

Barnet Local Plan Examination

Matter 2 – Spatial Strategy and Strategic Policies

Hearing Statement prepared on behalf of Marstead Living Limited

August 2022

1. Introduction

- 1.1 This Statement has been prepared by Avison Young on behalf of Marstead Living Limited/IBSA, the owners of the Watchtower House and Kingdom Hall (WTHKH) site in Mill Hill (site allocation ref. 49).
- 1.2 Marstead Living has recently submitted a planning application for the redevelopment of the WTHKH site for 185 homes, comprising 175 x Specialist Older Persons Housing (SOPH) units (use class C2) and 10 x conventional dwellings (use class C3) plus a community facility. The application is pending determination (ref. 22/0649/FUL).
- 1.3 This Statement sets out our comments with respect to the issues and questions raised by the Inspectors regarding Matter 2, as relevant to our particular representations.

2. Question 6 – Is the approach of strategic policies relating to the spatial distribution of development, positively prepared, justified, effective, consistent with national policy and in general conformity with the London Plan? In those respects:

(a) What is the basis for the calculation and identified distribution of housing and employment growth as set out in Policy GSS01 in terms of Growth Areas (Policies GSS02 to GSS07), District Town Centres (Policy GSS08), areas of Existing and Major New Public Transport Infrastructure (Policy GSS09), areas of Estate Renewal and Infill (Policy GSS10), Major thoroughfares (Policy GSS11) and Redevelopment of Car Parks (Policy GSS12)?

- 2.1 Policy GSS07 identifies capacity to deliver 1,500 additional new homes within the wider area around Mill Hill East. It goes onto support proposals on suitable sites to deliver further good suburban growth, including at Mill Hill East station, WTHKL, and IBSA House, which together could deliver around 547 new homes. The 547 figure is based on the sum of the indicative capacity for these 3 sites set out in the Schedule of Site Proposals at Annex 1, which includes an indicative figure of 224 homes for the WTHKH site (site ref. 49).
- 2.2 Marstead Living were engaged in pre-application discussions with London Borough of Barnet (LBB) regarding the redevelopment of the WTHKH site over the period October 2019 to January 2022. We understand that the indicative figure of 224 homes was evidenced by provisional plans for the site discussed with LBB Officers as part of pre-application discussions.
- 2.3 A full/detailed planning application has subsequently been submitted for 185 homes, comprising 175 x C2 Specialist Older Persons Housing (SOPH) units and 10 x conventional C3 dwellings, plus a

community facility, which is pending determination (application ref. 22/0649/FUL). The scheme is the product of extensive joint working with LBB and other stakeholders and we consider it to be the optimum deliverable capacity of the site for the type of specialist housing proposed, having regard to all relevant planning policy considerations.

- 2.4 As is typical for a C2 SOPH scheme, there are extensive communal facilities which are necessary to support the use. These take up approximately 10% of the total amount of floorspace. It would be reasonable to assume that the site would be able to support around 10% more homes if a conventional C3 dwelling scheme was brought forward (perhaps higher depending on the unit size mix), which would be allowed by the site allocation.
- 2.5 Accordingly, we consider there to be clear evidence to justify an indicative capacity of at least around 200 homes for the WTHKH site (site ref.49).
- 2.6 Extracts from the Design and Access Statement that supports planning application ref. 22/0649/FUL are attached at Appendix A for reference.

Avison Young
23rd August 2022.

Appendix A



Extract of Design & Access Statement

Watch Tower House

The Ridgeway, Mill Hill

Prepared by: Barr Gazetas



Application Description

“Demolition of existing buildings and structures, and redevelopment of the site including construction of new buildings and refurbishment of and extension to Bittacy Cottage - comprising specialist older persons housing (Class C2) with ancillary communal facilities, residential dwellings (Class C3) and a community facility (Flexible Class F1/F2/E) alongside public open space, provision of car and cycle parking, associated landscaping and associated works.”

Introduction

This Design & Access Statement has been prepared by Barr Gazetas Architects on behalf of the Applicant, Marstead Peak Ltd. in support of regeneration of land and buildings known as Watch Tower House and Kingdom Hall. The Applicant purchased the land in 2020 and has a vision for the site to deliver an improved design, creating a new exemplar of retirement living with a focus on higher design standards for space, quality, wellbeing, sustainability and placemaking. The application will deliver over 3ha of public open space as well as a much-needed community hub and café/ farm shop.

In summary, the Proposed Development comprises the demolition of all existing buildings, with the exception of Bittacy Cottage, and the construction of:

- A 175 unit Specialist Older Persons Housing scheme on the site of Watch Tower House with ancillary residential and community facilities, incorporating a retained and extended Bittacy Cottage Class C2);
- A 9 unit affordable residential block on the site of the Kingdom Hall (Class C3);
- A circa 400 sq.m. GIA Community Hub building on the service yard at Kingdom Hall (Flexible Class F1/F2/E); and
- 3ha public green space south of the Community Hub, alongside significant improvements to the public right of way which bisects the Site.



1.1 The proposed development on the Watch Tower House site comprises residential accommodation with ancillary communal facilities, provided as a single unified/integrated development, managed by a single operator who will provide a range of on-site services (including care under a separate contract), where occupancy is restricted to persons over the age of 65 years.

