



# **West Finchley Neighbourhood Plan**

## Evidence Base Document G – West Finchley Evidence Base and Policy Development Report

**For Submission to London Borough of Barnet**

**November 2019**

**On behalf of West Finchley Neighbourhood Forum**

# West Finchley Neighbourhood Plan

Evidence Base and Policy Development  
Final Report

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## Quality information

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## Executive Summary

West Finchley Neighbourhood Forum is developing a Neighbourhood Plan for its designated area, which lies in the London Borough of Barnet.

This document comprises an Evidence Base and Policy Development (EBPD) study provided by AECOM to West Finchley Neighbourhood Forum. There has been close communication between West Finchley Neighbourhood Forum and AECOM throughout its development.

This EBPD covers two main policy areas, namely residential development and streetscape. Typically, the aim of an EBPD is to review the existing evidence base, identify any gaps within it, and then present policy options and recommendations. In this instance, West Finchley Neighbourhood Forum had identified gaps in the evidence base for two policy areas, prior to AECOM's involvement. This EBPD has therefore been used to review existing evidence relevant to these policy areas and subsequently provide the additional evidence required to support the policies, thereby filling the gap identified by the Forum.

The evidence base for neighbourhood planning needs to be 'proportionate', i.e. relating well in terms of breadth, depth and scope to the policy being proposed. In line with this approach, the Government's Planning Practice Guidance (PPG) expects most evidence in neighbourhood planning to be 'secondary' (i.e. already collected by another party, making evidence gathering mostly an exercise in assembling, interpreting and showing understanding of existing data).

Any evidence used should be clearly referenced and presented in an accessible way to justify policies, both for the purpose of examination and for the benefit of residents reading a plan as well as interested parties such as landowners and developers – all of whom may be impacted.

West Finchley is a primarily a residential area comprising linear residential streets; namely, Nether Street / Court House Gardens / Court House Road in the east, Brent Way / Chesterfield Road / Westbury Road in the west and the infrastructure corridor of the Northern Line railway which defines the eastern boundary of the area. The residential development throughout the area comprises interwar, semi-detached housing creating a uniform character. Properties are generally outward looking, set within generous plots with small front gardens and large back gardens.

The advice provided in the main body of this report on the development of design policies builds on the character and management principles as set out in the West Finchley Heritage and Character Assessment. Advice on design policy development takes the form of a design guide, which has been divided into four sections, namely residential development, conversions and extensions, street scene, gardens and vegetation and commercial development.

# 1. Introduction

## 1.1 About this document

The 2011 Localism Act introduced Neighbourhood Planning, allowing parishes or Neighbourhood Forums across England to develop and adopt legally binding development plans for their neighbourhood area.

West Finchley Neighbourhood Forum is developing a Neighbourhood Plan for its designated area, which lies in the London Borough of Barnet.

As part of the development of the Neighbourhood Plan and its evidence base, West Finchley Neighbourhood Forum applied successfully to Locality for support from AECOM as part of its Supporting Communities in Neighbourhood Planning project.

