

4.0 DESIGN GUIDELINES



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The following design guidance focuses on defining the qualitative aspects of the Northern, Central and Southern Character areas, along with the site wide open space qualities, and aims to represent the vision as set out in this SPD document in Section 2.

These qualities can be defined through the following:

- Quality of Open Spaces & Public Realm**
- Quality of Streets**
- Quality of Rear Courtyards and Gardens**
- Quality of Architecture**

The guidance ties in with the Development Framework and adds qualitative guidelines to developing designs.

This document should be read in conjunction with all relevant policies, including the National Planning Policy Framework, Barnet Planning Policies, The London Plan and others.

4.1 SITE-WIDE OPEN SPACE STRATEGY

This section sets out the public realm and landscape principles for the creation of a green infrastructure network as a strategic driver for the regeneration of Grahame Park.

The main principles are to connect and enhance existing green assets to create pleasant and beautiful open spaces and routes, enable intuitive navigation and increased accessibility, visibility and footfall, through intensification of the public realm, and integrate safe, usable play areas and facilities for all the community.

- i. The current layout of the Grahame Park Estate is generally disjointed, unnavigable and inhospitable, with many open spaces having been neglected and lost their identity. Spaces present a glimpse of their former appeal, for example, the southern woodland zone with its mature trees, the gently sloping neighbourhood park enhancing the sense of distance and the zig-zag green to the north as a smaller grassy open space. Around the site, the school grounds and sport-fields are ill-connected and under-valued as part of the wider green network.
- ii. The Site-wide Open Spaces Strategy sets out how the phased development will establish a green infrastructure that builds on existing qualities and sets out to deliver a well connected and well used pedestrian and cycle network that knits the former Grahame Park Estate into the surrounding neighbourhoods.
- iii. This strategy should be read alongside the Colindale Open Spaces Strategy to ensure integration with the wider network.



Play and planting overlay where space is limited
(Installation, Dymaxion Garden)



Space for riding bikes in an undulating landscape
(Haggerston park, Hackney)



Play set within mature trees and planting.
(Play area, Clapton Common)

The Site Wide Open Spaces Strategy is achieved through:

A site-wide green infrastructure strategy to enhance existing assets and create safe, accessible and useable open spaces

iv. The aim is to create a network of open spaces that is beautiful and intuitive to manoeuvre, defined by existing mature tree lines and clusters. Proposed green routes through the site and the wider area aim to reinforce uniformity in existing and desirable routes, with heightened priorities for pedestrian and cycle movement, attractive planting, incidental play and amenity space and connectivity to community uses.

A site-wide network of streets that prioritise pedestrians

v. Main strategic routes will connect wider neighbourhood links with larger green open spaces, play spaces, bus stops and amenities, ensuring their success by intensifying footfall, visibility and accessibility. Integrated elements such as continuous comfortable pavements, safe road crossings, well designed and well placed lighting and street furniture will all be essential to nurturing and safeguarding the success of this strategic network.

Public realm design guidance that defines a single site-wide material palette and character to ensure intuitive navigation through the site.

vi. The material palette (see Section 4.2) draws on the TFL Streetscape Guidance and is intentionally simple in order that Grahame Park as a neighbourhood can merge with the wider site of Colindale.

vii. The overriding impulse must be to invest in the elements which gives both the greatest qualities and are robust. Examples include enhancement and investment in mature trees, granite kerbs and generous street furniture.

A site specific approach to the Character Areas, enhancing local qualities and features, expressed through playable landscapes for all ages.

viii. If the streetscape palette is a simple site-wide background, the playable landscapes can both accentuate and reinforce the character areas. Alongside the provision of green space and play provision within existing enhanced assets such as Heybourne Park and the Southern Woodland Walk, new pocket parks and green streets will offer play opportunities where distance to existing larger green spaces is too great, exceeding the London Plan guidelines. As such, investment in small areas should be far greater per square metre, than those that benefit from larger, existing open spaces.

ix. Pocket parks should instil a specific character that enhances the local neighbourhood, so that is not piece-meal but reinforces the identity of a place, with opportunities to be planned as one thematic space, such as a swing park, cycle park or climbing park for example. See corresponding images (left).

x. The diagram on the opposite page illustrates the elements that form the main strategic green plan for the new developments. They enhance existing qualities and connect currently detached links. This allows improvement of the area to happen one step ahead of each phase, harnessing the opportunities of isolated assets, ensuring development can become rooted and residents can benefit from this investment from the start.