1.2 The **residential accommodation** will comprise:

Occupancy:

Occupancy restricted to people of the age of 65 years plus 'qualifying dependants' (spouse (or person living as such), family member, close friend or carer)

Care:

In-home/on-site 'personal' and 'nursing' care services (as defined by COC) will be available to residents which will be provided via a JV between the Operator and a 3rd party provider. The permanent on-site staff will include a nurse during working hours (supported by an out-of-hours on call service), who will provide nursing care services. This will be supplemented by physiotherapy, Occupational Therapy, Hydrotherapy and other associated services. Prior to purchasing a unit, the primary resident will be invited to undertake a Health Assessment to explore the level and type of personal care and support and assistance they require. Such assessments will be regularly updated.

Residents will be provided a minimum personal care service package which is expected to comprise a minimum of 4 hours of personal care and support a week. This would include provision of available activities (if required) supporting personal care and general support with day-to-day living that maximises personal mobility and independence such as:

- Management/arrangement of the delivery of prescription medication or meals to the door
- Organisation and facilitation of external visits, including use of managed transport options
- Domestic assistance which could include cleaning, laundry and other domestic support
- Visits by registered nurses to provide nursing care and administer drugs and general medical support
- Optional wellbeing checks
- Organised rehabilitation
- Intimate/personal assistance such as feeding, bathing and toileting
- Services:

'Management office to provide day to day assistance to all residents and to coordinate and organise the provision of personal care

Full serviced' development including the operation of the above communal facilities, provision of car club, 24/7 concierge, cleaning, laundry, estate management/maintenance etc

Access to community/recreational facilities, including treatment rooms and other accommodation suitable for the provision of care services

1.05 Description of the Proposed Use Specialist Older Persons Housing



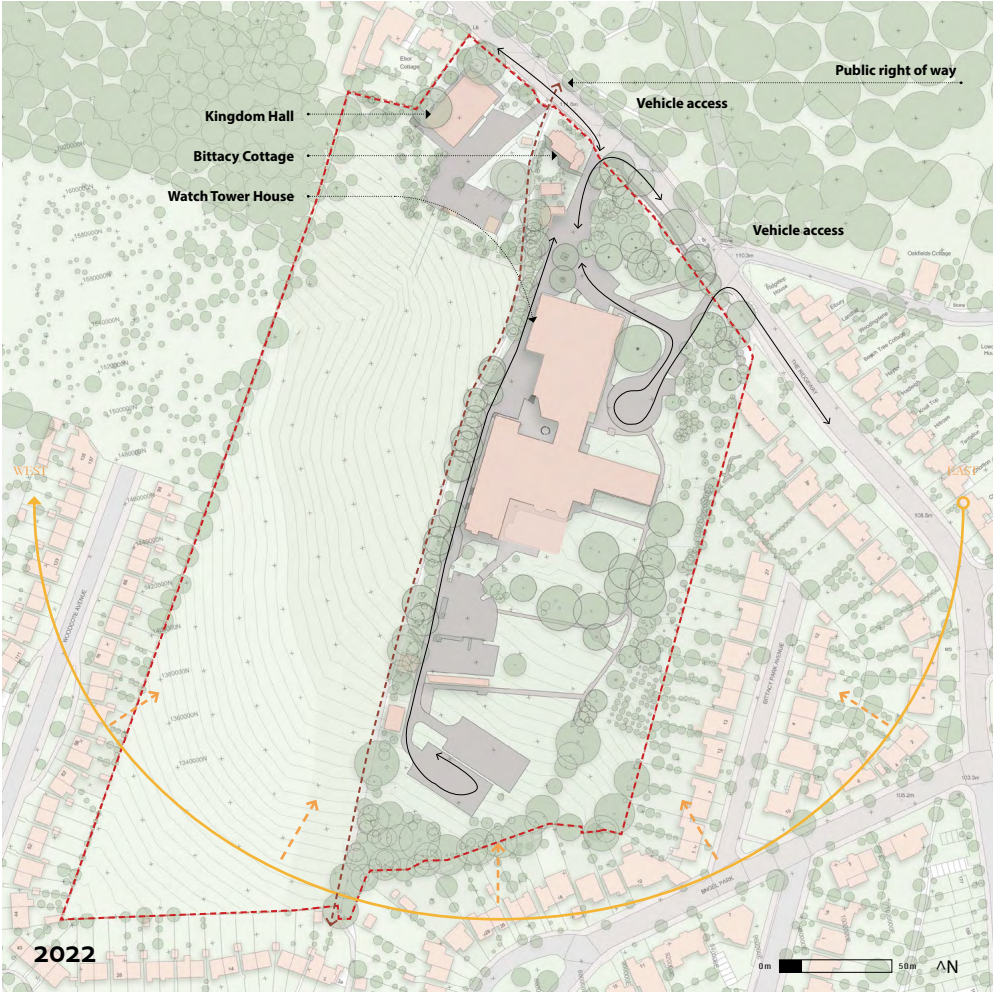
Marstead Living proposes to deliver modern and thoughtfully designed homes for a retired generation who seek social engagement and an active lifestyle in a full amenity environment.

We aspire to give senior people complete peace of mind, help them live independently in the comfort and security of their own homes, and engage in meaningful social interaction within a vibrant peer community.

