PLUS ARCHITECTURE LIMITED

Proposed Redevelopment of North London Business Park | Brunswick Park, East Barnet

Design Principles Document | August 2021

1.0 | Introduction

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This Design and Access Statement, produced on behalf of the Comer Group, has been prepared to accompany a Hybrid Planning Application dated August 2021 for a residential-led mixed use redevelopment at the North London Business Park, a Brownfield site of 16.37 hectares between Southgate and East Barnet, North London.

The intention of the masterplan is to develop a robust framework for the integrated and planned redevelopment of this area of underperforming commercial land to a new residential community of homes. It is a 'Design-Led' masterplan that seeks to determine an appropriate organisation of generous new public streets, parks, dwellings and community uses. The proposed development consists of up to 2,428 dwellings plus a 5 form entry secondary school (1050 pupils); along with non-residential floorspace to compliment the amenity of the new community. The masterplan is set in a new parkland setting, providing landscape and recreational amenity to both new and existing residents.

New Brunswick Park South

1.1 The Application

Visualisation "New Brunswick Park South"

1.1.1
This Design Principles Document has been produced to accompany a Hybrid Planning Application dated August 2021. The Application seeks planning permission for a residential-led mixed use redevelopment at the North London Business Park in East Barnet, within the London Borough of Barnet (LBB). The application is submitted by the Comer Homes Group, owners of the site.

1.1.2
The application is submitted to the London Borough of Barnet in two parts:

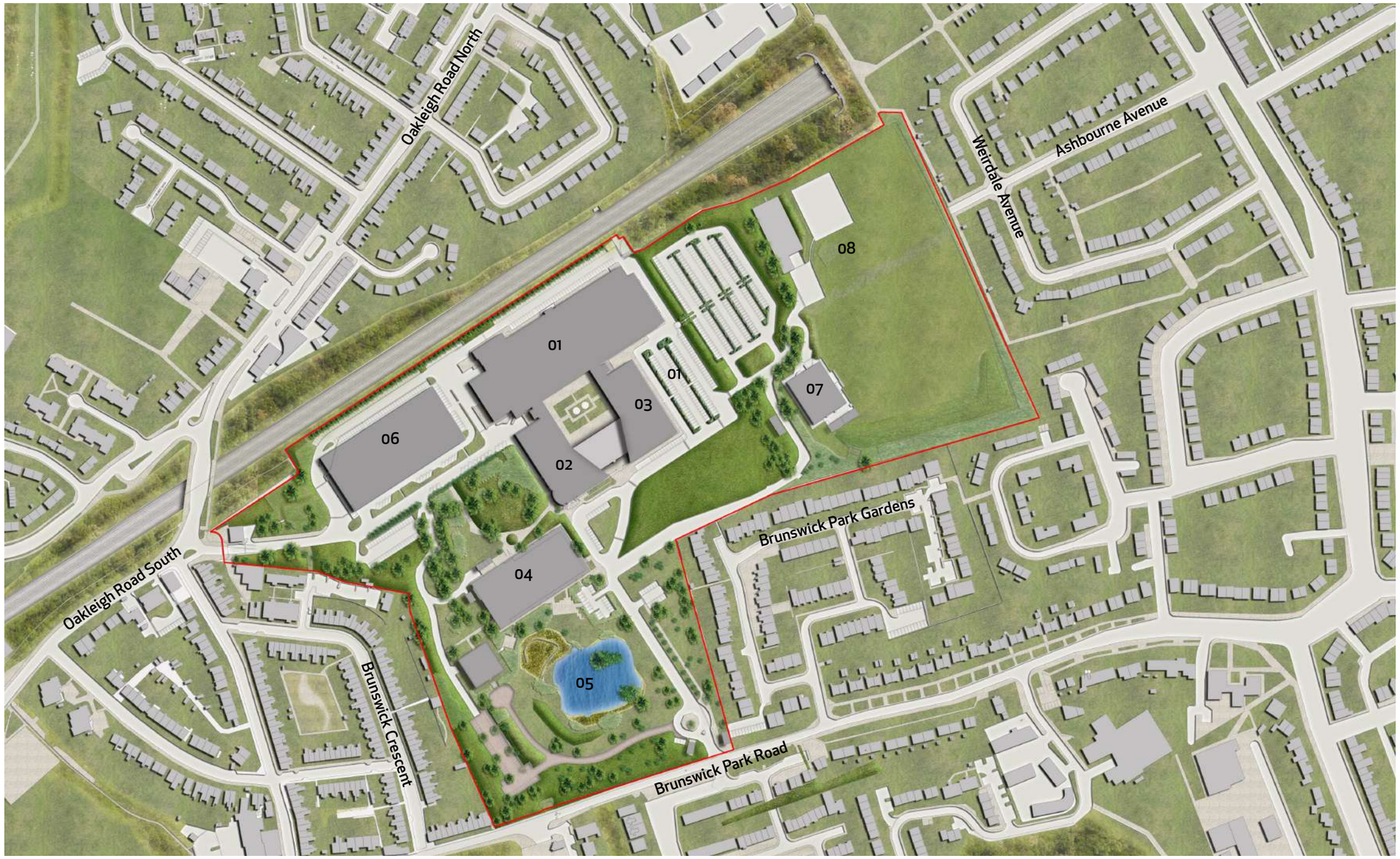
1. Full Application for the Detail Planning Area (Phase 1) (with full details provided of layout, scale, access, appearance and landscaping) and

2. Outline Planning Permission (Phases 2 to 5) (with all matters reserved). This Design Principles Document has been compiled by Plus Architecture Limited on behalf of the Applicant.

1.1.3
This document has been based on the Development Schedule, Parameter Plans, Illustrative Masterplan and the Design and Access Statement.

Brunswick Lakeside Park

1.2 The Site



Existing Site Plan

1.2.1
The site occupies c. 17 hectares of brownfield land in a predominantly residential area, located to the west of Southgate and to the south of East Barnet. The site is a pre-developed site, with c.13 Hectares of the site occupied by grasslands, an attenuation lake and unplanned vegetative cover.

1.2.2
The site is located in the London Borough of Barnet, c.8 miles to the north-west of Central London. The site lies slightly outside of the circular route prescribed by the A406 North Circular Road.


Existing Attenuating Lake on site


Existing Trees at Hight Level of site

Offices and car park of Barnet Council	01
Offices of Middlesex University	02
Offices (short tenancies)	03
St Andrews the Apostle Secondary school	04
Lake	05
Multi storey car park	06
Ariana Banqueting Hall	07
Former Playing Fields (discontinued use)	08

1.3 The Proposed Development

Visualisation Detail Application Area "New Brunswick Park South"

1.3.1
The proposed development consists of a mixed use residential development of approximately 2,428 dwellings plus a 5 form entry secondary school (1050 pupils) at the existing North London Business Park site in the London Borough of Barnet. There is no strategic commercial use planned for the site.

1.3.2
The Detail Planning Area (Phase 1) is proposed to accommodate 461 new residential units, with a mixture of houses, duplexes and apartments. The Detail Planning Area (Phase 1) will also include the 5th form entry secondary school, which will replace the existing temporary school building on site accommodating the St Andrew the Apostle School.

1.3.3
All associated site works, landscaped areas (including Brunswick Lakeside Park), transport infrastructure and car parking required to support the delivery of the Detail Planning Area (Phase 1) will be included in the Detail Application.