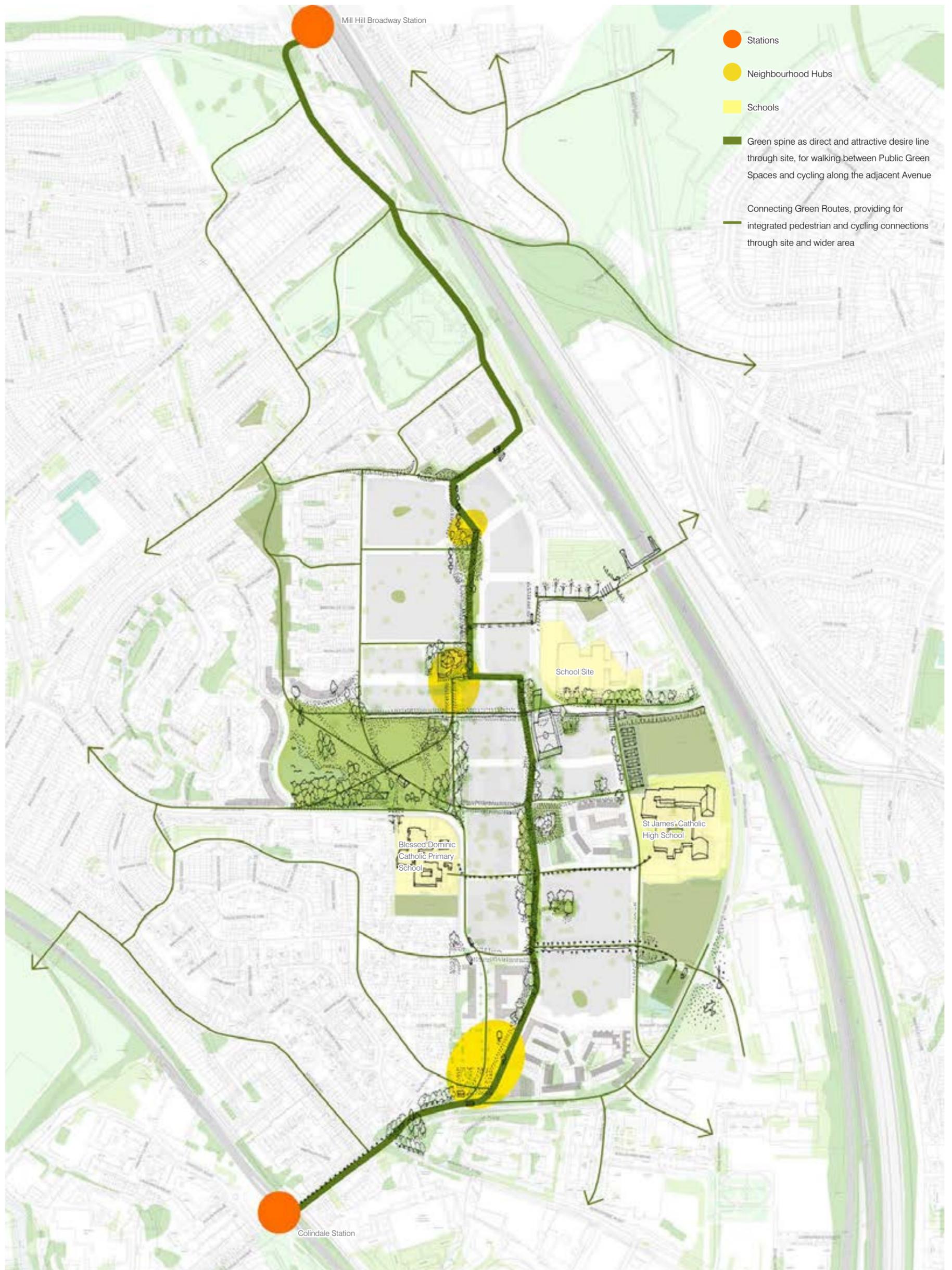


Figure 4.1 Site-wide Open Spaces Strategy

4.2

SITE-WIDE STREETScape - A BARNET CODE FOR PUBLIC REALM

Street Treatments

- i. The Council currently requires that any adopted street should be constructed in 'functional materials' and should complement the public realm materials for non-adopted streets.
- ii. Non-adopted street should develop a well considered palette of materials and public realm details. This should be adopted as Site-wide Streetscape Guidance to be implemented across all later phases of the regeneration.
- iii. The material palette draws on TFL Streetscape Guidance, Manual for Streets and other local guidance, and is intentionally simple in order for Grahame Park as a neighbourhood to merge with the wider area, as the site becomes renewed incrementally over time.
- iv. This code for public realm should be established for the streetscapes using materials in common with those used in the adjacent streets, the existing estate, and throughout Barnet. The palette should bridge differences and soften site boundaries with adjacent streets both during and after construction.

Access and the Public Realm

v. All streets and public realm will be accessible and inclusive to all, designed in accordance with relevant and current best practice guidance. The surfacing of the public realm should comply with the following:

- Surface materials should be affordable and cost effective
- Surface materials to be easily replaceable should they be damaged or need to be lifted for maintenance or utility purposes
- Surface materials must be hard wearing, and easy to clean and maintain
- All surfaces to be smooth and even, especially for those with reduced mobility, with firm and slip-resistant finishes
- Evaluation of predicted site usage to inform the selection of materials and construction techniques, e.g. Identification of vehicle loading requirements to inform paving construction depths
- Dropped kerbs or raised pedestrian tables at key crossing points