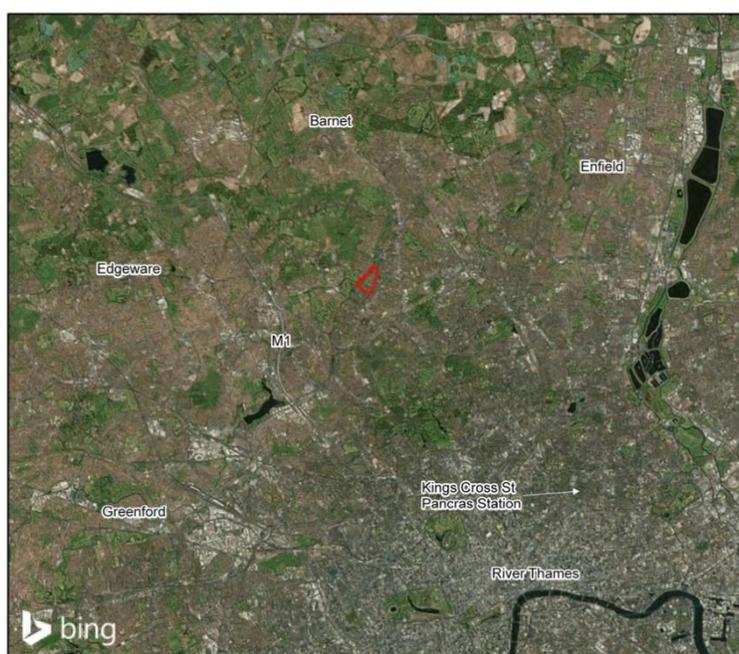
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This EBPD covers two main policy areas, namely residential development and streetscape. Typically, the aim of an EBPD is to review the existing evidence base, identify any gaps within it, and then present policy options and recommendations. In this instance, West Finchley Neighbourhood Forum had identified gaps in the evidence base for two policy areas, prior to AECOM's involvement. This EBPD has therefore been used to review existing evidence relevant to these policy areas and subsequently provide the additional evidence required to support the policies, thereby filling the gap identified by the Forum. A review of further draft policy has not been undertaken by AECOM. West Finchley Neighbourhood Forum has appointed Nexus Planning to support the development and review of policies.

## 2. Context

### 2.1 Local context

The West Finchley Neighbourhood Plan Area is located in north London, as shown in **Figure 1**. The area covers approximately half a hectare and is situated approximately 8.4km south of the M25 and approximately 10 km north of central London. The Northern Line provides quick access into central London.



**Figure 1** Context





Figure 2 Location

## 2.2 Planning Policy and Evidence Base

This sub-section summarises the local planning policy available at the regional and borough levels.

### 2.2.1 London Plan 2016

The London Plan 2016 (LP 2016) is the adopted London Plan. It sets strategic planning policy for the whole of Greater London and therefore is relevant to a number of topic areas identified in the West Finchley Neighbourhood Plan.

Neighbourhood plans in Greater London have to be in general conformity with the strategic policies of the London Plan as well as those of the Local Planning Authority in order to meet the Basic Conditions of Neighbourhood Planning.

### 2.2.2 Draft New London Plan

At the time of writing, the draft New London Plan (dNLP) was at submission stage, ready for its forthcoming Examination in Public (EiP). Once adopted, it will replace the currently adopted London Plan, setting strategic planning policy for the whole of Greater London, and, as with the adopted Local Plan, will have some relevance across all topic areas identified in the West Finchley Neighbourhood Plan.

Although the Basic Conditions of Neighbourhood Planning require Neighbourhood Plans only to be in conformity with the adopted development plan, in practice it is worthwhile noting the extent to which draft policies are in conformity with the emerging planning framework.

### 2.2.3 The London Borough of Barnet Local Plan

The London Borough of Barnet Local Plan (the Local Plan) comprises a suite of Development Plan Documents and Supplementary Planning Guidance. LBB adopted the Local Plan on 11<sup>th</sup> September 2012. Once adopted, Neighbourhood Plans become part of the development plan and are therefore material consideration in determining whether planning permission should be given. The Local Plan will be referred to as appropriate within this report.

Documents included in the LBB Local Plan that are of relevance to this report are listed below.

#### 2.2.3.1 London Borough of Barnet Core Strategy, September 2012

The Core Strategy is considered the most important document within the Local Plan. It '*sets out the vision, objectives and related strategic policies*'.

#### 2.2.3.2 Development Management Policies, September 2012

The Development Management Policies '*sets out the borough wide planning policies that implement the Core Strategy, and will be used for day to day decision making by the Planning Service and for planning committee determinations*'.

## 3. Assessment methodology

### 3.1 Sources of evidence

The evidence base for neighbourhood planning needs to be 'proportionate', i.e. relating well in terms of breadth, depth and scope to the policy being proposed. In line with this approach, the Government's Planning Practice Guidance (PPG) expects most evidence in neighbourhood planning to be 'secondary' (i.e. already collected by another party, making evidence gathering mostly an exercise in assembling, interpreting and showing understanding of existing data).

Any evidence used should be clearly referenced and presented in an accessible way to justify policies, both for the purpose of examination and for the benefit of residents reading a plan as well as interested parties such as landowners and developers – all of whom may be impacted.