1.3.4
The Outline Planning Area (Phases 2-5) is proposed to accommodate the balance of the 2,428 residential units proposed for the site.

New Brunswick Park South

1.3 The Proposed Development

Visualisation
'Brunswick Park South"

1.3.5
The Outline Planning Area (Phases 2-5) will also accommodate a small amount of non-residential uses. These ancillary uses are intended as uses that will compliment and support the planned residential community on the site and include

Mixed Use Building Block 3A
- 960 msq Childcare/ nursery space
- 474msq Café/ Retail Space
- 960msq dedicated community space
- 474msq Incubator Office Space

Oakleigh Avenue Entrance Building 4A
- 673msq Retail

Oakleigh Avenue Entrance Building 4B
- 1,120msq Retail

Oakleigh Avenue Entrance Building 4C
- 323 msq Retail

Block 5A fronting New Brunswick Park (south)
- 285msq Retail
- 1,879msq Incubator Office Space

1.3.6
The design framework for all associated site works, landscaped areas (including New Brunswick Park), transport infrastructure and car parking required to support the delivery of the Outline Planning Area (Phases 2-5) will be described in the Parameter Plans and this Design Principles Document, to accompany the Outline Planning Area (Phases 2 to 5) (with all matters reserved for approval at a later date through Reserved Matters Applications).

1.4 Role & Purpose of the Design Principles Document

Masterplan August 2021

1.4.1
The purpose of the Design Principles Document is to provide a design framework for the outline components of the Hybrid Planning Application. This document seeks to regulate the appropriate character, quality and diversity of future detailed components. This document specifies the design principles that any future Reserved Matters Application should follow unless there is a justified reason to depart from them. It identifies design principles to be read alongside the development parameters set out in the Development Schedule and Parameter Plans which, together with this document, contain the Primary Controls for the Proposed Development.

1.4.2
An Illustrative Masterplan has been developed to illustrate one way in which the parameters and principles could be interpreted, however the Proposed Development for approval is set out in the Primary Control Documents.

1.4.3
The design principles are not intended to be prescriptive but rather will provide the over-arching design philosophy which should be followed, while allowing flexibility to encourage richness and variety in the detailed designs. Future designers of individual blocks will therefore be required to demonstrate how they respond to the design principles associated with the Development Zone and surrounding streets and spaces.

1.5 Role & Purpose of the Control Documents

Consideration of Detail Planning
for any Block within the Outline Planning Area

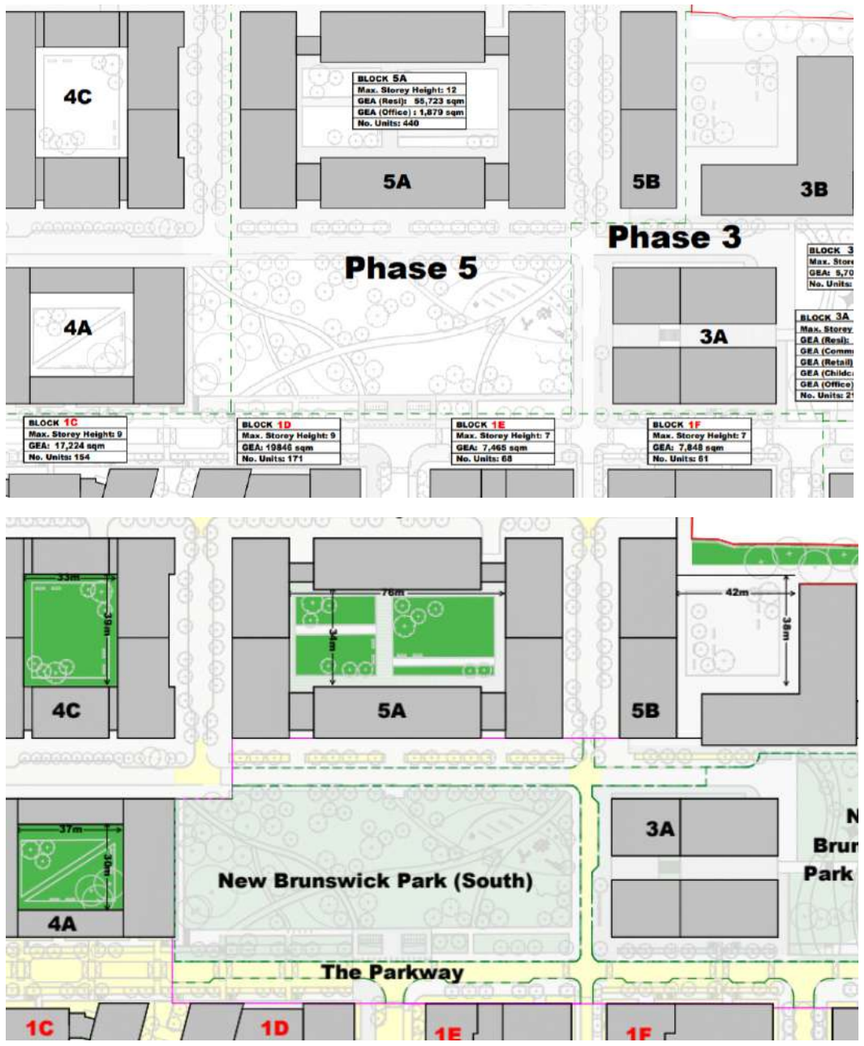
01 Consult Development Schedule for max. Development Area

02 Consult Parameter Plans for max. Development Envelope

03 Consult Design Principles Document for specific Design requirements

Block Reference	5A
Max. Storey Height	12
Gross External Area (Msq)	55,732
No. Units (indicative estimate)	440

01 Consult Development Schedule for max. Development Area



02 Consult Parameter Plans for max. Development Envelope

1.5.1
The Control Documents are the suite of design information submitted in support of the Outline Planning Area (Phases 2-5). The Primary Control Documents are

- the Development Schedule
- the Parameter Plans, and
- the Design Principles Document

1.5.2
Any Phase of works that comes forward for a Reserved Matters Planning Application under the consented Outline Planning Permission is to be guided in it's design and planning in the following way:

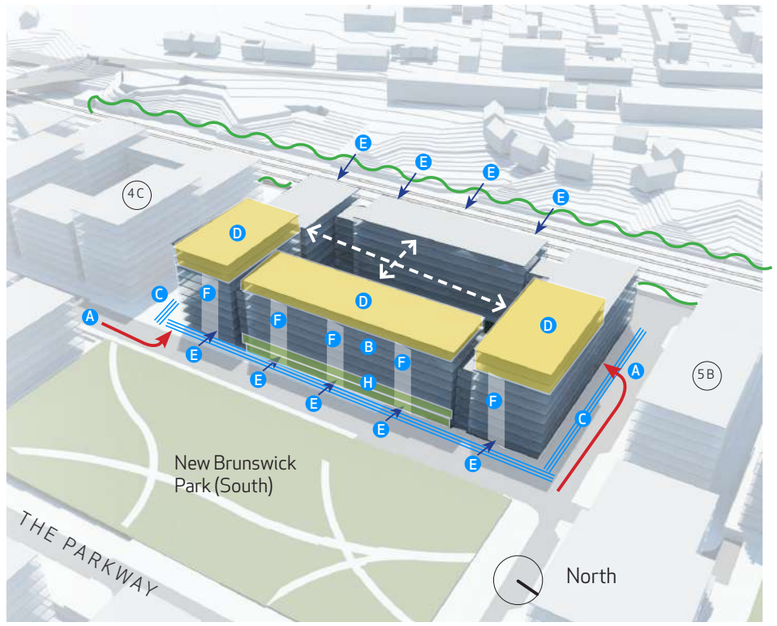
1.5.3
The proposed development area is to fit within the Development Schedule of the consented Outline Planning Scheme
The Proposed Development Envelope is to fit within the development envelope prescribed in the Parameter Plans of the consented Outline Planning Scheme