- Not a care home
- Dynamic and actively engaged communities
- Prolonged independence
- Thoughtfully designed homes
- Integrated in local community
- Hospitality and community driven
- Full-service living
- High quality communal services
- Best-in-class domiciliary care
- 24/7 Nurse on-site
- Well-being and longevity
- Intellectual engagement
- Safety and security
- Shared club cars and bikes
- Pandemic-proof

2.03 Existing Site

Site Analysis 01/04



Site Analysis:

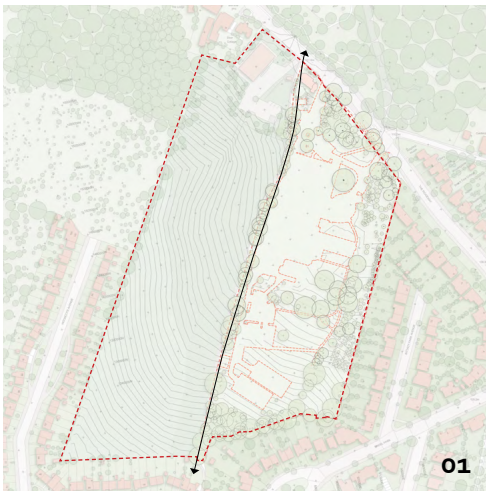
- The following pages relate to the existing site and focus on the following:
- Existing green space (not made up ground)
- Tree coverage. The amount of existing trees within the boundary
- Building massing. The extent of the existing buildings within the site boundary
- The extent of hard standing and made up ground

**Site area:
7.28 ha**

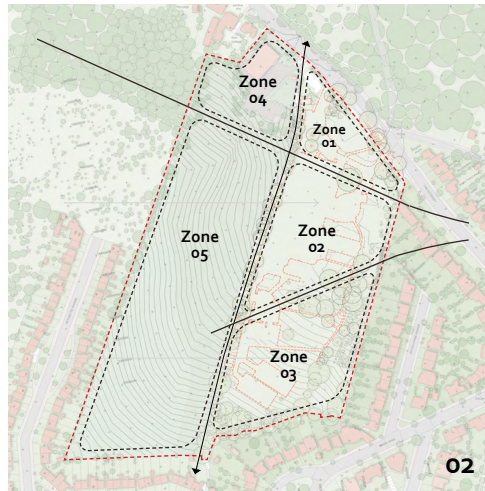
- Vehicle Access
- Public Right of Way
- Sun Path
- Existing Buildings
- Existing Roads
- Existing Paths
- Existing Trees
- Existing Green Space
- Site Boundary

4.04 Masterplan Principles

Site Strategy



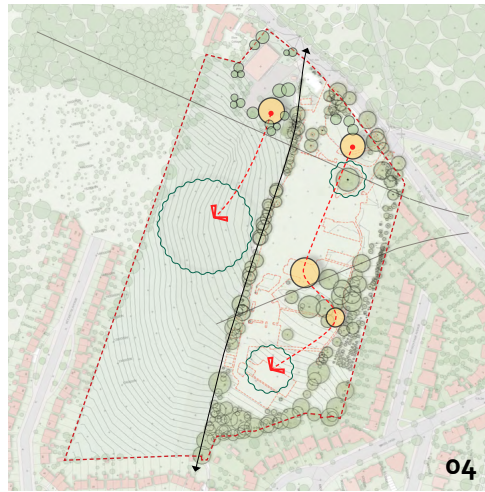
01



02



03



04

01 / Remaining site
This is the site without any built form.

02 / Identifying site zones
Zone 01: Welcome to Marstead, link between public and private
Zone 02: Residential development
Zone 03: Gardens and biodiversity
Zone 04: Affordable housing
Zone 05: Public green space

03 / Tree strategy
The retention of trees is a guiding principle. The Ridgeway, east and west boundary coverage is of significance to the character of the site and conservation area. The few trees that are removed or relocated as part of the proposals will be mitigated with proposed supporting planting measures.

04 / Progressive Amenity
The master plan allows progressive facilities from The Ridgeway through to the natural wild garden at the south. A series of buildings will provide the residents a wide range of services and facilities.

- Amenity
- Trees
- Public right of way
- Boundary

4.05 Masterplan Principles

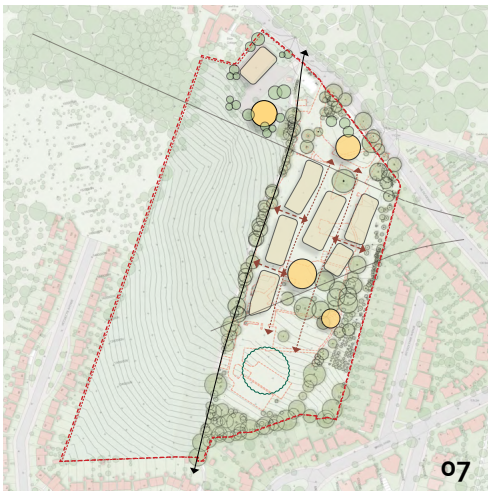
Site Strategy



05



06



07



08

05 / Remaining Mass

After overlaying zone identification, tree root protection areas and the amenity strategy, we are left with the mass as illustrated in diagram 05.

06 / Primary Arteries

The transition from north to south in this design is key so we have introduced two core arteries to the scheme.

07 / Secondary Arteries

To connect the primary arteries we have introduced several East-West links, allowing fluid circulation.

08 / Proposed Massing

The master plan is nestled within the trees and provides the best balance of architecture, community, landscape and biodiversity enhancements.

- Amenity
- Trees
- Public right of way
- Boundary
- Residential buildings

4.12 The Masterplan



01 / Masterplan headlines

- Retention of trees along The Ridgeway
- Extended basement car parking - limited above ground parking
- 5.7% Increase in green space
- Further Increased space between building
- Reduction of roofline
- A sensitive design response to the height, scale and massing of the buildings, including provision of a staggered building height profile to reflect the sloping nature of the site landform.
- Conservation of the visual balance of large-scale buildings and trees on the skyline in terms of views of the well-trees ridge line from surrounding areas;
- Conservation of the site tree/shrub vegetation framework and the well-treed character of the site through sensitive location of buildings and roads, including set back of buildings from the site boundary vegetation.
- Strengthening of the tree/shrub vegetation framework, particularly along the site boundaries.
- Sensitive location of buildings with regard to the visual permeability across the site, the sense of openness of the green belt and the character and visual facility of external views.