- Clear delineation between roads and footways.

Connecting Green Routes

vi. The Green Spine is the main desire line through the site, linking south to north as an attractive leisure route (see Figure 4.2). Cyclists and pedestrians are separated, with walking routes linking between public green spaces, and cycling routes following the adjacent Avenue. Other Green Routes follow primarily east/west routes between the Avenue and the Boundary streets.

vii. The overall approach aims to integrate the green strategy of open spaces and green routes with the clarity and legibility of the street hierarchy, with generous crossings and ample pavement space. This is achieved by:

- Retaining mature trees in clusters, allowing informality within the rhythm of the tree-lined street and a focus for activity and play
- Planting semi-mature trees to have instant impact
- Encouraging the planting of treepits
- Allowing increased opportunities for planting to gardens, privacy buffers, balconies and terraces as a backdrop to the street
- Integrating drainage with greenery
- Providing opportunities for vertical planting, particularly to gables and garden walls where there might be fewer openings
- Integrating planting with other pieces of street furniture
- Schemes that encourage and support residents to grow their own food
- Planting that changes with the seasons.



Brick is used widely throughout the architecture and semi-private areas in the existing estate. Judicious use of brick would help to define semi-public and private spaces (Roehampton University)



Granite setts for shared surfaces, grey blister paving, resin bound treepits, concrete pavers in public pathways and granite kerbs as edging create a normative palette to blend the estate into Colindale



The pedestrian streetscape continues at crossings indicating priority over traffic

Planting and furniture cushions the pedestrian and the road, North Finchley



The positioning of trees is not dictated by the architecture or street line so that it can remain autonomous



