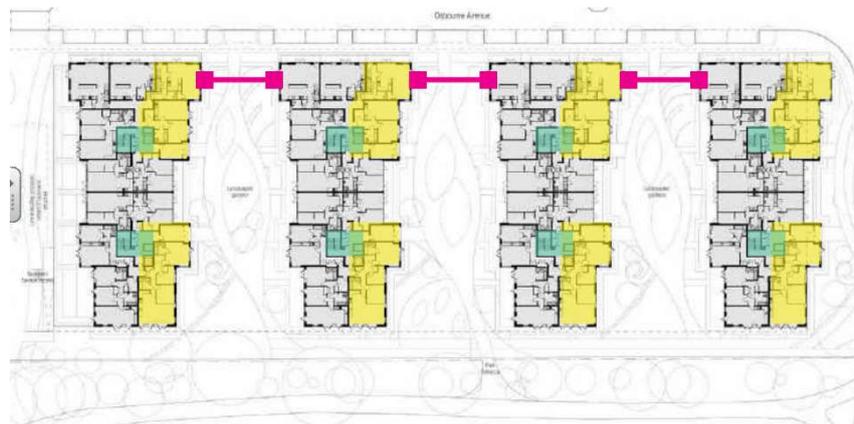
- 1) **The developer states, ‘Whilst scheme [sic] provides high levels of dual aspect units, many remain predominantly north facing.’**
Reality: only 16 flats in total (4.3% of 371) are North facing

This statement is inaccurate and misleading. There are only 4 North facing flats per block so 16 in total. There are no other single aspect *North* facing units in this scheme. **As a percentage of 371 this represents just 4.3%.** Additional studies were carried out to ensure the very small number of North facing units achieved excellent levels of daylight. They were not at risk of overheating.

Further analysis in the DAS is also misleading. In particular, it highlights dual aspect N/W and N/E facing flats at the ends of each block.

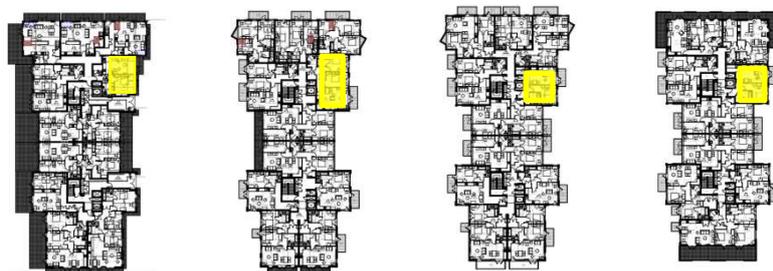
DAS diagram (right)

This inaccurately shows large areas of what the developer believes to be north facing flats, highlighted in yellow. Only one floor plan has been used – whereas, in fact, floor plans vary and step back on higher floors. 75% of the highlighted area is actually showing dual aspect flats, not single aspect.



Consented scheme (right)

These show that there are actually only four North facing flats/block (shaded yellow)



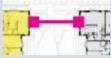
GLA comments on the current application state that, ‘North facing single aspect units, which **contain three or more bedrooms** or are exposed to significant noise impacts should be avoided. North facing flats in the finger blocks are either one bed (3 /block) or 2 bed (1/block). Therefore, the consented scheme is compliant with GLA comments whereas the proposed scheme has single aspect units exposed to significant noise impacts.

In the SNB community group proposal (Appendix 3), if the finger blocks and Block A are retained as in the consented scheme, the total number of single aspect flats would be 39 since none are proposed along the



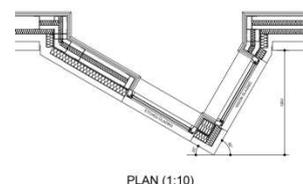
western boundary in this scheme. This compares with 162 single aspect flats in the current application, many of which are compromised by noise and overheating.

2)

The developer states, ‘Reduced separation distances.’ 