5.02 Masterplan Basement

Proposed Basement

The proposed basement connects 7 of the principle buildings and the amenity area in building 6. Below building 6 is an extension to the resident's amenity space housing the pool and wellbeing facilities along with the pool. The basement will also provide parking for residents and access for deliveries to the kitchen along with a centralised refuse store. Vehicular access for residents and serving is gained along the west carriageway via a gateway that is secured, and each core is accessible from the basement save from the Ridgeway gate building. In addition to providing a central parking area, the basement has the following additional benefits:

- Car parking removed from ground level allowing for the retention of trees on the east boundary including the oak tree (T93).
- The removal of car parking and hard landscaping from the east and west boundary.
- An Increase in the distance between the buildings.
- Step free and weather-proof routes through the basement to connect to each building and the central amenity facility.
- Accessible parking spaces close to the building cores.
- Simplification of the refuse strategy and reduced access requirements for the refuse truck.
- Convenient storage for cycles and mobility scooters via lifts from the ground floor level and separate to the car access.

Collectively these benefits enable more focus on the quality of the above ground residential experience and landscape without the pressures of accommodating the servicing and parking requirements.

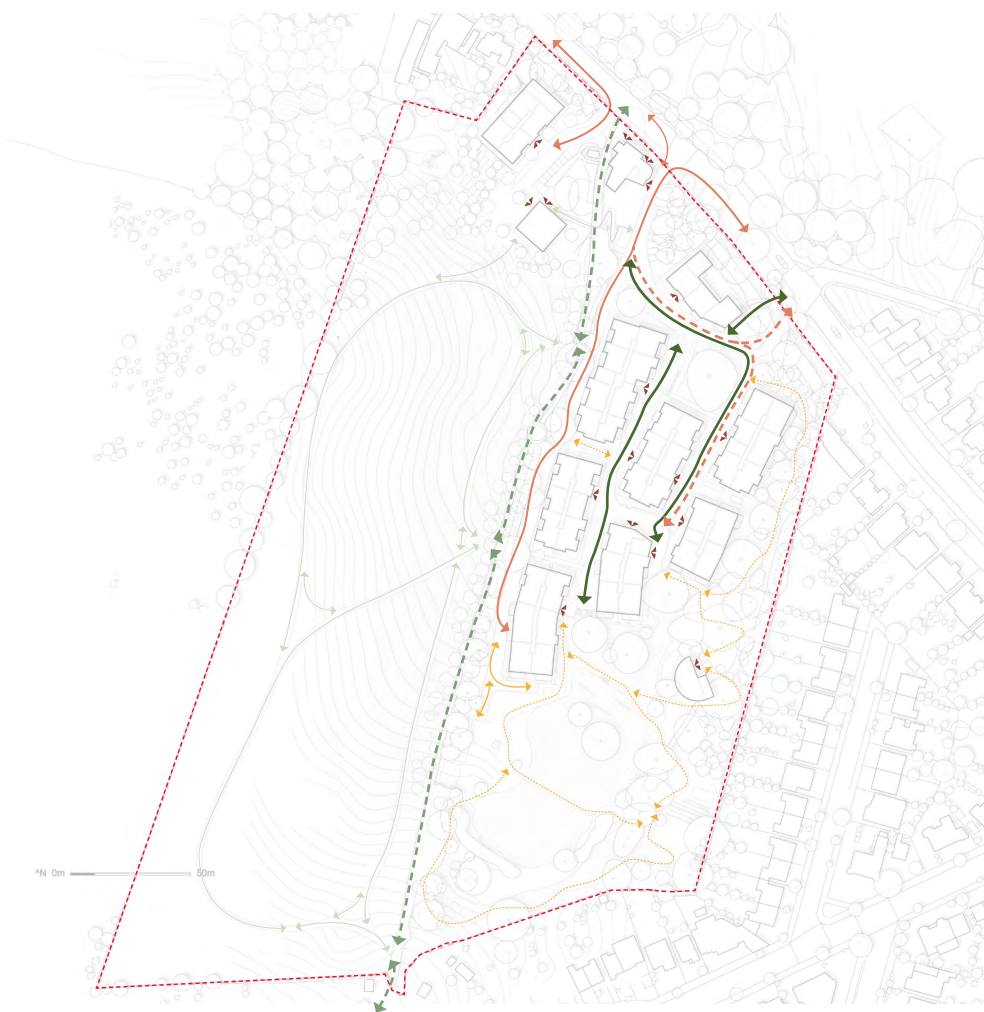
5.03 Access and movement







The access and movement around the site has been designed to provide clear separation between pedestrians and vehicles.

The existing carriageway along the west boundary to Watch Tower House site is being retained as the primary vehicular access route, leading to the basement car park and centralised refuse store. A route for emergency vehicles is provided as a secondary vehicle route to serve buildings along the east boundary, however this is predominantly a pedestrian space.

