

4.8 CENTRAL CHARACTER AREA

4.8.1 QUALITY OF OPEN SPACE, PUBLIC REALM & PLAY

The first stage of the Grahame Park redevelopment will be focused in the Central Character Area, defining the public heart of the Stage B framework, with primary enhanced green space, Heybourne Park. It is important to capture the opportunities that this phase of redevelopment brings, with temporary measures helping to establish and maintain connectivity and visibility of amenities.

The proposals aim to ensure green through-routes and view lines along and across the site in this pivotal location, creating a new accessible and interactive heart of the community, linking to the wider green network, surrounding open spaces, churches, schools and transport links.



Figure 4.8.1 - Combined Parameter Plan for Character Area Open Spaces, Play and Tree Strategy

Key (Refer to Sections 3.3 and 3.4 of the Development Framework)

- | | |
|--|--|
| FIXED Open spaces - Enhanced existing green assets | Indicative locations for play |
| UNFIXED Open spaces - New pocket park | Existing trees on fixed open spaces & the Green Spine |
| S Open space reference | Existing trees on-plot & on-street |
| Green Spine - north-south continuous green route | Rear gardens - predominantly podiums & rear courts |
| Connecting Green routes - east-west links | Rear gardens - mix of podiums, rear courts & rear gardens |
| | Rear gardens - predominantly private rear gardens |



Collage of Heybourne Park demonstrating principles that enhance the existing character

C1. Heybourne Park (Fixed Open Space)

By establishing in the first phase a new legible pedestrian route from the schools and bus-stops beside the energy centre site to Heybourne Park and Central Community Hub, where future amenities will reside, an east-west green pedestrian corridor will create a permeable, accessible and safe link to start opening up the area.

Heybourne park with its sloping landscape and spacious character offers an excellent opportunity for larger play areas, for people to gather, picnic, rest and/or exercise on the green.

The collage above presents some of the main space-shaping features:

- A. The Central Character Area is pivotal in establishing the site wide strategies. It is critical to have the routes and infrastructure in place to create the Green Spine, establishing links to the wider area and the wider areas of the estate.
- B. Continuous pedestrian and leisure cycling pathways through the park following desire lines and green routes, connecting to the wider networks with clear and wide crossings where needed.
- C. As part of the east-west green routes, linking schools, bus routes, peripheral streets and sports fields to Central Community Hub, play spaces integrated within the park can enhance these routes.
- D. Play environments should be safe, well overlooked and public, allowing for a mix of age groups to congregate, play and exercise together.
- E. On the slopes of Heybourne park, a new play space and new clump of trees with benches offers excellent space for longer stay play, a public play space for the wider area.
- F. Clumps of trees with benches around, nearby the row of amenities so that shoppers can sit and meet.
- G. An ecological corridor that allows development and retention of local wildlife to flourish and develop.
- H. The adoption of site-wide streetscape guidance. (to be developed as part of 1st stage).
- I. Lighting needs to support a safe and public environment without cluttering the street or open spaces. Brighter lighting could focus on sporting facilities, whilst more subtle lighting integrated in the greenery along footpaths.



The new development to the west of the park fronting onto a wildlife pond



Heybourne park as a large open space offering relief for the current estate

C1. Heybourne Park (Fixed Open Space)

At the edges of the park, mansion block typologies should frame the open space and in turn encourage permeability and enrichment of the park boundaries, clearly expressing the space as a shared public amenity. New play spaces will be strategically convenient near amenities and green routes, visible from afar. Investment in the park and the existing assets should develop a games area with joint social area, and younger play on the slopes close to the children's centre.



Streets that provide opportunities for civic activities such as play days and small markets. (Barking Town)



Play areas as focal points in the topography, placed close to the children's centre and along school routes. (Norwood Park, Lambeth)



Investing in the existing youth club, football foundation, and children's centre, by extending the games area for provide a social space, exercise equipment and play for other age groups. (memorial MUGA, Newham)

C2. Corner Mead Landscape (Fixed Open Spaces)

The existing energy centre has the potential to host outdoor community facilities. Through reuse of the existing roof structure, simple interventions could enable an elevated games area on an otherwise wasted roof space. The visibility of this space from the east-west green route that links the existing schools, college, and amenities would provide a space that could be shared by children and young adults. Within the adjacent undulating landscape, spaces of varying height may also provide opportunities for play and repose, for example a sunken planted bed with raised walkway and play elements.



A simple planted bed with walkway access set within a courtyard



The existing sunken path leading to the energy centre



A rooftop space as a games area, the potential of the energy centre roof. (NL Architects)

C3. Pocket Park (Unfixed Open Space)

The location of the pocket park should respond to the need for accessibility to play, but should also harness the benefits of existing amenities, such as clusters of trees and existing green landscapes, strategically connected to proposed green routes. The landscape could be undulating grass, with a simple track set within planting to provide for bicycle riding, using the dramatic changes in topography from the existing estate as the basis for play.



Play equipment made from both natural and off-the-shelf elements, with hillocks and trees



Route between the existing college and the energy centre forming a school route connection



The undulating landscape provides a place for bikes and race tracks set within a cluster of planting and trees

Public Realm Principles

Play

Play should respond naturally to the undulations and contours of existing green landscapes in the Central Area, providing a mix of environments and experiences to provide for varying age groups, particularly where different ages will gather around amenities and green routes, such as Heybourne Park.



Planting

Large clumps of mature existing trees, planted tree pits, creeping planting along boundaries, mixture of shrubs and flowering plants will encourage biodiversity. The Central Area is pivotal in establishing the site-wide strategies, critically setting in place the routes and infrastructure to create the Green Spine and other green routes. Ecological corridors should foster local wildlife to flourish and develop.



Lighting

Lighting should be building-mounted on the High Street to free the pedestrian areas of public realm clutter. Selected key buildings, existing and new, could be uplift to help with wayfinding at night time and form a visual backdrop to more normative street lighting. Lighting in open spaces should be subtle but strategically integrated to ensure safe and accessible pathways and sports areas outside of daylight hours.



Furniture

Furniture should respond to and acknowledge the civic and communal uses adjacent to them. In this sense the furniture and public realm should be regarded as an extension to the life inside public buildings, an external lobby as such, reiterating their use. Acknowledgement to the history of the site should exist beyond simple signage and support the narrative of the history of the site.



4.8.2 QUALITY OF STREETS

This section describes the qualitative elements of the central character area regarding streets and their associated parameters. This area sets up the infrastructure foundations for all following phases and guiding principles that will knit the new development into the surrounding neighbourhoods.

The new bus route will be implemented between Lanacre Avenue and Corner Mead, alongside the large green Neighbourhood Park and via the Central Hub.

The Avenue provides an attractive route centrally through the site, following the Green Spine, linking green spaces, bus routes and neighbourhood hubs. Other smaller streets, such as the Lanes and Residential Streets link east/west, providing green and quiet routes between the Boundaries, the Avenue and Heybourne Park.

All road layouts are illustrative and are subject to traffic modelling, to be used to support future planning applications.

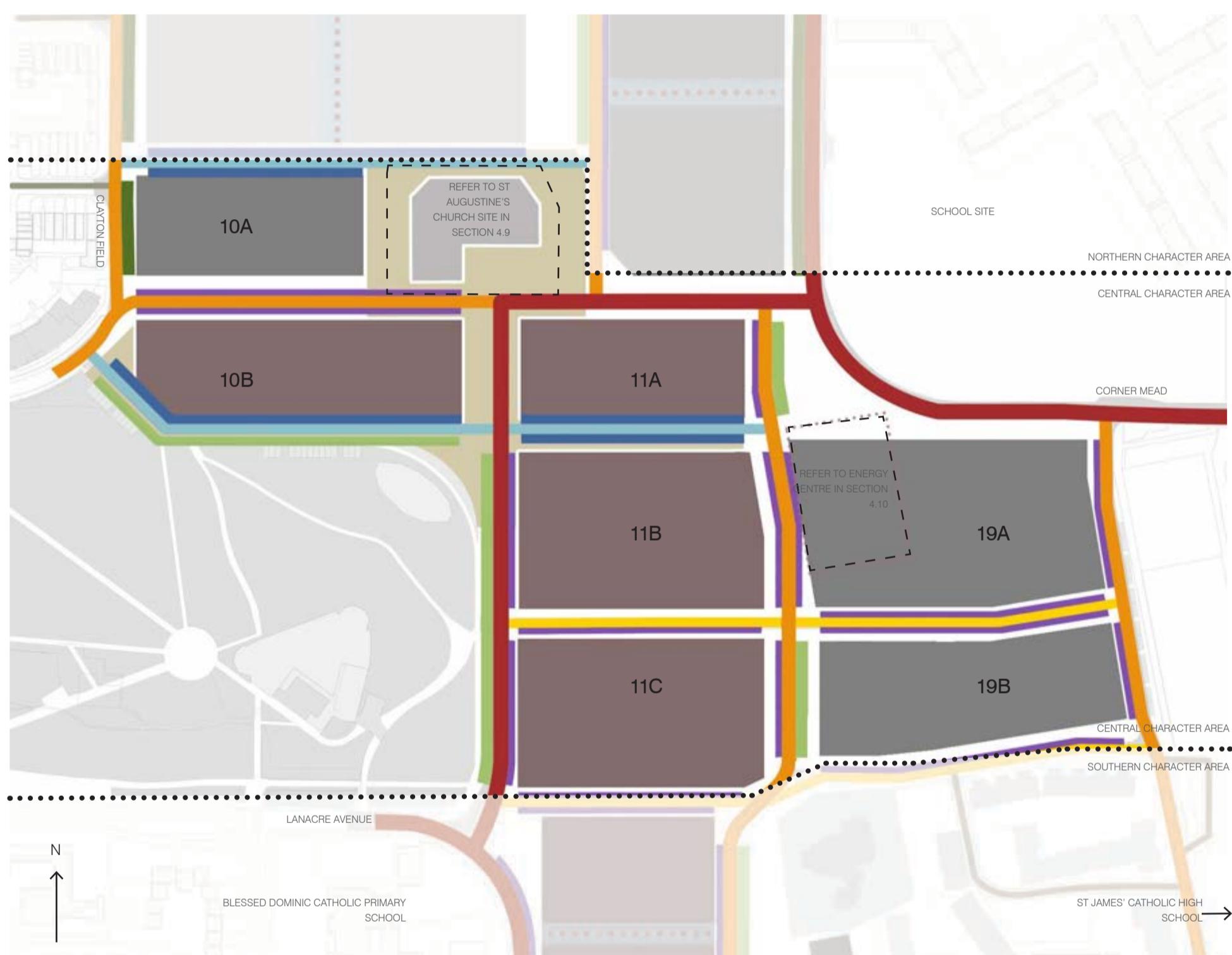


Figure 4.8.2 - Combined Parameter Plan for Character Area Street and Parking Strategy