Evidence can come from several sources, including:

- The adopted or emerging Local Plan (from a policy conformity perspective);
- Local Plan evidence base studies that inform policy documents (e.g. the Strategic Housing Land Availability Assessment or equivalent, Employment Land Review);
- Technical primary evidence generated or commissioned by the Neighbourhood Forum itself (e.g. green infrastructure assessment);
- Stakeholder-derived primary evidence generated or commissioned by the Neighbourhood Forum (e.g. a survey of local households and businesses); and
- Relevant national reports, studies and data such as the 2011 Census.

## 4. Policy Review

### 4.1 Neighbourhood Plan Policies

West Finchley Neighbourhood Forum requested that design guidance is provided in support of the following three policies.<sup>1</sup>

#### RD1 – Utilising the Design Guide

*“All new planning applications involving new, enlarged or exteriorly altered residential properties must be formed with regard to the Design Guide. This must be demonstrated through the submission of a proportionate statement.”*

#### S1 – Local Character and Heritage

*“New development that affects the streetscene, including in the public realm, to front gardens or to the exterior of non-residential buildings, must have regard to and complement the special character of the Neighbourhood Plan Area, as set out in the Heritage and Character Assessment. The Design Guide sets out practical ways this can be achieved and proposals should submit a proportionate justification of how regard has been shown to its guidance.*

*Proposals affecting the fabric or setting of any undesignated heritage assets in the Neighbourhood Plan Area, as identified in the West Finchley Neighbourhood Plan Character Appraisal, must be supported by a proportionate assessment of the impact on the significance of the heritage asset and an outline of the public benefits of the proposals. Proposals that would result in a negative impact to the significance of an undesignated heritage asset without an adequate public benefit to counterbalance that impact would not be supported.”*

#### S2 – Public Realm Improvements

*“Proposals involving the following public realm improvements would be supported:*

- a. *Replacement of road naming plates with ‘old style’ naming plates appropriate to the 1920s and 1930s when most of the properties in the area were built;*
- b. *Provision of new planters in appropriate locations where a future maintenance plan can be demonstrated;*
- c. *Planting of new trees in appropriate locations;*
- d. *Improvements to pavements and roads;*
- e. *An increase in the number of litter bins, especially around the parks and open spaces and replacement of existing litter bins all to be of high quality and hygienic “smart” litter bins; and*
- f. *Improvements to the junction of Nether Street and Courthouse Gardens.”*

### 4.2 Existing Evidence Base

#### 4.2.1 Consultation activity

At project inception, West Finchley Neighbourhood Forum provided AECOM with the following relevant policy and evidence documents relating to the Neighbourhood Plan:

- Draft West Finchley Neighbourhood Plan; and
- West Finchley Heritage and Character Assessment, AECOM on behalf of Locality, 2018.

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<sup>1</sup> The policies quoted are as they appeared in the draft Neighbourhood Plan prior to Regulation 14 consultation, and as such have the potential to change in subsequent iterations.

## 4.2.2 Existing Character Assessments

### National Character Assessment

Existing character assessments have been reviewed to provide some context to this report. The study area falls within National Character Area (NCA) 111<sup>2</sup>, Northern Thames Basin as defined by Natural England (Natural England, 2013). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

- *“Market towns have expanded over time as have the London suburbs and commuter settlements...”*
- *“Brick-built dwellings are characteristic from the from the late 17<sup>th</sup> century onwards”*

### Borough Character Assessment

The area is also covered by a borough level assessment, namely the Characterisation Study of London Borough of Barnet (Urban Practitioners, 2010)<sup>3</sup>. The study identifies five typologies throughout the Borough. The study area falls within the ‘Residential Streets’ typology, key features of which are listed below.