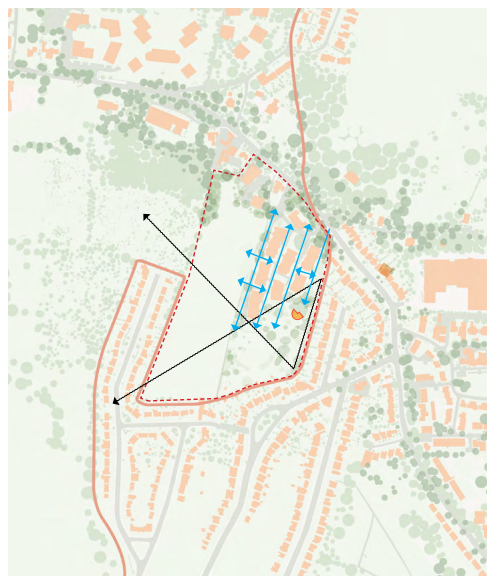
Primary pedestrian routes are provided via the existing enhanced pedestrian route off the Ridgeway. 2 principle pedestrian routes are provided on the streets that lead south from the cedar tree. The western path is fully pedestrian and the eastern path is a shared surface which has been designed to accommodate emergency services vehicles.

The site's landscaping strategy includes a network of secondary pedestrian routes through the existing wild areas, new formal gardens and the large open field.



-  Building Access
-  Primary Vehicular Access
-  Secondary Vehicular Access
-  Primary Pedestrian Access
-  Secondary Pedestrian Access
-  Public Right of Way

5.04 Visual Openness



Existing massing

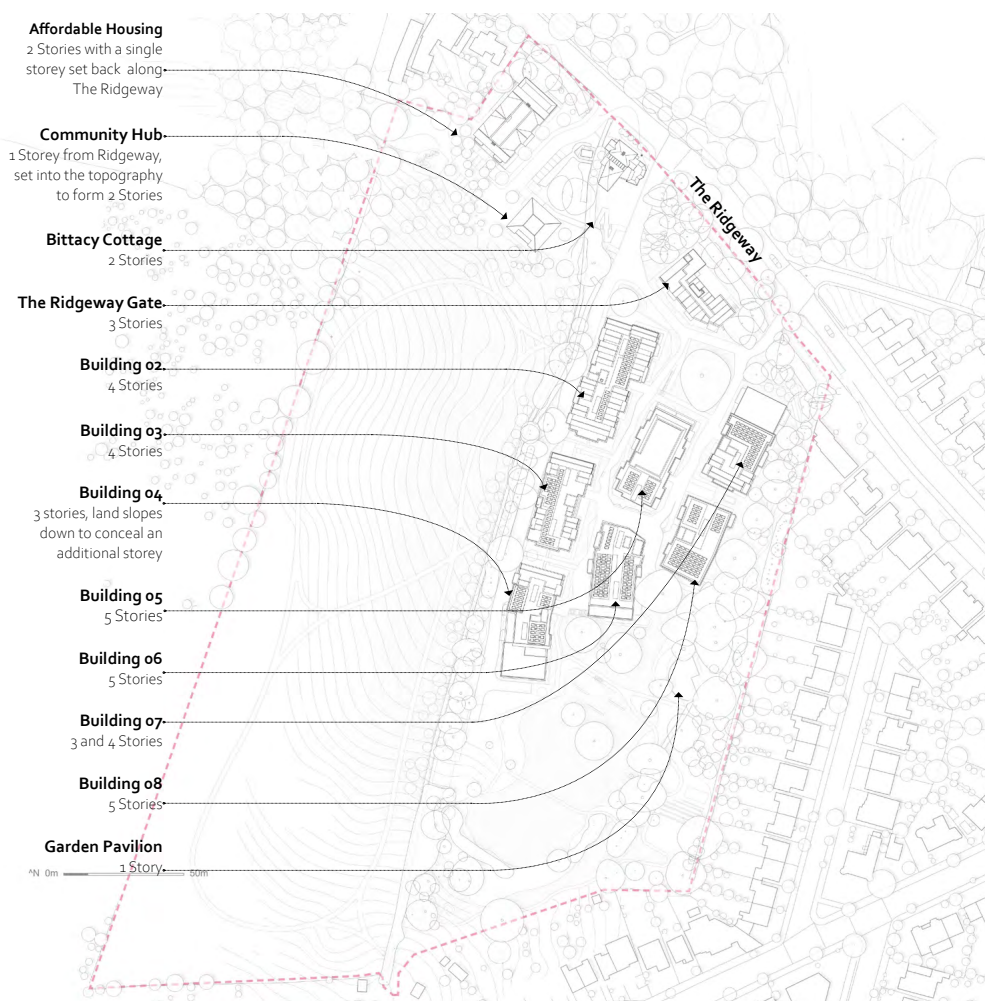
The below plan shows the existing single built massing is contained within a tree lined green belt space and the openness of the greenbelt is limited.

The proposed massing

The proposed massing is broken down and provides increased openness in both north to south orientation and east to west. The tree lined boundaries are not effected by the proposals.

- Existing building
- ↔ Visual permeability through building cluster
- Maximum 'cone of green space visibility' in south part of site
- Areas of buildings and/or hard standing within maximum 'cone of green space visibility'

PLEASE REFER TO LANDSCAPE VISUAL IMPACT ASSESSMENT MORE DETAIL



5.06 Building Heights & Topography

Site Topography

The topography of the site has been utilised to reduce the impact of the development on the local townscape. The site slopes down hill from The Ridgeway to the north, at first gradually and then steeply. The existing building contains more storeys at the southern part of the site, the proposals implement the same strategy; a consistent roofline can be achieved by increasing the number of storeys to the south.

Building Heights

The building heights have been carefully sculpted based on several key views surrounding the ridgeway and the greenbelt. The largest massing is towards the south east of the site where the tree canopies are the tallest, and the most sympathetic massing lines the ridgeway and the south west of the site, where views of the site are more prominent.