1.5.4
Furthermore, detail development of each development Phase- and the buildings within each Phase- are to be governed by this Design Principles Document. The guidance is set into 5 chapters in this document:

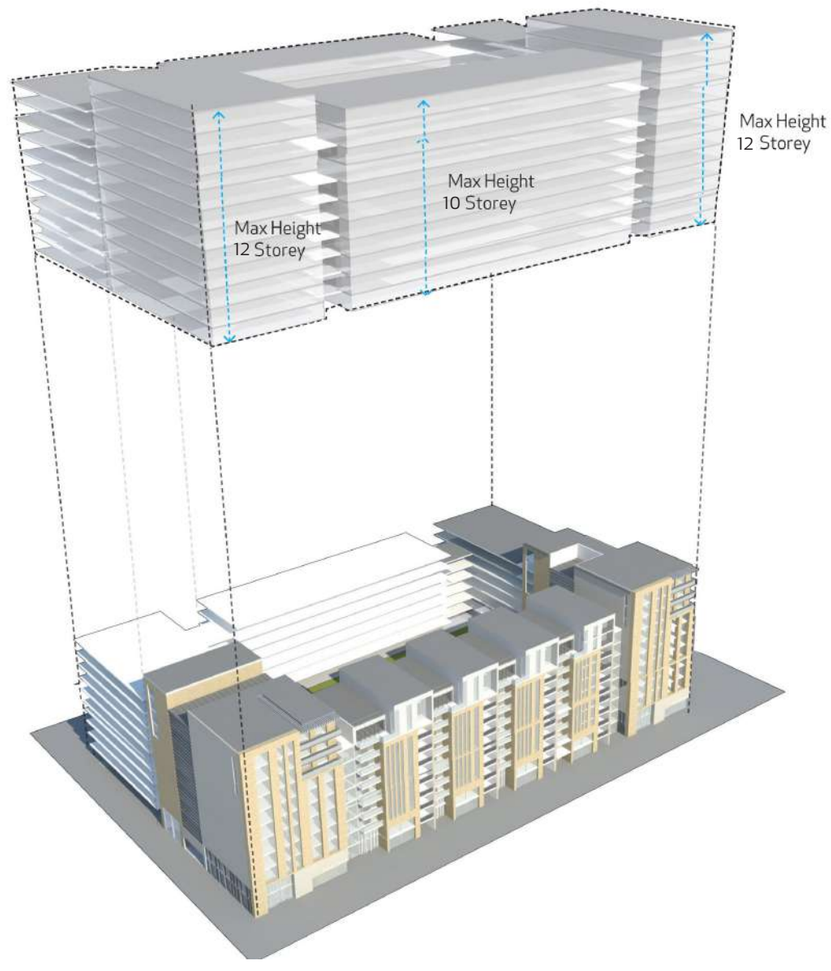
(1. Introduction)
2. Principles of the Masterplan
3. Streets and Routes
4. Public Realm & Open Spaces
5. Buildings within the Masterplan
6. Architectural Detail & Execution

An example of the development of Block 5A is illustrated on this page.

1.6 Process of Design Review



03 Consult Design Principles Document for specific Design requirements



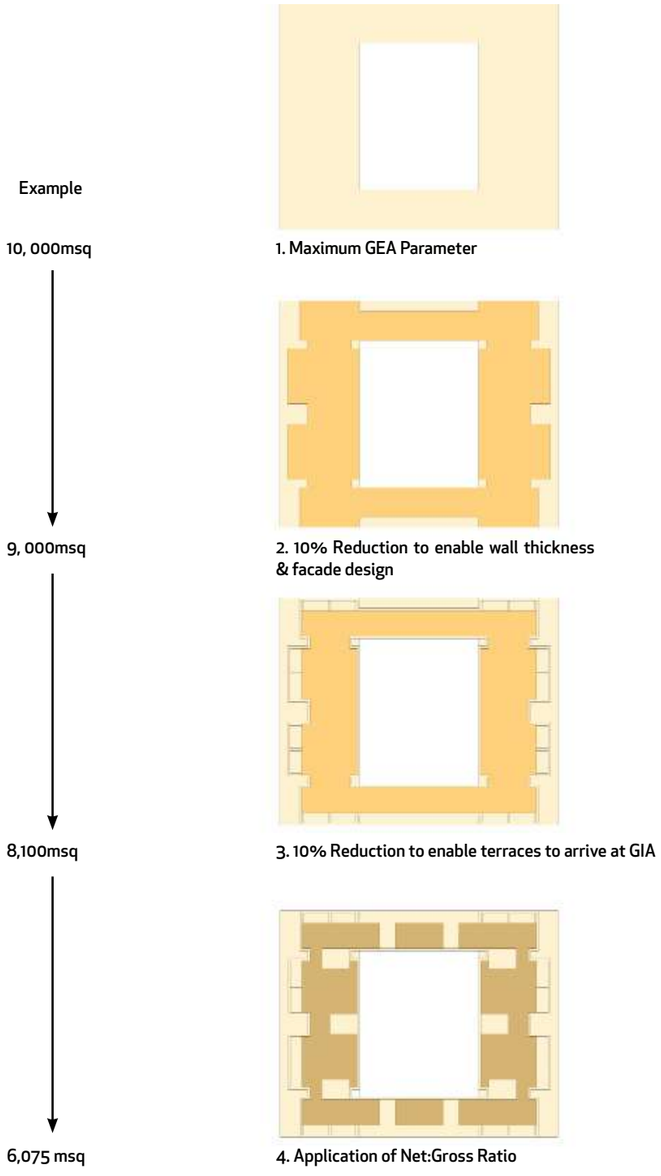
04 Development of Detail Planning Application within Outline Consent

1.6.1
This Design Principles Document should inform the design development process of future buildings and phases of the masterplan in several ways:

1. They should form part of the briefing process for future design teams
2. There should be a dialogue between future design teams and the masterplanners to review the design development
3. There should be a formal design review panel assessing each future scheme or phase before being submitted for planning

1.6.2
Future Revision to Standards: Designers should take into consideration the most recent version of standards, regulation and guidance documents available at the time of submission and application for all aspects of the project, which may need to supersede the guidance contained within this document.

1.7 Calculation of Areas & Apartment Yield



1.7.1

Areas stated per Block in the Parameter Plans are Gross External Areas that define the maximum allowable area above ground. Block positions are generally determined by filling the residual space remaining after all public open spaces, public streets and internal courtyard metrics are fulfilled.

Block heights are determined by reference to the Parameter Plan drawing 211_WS_02_07 'Development Zones and Maximum Heights"

Parameter Plan drawing 211_WS_02_01 "Proposed Development Zone Plan" defines block positions and maximum Gross External Area allowance, summated on all levels above ground.