Clusters of mature trees allow for natural order



Long benches wrapping around mature trees

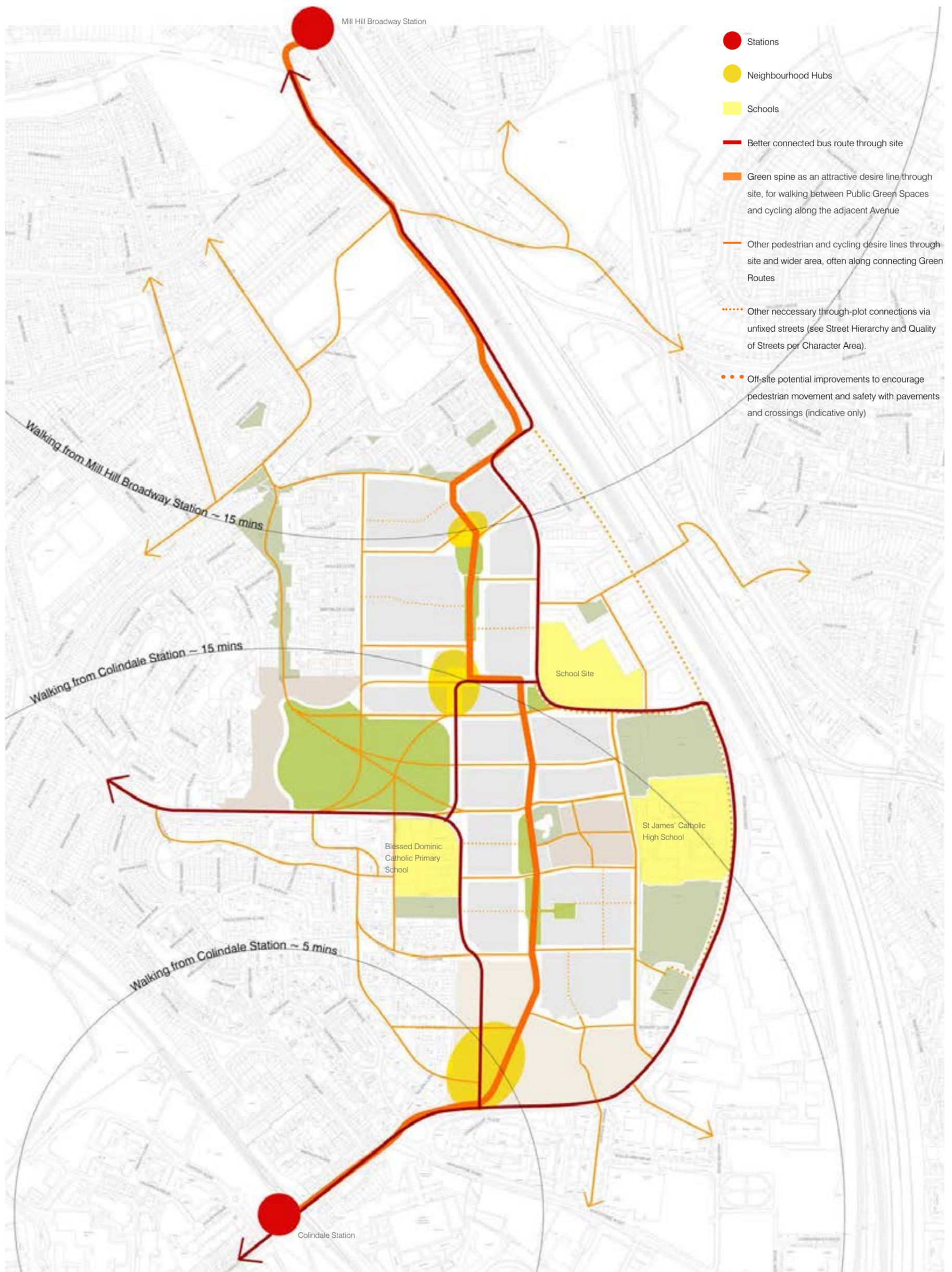


Figure 4.2 Site-wide Bus, Walking & Cycling Desire Lines

4.3 SITE-WIDE URBAN DESIGN STRATEGY

Green Spine Walk-Through

- i. The typical massing and architectural approaches are set out per plot with height and massing parameters in the Development Framework. Architectural character is defined in the Design Guidelines, with the aim to ensuring high quality, refined elevational treatments with minimal, robust material palettes. As accents from this 'background', important feature buildings have been picked out, as key frontages and prominent corners, focused around the enhanced green assets.
- ii. Key Frontages frame the Green Spine and the neighbourhood park, encouraging a more animated facade approach to overlook the spaces and provide a lively, variegated backdrop.
- iii. At strategic points, prominent corners create legibility and identity throughout the large site, as way-finding features and landmarks within the three Character Areas. These are set out on street corners to enhance long view lines and routes through the scheme, encouraging variety, contrast and the option of additional height with their architectural treatment.
- iv. The images on the opposite page present an indication of these 'foreground' elements with their relationship to the Green Spine and the bus route, leading towards the central hub, then the journey north towards the Northern hub.