5.07 Building Uses



Building Uses

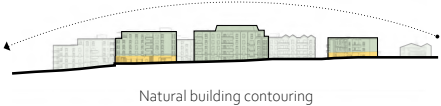
The proposal includes multiple building uses from ancillary and amenity buildings to the residential blocks and affordable housing.

Amenity Strategy

There are proposed to be two types of amenity provided on the site, public and private.

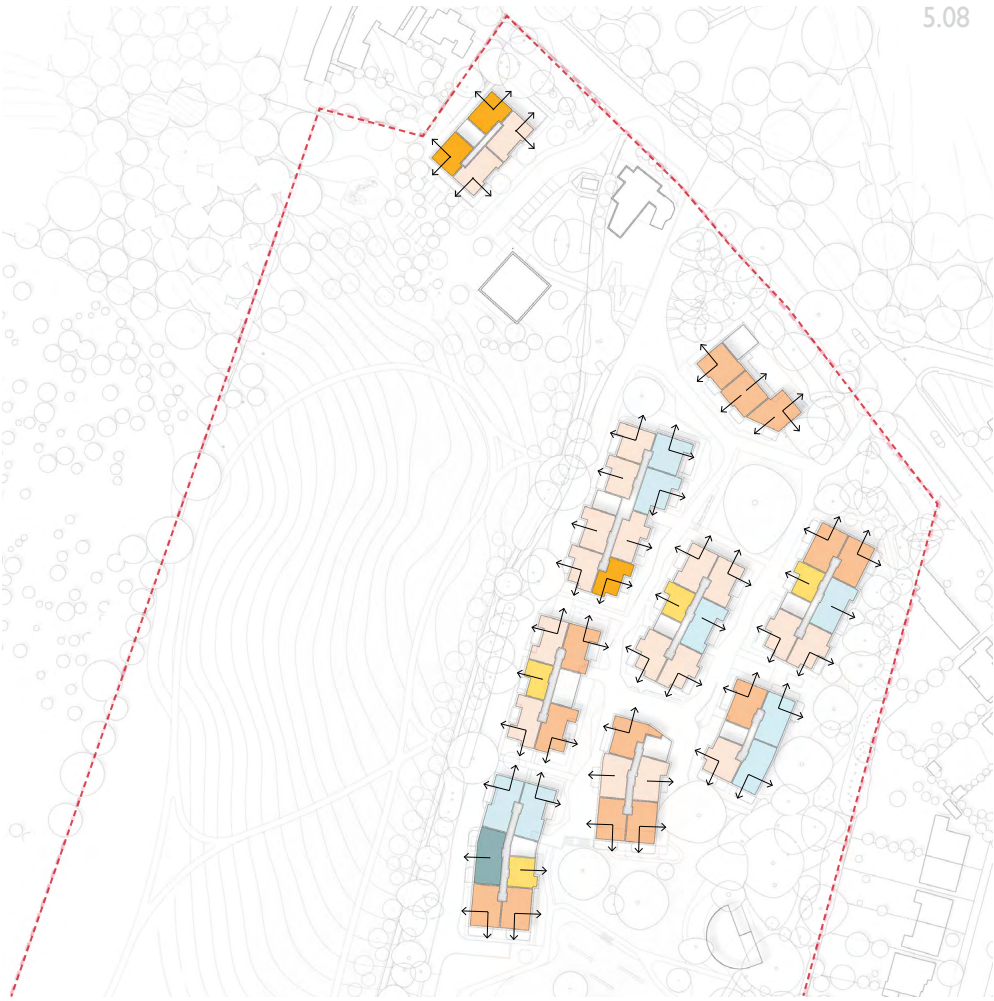
Along The Ridgeway a community hub including flexible space and a cafe will link the community to the newly opened field to the south. Building 1 houses a reception, cafe and a farm shop also open to the public.

Towards the centre of the site, in building 6, a club house and leisure facility is proposed for the private use of the residents





- Amenity
- Ancillary
- Affordable Housing
- Residential

5.08 Accommodation Aspect & Flat Types




In response to GLA comments on the need to reduce the number of single aspect dwellings, we have reorganised the buildings to ensure that 72% of apartments are dual aspect. Where an apartment is single aspect, an arrangement of a large bay window and adjoining balcony add additional windows, bringing southern light and view into the apartments

The larger apartments are always located on the corner, single aspect units are predominantly 1 bedroom or smaller 2 bedroom types, and they benefit from a wide frontage on the facade with a bay window on the living room and a full length balcony for outdoor amenity.


Dual Aspect: 72%

Enhance Single Aspect: 28%

C2 Residential Mix

Unity Type	Units	Mix (%)
1 bed	26	15%
2bed	127	73%
3 bed	22	12%
Total	175	100%

-  1b2p / 65m²
-  1b2.5p / 75m²
-  2b4p / 90m²
-  2b4.5p / 95m²
-  3b6p / 110m²
-  3b6.5p / 120m²