1.7.2

The relationship between GEA and apartment yield has been calculated as follows for apartment blocks within the development:

1. Maximum GEA Parameter
2. 10% Reduction in GEA to enable the design of a building plan & articulated façade and account for wall thicknesses (in accordance with the architectural design & Execution Section 6.0 of this document)
3. A further 10% Reduction in Gross External Area (GEA) to arrive at Gross Internal Area (GIA) accounting for 10% private external terraces
4. Application of 75% Net:Gross ratio to convert the Gross Internal Area to Net Internal Area (NIA) (It is noted that typical levels will achieve a higher Net:Gross, however this assumed Net:Gross include all levels above ground, including plant space, bin storage, electrical sub-stations, meter rooms etc.)

1.7.3

Once the estimated NIA area has been established, the Phase 1 breakdown of apartment units has been applied to the overall NIA of each block, to the following ratio:

36.6% 1-bed units
43.2% 2-bed units
20.2% 3-bed & 4-bed units

It has been calculated that the above mix for the Phase 1 Detail Application Area results in an average apartment size of 73msq. This average apartment size has been used as the denominator to the overall Block NIA to calulate the apartment yeild per block. In some instances, this average is raised, where it is anticipated a block may seek to have higher percentage of larger units and in some instances this average is lowered, where it is anticipated a block may seek to have a higher percentage of smaller units (eg. A PRS Block).

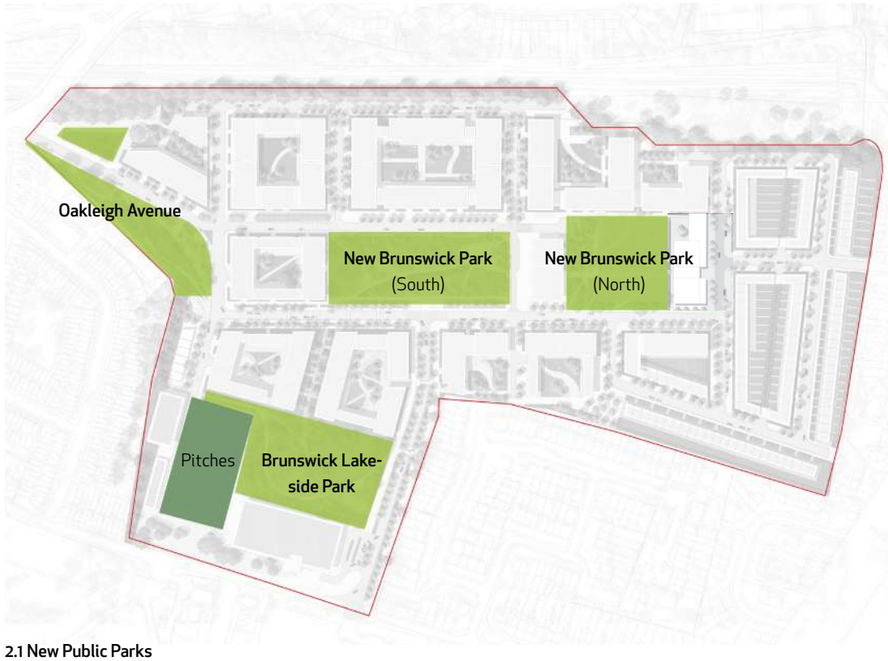
1.7.4

The relationship between GEA and house yield has been calculated as follows for terraced houses within the development:

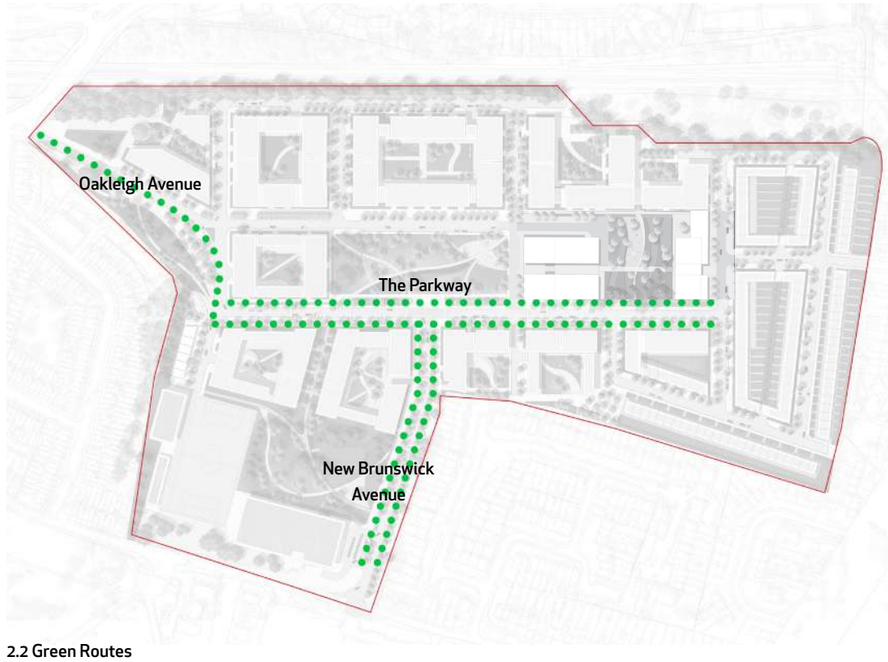
Applying an assumed nominal terraced house frontage of 6.5m to all linear lengths of the terraced house typology.

2.0 | Principles of the Masterplan

2.1 Public Parkland & Green Routes



2.1 New Public Parks



2.2 Green Routes

Public Parks

Green Routes

This section describes in summary the overarching principles of the illustrative masterplan. A more descriptive explaination of the evolution of this masterplan, discussions with the relevant planning agency and public consultation feeback on the masterplan can be read in the Design and Access Statement that accompanies the Application.

A summary of the principle summary diagrams is as follows:

1. Public Parkland
2. Green Route
3. Vehicle Movement
4. Pedestrian Movement
5. Uses supporting the Residential Community
6. Character Areas

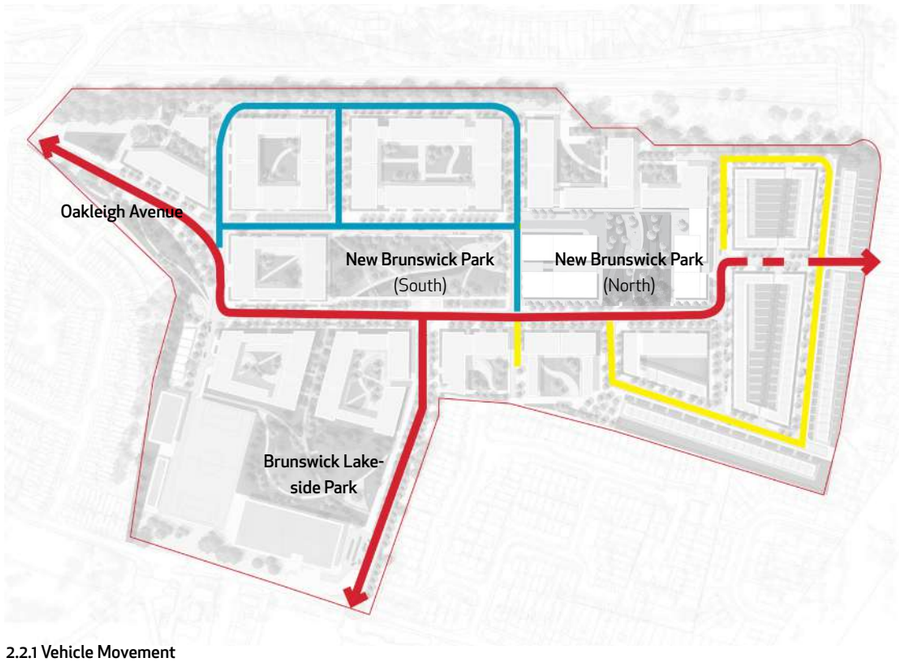
2.1.1
Public Parkland is a key feature of the masterplan and all new residential blocks have been designed to have aspect onto green space of differing character. The new public parkland is principally offered to provide general outdoor amenity, sport and play space. It is also an important visual and environmental amenity, acting as a 'green lung' to the new community.