- *“Residential streets are... often associated with interwar housing”;*
- *“Characterised by a simple loose grid of streets forming a permeable network, with each plot having frontage directly onto the street.”; and*
- *“Typically regular plots are allocated to individual dwellings”.*

On account of the varied form covered by the ‘Residential Streets’ typology the characterisation study defines six ‘secondary typologies “in order to gain a better understanding of how urban character varies across these streets”. The West Finchley Neighbourhood Plan Area is located within the ‘Suburban’ secondary typology, which is defined as being:

- *“low density coupled with an overall level of architectural coherence”.*
- *“streets are lined with both detached and semi-detached houses”*
- *“building heights are predominantly two storeys”*
- *“broad, open street profile with medium to large front gardens”*
- *“dominance of housing built during the interwar period”.*

The study also defines 16 character areas within the borough, the boundaries of which *“relate closely with the typologies... and ...are organised around clearly identifiable centres”*. The West Finchley Neighbourhood Plan Area is located within the ‘Finchley’ character area. Key characteristics that relate to the land within the boundary of the West Finchley Neighbourhood Plan Area are recorded below:

- *“The street layout follows a predominantly linear form of connected streets”;*
- *“housing is predominantly detached and semi-detached”;* and
- *“...an overall consistency of massing within the built form, with most residential units rising to two or three storeys”*

### Local Character Assessment

AECOM, on behalf of Locality, provided technical support to the Neighbourhood Forum in 2018 to write the West Finchley Heritage and Character Assessment (HCA) which set out the historical development and character of the area, which included the following key characteristics:

- Wide linear tree lined streets;
- Almost exclusively residential in land use;

<sup>2</sup> Natural England (2013). *National Character Area profile 111. Northern Thames Basin*. Available: <http://publications.naturalengland.org.uk/publication/4721112340496384>. Last accessed 14th June 2018.

<sup>3</sup> Urban Practitioners (2010). *Characterisation Study of London Borough of Barnet Final Report*. Available: <https://www.barnet.gov.uk/citizen-home/planning-conservation-and-building-control/planning-policies-and-furtherinformation/local-plan-review/characterisation-study.html>. Last accessed 4th June 2018.

- A quiet area benefiting from few main connecting roads;
- Terrace and semi-detached two storey interwar homes set back from the road by front gardens;
- Channelled westerly views afforded from the higher land to the east;
- A distinctive band of red brick work lines the pavement through residential streets;
- Bay windows and gable roofs form frontal projections on many properties;
- Surrounding infrastructure and watercourses create a verdant backdrop; and
- An area of homogenous and unified character.

The HCA then set out positive aspects of character, issues to be addressed and sensitivity to change. These in turn, informed the following seven character design principles that should be considered when defining policies with respect to heritage and character.

- New residential development which takes a considered and appropriate approach to design, in an innovative or contemporary style, is more sympathetic to the historic fabric and townscape of the area than poorly executed historically referenced designs. Therefore new builds which employ the imitation of historic architectural styles, using cheaper modern materials and a lack of consideration to proportion and massing of local historic buildings, should be considered less appropriate in these instances;
  - Infill development should aim to militate against the loss of open spaces between building plots by incorporating planting into potential schemes, and reducing hard landscaping;
  - Residential conversions and extensions should consider their effect on the character of the streetscape, and seek to be sensitive to the original design intent of semi-detached properties;
  - Seek to retain the openness afforded by the relationship between building heights and road widths;
  - Soft landscaping and hedges for boundary treatments at the front of properties should be considered more responsive to the historic character of the area than hard landscaping;
  - Surviving 1930s paving treatments should be conserved where possible, to enhance a sense of cohesion across the Neighbourhood Plan Area;
  - Continue to ensure the longevity of street trees throughout the area; and
- Seek to improve the character of the landscape outside West Finchley Station, in recognition of its position as a key gateway into, and out of, the area.

### 4.3 Review

Each of the three policies listed in section 4.1 are concerned with the design of new buildings and the modification of existing development including new homes, extensions or conversions, front gardens and streetscape. As set out in policy S1- Local Character and Heritage, the West Finchley HCA records the special character of the area. Section 5.4 of the HCA, titled "*Character Design Principles*", sets out seven principles that "*should be considered when defining policies with respect to heritage and character*". Both policy RD1 and S1 reference a Design Guide which currently does not form part of the evidence base for the Neighbourhood Plan. West Finchley Neighbourhood Forum therefore requested that the following sections of this report provide the Design Guide, thereby filling the current 'gap' in the evidence base. Section 5, below, therefore builds on the principles established in the HCA and sets out a practical Design Guide in support of policies RD1, S1 and S2.