5.11 West Elevation: Proposed Masterplan



----- Existing building outline

5.12 East Elevation:
Proposed Masterplan



--- Existing building outline

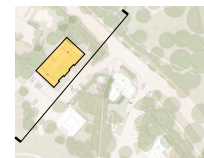
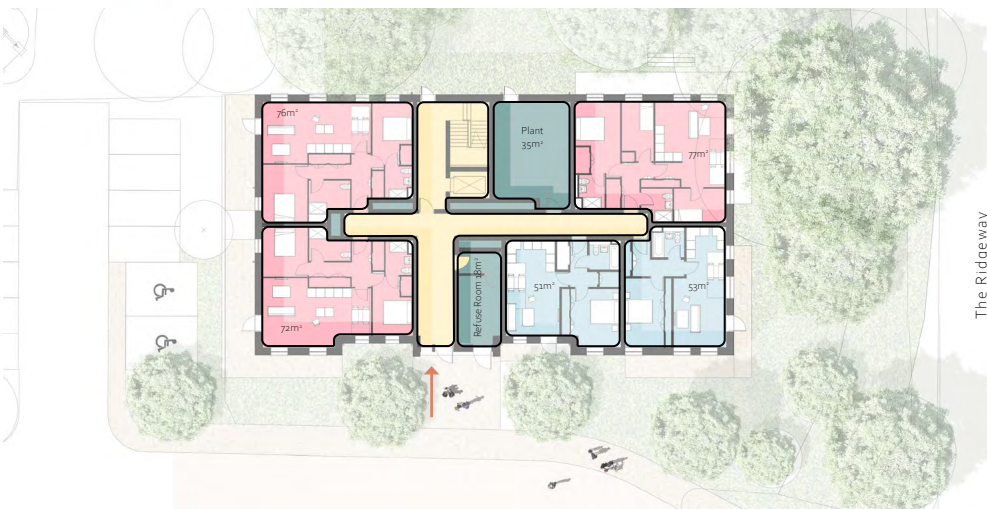


6.07 Affordable Housing

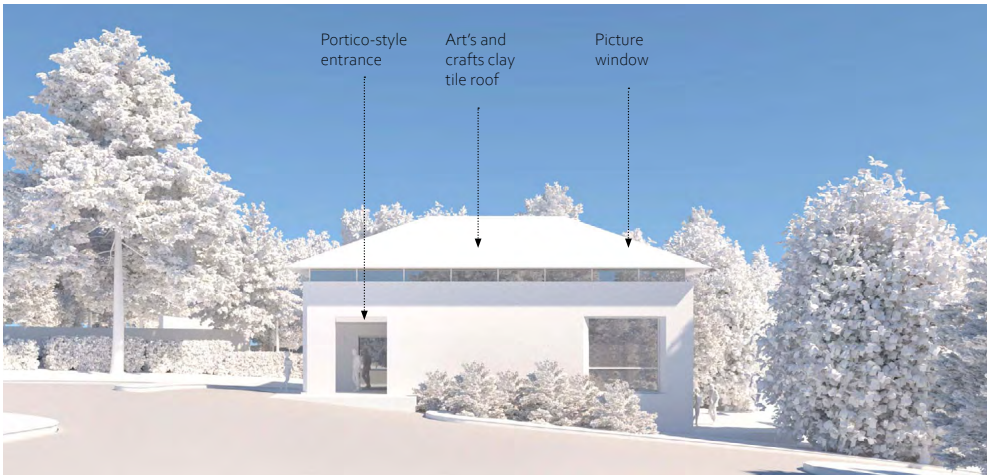


The affordable housing building replaces the existing Affordable housing. The building is one of the most visible from the Ridgeway and has been designed to respond sensitively to both the Green Belt and Conservation Area. The building has been designed as a two storey apartment building with a clay tile roof presenting 3 gables to the principle elevation. The architectural expression has drawn on local precedents from the arts and crafts era to ground the building in its context. The footprint is the same as the existing hall.

Unity Type	Units	Mix (%)
1 bed	2	22%
2bed	5	56%
3 bed	2	22%
Total	9	100%



Local character and design intent reference



6.10 The Community Hub

The community hub will be delivered to offer highly valued community facilities available to the wider Mill Hill community. The building will include flexible spaces of various sizes over 2 floors as well as ancillary self contained services such as WC, storage and kitchenette. A small part of the building will be designated as a community park kiosk accessible from the outside south facade offering access to the open space and London skyline.

Different local opportunities are being explored to offer spaces to hire for community functions.

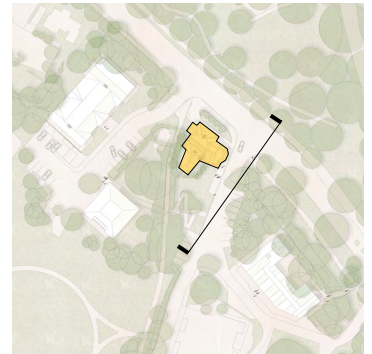




6.13 Bittacy Cottage

The existing building of Bittacy Cottage is to retain its Ridgeway facade and side octagonal extension whilst extending the building to the rear over 2 floors.

The building is to become the operations' hub for Marstead Living offering office space, breakout area, changing rooms and external garden for staff. In addition, the building will offer reception and office space for specialised personnel offering care (such as a nurse & domiciliary care).



6.16 The Ridgeway Gate

The Ridgeway Gate

The Ridgeway gate building is to be delivered on The Ridgeway behind the existing tree line. It acts as the development's permeable front facade offering not only an access point to residents and visitors through a reception/ concierge and security area but also a space for the wider community to enjoy. It is designed to create a place for the residents' to integrate with the wider Mill Hill community. This will be achieved by offering desperately needed local amenities in form of a farm shop, deli newsagent and cafe.

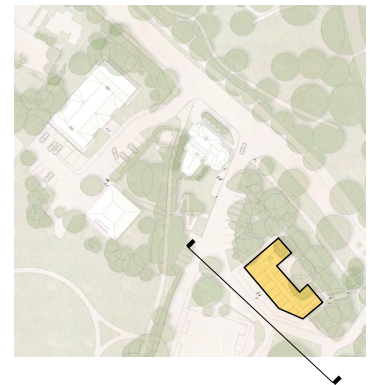




Illustration of Cedar Square with the Ridgeway Gate in the background

6.19 Public Green Space



02 / Public Green Space

3ha of previously inaccessible open space is being opened to the public.