Key (Refer to Sections 3.5 & 3.6 of the Development Framework)

- FIXED Primary Routes
 - FIXED Secondary Routes / Avenues
 - FIXED Tertiary Routes / The Lanes
 - FIXED Residential streets Type A or B
 - UNFIXED Residential streets Type A or B
 - Parking as per UNFIXED Residential streets Type A or B
 - On street parking

- Bay parking along green edges
 - Bay parking along boundaries
 - Parking as per FIXED Residential streets Type A and B
 - On-plot parking condition - predominately podiums & rear courts
 - On-plot parking condition - predominately rear courts & private rear gardens
 - On-plot parking condition - Minimal On-Plot parking. Predominantly private rear qardens



Primary Routes / Community Hub

The main bus route through the site intends to link Lanacre Avenue with Corner Mead through the central community hub. Due to its location and likely higher footfall, this will be a strong and valued route for both vehicles, cyclists and pedestrians and should therefore be characterised by a strong street scape with careful attention to proportion, surfaces, road safety, street furniture and planting arrangements along the street.

The route passes north/south, from Lanacre Avenue alongside the enhanced Neighbourhood Park, through the community hub, then turns to pass St Augustine's Church site with new public square at the base of the Northern Woodland Walk, and continues east along the Green Spine to meet Corner Mead, beside the enhanced green landscape beside the energy centre site.

In connecting the south and north Avenues, the Green Spine aligns with the Primary Route, which should be pronounced with additional planting, integrated cycling accessibility and generous public realm.

The above illustration is indicative of the intended character of the Central Neighbourhood Hub and Primary Bus Route connecting through it.



Prioritising pedestrians in community hub, New Road, Brighton



Overlooked landscaped public space Brightlingsea Place

PARAMETER	DESCRIPTION	Maximum
A Carriageway	Two way with allowance for buses and cycling integration	7.3m width
B Parking	- Parallel parking max 3 spaces together - Green edge bay parking with pedestrian buffer to road. - Of different material to road surface.	2.2m width 5.8m width
C Planting	- Planting & trees between parking spaces - Planting / bollard strip behind bay parking - Attention to existing mature trees, and solitary tree planting - Integrated planters on Green Spine and community hub (refer also to section 4.8.1 guidance on planting)	
D Pavement	Between parking and front gardens (D1) Wider through community hub (D2)	3.1m width 6m width
E Front Gardens	Enclosed front gardens & integrated bin stores	2m width
F Proportion	1:1.5 (frontage height : frontage separation) Top storey to be set back, additional to 'frontage height'.	1:1 - 1:1.5
G Refuse	Refuse storage in front gardens and entrances, collected from street	
H Road surfaces	Mixed material palette for each use, defined by kerbs (H1) In community hub, located between Non-residential uses, approach to surfaces should consider traffic management measures to maximise accessibility, road safety and coexistence of pedestrians and cyclists, alongside buses and other traffic (H2).	

DESIGN GUIDELINES - CENTRAL CHARACTER AREA

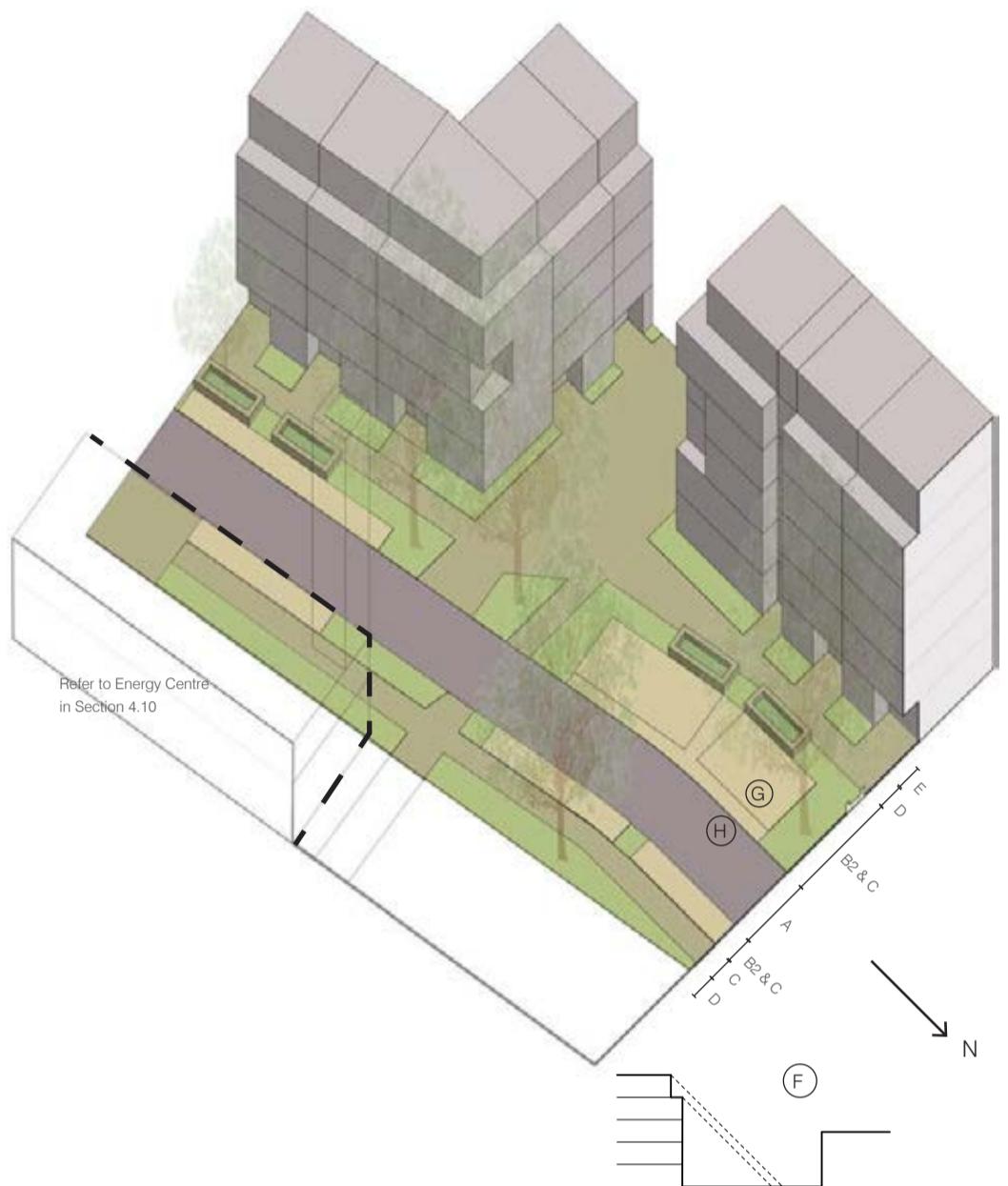
Secondary Routes / Avenues

The Avenue provides a key link through the site between the north and south Character Areas and associated public green spaces, winding along the Green Spine to also link up valuable infrastructure and community hubs. The route integrates parking along its route where appropriate and generous amenity width for additional planting and retention of mature tree lines and clusters on the Green Spine.

PARAMETER	DESCRIPTION	Maximum
A Carriageway	Two-way continuous linear route primarily north/south	5.5m width
B Parking	Predominantly double sided parking, with some bay parking adjacent or opposite public open space, allowing for retention of mature trees where possible	2.2m width
C Planting	Trees in line every 3 parking spaces, and planting strip alongside public realm. See planting in Section 4.8.1	2m width
D Pavement	Between parking and front gardens	2m width
E Front Gardens	Enclosed front gardens & integrated bin stores	2m width
F Proportion	Ranging between 1:1.5 and 1:2 (frontage height : frontage separation). If top storey set back, additional to 'frontage height'.	1:1.5 - 1:2 ratio
G Refuse	Refuse storage in front gardens, collected directly from street	
H Road surfaces	Mixed material palette for each use, defined by kerbs	