## 5. Design Guide

### 5.1 Introduction

West Finchley is primarily a residential area comprising linear residential streets; namely, Nether Street / Court House Gardens / Court House Road in the east, Brent Way / Chesterfield Road / Westbury Road in the west and the infrastructure corridor of the Northern Line railway which defines the eastern boundary of the area. The residential development throughout the area comprises interwar, semi-detached housing creating a uniform character. Properties are generally outward looking, set within generous plots with small front gardens and large back gardens.

The following Design Guide builds on the character and management principles as set out in the West Finchley HCA.

### 5.2 Residential Development

Aspect	What we are looking for	What good design looks like / design considerations
Scale, height, massing	Buildings should integrate with the character of West Finchley, responding to the scale, height and massing of the original buildings within the area.	<p>The rhythm of the streets results from the standardised widths of plots and buildings. The introduction of wider buildings would threaten to erode this characteristic. New buildings should therefore respond to the widths of existing plots and avoid facades that extend beyond the width of a typical plot. <a href="#">See Figure 3.</a></p> <p>New buildings should respond to the heights of neighbouring properties. The standard height of buildings establishes a clear identity and preserves a human scale and sense of domesticity across the area. Occasional taller developments, up to three storeys, may be appropriate on Nether Street where a few taller properties are present.</p> <p>The sense of order and openness that is characteristic of the area should be maintained through preservation of the existing relationship between building heights and road widths.</p> <p>Buildings should not be designed in isolation. Whether they are of traditional or contemporary style, the proportions of buildings should be designed in response to the prevailing character of the area.</p>
Roofline	New houses should respect the existing height and follow the roofline of adjacent houses.	New roofs should be designed to reflect the style of the proposed development and its context. Careful attention should be paid to roofing materials, pitch, eaves and verge (edge) details and the inclusion of chimney stacks or other features that project above the ridge line. In general, a simple roof form is appropriate.
Position and building line	<p>New properties should face outwards.</p> <p>New development or building extensions should continue the existing building lines.</p>	<p>Properties should be designed such that the main access is perpendicular to the road.</p> <p>Proposed buildings should be set back from the road behind front gardens, following the building line of the street. <a href="#">See Figure 4.</a></p>
Windows	Windows should complement the vertical pattern and scale of windows reflected in local architectural detailing.	The installation of large expanses of glazing, where multiple windows once hung, erodes the architectural quality of the area. The inclusion of glazing bars is often more appropriate, thereby giving the appearance of multiple glass

panes, rather than an expanse of glass. [See Figure 5.](#)

Replacement windows should respond to the design intent of the building and the character of the street as a whole. See [Window Design Palette](#) below.

Detailing and Quality	<p>New buildings and extensions/conversions should include architectural detailing proportionate to the detailing that is characteristic of the area including, but not limited to, feature windows, metal work and brick work.</p> <p>Existing period detailing should be retained. The covering or removal of such elements is not encouraged.</p>	<p>A number of styles are reflected in semi-detached houses in the area. These include Tudorbethan (a mix of Tudor Elizabethan and Jacobean Revival styles), Domestic Revival, and Art Deco. Detailing on new properties should be of high quality, responding to its time, rather than seeking to imitate past styles.</p> <p>Attention to high quality architecture and architectural detailing which avoids pastiche is encouraged.</p> <p>The inclusion of details should be undertaken with care as overly detailed elevations can appear fussy and historic detailing can appear like a caricature of the original.</p> <p>Architectural detailing is rich with a variety of different styles and decoration used in buildings across the area; the design of extensions and new buildings should reflect this level of detailing to ensure that the development is in context with its surroundings.</p> <p>See <a href="#">Building Materials Design Palette</a> below. High quality materials and workmanship should be prioritised over cheap imitations.</p>
Frontages	<p>Frontages should be sympathetic to the style of frontages along the street.</p> <p>New building frontages should propose a level of detail based on the detail used on existing original buildings within the area. Where period details are proposed it is advised they are based on a local historical precedent.</p>	<p>Frontal projections are common, in particular entrance porches and bay windows extending into the roof space and terminating in a pitched roof. Such features should be retained and feature in new developments.</p> <p>Regularly spaced frontal projections on houses throughout the area give a strong rhythm to the street. Proportionate projections should be included in new development proposals. <a href="#">See Figure 7.</a></p>
Materials	<p>Materials used in extensions/conversions should be in keeping with prevailing materials that positively reflect the character of the area.</p> <p>Materials proposed for the use in building extensions should complement those used in the existing building.</p> <p>Materials used for the repair or alteration of buildings, for new buildings and for surfacing and boundaries should reflect prevailing materials that positively reflect the character of the area.</p>	<p>The <a href="#">Building Materials Design Palette</a> illustrates some of the materials that are considered characteristic of the area.</p> <p>Differing materials on an extension or a different design approach may result in a development appearing incongruous. Whilst, an extension may intentionally be designed to be contrasting, such an approach should be carefully justified and its success will rely on a high quality design.</p>