Planning Policy Context

NPPF para. 141 requires that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. London Plan Policy G2 goes on to support the enhancement of Green Belt land to provide multi-functional beneficial uses for Londoners.

In this context, the objectives of the All London Green Grid (as accounted for in Core Strategy Policy CS7 and draft Local Plan Policies GSS13 and ECCo4) are also relevant considerations, specifically including the policy objective to deliver a new regional park within the designated Green Belt/Metropolitan Open Land in the 'Brent Valley and Barnet Plateau' Green Grid area (the Site is located within this area). In practice this new Regional Park is intended to comprise a series of component parts principally comprising existing open green spaces and the linkages between them. The policy objective is to improve the spaces to maximise long term benefits to residents (and biodiversity etc), which in many cases will require accessibility improvements.

Opening up the field for public access will make a significant contribution to these national, regional and local policy objectives and will deliver substantive enhancements to the GB as a consequence – a significant public benefit.

Existing public right of way



6.21 Public Green Space

Proposed public right of way

Character Area Objectives

- Public access throughout the year
- Widening of the PROW to create a more usable route
- Creation of viewing space to enjoy views over London
- Tree planting to strengthen visual containment and mitigate tree loss on site to maintain biodiversity levels
- Replacement of 1.8m high chain link fence with 1.2 m high timber post and rail fence
- Periodical farmers market and community events

Key Considerations

- Existing grassland meadow enhanced for biodiversity
- Existing borehole



Existing PROW

EXTERIOR
ARCHITECTURE

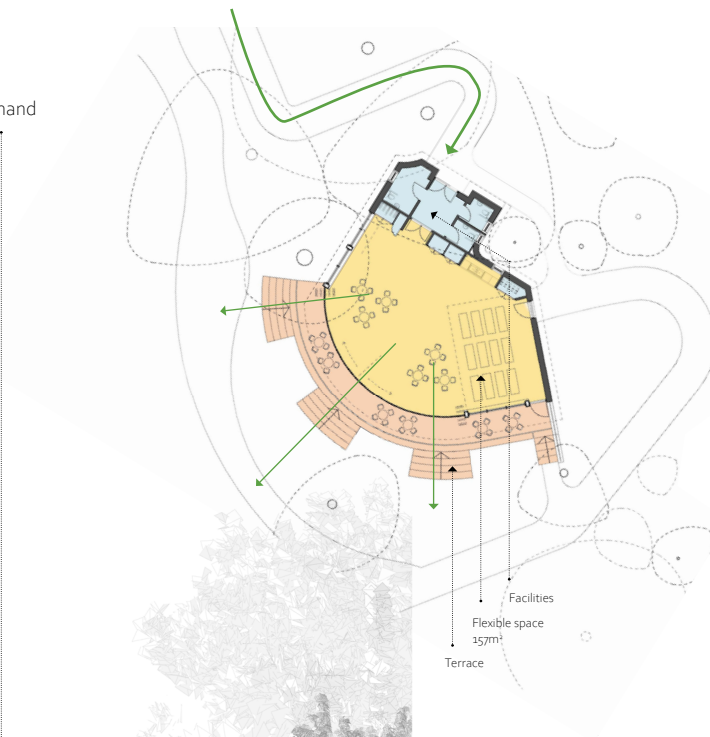
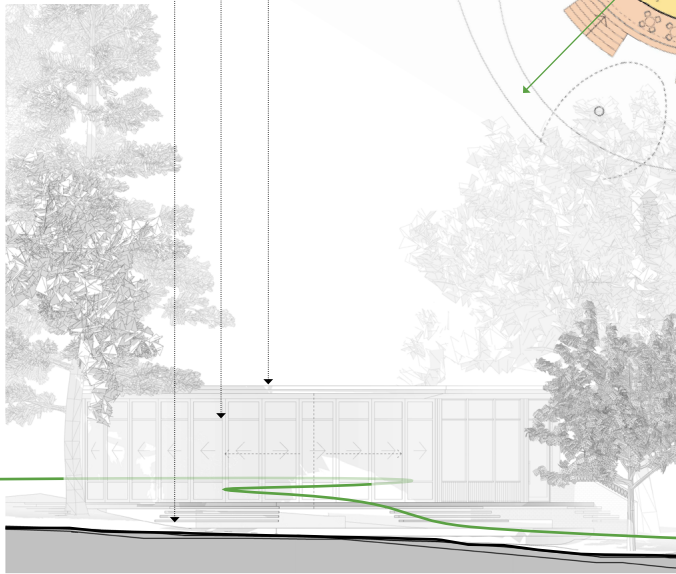
Marstead Living- January 2022

6.48 The Garden Pavilion

Timber clad roof with large overhand to reduce solar gain

Bi fold timber doors open to terrace and gardens

Timber deck connecting pavilion to the gardens



The Garden Pavilion

The garden pavilion responds to the unique characteristics of its location within the site. Set amongst the copse of mature trees to the south east of the residential development, the pavilion's shape and aspect is designed to weave around existing trees and take advantage of an elevated view of the proposed landscaped gardens. Micro pile foundations and a lightweight construction ensure the pavilion's impact on the landscape is minimal.

Three clear components

- Open public space
- Facilities
- Deck/terrace

Precedents



Marstead Living- January 2022