- Neighbourhood Hubs
- Schools
- Green spine as direct and attractive walking and cycling desire line through site
- Prominent Corners
- Key Frontages

Figure 4.3 Route via Prominent Corners on the Green Spine



View A - Routes from the new Stage A Southern Hub lead towards Lanacre Avenue via the Bus Route, or the Green Spine as part of the wider green network for pedestrians and cyclists



View B1 - The Bus Route passes along the western of the site, with new mansion blocks fronting onto the school route, leading towards the Neighbourhood Park and High Street beyond



View C1 - Mature trees are located on the junction into the scheme, leading north beside the Neighbourhood Park towards the Central Hub, with feature buildings signifying key moments



View D1 - Arrival at the High Street adjacent to the Neighbourhood Park is signified with a cluster of Prominent Corners, and leading views through to St Augustines' site and the northern Green Spine



View B2 - The Southern Woodland Walk is fronted onto by a number of Prominent Corners as gables and high points, moving northwards between the mature trees



View C2 - The top of the Southern Woodland Walk is terminated with a Prominent Corner opposite the existing Catholic Church, with other high points visible in the distance



View D2 - A new chimney marks the redevelopment of the Energy Centre to include Community Uses (see Section 4.9) adjacent to the Avenue and Corner Mead Landscape



View E2 - Turning the corner onto the bus route, the planted Green Spine leads towards the Central Hub, with the redevelopment of St Augustine's Church and the high point landmark of a spire



View F - Reorientating northwards on the Green Spine alongside St Augustine's Church, the Northern Woodland Walk leads to the Village Green beyond



View G - The Village Green is a destination, with various Prominent Corners framing the space and the Local Hub in the north, with the route extending through to existing neighbourhoods beyond

4.4 SITE-WIDE HOUSING PRINCIPLES

Housing Design Principles

i. Where we live matters and we believe that good design can help foster social cohesion, reduce crime and improve health and wellbeing. The aim is to focus on how to reduce social exclusion and deal with issues of privacy and security through good design. We can do this by combining the following principles to help deliver a secure environment:

- Creating well defined streets lined by the fronts of houses and apartments with regular front doors and habitable rooms overlooking the street
- Avoiding the current scenario of backs of buildings fronting onto public realm where possible
- Creating continuous frontages with buildings enclosing private amenity space
- Having houses and flats enclosing private secure residents gardens giving a hierarchy to open space
- Ensuring that streets are designed to be family-friendly, less car dominated, prioritising pedestrians and cyclists, legible, accessible and add to good placemaking
- Designing flexible and adaptable family housing which is future-proofed
- Provide good quality housing that is durable, sustainable and flexible for the future and longevity of Grahame Park
- Achieve current space standards no matter the tenure mix
- Aspire to good design, build quality and energy performance, reducing fuel poverty and creating adaptable homes for individuals and families of varying sizes and needs.