Existing route alongside the energy centre, Long Mead, Grahame Park



Sectional proportion

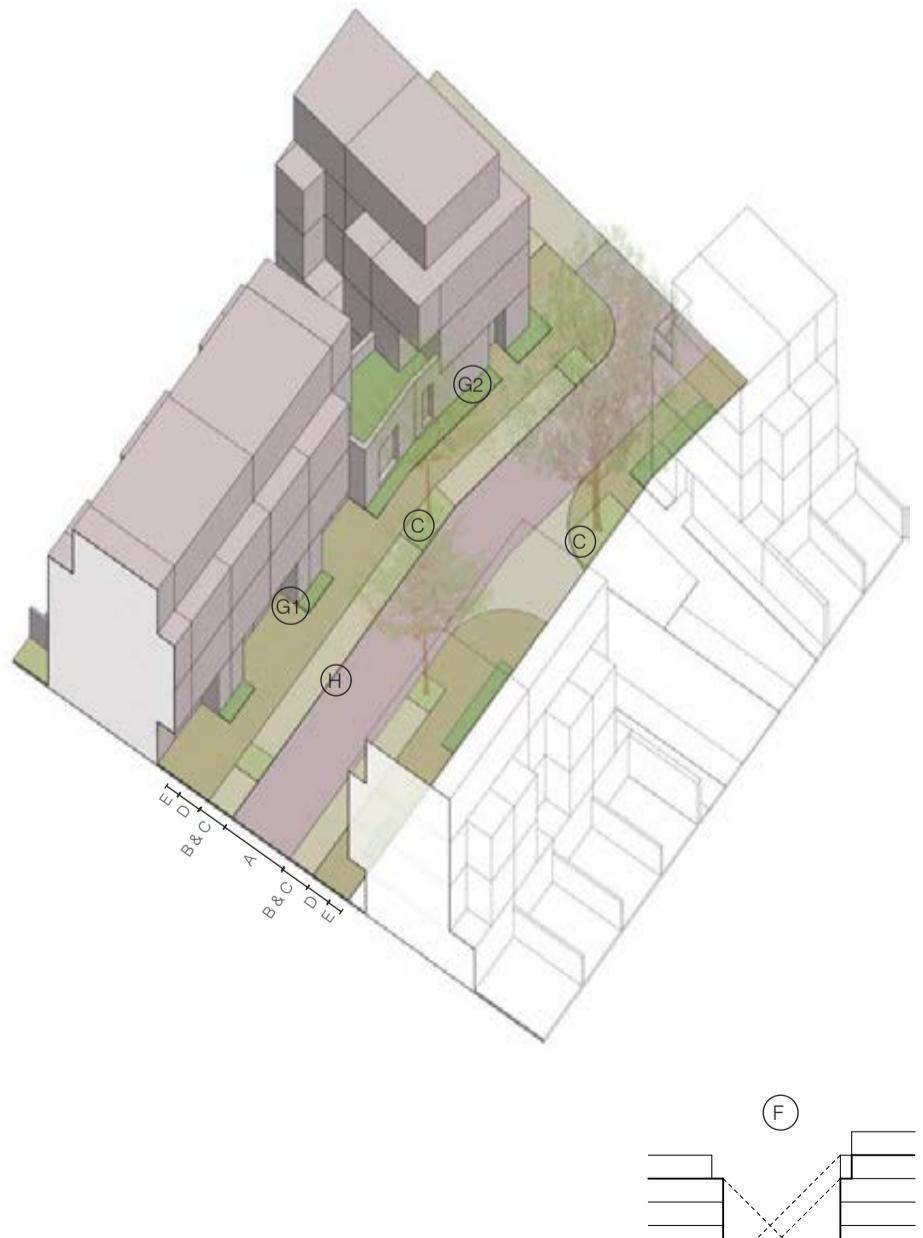
Tertiary Routes / Lanes

Winding roads that span latitudinally across the site east/west to create the grid of blocks typical of the central area, linking nearby routes, open spaces and schools to The Avenue, bus route, park and community hub.

PARAMETER	DESCRIPTION	Maximum
A Carriageway	Two way informal cranked routes linking east/west across site to avenue.	5.5m width
B Parking	Parking integrated with informal tree planting	2.2m width
C Planting	Trees in line parking at irregular intervals, on bends and on green routes	
D Pavement	Between parking and front gardens	2m width
E Front Gardens	Mix of informal planting buffers & front gardens	1-1.5m width
F Proportion	Varying along route from approx 1:1.5 to (frontage height : frontage separation). Top storey to be set back, additional to 'frontage height'.	1:1.5 ratio
G Refuse	Within front gardens (G1) or inset entrances (G2), collected from street	
H Road surfaces	Mixed material palette for each use, road defined by kerbs	



Winding local lanes at The Methleys

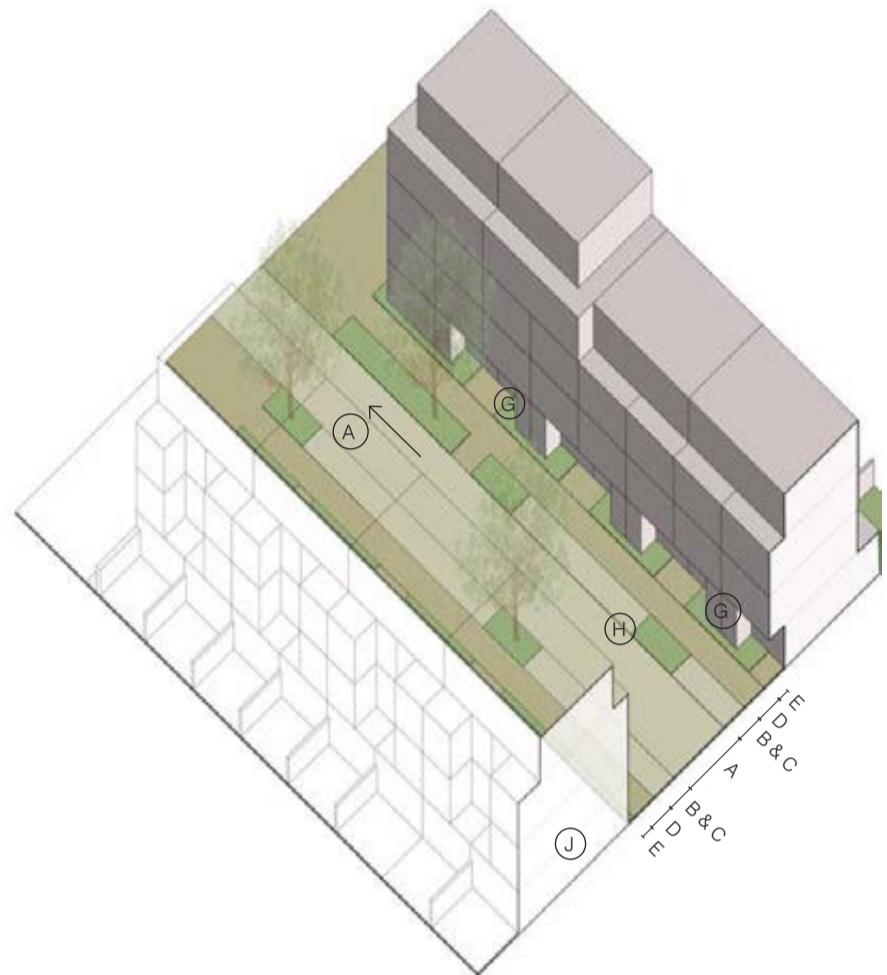


Sectional proportion

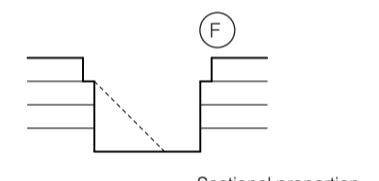
Residential Streets Type A

Local one-way street that can be used to further divide plots if necessary, with minimal level changes to encourage a neighbourly character for safe play, slow speeds and integrated parking.

PARAMETER	DESCRIPTION	Maximum
A Carriageway	Local route with slow moving traffic.	4.5m width
B Parking	Parking single or double sided (B1 and B2). Where adjacent to Heybourne Park, Public Open Space would replace buildings shown (J), with green edge bay parking.	2.2m width
C Planting	Regular trees spaced within the street, between parking spaces	2m width
D Pavement	Adjacent to front gardens / green strip	1- 1.5m width
E Front Gardens	Planted buffer strip to buildings	1- 1.5m width
F Proportion	Approx 1:1.5 (frontage height : frontage separation). Top storey can be set back, to be additional to 'frontage height'.	1:1.5 ratio
G Refuse	Incorporated into inset entrances, collected from street	
H Road surfaces	Limited material palette for each use, flush together with no raised kerbs	



Local street with minimal level change, allowing for safe play and slow speeds

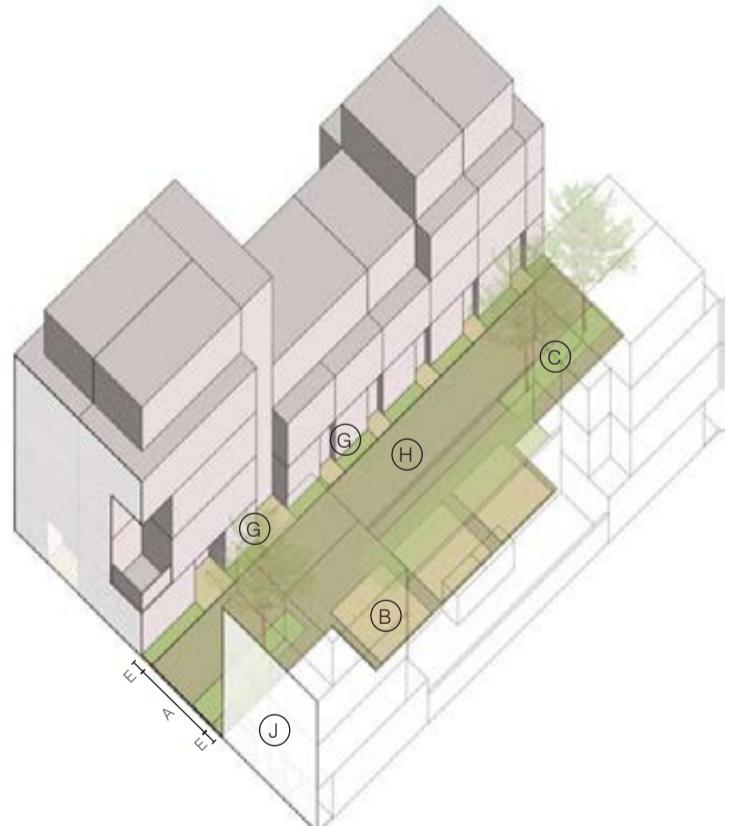


Sectional proportion

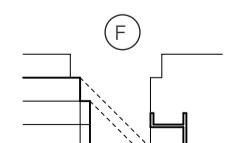
Residential Streets Type B

Narrow shared surfaces prioritising the pedestrian, located on the green route from Corner Mead via the Energy Centre and Avenue through to community hub and park. Shared surface should encourage multi-use of space and community interaction.