Reality: only 12 flats affected and offset with oriel windows

Although this is factually correct, its effect is mitigated by the detail design: over a small section of the façade to the finger blocks, separation distances are around 15 metres (in three locations). In all, *only twelve bedrooms are affected* and this has been mitigated by etched glazing in one of the panes in the oriel window (right) which is carefully designed to maintain privacy. At ground floor, planting provides privacy and set-backs on upper floors result in wider separation distances.



3)

The developer states, ‘Perpendicular organisation to finger blocks is not a recognised suburban plan form.’

Reality: the current proposal is not a recognized suburban form. Indeed, the DAS elsewhere claims that this is an urban (rather than suburban) site in order to justify high densities. The argument lacks consistency and rigour, as does the proposed design

This statement is subjective and misleading. However, it presupposes that buildings on this site *should* be suburban in form – even though the developer seems intent on justifying an ‘urban’ scheme.

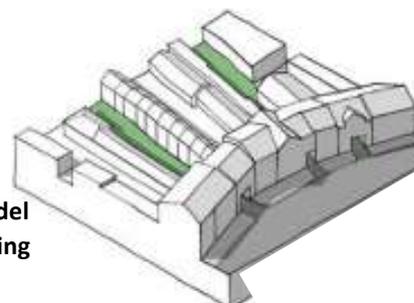
It is not uncommon to build perpendicular to a road. A good example is the three storey 30s flat block in North Finchley (below). In fact, with the wider ‘front’ part addressing the road, it is very similar to blocks in the consented scheme.

In the National Model Design Code, various recognized built forms, considered as good models for new development, are illustrated which *‘should be adjusted in response to local character and to the area type in which the street sits’*. The finger blocks reinterpret the example of ‘burgage’ courts. By contrast, there is nothing in the Design Code which relates to the repetitive and regimented layout which the developer has adopted.



Flats in North Finchley (left)

A ‘burgage’ court (right) illustrated in the National Model Design Code; ‘fingers’ of building used to develop deep plots



4)

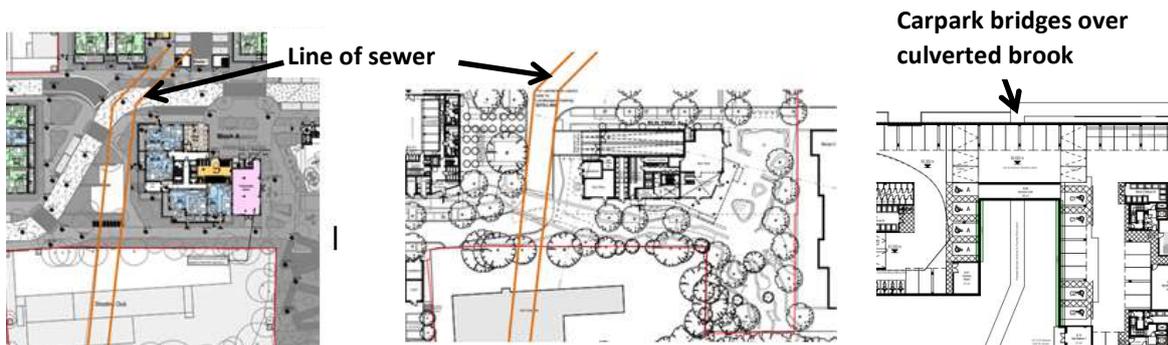
The developer states, ‘Blocks A and B floor plates are compromised by below ground constraints.’

Reality: consented scheme took full account of below ground constraints



This statement is inaccurate and misleading: the architects for the consented scheme took full account of below ground site constraints as noted in their DAS:

- Block B is designed so that there are no footings over the easement. At ground floor, this is a parking area.
- Block A floorplate fits nicely between the sewer and the culvert to Pymmes Brook (below). The original underground carpark proposal bridged over the culvert to access the main parking area beneath the finger blocks. Omitting this represents a cost saving for the developer but has a detrimental effect on the design.



Current application: Block A

Consented scheme: Block A and part of the basement plan

The basement plan (far right) shows that a bridge over the culvert to Pymmes Brook was originally proposed to connect parking under Block A with the main area.