2.1.2
Green routes are an element of the masterplan that seek to connect public parkland within the masterplan and also to ensure the main public thoroughfares are provided with high quality and generously designed margins.

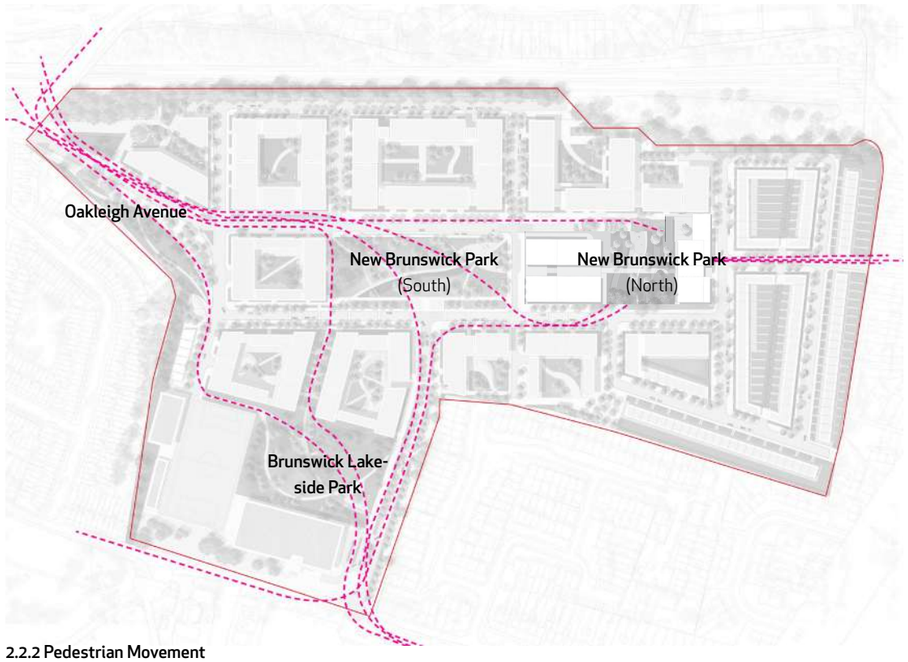
The Parkway is the central spine route within the masterplan that connects all principle Character Areas, from New Brunswick Park South to the Northern Homezones.

Entry Avenues from Oakleigh Road and Brunswick Park Road, existing off-site streets, are wide planted entry routes, providing a defined character to visitors and residents as they enter the masterplan area.

2.2 Movement



2.2.1 Vehicle Movement



2.2.2 Pedestrian Movement


Pedestrian Priority Streets


Pedestrian Routes

2.2.1
Movement within the masterplan has been considered as the connection of parkland spaces with green routes. It is not conceived that the masterplan will become part of the wider public street network, albeit the site does act as a vehicle connection between Oakleigh Road and Brunswick Park Road.

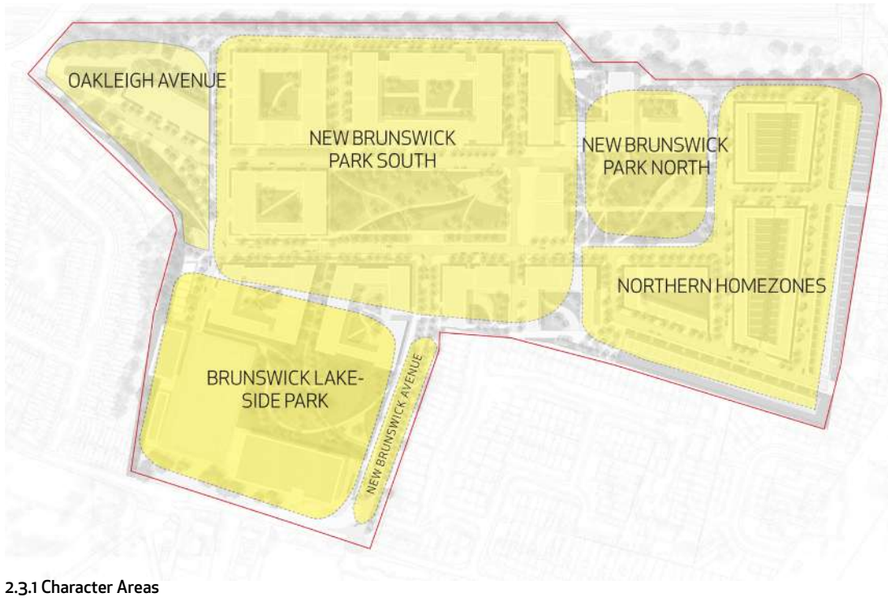
Passive discouragement of traffic passing through is proposed in the masterplan through design features in the public landscape. Vehicles are nonetheless free to use all primary and secondary streets within the masterplan, and a traditional arrangement of streets provide with parallel parking for visitors is proposed in most streets of the masterplan. Tertiary streets will be typically used only by residents for access.

2.2.2
The masterplan does open up the site to pedestrian traffic, both for new residents leaving and entering the site, with a variety of access locations and for the wider community as a new permeable pedestrian environment.

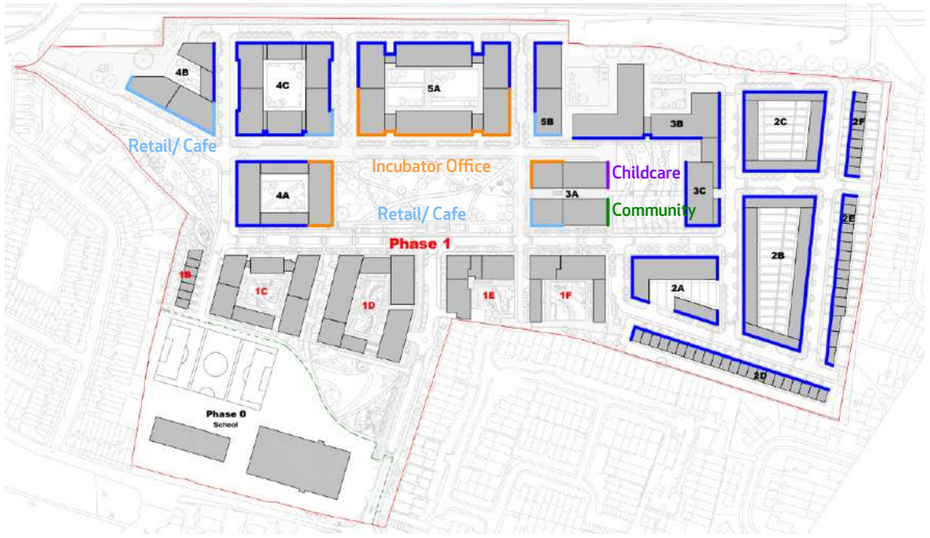
New connections include the Oakleigh Road and Brunswick Park Road entrances, as well as a new pedestrian and cycle connection to the north of the site at Weirdale Avenue.