PARAMETER	DESCRIPTION	Maximum
A Carriageway	Narrow shared surface for continuous pedestrian route	8m width
B Parking	Bay parking single sided or in open undercroft beneath end gardens. Where adjacent to Heybourne Park, Public Open Space would replace buildings shown (J), with green edge bay parking.	
C Planting	Green planting strips where possible for at least 1 tree, seating and small scale integrated play	
D Pavement	Integrated to give priority to pedestrian routes	
E Front Gardens	Minimal privacy buffer defined by planting or surface change, for plant pots, seating etc local to dwelling etc.	0.5 - 1m width
F Proportion	1:1 - 1:1.5 (frontage height : frontage separation) on frontage units. End units will relate to rules of adjoining street.	1:1.5 ratio
G Refuse	Incorporated into inset dwelling entrances. Refuse vehicle to travel along street for collection	
H Road surfaces	One material for shared surface, no kerbs or other level change	



ICON, Street



Sectional proportion

DESIGN GUIDELINES - CENTRAL CHARACTER AREA

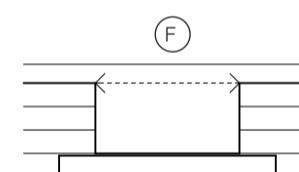
4.8.3 QUALITY OF REAR COURTS & GARDENS

This section describes the quality of rear courts and gardens in the Central Character Area, setting out the character for amenity space, parking, planting, boundary treatments and refuse strategy.

Podium Parking and Shared Garden

Within a development block, the podium garden relates to the street on one side with parking beneath, the main building frontage overlooking green space.

PARAMETER	DESCRIPTION	Minimum
A Location	From secondary street (A1), block fronting green space (A2)	
B Parking	Bay parking located beneath podium and under units	
C Boundary	Continuous visually permeable boundary wall with planting	
D Gardens	Mix of hardscaping, planting, seating and small scale play on raised garden level, with protected lightwells down to parking. Ensure ability to access & overlook boundary wall to street.	
E Planting	Ensure at least 1 tree protrudes from ground level to podium garden level. Other plants used to green boundary at ground level and hang over from podium garden level	1 tree
F Privacy	21m between habitable room windows, unless design considerations allow.	21m
G Private amenity	Minimum garden/balcony depth to align with LHDG. Permeable boundary treatments to integrate with communal garden	1.5m width
H Refuse	Refuse store located within podium adjacent to street boundary, accessed directly from street	



Sectional proportion

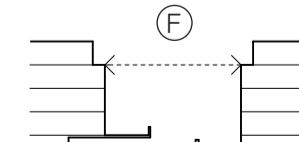
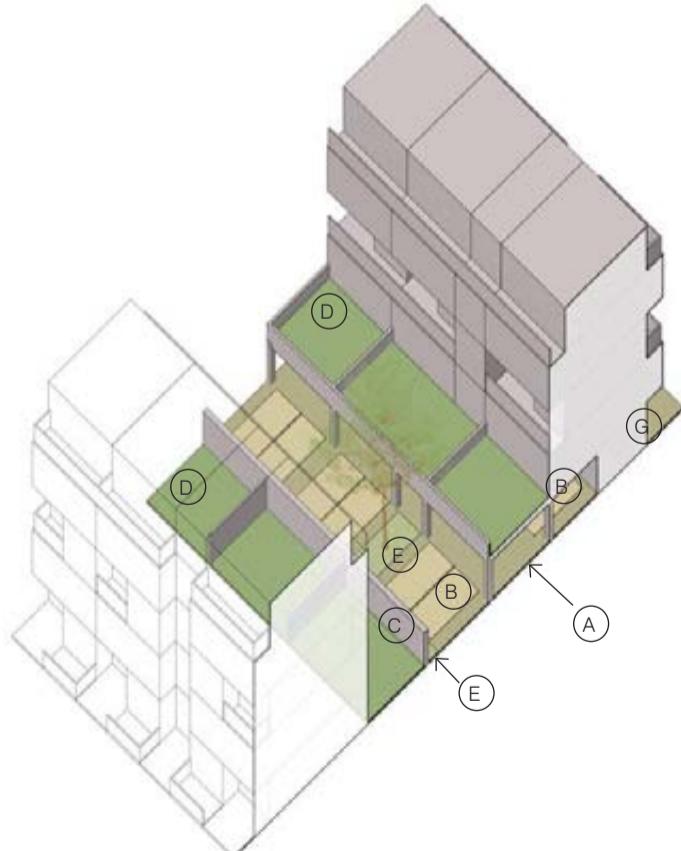


Raised shared courtyard & integrated planting, Podium at Bath Western Riverside

Rear Courts & Raised Private Gardens

Along the rear of building lines, particularly park frontage typologies, parking is provided in a rear court, partially covered by raised gardens.

PARAMETER	DESCRIPTION	Minimum
A Location	Positioned along rear of continuous building lines, with access through the gable end of the building line	
B Parking	Bay parking located beneath units and opposite against adjacent garden walls	
C Boundary	Bound by continuous building line, rear garden wall to opposite units and end walls for access. Refrain from locating rear gates unless essential to access parking or bin storage.	
D Gardens	Length of ground based gardens of minimum depth to allow for rear parking court. Raised gardens are private to adjacent unit, covering no more than 50% of rear court area.	5m depth
E Planting	Ensure tree planting between bay parking to protrude above raised garden level. At least 1 tree between every 6 spaces. Planting strip along line of rear wall for maximised greenery	1 tree 1m width
F Privacy	21m between habitable room windows, unless design considerations allow.	21m
G Refuse	Refuse store located at ends of courts adjacent to street boundary, accessed directly from street.	



Sectional proportion



Raised private gardens, Be, Newhall

Public Realm Details

The treatment for more detailed street design elements, such as thresholds, shared surfaces or parking are set out below. The approaches set out here are considered appropriate and encouraged for this Character Area. All detailed designs for streets and public realm should refer to local and best practice guidance such as Manual for Streets, Manual for Streets 2 and TFL guidance, such as London Cydling Design Standards.

Connecting the Green Spine

The central area has an important role to play in linking the green spaces through the heart of the site, from the Woodland Walk in the south to the Village Green in the north.

The mature trees that form this connection along existing Long Mead which becomes the Avenue need to be supported by generous planting to ensure a continuous and pleasant route for walkers and cyclists the full length of the site. The same ethos should be continued through other green routes for public amenity.



Generous planting along a linear route, Percival Triangle, Islington

Green Edge Parking

Parking should appear as a different surface to the road itself to ensure the visual effect of the road is minimal.

Bay parking should integrate with pavements and green edges, with informal surface finish such as resin-bond or grit, and integrated planting.



Parking between trees on shared gravelled surface, visually separate from road treatment, ICON, Street

Surface Treatment

Surfaces that abut the non-residential frontage in the central community hub need to provide for a range of integrated and inclusive activities, with high material quality and spatial amenity.

Smaller shared surfaces in mews streets should allow for safe, overlooked play by children and neighbourly interaction with some planting and seating, as well as integrated parking.



Safe, shared communal space, Van Gogh Walk, Lambeth

The Hub

The hub will be formed of a main high street, through which buses and other vehicles will pass, and a public square adjacent to St Augustine's Church, at the base of the northern green spine.

These areas should allow outspill space from cafes, shops and community facilities, waiting areas for buses, walking and cycling routes through, and principally safe hardscaped surfaces with pleasant planting and furniture in clusters for both solitary and social enjoyment.



Integrated shared surface public realm, New Road, Brighton

Garden Details

Front gardens

Defined gardens should be clear with secure but permeable boundaries, sheltered entrances and opportunities for planting.



Defined front gardens with permeable frontage for planting, Hammond Court, Waltham Forest

Privacy Buffers

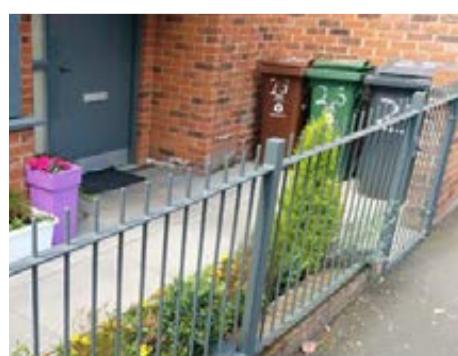
Privacy buffers should incorporate planting and space for seating, pot plants etc., and inset entrances to ensure defensible space.



Inset entrances and deep planting buffers, Accordia, Cambridge

Bin Storage

Integrated into all private enclosed front gardens, and any parking entrances. Should be accessible for ease of refuse collection, but subtly integrated into the facade / boundary treatments.



Bin storage located behind wall in front garden, Hammond Court, Waltham Forest

Bike Storage

Integrated garages or rear parking courts where applicable. This is as a preference to cycle storage in front gardens, so that private cycle storage should be incorporated and access allowed for through the dwelling.



Bike storage located within rear gardens in secure location, Icon, Street

4.8.4

QUALITY OF ARCHITECTURE

Massing, Height & Urban Design

The Central area consists of many elements all of which aim to tie the distinct character areas of the north and south. At the same time it aims to enhance the existing elements of Grahame Park, St. Augustine's Church site, the existing energy centre, and strengthen access between Schools, green spaces and other neighbourhoods from east to west.

A key part of this area will be the high street and community hub at the heart of the scheme. This will consist of local retail space whilst providing a number of community facilities, and acts as an entry point into the northern area. Similarly the Energy Centre site provides opportunity for Community and Sports provision, to be confirmed. For more detail on St Augustine's Church site and the Energy Centre, see Sections 4.8 and 4.9.