The SNB preferred option (Appendix 3) does not build over either the sewer or the culvert to Pymmes Brook.

5)

The developer states [there is a] ‘high level of on street car parking’

Reality: current scheme will simply push street parking onto surrounding roads.

Reality: on street parking in the consented scheme was reduced because houses had off street spaces

This statement is inaccurate and misleading: in the consented scheme, because more parking was provided below ground, parking bays were located on one side only of Osborne Avenue (re-named Spine Road) whereas, Spine Road features bays on both sides. Front gardens to the houses provided off street parking, screened by planting, which also increased the separation distance between buildings to either side of the street. Reducing overall levels of parking in the current application will simply push street parking onto surrounding roads.

6)

The developer states, ‘Dead frontage at base of Block A to accommodate car-park ramp – sterilizes key elevation on approach to square’

Reality: subjective statement and proposed scheme eliminates valuable garden space



This statement is subjective and misleading. Locating the ramp under Block A has a number of advantages:

- through traffic along Spine Road is minimised
- garden space is not decreased – in the current application, the ramp eats into one of the sunniest areas of the communal gardens.
- non-residential uses face the busiest junction. A commercial unit in the consented scheme provides ‘active’ frontage

The ramp in the consented scheme is also in a good location because it does not face the main entrance to the site. It is the pedestrian route which is given priority - the ramp is offset to the west.

7)

The developer states, ‘Apartment buildings have an inherent complexity which helps in breaking down mass.’

Reality: proposed scheme has taller buildings and large areas of flat facade

This statement is subjective and misleading. Assuming that it refers to apartment buildings in the current proposal, visualisations (below) of the two schemes suggest strongly that the complexity of the massing in the consented scheme is far more effective in breaking down the mass of the buildings.

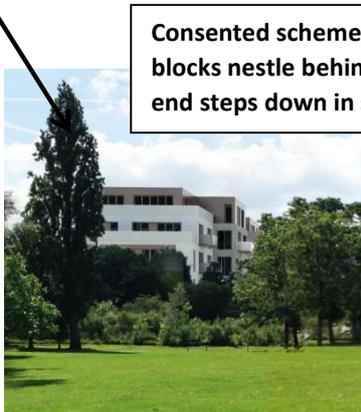
The current proposal ignores design guidelines in the London Plan relating to the need to mediate the scale (using set-backs) adjacent to public open spaces. Flat facades up to seven storeys in height dominate external spaces, for example the communal gardens.

Proposed scheme: seven storey apartment blocks dominate the park. Set-backs occur only on the shorter North/South elevations



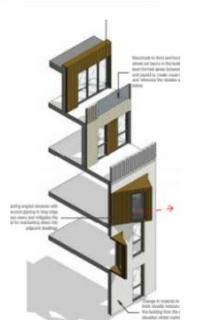
Proposed scheme (above): flat, seven storey facades to B1, C1 and D1, with no three dimensional modelling, overlook the communal gardens.

Using the existing trees as a reference, the over-dominant massing of the current application is clear in comparison to the consented scheme



Consented scheme (above): three dimensional modelled facades were explored from the outset of the design process and overlook the communal gardens.

Consented scheme: five storey apartment blocks nestle behind trees and the eastern end steps down in scale towards the park.





8)

The developer states [There are] ‘internalized cores’

Reality: Consented scheme has far fewer families per core avoiding hotel-like long double loaded corridors

This statement is factually correct but misleading : cores in the consented scheme have many advantages over those in the current application because:

- In the consented schemes all internal lobbies are ventilated by means of automatic opening vents (passive ventilation) whereas in the current application two of the blocks require mechanical ventilation which uses fans rather than natural air movement to extract the air.
- In the consented scheme, all cores (except in Block A) follow guidelines set out in the LHDG* recommending a ‘safe maximum’ of 25 units/core. In the current proposal, eight blocks significantly exceed this number up to 56 units/core (see main design appraisal, Section 9).
- In the current proposal, long, double loaded corridors serving large numbers of people will feel impersonal and ‘hotel-like’ and are more likely to lead to antisocial behavior. The LHDG states that this type of circulation will ‘do little to foster a permanent sense of home. The Mayor is committed to encouraging alternatives to these patterns of housing.’ Smaller, compact cores (as in the consented scheme) avoid these problems.