Multiple route options within the site are presented to pedestrians, allowing access to all public parkland space as well as the non-residential floorspace supporting the new community.

2.3 Character Areas



2.3.1 Character Areas



2.3.2 Non-Resi Floorspace


New Brunswick Square South


BrunswickLakeside Park


Nre Brunswick Square North


Northern Homezones

2.3.1
As identified in the Design and Access Statement accompanying this application, Character Areas have been identified within the masterplan area to assist in guiding the scale, mass and detail resolution of buildings within the masterplan as they come forward for detail planning. These Character Areas have been identifies as follows:

- New Brunswick Park (South)
- New Brunswick Park (North)
- Brunswick Lakeside Park
- Oakleigh Avenue Gardens
- Northern Homezones

Character Areas are a key principle of the masterplan and attempt to provide coherent new places and spaces, as setout in the parameter plans and detail guidance outlined in Section 5.0 and Section 6.0 of this document.

2.3.2
Non-residential floorspace is proposed within the masterplan in recognition that a new and sizeable residential community will require certain infrastructural support. Critically, the Detail Phase 1 application will provide a new Secondary School and re-house the growing St Andrew the Apostle School on site. Further non-residential floorspace will be provided as follows:

Mixed Use Building Block 3A
- 960 msq Childcare/ nursery space
- 474msq Café/ Retail Space
- 960msq dedicated community space
- 474msq Incubator Office Space

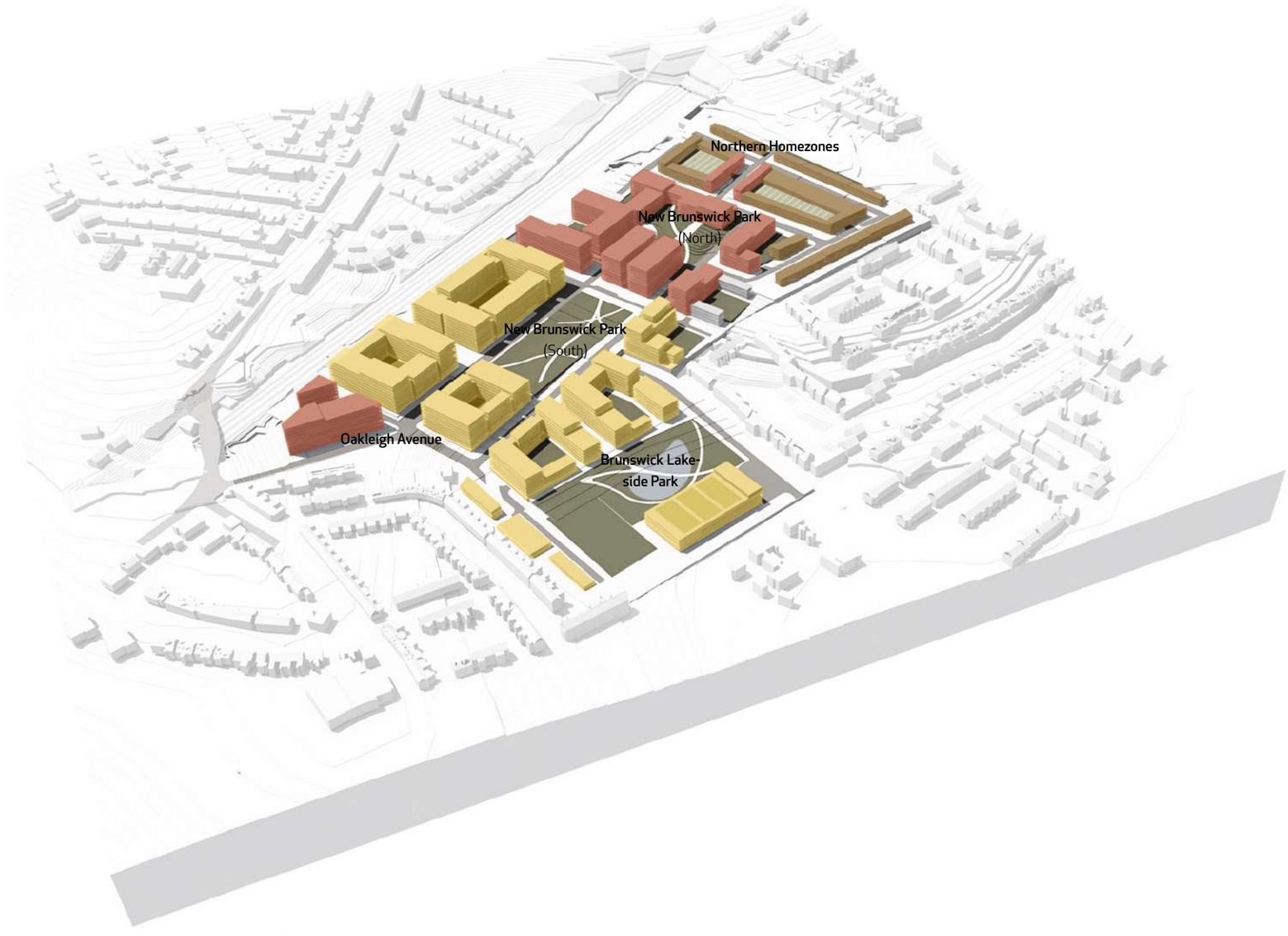
Oakleigh Avenue Entrance Building 4A
- 673msq Retail

Oakleigh Avenue Entrance Building 4B
- 1,120msq Retail

Oakleigh Avenue Entrance Building 4C
- 323 msq Retail

Block 5A fronting New Brunswick Park (south)
- 285msq Retail
- 1,879msq Incubator Office Space

2.3 Character Areas



2.2.3 Material Deployment in Character Areas

2.3.3
The masterplan material use strategy has been envisaged as a predominantly brick-based masterplan. The rationale for this is described in the Design and Access Statement and Section 6.0 of this document.

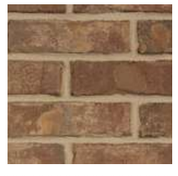
The architecture and detail of the masterplan is anticipated as being formal, consistent and will avoid unnecessary architectural embellishment, in order to prioritise the shared landscape as the focus and defining feature of new public space.

Notwithstanding this, a high level of quality is expected of the architecture. The approach of using the architecture as a framing background to open space has led the masterplan principles document to recommend that all defined spaces should employ a consistency of brick tone to spaces within the masterplan.

These spaces are proposed to be delivered in different tones of brick to avoid complete monotony of appearance over the 16.37 hectares and avoid any views into the site from the outside understanding the masterplan as an unbroken mass. Variation of brick within each character area is permitted, however a predominance of tone as outlined to the left is promoted.