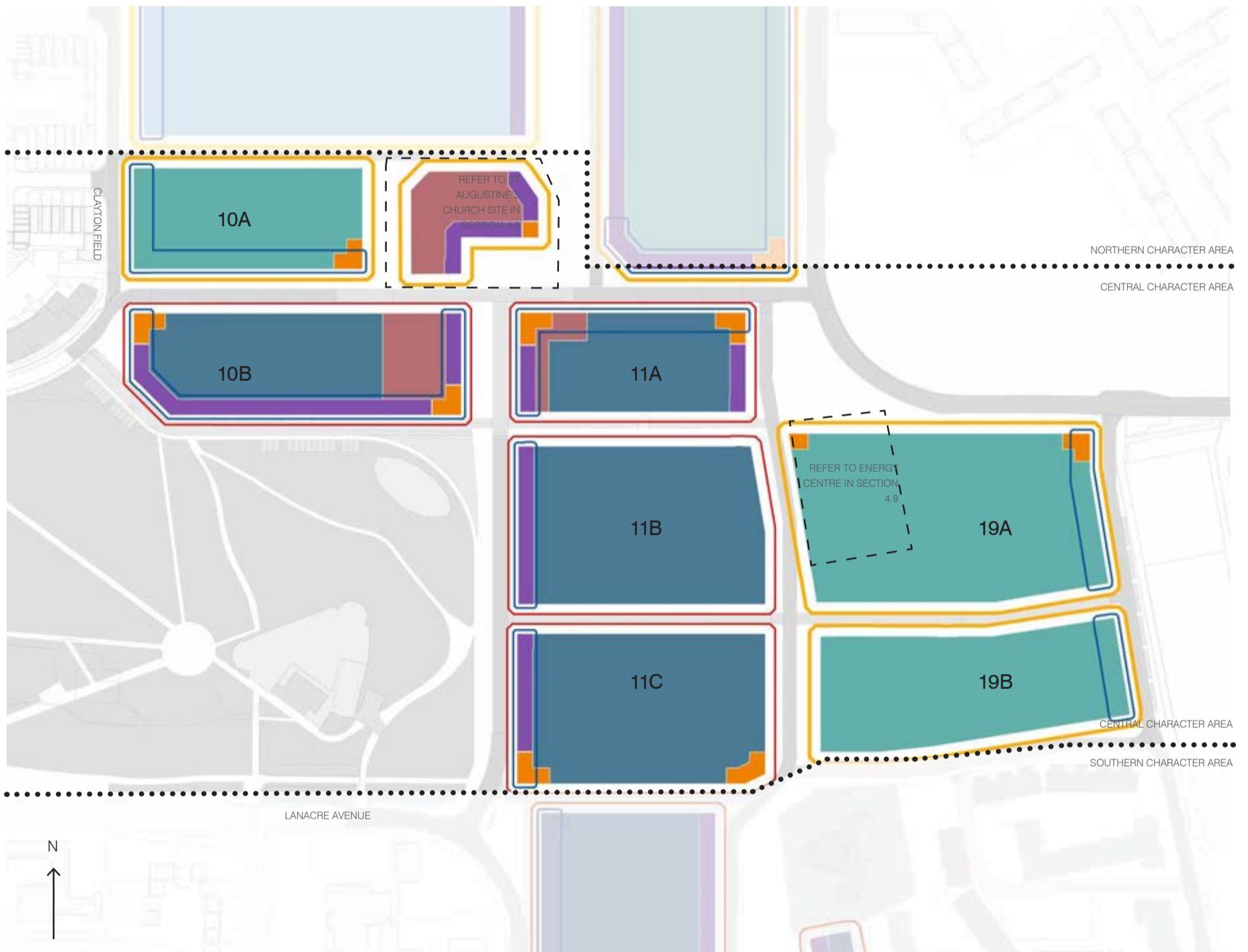


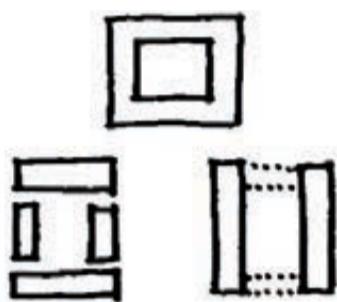
Figure 4.8.3 - Combined Parameter Plan for Character Area Heights, Density and Residential Typologies

Key (Refer to Sections 3.7 & 3.8 of the Development Framework)

- | | | | |
|---|---|---|---|
| | General block heights - Low (typically 3 storeys) | | Predominantly mansion block typologies (stacked maisonettes with flats above) |
| | General block heights - Medium (typically 4 storeys) | | Mixed typologies (maisonettes, flats and houses) |
| | General block heights - High (typically 4 to 5 storeys) | | Predominantly traditional terraced typologies (terrace family houses) |
| | Key frontage locations | | Locations for continuous plot frontage |
| | Prominent Corners and Nodes locations | | |
| | Non-residential uses | | |

Massing & Form

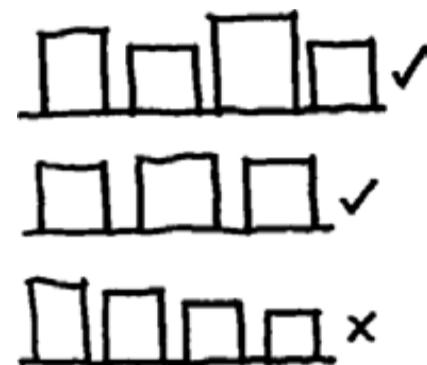
The block should have a form and mass that strongly defines its perimeter and edges.



Recognisable block massing, Olympic Village, Stratford, London

Relative Heights

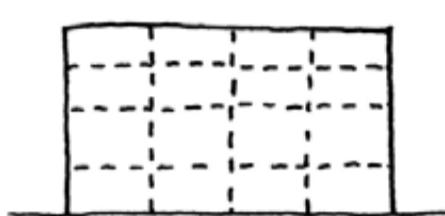
Heights of adjacent blocks should give variety along frontage. Arrangement should not follow a staircase form.



Variation in heights, not staircase formation, St Andrews, Tower Hamlets, London

Typologies

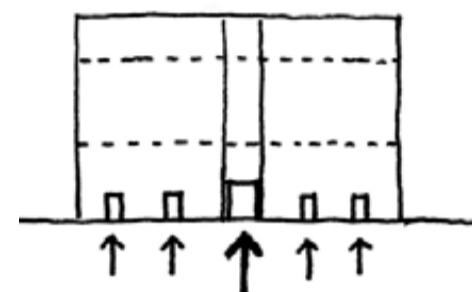
A mix of flats and maisonettes allowing for higher densities than the north Character Area but less than the south Character Areas.



A mix of flats and maisonettes, Waltham Forest, London

Entrances

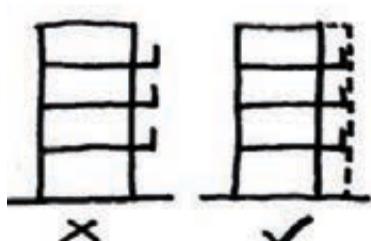
Generous and spacious entrances for communal lobbies. All ground floor dwellings to have private entrances accessed directly from the street.



Hammond Court, Waltham Forest, London

Deck access

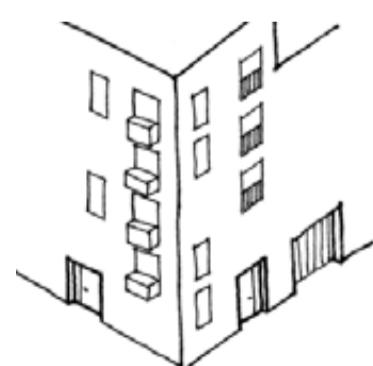
Deck access layouts need concealing behind a rear facade. A core should not serve more than 8 dwellings on each floor.



Hammond Court, Waltham Forest, London

Corner Treatments

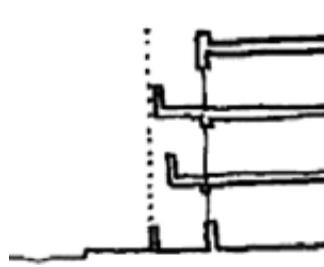
Corners need to use elements like entrances, balconies and fenestration to articulate corners and ensure overlooking and animation on both street facades.



Accordia, Cambridge

Private Amenity Space

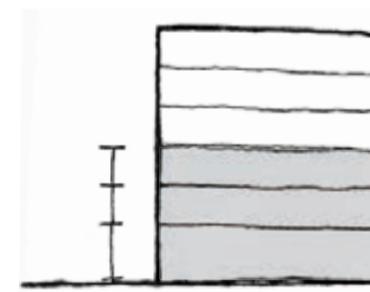
Balconies should never protrude beyond the dwelling's front garden or planting buffer line. Therefore the size of balcony is proportional to the defensible space at ground level, according to each street type.



Prominent, lively frontage, Adelaide Wharf, Haggerston

Non-residential provision

All non-residential provision to be located at lower levels up to 3 storeys. Retail to be located at ground floor level only. Upper levels to provide for residential accommodation.



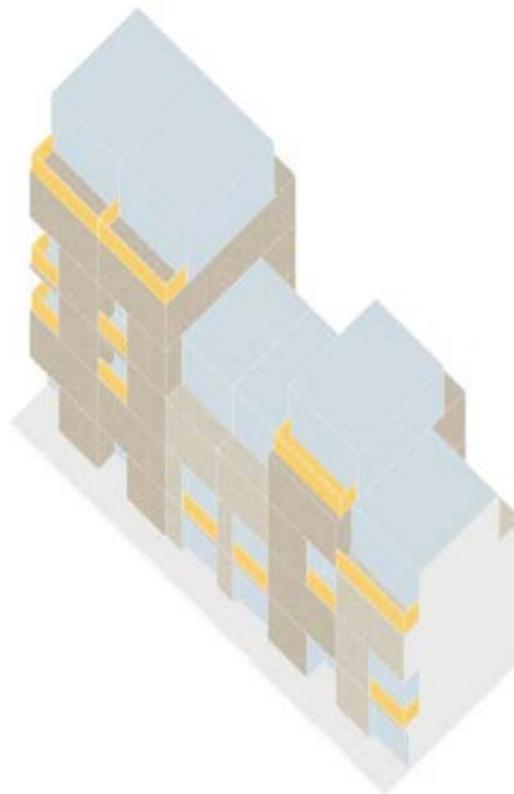
Multi-storey non-residential accommodation with residential above, Lisson Grove, London



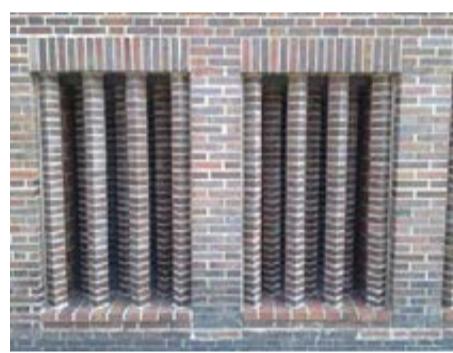
Typical Block Character

The general facade and block treatment to the central area should look to tie together differing scales between the northern and southern character areas. They should be appropriate to the density, height and typology as described in this section and the Development Framework. Whilst they are described as 'background' buildings, the Typical Blocks form the majority of the built character, and as such are of no less quality or importance in creating the urban and architectural character of the neighbourhood.