Access to Infill Developments

Infill development should not disrupt the existing character of individual streets.

Where new infill development is proposed, consideration should be given to the impact that new points of access will have on the street scene. Proposals should seek to protect the character of the streets by providing vehicle access from existing access routes. If no such route exists, access should be from the end of streets, rather than interrupting the middle of the street.

Avoid large and overbearing vehicle entrances.



Figure 3 Consistent building width



Figure 4 Consistent building line



Figure 5 Successful and poor integration of contemporary windows



Figure 6 Architectural Detailing



Figure 7 Regular Frontal Projections

## 5.3 Conversions and Extensions

Aspect	What we are looking for	What good design looks like / criteria?
Loft Conversions	Loft conversions should be sensitive to the overall composition of the building, particularly when part of a semi-detached property.	<p>Loft conversions should be carefully integrated. Modification to the front of the roof should be limited to rooflights.</p> <p>Roof extensions that alter the basic shape of the roof should be considered on the individual design merits of the proposed alterations and context.</p> <p>The maximum height of a new loft should not exceed the existing ridge of house.</p> <p>New side windows should be avoided to retain the privacy of neighbouring properties.</p> <p>Dormer windows should not be permitted on front roof slopes where they would unbalance a building or disrupt the continuity of a group. In such cases roof lights will generally be the preferred design solution.</p> <p>Box Dormers should instead be kept a subordinate addition to the roof, set appropriately in the roof space and well off the sides, ridge and eaves of the roof. Box dormers constructed using the full width and depth of the roof are considered an inappropriate design solution and should be discouraged as they give the appearance of an extra storey on top of the building; <a href="#">See Figure 8</a>.</p> <p>Dormer windows should instead be kept a subordinate addition to the roof, set appropriately in the roof space and off the sides, ridge and eaves of the roof.</p> <p>Windows in a box dormer should normally align with the windows below.</p> <p>In certain cases it may be preferable for dormer windows to be positioned on the centre line of the building or the centre line of the space between the windows below.</p> <p>Where feasible, materials should generally match those of the existing roof, the cladding on the existing building or, where possible, dormers on the adjoining semi-detached house.</p> <p>Roof lights (particularly to street elevations) should be kept as few as possible and should relate well to the scale and proportions of the elevation below, including aligning with windows where possible or centring on the spaces between them where appropriate. Irregular roof light sizes and positioning should be avoided and, in general, resisted when facing street elevations.</p> <p>Balconies held within box dormers or formed from roof lights (e.g. 'Cabrio'-style roof lights) are visually inappropriate and should, generally, not be allowed, especially if they overlook neighbouring properties.</p> <p>Loft extensions on detached properties should respect the scale, continuity, roof line and general appearance of the character of the area, including its topography. A case by case basis should be examined.</p> <p><a href="#">See Figure 9</a> for general principles.</p> <p>Chimney stacks should be retained in loft conversions where feasible.</p>