01 **Red Clay Brick**

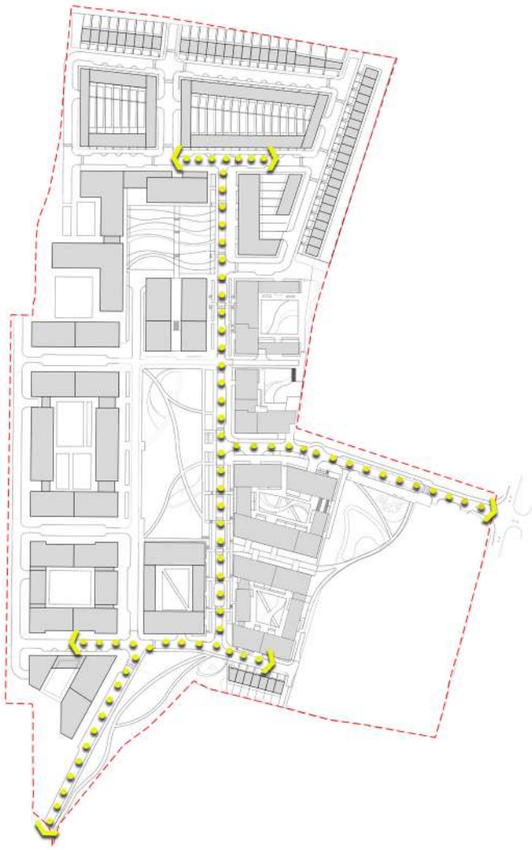
02 **Yellow Clay Brick**



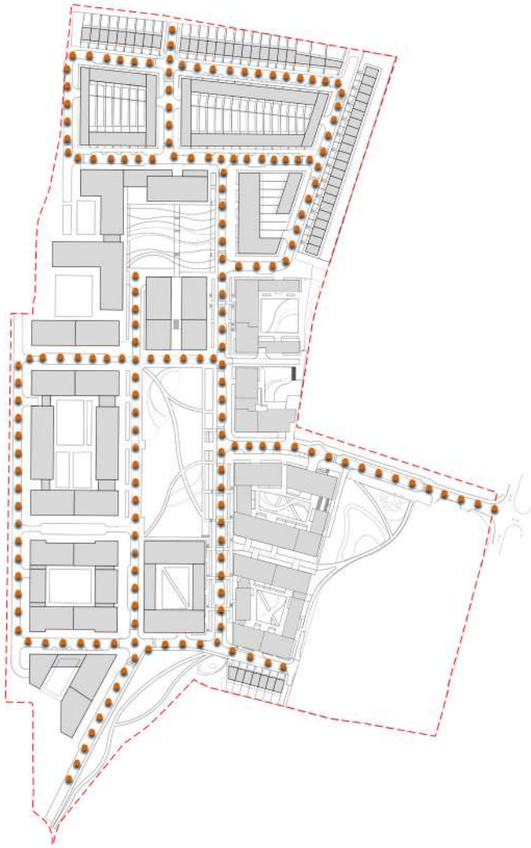
03 **Brown Clay Brick**

3.0 | Streets & Routes

Streets and Routes



Primary vehicular routes



Primary cycle routes

Primary pedestrian routes

Overall principles

Streets throughout the development area should be designed to constrain vehicle speeds and ensure pedestrian and cyclists priority and safety. Key elements of the street design alignment, street features such as shared surfaces, raised tables, drop-off/delivery bays, footways, planting, furniture and lighting should be used to help keep traffic speeds to safe residential levels.

Cycle routes are not seperated from the main routes

Design intent:

To provide a heirachy of flexible routes with strong connections to the surrounding streets and linking public spaces within the site.

To create safe, attractive tree lined streets that are respected by residents.

Design Principles:

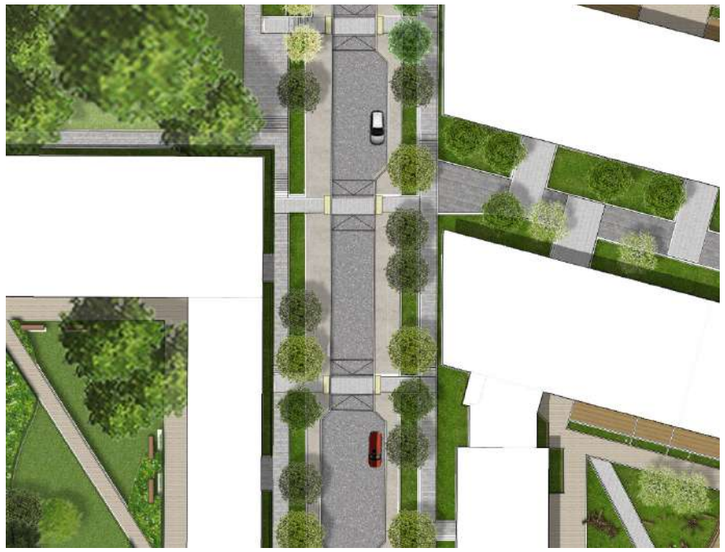
Discourage fast-moving through-traffic, and promote the establishment of a safe, attractive neighbourhood.

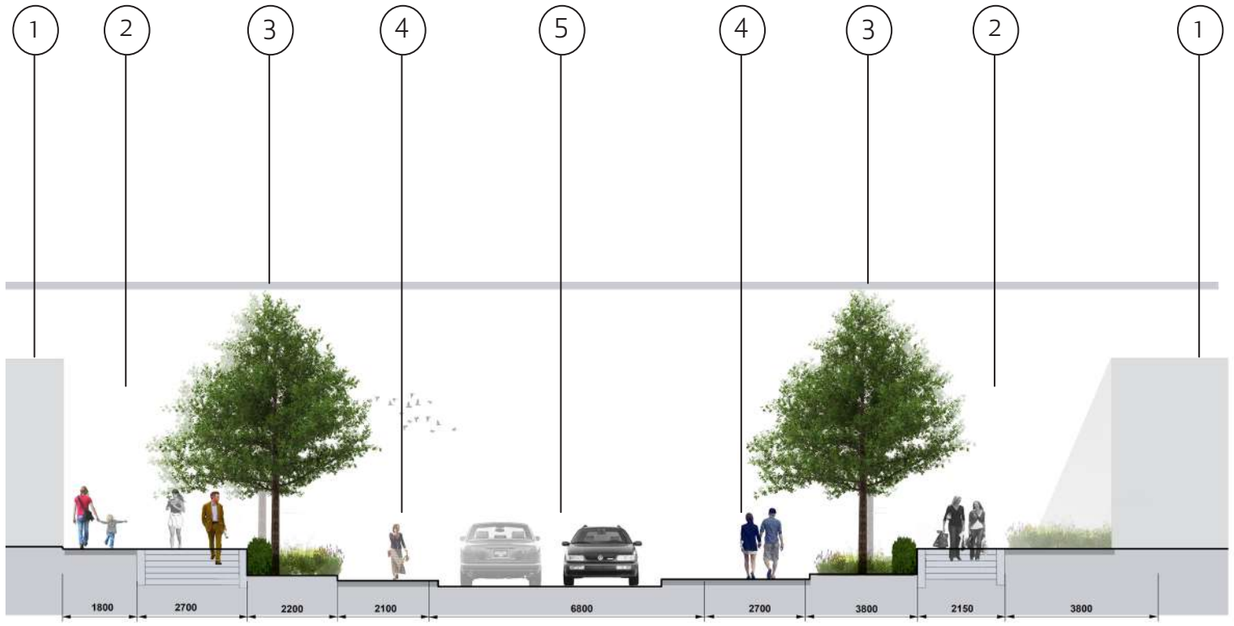
Establish a coherent and attractive streetscape that is enjoyed and respected by residents.