- Simple orthogonal buildings
- High quality through simplicity
- Refinement in detail
- Collectively define the urban block
- Profiled frontage and height variation
- Inset balconies and roof terraces
- Up to 2 materials of similar tonal combinations, to vary within the block. These materials should be used consistently for whole blocks or stacks, not as feature panels.



Mixing typologies, Leidsche Rijn



Singular materiality but refinement in details. Hamburg



Singular materiality and orthogonal buildings, Shoreditch Park, Hackney

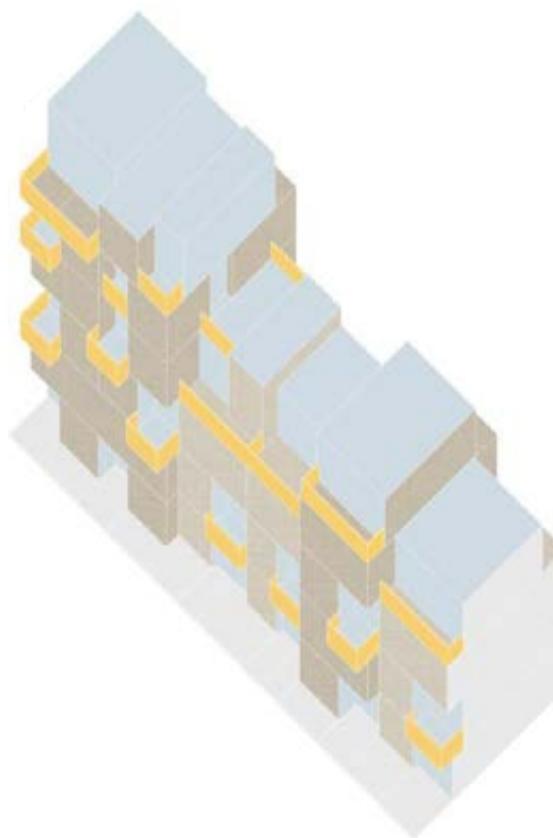
Key

- One predominant materiality
- Facade articulation (intrusions, relief, insets)
- Features (protrusions, balconies, bays)

Key Frontage Character

The key frontages are located facing onto the Neighbourhood park and should form a key relationship with this space. Building heights may be taller here and flatted accommodation may be provided above maisonette accommodation. The buildings should be of high quality with more vibrancy – they should follow a similar language to the typical block character but with scope for more varied materials, accent colours and façade articulation.

- Façade treatment that relates to public green space
- Allowance for informality and articulation of building line or roofline
- Terraces to upper floor
- Pronounced expression of balconies
- Scope to change in material colour to elevations within a consistent material palette
- Maximum of 2 common materials of similar weighting to façade, with opportunities for accent colours.



Prominent, lively frontage, Adelaide Wharf, Haggerston



Articulation of building line and varied material colour within palette. Leeuwenveld



Scope for additional materiality on key frontages, Hillington Square

Key

- Scope for additional materiality
- Façade articulation (intrusions, relief, insets)
- Features (protrusions, balconies, bays)

Prominent Corner Character

These blocks are located at corners that form strategic vistas and orientation points. It is important that the building responds to this and may contrast to the other block characters.

- Allow for material of contrasting colour and/or mineral material
- Identification in height to a maximum of 2 storeys above the general height of the block
- Articulation of building elements such as fenestration, solid and void, balconies or ground floor treatment
- Openings to respond to specific vistas and the role of the building in turning the corner, taking advantage of multiple aspects and approaches
- Break from order of typical elevational order of the typical block.



Feature corner with material integrity, Seoul, OBBA



Articulation of building elements on the corner block, Accordia Brass Building

Key

- Contrasting materiality
- Facade articulation (intrusions, relief, insets)
- Features (protrusions, balconies, bays)

Typical Material Palette

The material palette for the central character area should be a blend of the Northern and Southern Character Areas. The two palettes should be brought together, used for different buildings or frontages within a block, or as a consistent mixed brick palette across whole blocks.

The following principles describe the base palette to which various colour accents may develop from:

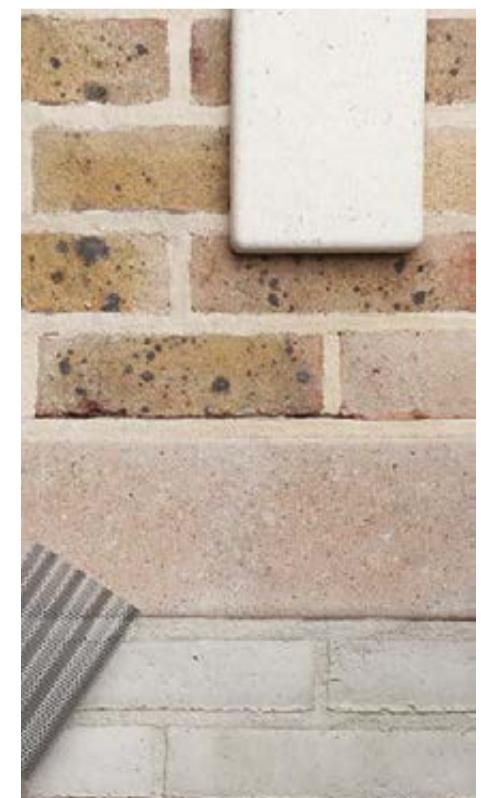
- Predominantly brick/masonry finishes
- Timber metal composite windows
- Secondary finishes of reconstituted stone or concrete.



Blending the two material palettes, Kidbrooke



Combinations of lighter and darker brickwork

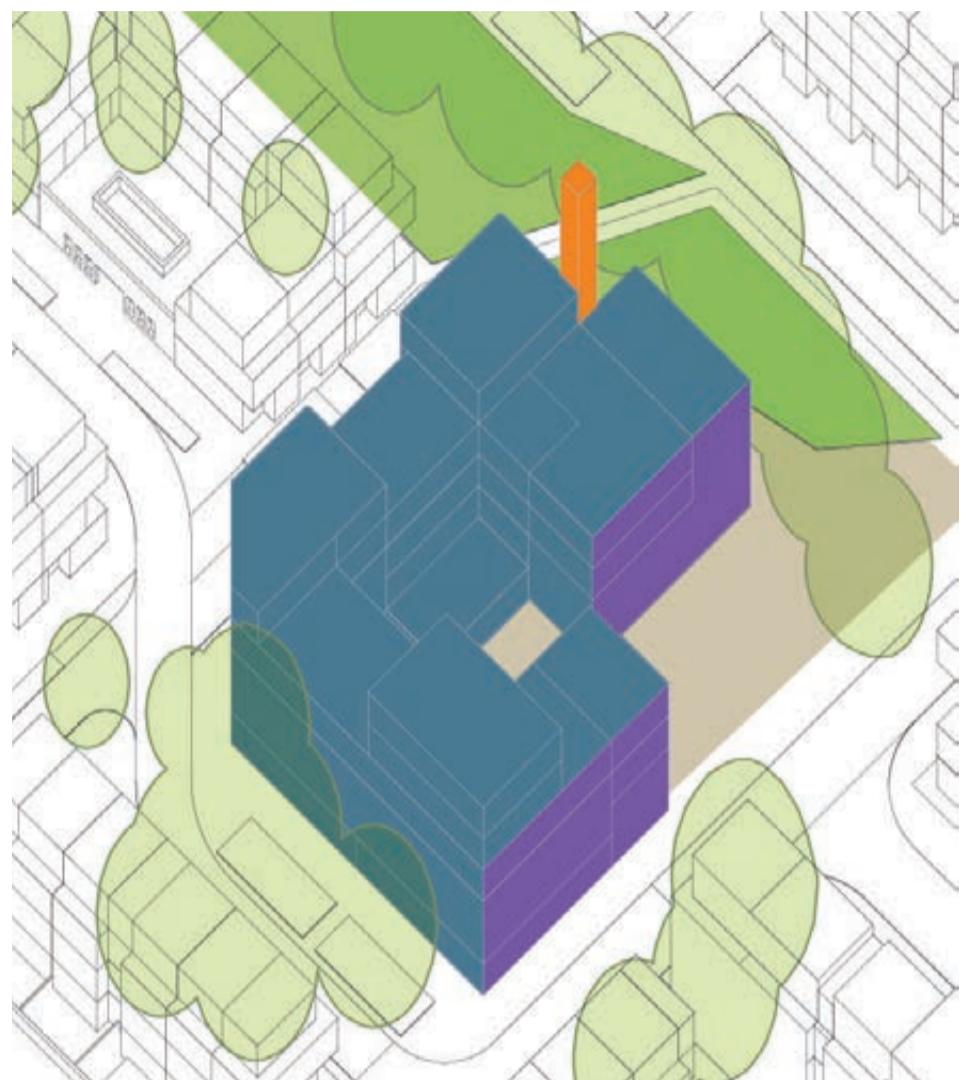


4.9

ST AUGUSTINE'S CHURCH SITE

The SPD allows for all community uses to be located on Plot 10C, St Augustine's Church site. In this event, the redevelopment of the St Augustine's Church will be a focal point at the heart of the regeneration of Grahame Parke and will provide vital social infrastructure and community facilities to the adjacent neighbourhoods and wider surrounding area.