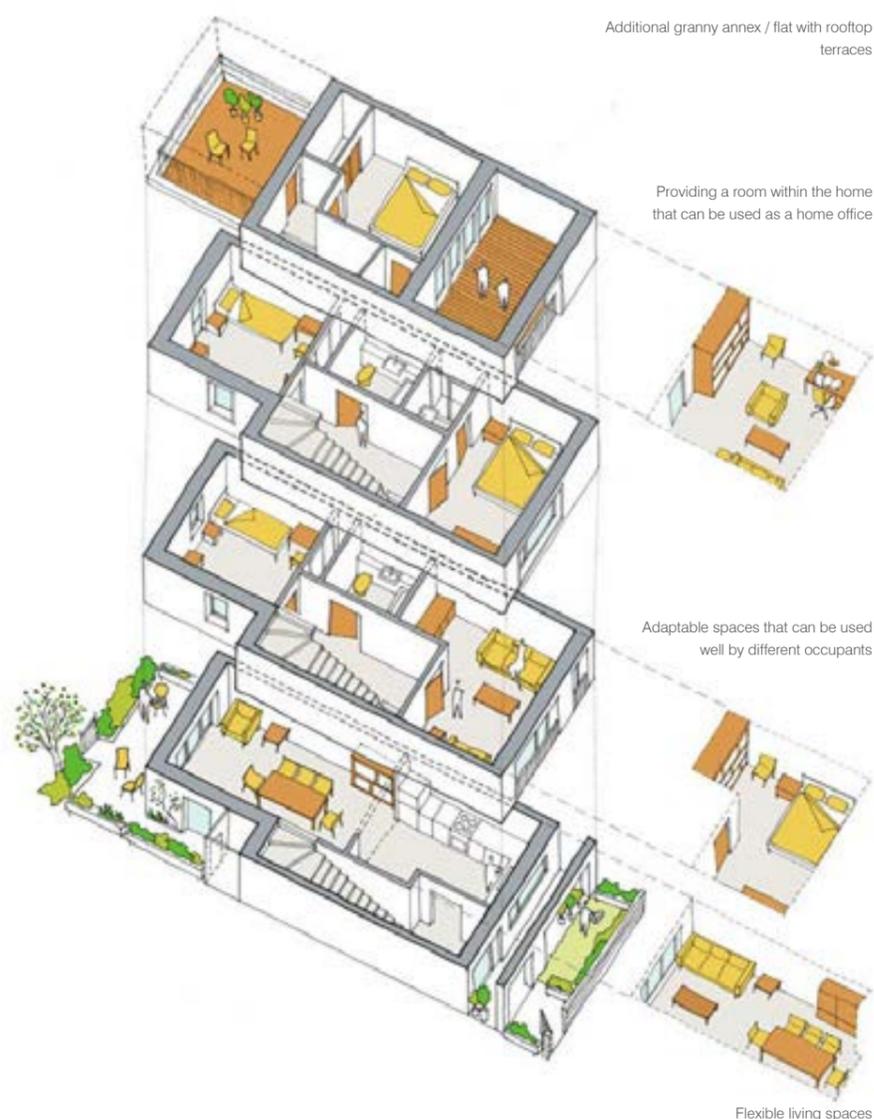


Figure 4.4
Providing flexible family homes of varying size and tenure

Direct Views onto the Street

ii. Creating a secure and well defined street edge that promotes social cohesion and reduces crime.



Secure entrances and active streetscapes

Safe Play Spaces

iii. Having shared public spaces with areas to play whilst allowing supervision from overlooking apartments.



Safe, overlooked play spaces

Light and Ventilation

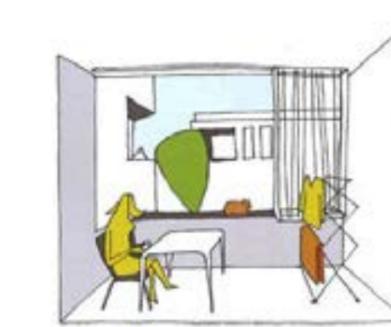
iv. Ensuring that all accommodation is flexible, light filled and well ventilated, with access to open space.



A view from the kitchen

Access to External Space

v. Incorporate private external amenity space such as balconies or rear gardens as well as some shared gardens and positive street outlook, views and daylighting.



Good sized balconies

A Sensitive Approach to Phasing and Infill

vi. Where infill development is to be proposed careful consideration should be given to how proposals tie in with the surrounding new comprehensive development as well surrounding existing buildings. Notwithstanding the design approach within this document which defines the character of each neighbourhoods, any infill proposals will need to consider the following as key principles:

- All development should be considerate in regards to scale, height, massing, materiality and composition of adjacent buildings particularly for proposals that abut existing properties. For reference, some examples of house types that exist within the estate are presented below
- The layout of existing homes is based on a Radburn layout which often results in inconsistent block arrangements and ambiguity of the public realm. Proposals should improve existing layouts and aim to introduce a consistency with block arrangements that clearly define street frontages and entrances to homes, and in turn create secure rear private gardens that do not front onto the public realm. Please refer also to the 'Quality of Architecture' section for each Character Area
- Clearly defined boundaries and edges around public green space, pathways, defensible areas and play areas with appropriate treatment that is defined in this Design Guidelines section. See also the 'Quality of Open Space, Public Realm and Play' sections for each Character Area
- Streets that are retained or newly proposed should be clearly defined as per the details in the 'Quality of Streets' Character Area sections, and lit well as per detail specified in this Design Guide. Public realm treatment if not newly proposed should be upgraded in accordance with the materials and design of each Character Area.