*London Housing Design Guide

9)

The developer states, ‘When elevated buildings to make better use of site compound massing impact will be an area of concern ‘

Reality: jargonistic statement with unclear meaning

It is not clear what this statement means exactly. It could suggest that additional height leads to many problems – as in the current proposal.(Refer to Sections 6 and 7, Design Appraisal)

10)

The developer states, ‘Large number of 4 bed family units raise affordability concerns’

Reality: Barnet needs larger family homes to avoid forcing families out of the borough

This statement is unclear and misleading: The need for 4 bed family units have been highlighted in Barnet’s Local Plan (see ‘Victoria Quarter: Quantity not Quality’). This can’t be dismissed by reference to affordability concerns. The developer has provided no affordability details.

The following statements relate to the landscaping: refer also to illustrations at the end of this document

11)

The developer states, ‘Spaces between buildings are more uni-dimensional, meaning there is less spatial

Reality: Subjective, jargonistic and meaningless statement

This statement is subjective, lacking in clarity (uni- dimensional?) and misleading.

In our more rigorous analysis the consented scheme offers *greater* spatial variety than the current application. There is a progression from the formal planting in the main public entrance to the site (the



'Gateway' area), through to a more informal layout of in the pedestrian Pymmes Square. Gardens between the apartment blocks are designed as 'green fingers', widening towards the park. The landscape strategy follows a 'narrative' (see Section 10 in the main report) which connects the park with the new development. The narrative set out in the DAS for the consented scheme is as follows:

- *'The basis of the concept involves swirling gusts of wind blowing from the park westwards into the development, rolling and spiraling. The winds blow in leaves from the park scattering their pattern across the open spaces within the development. The concept will emerge in the form of organic curving and rolling lines across the open spaces. The leaf shape will be expressed in the form of landscape elements, such as lawns and seating. This will provide a strong identity and character to the development and provide a sense of place'* (DAS, Consented Scheme)

The proposed scheme is notable precisely for its *lack* of spatial variety, maintaining a minimum 20 metre distance between blocks. This gridded arrangement where landscaped areas are simply the spaces left between and around the blocks provides little sense of enclosure and the uniformity of the block layout results in a uniform landscape strategy.

12)

The developer states, 'The lack in variety in spacing between buildings will be further exacerbated if heights increased to achieve higher unit numbers'

Reality: This is more true of the current proposal where most of the blocks are seven storeys high and spacing is 20 metres

This statement is unclear and misleading; in fact, it could be applied with more accuracy to the current application.

Enjoyment of garden spaces will indeed be decreased if building heights increase – this applies to the proposed scheme where buildings of seven storeys surround the gardens with no setbacks to mediate their scale and little in the way of three dimensional modelling to increase visual amenity.

13)

The developer states, [There is] 'little variety in the hierarchy between public and private spaces'