- The site has the potential to incorporate a mix of community uses such as Church and Community Facility, Health Centre, Children's Centre and associated commercial space such as a cafe, as well as residential development. This combination of uses is set out in the Development Framework section of this SPD
- The character and quality for green spaces and play provision must be adhered to, as set out in Sections 4.6.1 and 4.7.1 of the Design Guidelines
- In addition to the areas specified per green space within the Development Framework of this SPD, St Augustine's Church Site should provide a high quality area of public realm, predominantly hardscaped, to tie in with the Northern Woodland Walk, and recognise the relationship with the High Street and the Neighbourhood park. The character of this space should be focused around retention of mature trees, plus new large planters which continue the Green Spine and Green Routes through the site. Seating, lighting and other furniture should be well integrated into the space and planters
- The site should respond to its strategic location on a primary movement node within the redevelopment. Key relationships include the primary bus route linking Lanacre Avenue and Corner Mead, the secondary routes towards Heybourne Crescent and the Avenue travelling both north and south, and strong pedestrian routes between the fixed green spaces
- In terms of heights and massing, the plot itself is located between the Northern Character Area and the Central Character Area. The Church redevelopment should present a massing of minimum 4 storeys, maximum 6, with a prominent corner element adjacent to the public realm which has the freedom to reach 8 storeys (refer to 3.6 Building Heights and Density). This should be a point height, envisaged as the church spire. Key frontages should respond to the fixed areas of Green open space and public realm
- The architectural character and quality should take account of that proposed in Section 4.7.4 for the Central Character Area, but a unique, innovative approach to this landmark site will be welcomed, and with the exception of the building height, guided by the criteria for prominent corner blocks in section 4.7.4.



Illustrative massing for new building

Key (refer also to Sections 4.8.1 - 4.8.4)

- Medium building height (predominantly 4 storeys)
- Key frontages
- Prominent corners
- New public realm
- Retained / new green space



The existing church



Community focused mixed-use church, Green Lanes, Hackney



Shared public space overlooked by community facilities and residential uses, Square at All Saints Church, Notting Hill

4.10 ENERGY CENTRE

The Energy Centre is a long-standing feature of Grahame Park. The centre provides efficient energy for the residents, businesses and public services on the estate. The preference is to retain the energy centre, albeit, moneywise, to increase its efficiency and extend its operational life.

- The site has great potential to maximise non-residential uses in its internal volume and rooftop. With allowance for a new energy centre, the remaining internal space should maximise opportunities for sports provision, particularly ball games or other uses that suit large, tall internal volumes and daylight from above. On street level therefore, the building's envelope should be assessed to maximise the potential for openings to allow daylight into the volume within
- The building's roofscape should be maximised for community uses, with potential for a full extension to incorporate new sports and community facilities, once a building assessment has been carried out
- Any rooftop extension should bring the total height of the building above ground to a maximum of 2 storeys, with the top floor as a large open useable space, with minimal playful, permeable rooftop structures. The chimney for the energy centre has potential to increase this height as a prominent corner feature, up to 8 storeys above ground, positioned to relate to ground and above-ground play spaces and as a landmark on green routes
- The Green Route that links Corner Mead with the Neighbourhood park runs directly along the northern edge, and will need to be integrated with the undulating Energy Centre Landscape and proposed Fixed Green Space at this point. Good lighting, landscaping and street furniture will need to ensure a pleasant and safe landscape around the building during both day and night
- The Green Spine runs parallel to the site and therefore needs to give prominence to the public realm with mature trees and planting that will run along the adjacent street. The site also needs to relate to its prominent location on Corner Mead, a primary periphery bus route connecting to the local area
- Whilst respecting the Design Guidelines set out for the Central Character Area in section 4.7.4, a unique approach will be welcomed for the approach to this building's redevelopment, with a creative reinterpretation of the building's single storey massing and concrete facade detailing, with light and playful above ground extensions and interventions, as a community landmark.

If however, the energy centre is not retained, the site should either be:

- Developed for community uses proposed above; or
- Developed for residential purposes in accordance with the standards set out in this SPD, and the community facilities outlined above are provided elsewhere.

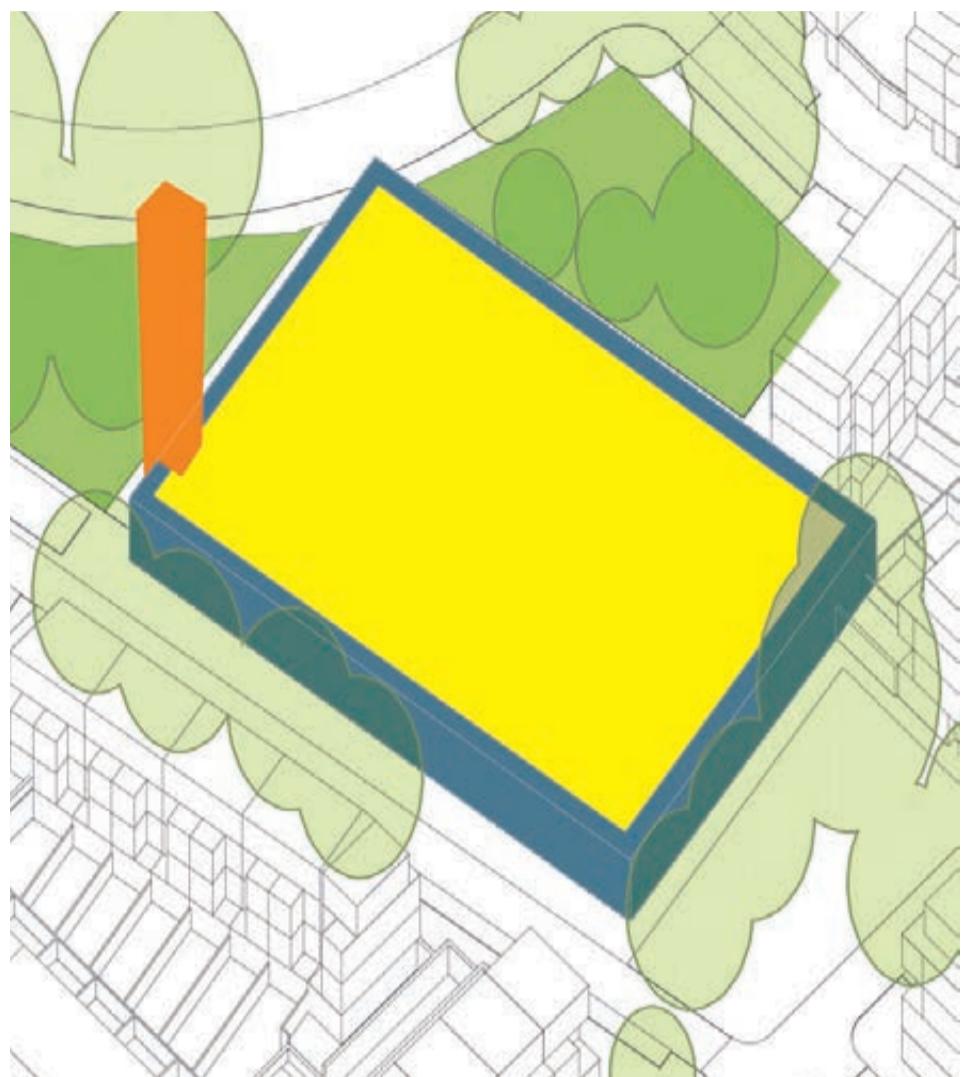
A new energy centre must be designed with capacity to serve the adjoining schools - St James, Blessed Saint Dominics, and the new proposed school on the former college site, taking account of their foreseeable growth.



Existing energy centre



Existing energy centre



Illustrative massing for new energy centre proposal

Key (refer also to Sections 4.8.1 - 4.8.4)

- Medium building height (predominantly 4 storeys)
- Key frontages
- Prominent corners
- Suggested play provisions
- Retained / new green space



Rooftop basketball court

5.0

DELIVERY



5.0 DELIVERY

This section shows how the Masterplan for Stage B has been broken down into development plots, the sequence in which development will take place, and how the various proposals contained in the Masterplan will be delivered.

The main freeholder of Grahame Park is the London Borough of Barnet. Under the terms of a Development Agreement with the Council, Genesis Housing Association will be the developer of Stage B of Grahame Park.

5.1

PROCESS AND PHASING

- i. The Council expects that Genesis Housing Association and any other agency or stakeholder will work with the Council to ensure that proposals are developed which will deliver Masterplan benefits such as infrastructure, public realm, open space and other services.
- ii. Where necessary, the Council will exercise its legal powers to compulsarily purchase land to enable development to occur. This will be a matter of last resort.
- iii. It is expected that applications for detailed planning permission will be submitted for phases of development as they come forward, with this SPD setting the framework for consideration of these proposals.
- iv. As explained in earlier sections, the philosophy of the approach to development set out in the Masterplan approved in 2007 has been adhered to in the SPD.
- v. The approach approved in 2007 was to identify:
 - the dwellings that would be retained;
 - the dwellings that would be demolished; and
 - any additional land that would become available for development.
- vi. The SPD has been prepared on a basis that is consistent with this approach. However, in order to deliver the coherent development of the estate in line with the principles contained in the SDP, it may be necessary to demolish some individual properties previously considered for retention.