Grahame Park Phase 1B, meeting new development with old



Grahame Park Phase 1B, new infill development defining the southern edge of the site

Compact Mews Houses

vii. Small scale terraced houses, with simple prevalence of one material up to 1.5 storeys, with quirky roof protrusions and bays. These units have minimal if no privacy buffer to what is commonly an uneven brick paved, badly lit and unplanted public realm.



Compact dwellings with interesting rooflights

Three Storey Town Houses

viii. Taller family units incorporate elements such as protruding bays, winter gardens and balconies to maximise views and amenity space, often on the rear of the properties.



Existing 3 storey townhouse type on site, with 'winter garden' at the rear

Mid-height Apartment Blocks

ix. Inward looking flat blocks with balconies, commonly located around a shared but ill-used area of green space. In most cases, connections between the units and the green space is poor or non-existent, and separated from the public realm by railings.



Existing balconies facing the green concourse have been personalised with colour

4.5 SITE-WIDE SUSTAINABILITY & ENVIRONMENTAL AIMS

Environmental Principles - One Planet Living

- i. The following section sets out the critical aspects of the sustainability and environmental strategy that deliver clear, intuitive and achievable principles for a healthy and sustainable environment across the estate.
- ii. The over-arching approach is based on the One Planet Living structure developed by Bioregional during their involvement with Bedzed eco-village in South London as a way to structure ecological and carbon footprinting.
- iii. The following principles outline the sustainability and environmental aims for the Grahame Park area:

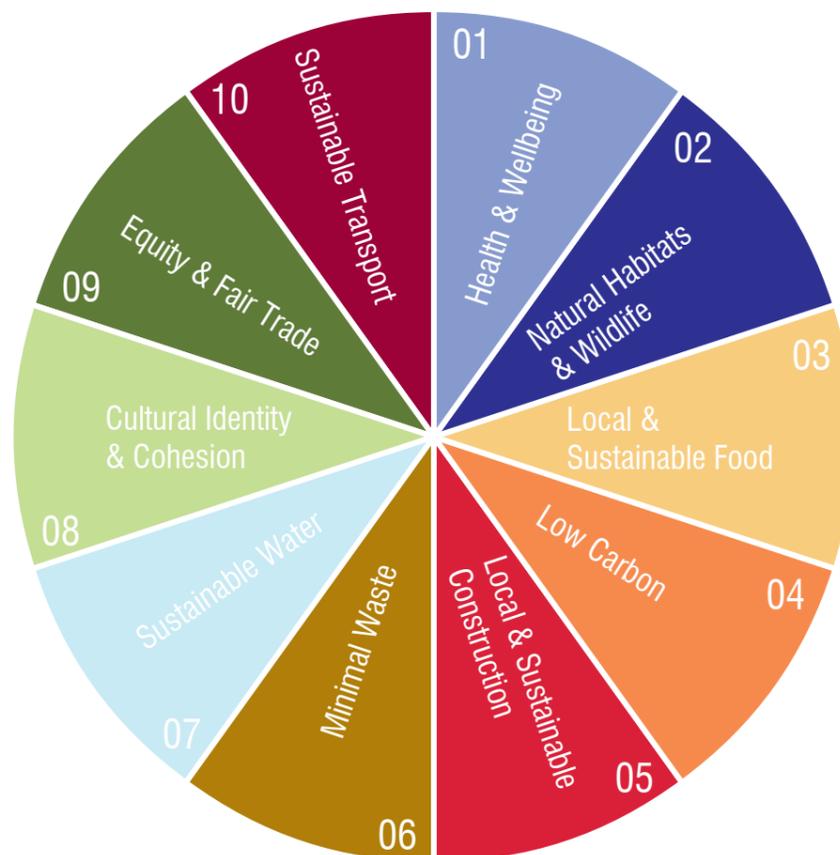


Figure 4.3 - The 10 Principles of Sustainability

01. Health and Wellbeing

- iv. Promote healthy lifestyles, opportunities for exercise and leisure and encourage community engagement.
- Park City – Each block to contain an element of formal or informal green play space
 - Biophilia - Green space and trees should be clearly visible from every dwelling
 - Daylighting – Good levels of interior daylight to be targeted, and BRE guidance to be exceeded where possible.