Reality: Not true with statement more applicable to proposed scheme

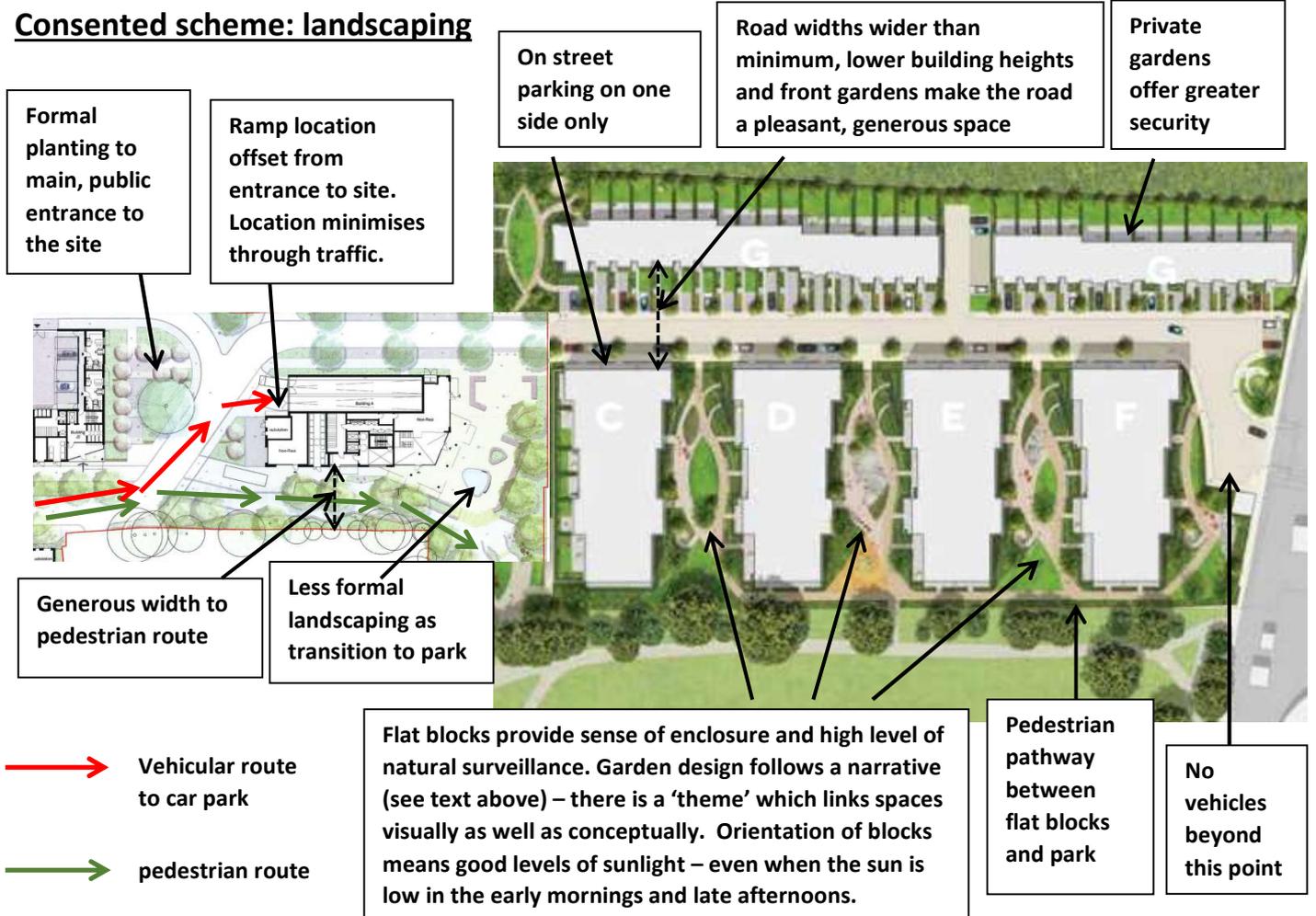
This statement is subjective and misleading. As discussed (no.10 above), the hierarchy of public and private spaces in the consented scheme has been much more carefully thought through, from a more formal public square at the entrance of the site, through increasingly informal landscaping on the public pedestrian route (Pymmes Square) and in the semi private gardens between finger blocks. Houses along the western boundary have their own private gardens, increasing security in this area.

By contrast, the lack of definition between public and private is one of the main design issues in the proposed scheme, the result of a flawed layout strategy (see Section 5 in the main report). This has also been commented on by the GLA (see Appendix 1). Left-over spaces between blocks are utilised for parking, playgrounds, communal gardens, turning heads for vehicles or ramped access to the basement carpark. There is little evidence of place making or hierarchy of public and private in the external spaces in this scheme.



COMPARISON OF LANDSCAPING IN THE CONSENTED AND PROPOSED SCHEMES

Consented scheme: landscaping



Proposed Scheme: landscaping