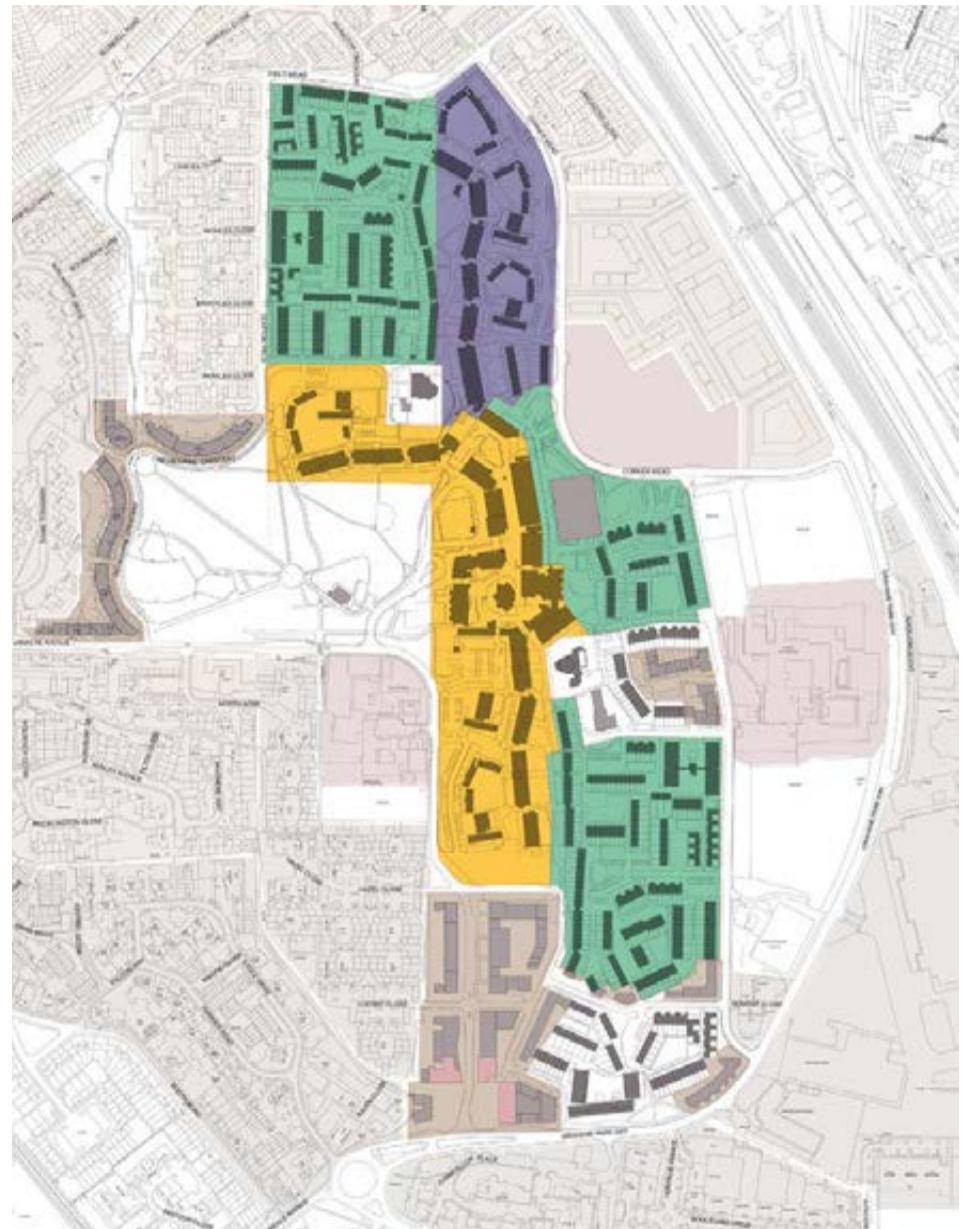
5.2 THE PROPOSED PHASES

Phase 1: The Concourse

Plots:	10, 11 and 12
Number of dwellings:	Approximately 850 units

This is the first phase. This is a critical phase as the Concourse represents the key constraint affecting the future of Grahame Park.

The programme for the redevelopment must allow for the timely and coordinated replacement of the community facilities prior to the demolition of the existing facilities.



Phase 2: The North East Quadrant

Plots:	13, 14, 15, 16
Number of dwellings:	Approximately 300 units

It is anticipated that this phase will be commenced as soon as possible to continue the flow of development after Phase 1. The Council will encourage this phase to be commenced in a manner that overlaps with the ending of Phase 1.

Phase 3: Retention and Renewal Areas

Plots:	17, 18, 19, 20, 21
Number of dwellings:	Up to 800 units

This phase comprises a number of plots in different locations within Grahame Park. The Council would require that development proposals within these plots should be brought forward as soon as is expedient.

Plan depicting Phases 1, 2, 3 of Stage B. For location of plots, see Land Use Plan, Section 3.2

5.3 CONSIDERATIONS

Affordable Housing

i. For avoidance of doubt the SPD does not affect the Council's policy with regard to the rehousing of secure council tenants. This provides that:

- Secure council tenants housed before 1st April 2003, have a commitment from Genesis/LBB that they will be rehoused in a new home on Grahame Park; and,
- Secure council tenants who were housed after 1 April 2003 will be moved by Barnet Homes by the time the properties are demolished but will not be rehoused in a new home on Grahame Park.

ii. The s106 Agreement entered into at the time of the 2007 permission, and which is still binding on the developer, requires the provision of social rented units, shared ownership units, and low cost units.

iii. In addition to this requirement, which relates to the replacement of existing accommodation, each phase of the development will be assessed in accordance with the Council's requirements for the provision of affordable housing in accordance with policies contained in the Development Plan.

Community facilities and retail space

iv. The SPD is committed to ensuring that existing community facilities and retail space will be replaced and that the replacement accommodation will be available in advance of the demolition of the existing accommodation.

v. The main element of replacement provision will be the Community Hub. The Council's preferred approach will be to locate the hub on the St Augustine site, and in this regard there are negotiations taking place with the Diocese of London.

vi. Should these negotiations not reach a conclusion the next preference would be to locate the hub in Plot 10, immediately to the south of the St Augustine site

Highways & Parking

vii. During the preparation of this SPD, planning permission has been granted for a number of strategic developments in the areas surrounding Grahame Park. As a result of these developments and the general growth taking place in Colindale, it is likely that there will be increasing pressure on existing residential parking facilities in areas such as Grahame Park. This will be generally mitigated due to the introduction of a Controlled Parking Zone (CPZ) which is being put in place to protect much of Colindale from worker and commuter parking. It is desirable that the CPZ would cover the adopted roads at Grahame Park and as detailed planning applications for future phases of Grahame Park come forward the implementation of a CPZ will be considered on a phase by phase basis.

Planning obligations

viii. A critical part of the Delivery of the Grahame Park development has been and will continue to be the need for the developer of the land to make financial and other contributions to secure:

- infrastructure required for the development;
- mitigate the impact of the development; and,
- satisfy the requirements of other policies such as affordable housing.

ix. The s106 entered into at the time of the permission granted in 2007, included the following:

- provision of affordable housing;
- provision of open space, play areas, and their maintenance;
- financial contributions to highways improvements;
- contribution to CPZ;
- financial contributions to education provisions;
- delivery of replacement retail units;
- on-site provision of replacement community facilities;
- financial contributions to public transport;
- travel plan including incentives; and,
- employment and training;

x. The introduction of the Community Infrastructure Levy (CIL) legislation within Barnet now means that the Council is required to charge a levy on all planning permissions for residential and retail development which comply with CIL criteria. As each application comes forward, an assessment will be made as to the requirement for a contribution under towards:

- Physical Infrastructure;
- Social Infrastructure; and
- Green Infrastructure.

xi. Under Regulation 123 of the CIL Regulations, the Council is required to publish a list of infrastructure projects which will benefit from being either partially or fully funded by CIL. This includes the following project which will benefit Grahame Park and the surrounding area:

- the junction of Aerodrome Road, Colindale Avenue, and Grahame Park Way.

xii. As each planning application comes forward there will be a review of the extent to which a new s106 agreement is required in respect of that proposal due to obligations that would not be covered by CIL, or by planning conditions.

Relationship to masterplan

xiii. Each phase or plot of development will be supported by a Design and Access Statement which will include a section or sections which demonstrate that the provisions of the SDP have been adhered to including the Development Framework and the Design Guidelines.

xiv. In addition, the DAS will identify the following contributions to be made to the achievement of the Masterplan by the phase or plot through the provision or protection of:

- the appropriate level of affordable housing;
- elements of strategic infrastructure
- environmental features which need to be retained and enhanced; and,
- opportunities to improve the quality of community provision within the area.

Infrastructure delivery plan

xv. The planning application submitted in respect of each phase or plot will include as a minimum:

- Demolition and mitigation proposals;
- Biodiversity measures;
- roads, cycleways, footpaths;
- open spaces;
- public transport facilities as required;
- Highway alterations;
- Phase of energy-district system;
- SEA mitigation measures;
- Highway licence;
- Road safety Audit;
- Car park areas laid out before occupation;
- Car Parking Management Strategy;
- Hard and soft Landscaping proposals;
- Sustainability statement;
- Energy Statement;
- Foul and Surface Water drainage;
- Refuse and recycling proposals; and
- Construction Environment management Plan.

5.4

VIABILITY

- i. A viability analysis shall be carried out prior to the inception of each phase and submitted to the Council as part of the pre-application submission.
- ii. A viability analysis should demonstrate that the proposed development will:
 - support high quality improvements to public realm;
 - deliver the required amount of affordable housing;
 - deliver transport and movement improvements;
 - fund community infrastructure;
 - will overcome any phasing, technical constraints; and,
 - satisfy any other s106 and CIL requirements not covered by the above.

Energy and sustainability

- iii. All new development should meet the requirements of the London Plan in terms of reducing carbon dioxide (CO₂) emissions, having regard to the energy hierarchy.
- iv. An energy centre will be required to provide a district heating system for the flatted blocks within the new neighbourhood. It is proposed to locate this on the site of the existing boiler house serving the estate, which is sited on plot 14. There is adequate capacity within this building to serve the new development.
- v. Subject to a feasibility study, adequate space should be retained within the energy centre to enable an Energy Supply Company (ESCo) to install additional capacity in order to contribute to a Colindale-wide network, should one come forward.
- vi. Sustainable design and construction should be integral to the design of new buildings and proposals should meet the requirements of the relevant Mayor of London and LBB policy and supplementary guidance.

Delivery agencies

- vii. The production of this SPD has involved joint working between the London Borough of Barnet, Genesis Housing Association, Barnet Homes, GLA/TfL, NHS, St Augustines Church and the Diocese, and Colindale Community Trust/Grahame Park Strategy.
- viii. This joint working should lead to the development of the mixed use Community Hub on the site of St Andrews.

Engagement

- ix. The Council will work with the various agencies active in Grahame Park to ensure that there is community involvement and engagement with stakeholders and other interest groups as each development proposal is brought forward.

Monitoring

- x. The Council monitors the effectiveness of policies in the Council's Annual Monitoring Report. The success of the Grahame Park SPD will be monitored as part of this process and where necessary will be updated or changed.

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