02. Natural Habitats and Wildlife

- v. Support biodiversity of native planting and the nurturing of birds, mammals and insects.
- Green corridor – Parks, open spaces and hedging to link together through the site to form a green corridor
 - Diverse habitats – Provide diversity in landscape treatments and a variety of green and brown roofs, as well as wildlife boxes
 - Ecology – A site wide ecology report to be produced for the Grahame Park area and recommendations followed in the individual developments.

03. Local and Sustainable Food

- vi. Identify opportunities for local organic food production and Slow Food lifestyles.
- Growing - Food growing planters to be included within the proposals where possible based on the needs of the residents
 - Meanwhile uses – Where sites are to be left empty for a period of years, these should be used as food growing area where possible.

04. Low Carbon

- vii. Reduce energy demands and generate on-site power from low-carbon and renewable sources.
- Passive Solar Design – Buildings to be situated to maximise solar gain in winter without causing overheating
 - Materials – Carbon negative materials or low embodied energy materials to be used wherever possible
 - Carbon Reduction – Achieve a carbon reduction in line with the London Plan Passive Solar Design.

05. Local and Sustainable Construction

viii. Develop 'long-life, loose fit' buildings with low embodied energy materials and high performance.

- Fabric First – Prioritise saving energy through well insulated, robust buildings that will perform as designed, with a maximum heating demand of 43kWh/m²/yr (equivalent to Level 4, Code for Sustainable Homes) for any homes within the scheme
- Embodied energy – The external envelope should achieve a Green Guide rating of A+.

09. Equity and Fair Trade

xii. Provide the right conditions for business, committed to fair trade and inclusivity, both big and small, to thrive and prosper.

- The scheme should include homes which have designated rooms within the home as home offices.

06. Minimal Waste

ix. Minimise the production and transportation of waste and encourage recycling and composting.

- Site Waste – Site Waste Management Plan to be implemented, in order to monitor, reduce, sort and divert from landfill site construction and demolition waste, such that 85% of non-hazardous waste is diverted from landfill
- Site Activities - Commitment to monitor, report and set targets for CO₂ production and energy use arising from site activities
- Consideration – The site to be registered with the considerate contractors scheme, and will score a minimum score of 35, scoring at least 7 in each section.

10. Sustainable Transport

xiii. Promote access for all with well connected places and the provision for alternative forms of transport.

- Pedestrian Routes - Promote clear pedestrian routes that are easy to navigate and reduce the necessity of vehicle transport
- Cycle Routes - Integration on all streets with cycle parking in public open spaces and neighbourhood hubs
- Bus Routes - Expected to be the 303 bus, providing a connection through the site along primary routes via the central neighbourhood hub
- Provision for Car Club bays should opportunities arise.

07. Sustainable Water

x. Reduce water demand and promote the sustainable management and reuse of water.

- Water Consumption – Achieve an internal water consumption of no greater than 105 litres per person per day
- Sustainable Urban drainage systems and permeable landscape treatments to act as soakaways for surface water
- Runoff – Post development volume of runoff calculations include an allowance for climate change in accordance with current best practice (PS25, 2006).

08. Cultural Identity and Cohesion

xi. Preserve and enhance buildings of cultural value and recognise and maximise the cultural diversity of the place and its people.

- Make links to cultural or social buildings nearby the site.



'National Park City' Battersea Park Pond, M.Sobreira / Alamy



Agar Grove, UK's Largest Passivhaus Scheme, Camden, Mæ



Supporting biodiversity. London Wetland Centre, Dan Kitwood / Getty Images



Sustainable transport through well connected places. Copenhagen, Denmark