Restoration	Restoration and maintenance of existing buildings should be considered prior to the demolition and replacement of buildings.	Sensitively restored buildings that retain the original design intent. A mix of modern and traditional materials can be appropriate and allows for greater innovation in design.
Ancillary structures	Cycle and bin stores should be included as an integral part of new developments from the outset.	Design ancillary structures including cycle storage and bin storage to be subordinate to the dwellings.
Outbuildings	Outbuildings must be carefully designed and placed.	<p>Outbuildings should be subservient to the main building and should exist to provide ancillary space only. Buildings should not be designed in such a way that would make them suitable for future conversion into separate residential units.</p> <p>Buildings should be carefully located in the context of neighbours and should be of a scale, height, layout and design that does not have an adverse impact of neighbouring properties.</p>
Basements	Basement development should be subtly integrated into buildings.	<p>Basement development should ordinarily be limited to excavation that 'levels off' a slope to create an additional storey at the rear of the property only. They should not result in a large increase in built footprint.</p> <p>Basements should be mostly invisible from the front of properties.</p>

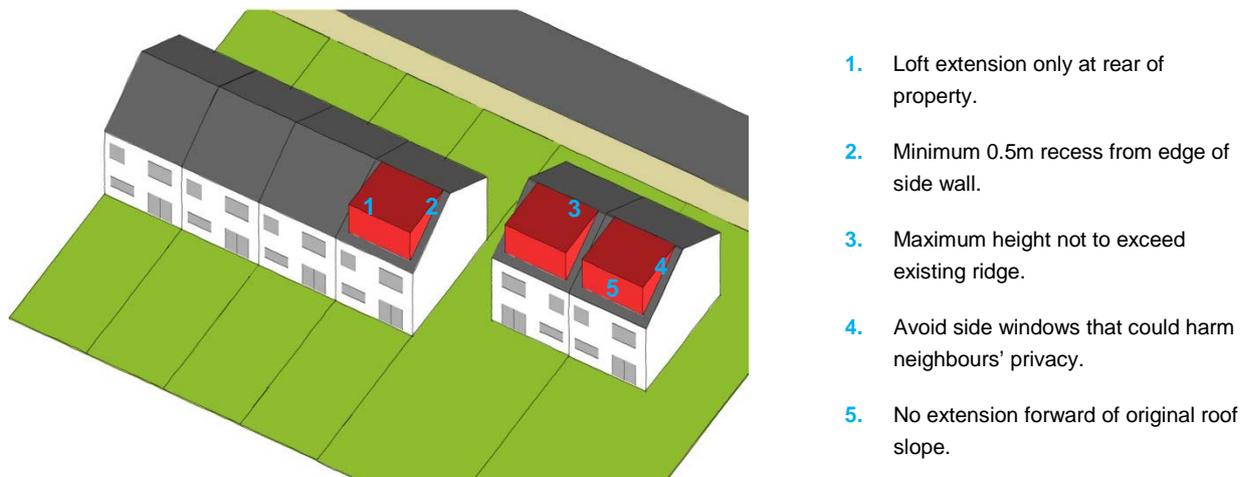


Figure 8 Flat roof dormers



Figure 9 Potential effects of loft conversions

## 5.4 Street scene, Gardens and Vegetation

Aspect	What we are looking for	What good design looks like / criteria?
Natural surveillance	Natural surveillance takes place when people can see what is happening where they live. Existing sight lines should be retained and new development should seek to encourage natural surveillance.	<p>Maximise opportunities for natural surveillance through the inclusion and maintenance of low boundary treatments to the street.</p> <p>Low boundary treatments to the street, such as brick walls and hedgerows, provide a clear delineation between public and private realm whilst retaining a sense of openness and natural surveillance. <a href="#">See Figure 10.</a></p>
Front Gardens and driveways	Where required, driveways should be sensitively integrated front gardens. Planting and boundary treatments should be retained to ensure that each building has an attractive setting.	<p>Front and rear gardens, as well as soft landscaping, are a historic characteristic of 1930's suburban development and provide a high proportion of green space in the area. As such, they should be retained and incorporated into new development.</p> <p>Where driveways are incorporated into front gardens, planting and boundary treatments should be retained. This will typically allow space for one car.</p> <p>Boundary treatments on either side of the residential plots should be retained/enhanced.</p> <p>Where hard-surfacing for car parking in front gardens is necessary, its appearance should be softened by trees and hedge planting. The cumulative effect of adjacent driveways should also be considered. <a href="#">See Figure 11.</a></p> <p>Where paving is proposed, permeable materials should be used.</p>
Trees	Tree lined streets	<p>Retain and plan succession of trees and hedgerows, including street trees (managed by the local authority).</p> <p>Diversify the variety of tree species throughout the area to increase resilience to disease and climate change.</p> <p>Trees and planting within curtilage boundaries should be retained where possible and managed to retain a sense of openness that facilitates natural surveillance.</p> <p>If trees and hedges need to be removed they should be replaced on site.</p>
Public realm	The distinctive red brick course that lines pavements throughout the area should be retained and incorporated into new development.	<p>Seek to retain the distinctive paving patterns, including the incorporation of the pattern into new developments and access points. The paving pattern should be continued where new drop kerbs are added.</p> <p>Seek to retain and continue the individual paving layouts that provide individual identity to different streets throughout the area.</p> <p>Seek to improve the public realm landscape outside West Finchley Station, in recognition of its position as a key gateway into, and out of, the area.</p> <p>Avoid open spaces that lack character or purpose.</p>

Signage	Wayfinding signage should be of a style appropriate to the age of the development concerned.	Heritage signage should be refurbished or replaced in a 'like for like' style as needs arise, retaining as much original material as possible.  Signage to new development need not be of a 'heritage' style, but should rather reflect the age and style of the development itself. <a href="#">See Heritage Signage Palette.</a>
Views	Development should protect and enhance the westerly views afforded from high points within the area.	Development proposals should respond to the channelled views as demonstrated in <a href="#">See Figure 12.</a>



Figure 10 Low boundary treatments afford natural surveillance



Figure 11 Negative effect of conversion of multiple front gardens to driveways



Figure 12 Characteristic channelled westerly views

## 5.5 Commercial Development

Aspect	What we are looking for	What good design looks like / criteria?
Shop Frontages	A coherent character across shop frontages that represents a gateway into West Finchley	<p>Shop frontages should be kept in a good state of repair.</p> <p>The design of shop frontages should consider the character of the shop parade as a whole.</p> <p>Original features of the buildings should be retained</p> <p>Shops should be conscious of their effect on the streetscape and the flow of pedestrians. Portable standing signs should not create a cluttered street scape.</p> <p>External illuminated signage should be avoided</p> <p>The size of shop names should be proportionate to the size of the frontage.</p>

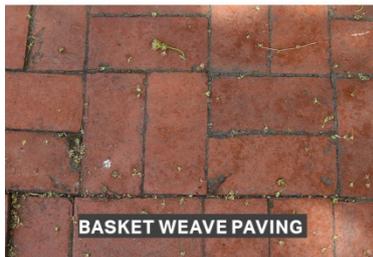
## 5.6 Design Palettes



### Window Design Palette



### Heritage Signage Palette



**Building Materials Design Palette**

## 6. Conclusions and Next Steps

### 6.1 Conclusions

This Evidence Base and Policy Development Report has been developed in support of the emerging West Finchley Neighbourhood Plan. It has reviewed the existing design and character of the area and set out a Design Guide to inform its future development.

The recommendations of the Design Guide aim to respond appropriately to existing and future development in the area. They are intended to inform and strengthen the emerging approach to design within Neighbourhood Plan policies.

### 6.2 Next steps

Once adopted, the Neighbourhood Plan design policies will sit alongside the other policies in the Neighbourhood Plan.

We recommend that the Neighbourhood Forum should, as a next step, discuss the contents and conclusions of this report with LB Barnet as part of the journey to Neighbourhood Plan adoption, taking the following into account as part of the process:

- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the strategic development plan;
- the views of LB Barnet officers;
- the views of local residents; and
- the views of other relevant local stakeholders, such as landowners and developers.

After the Neighbourhood Plan is adopted, there will be a need for on-going monitoring of its policies and their effects within the neighbourhood. The analysis and evidence base included in this document may provide a baseline to inform design policy monitoring for the plan, although other data collected at the Borough or GLA level may also be relevant to delivery and on-going monitoring.

## References

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