Ensure clear, continuous footways, free from obstructions such as furniture, feeder pillars etc. to ensure conflicting street functions are fully considered at the design stage, and are accessible to all.

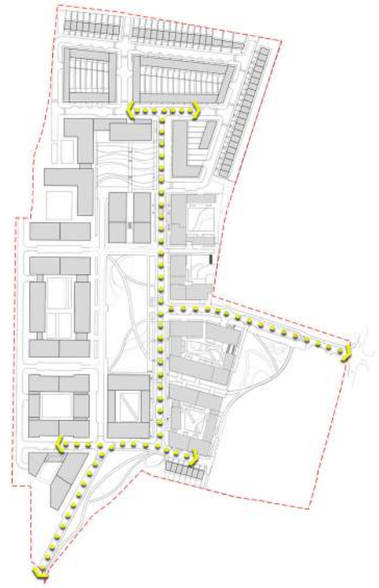
Streetscape design should be used to frame views, give continuity, and define spaces and places.

Front garden planting and trees should be deployed to help maintain privacy, modify the microclimate and bring nature into the streetscape.





Section to have measurements added



Primary routes

Streets and Routes

Primary Routes

Primary routes form the principle circulation route through the site linking Oakleigh Road to the South and Brunswick Park Road to the East.

Design Principles:

Keep free of on-street parking to reduce overall width of paved road and maximise pedestrian routes

Raised tables at junctions

Level gradient crossing points

Providing street widths between residential blocks of 24m

Maximise green space

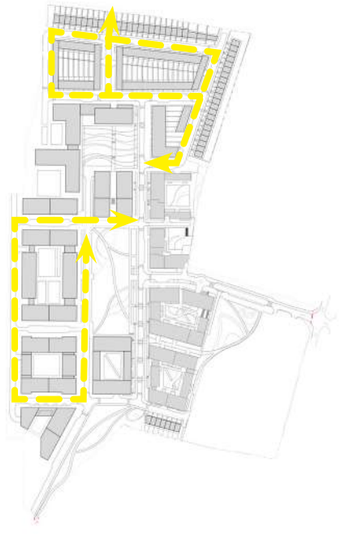
Rationalise street furniture allowing clear routes

Tree species to be mixed

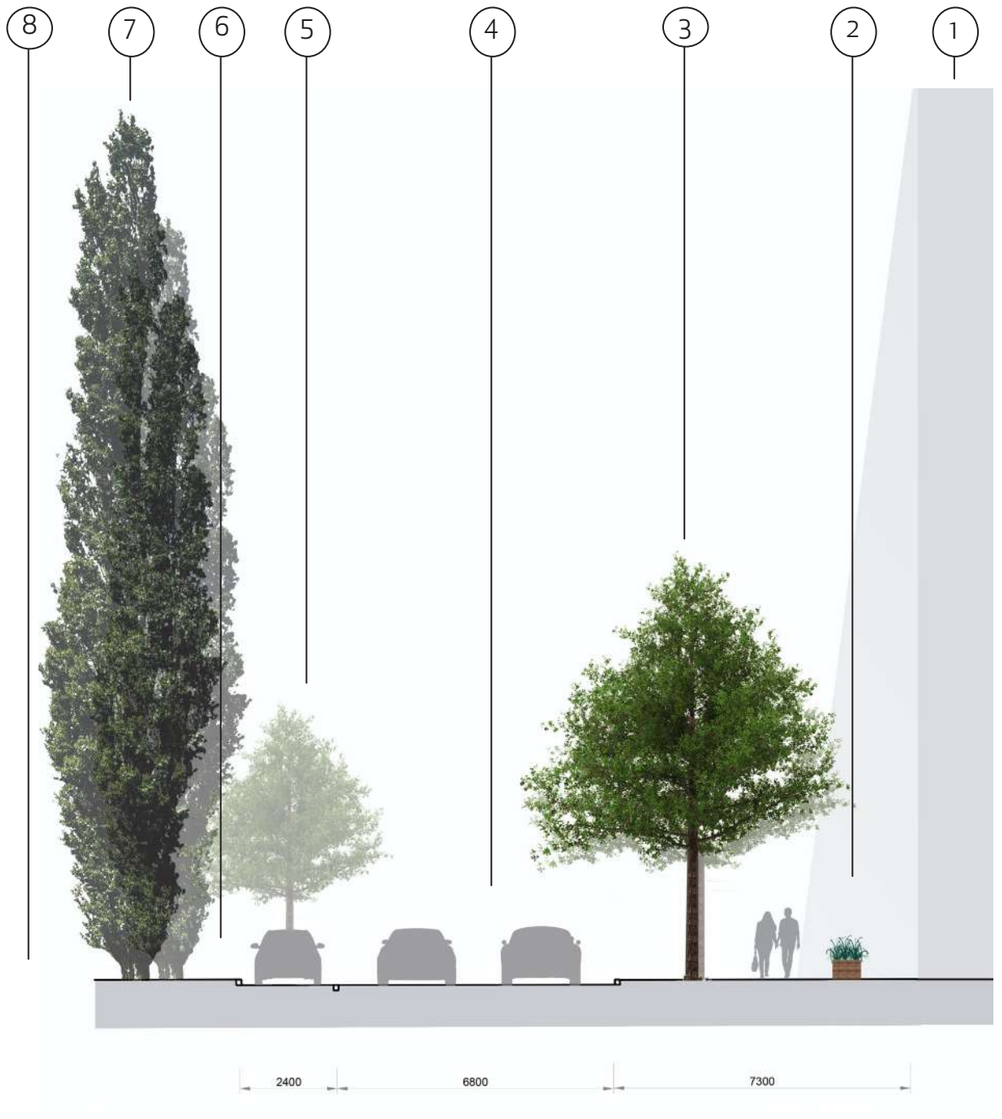
Protect adjacent existing trees

01 Residential block
02 Footway to residential block
03 Tree planting in soft landscape area
04 Main pedestrian footway
05 Road

Streets and Routes



Secondary routes



Typical Section Showing Secondary Road on Western Boundary

Secondary Routes

Secondary routes form the principle vehicle and pedestrian access to residential blocks and basement parking. The size of the streets should address a more residential feel than the primary routes

Design Principles:

On-street parking to single side of the road

Raised tables at junctions

Providing street widths between residential blocks with a minimum of 18m

Tree species to be mixed

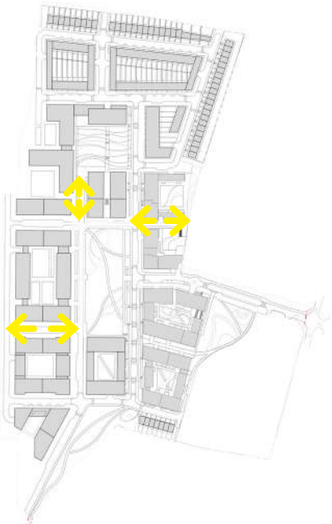
Rationalise street furniture allowing clear routes

Contain defensible space at property frontages with areas of soft landscape

Protect adjacent existing trees

01 Residential block
02 Main footway to residential block with defensible space
03 Tree planting in soft landscape area
04 **Road**
05 On-street parking
06 Soft landscape area
07 Existing boundary tree
08 Railway line

Streets and Routes



Tertiary Routes

Tertiary routes form the shared surface areas.

Design Principles:

Raised area

No raised kerbs

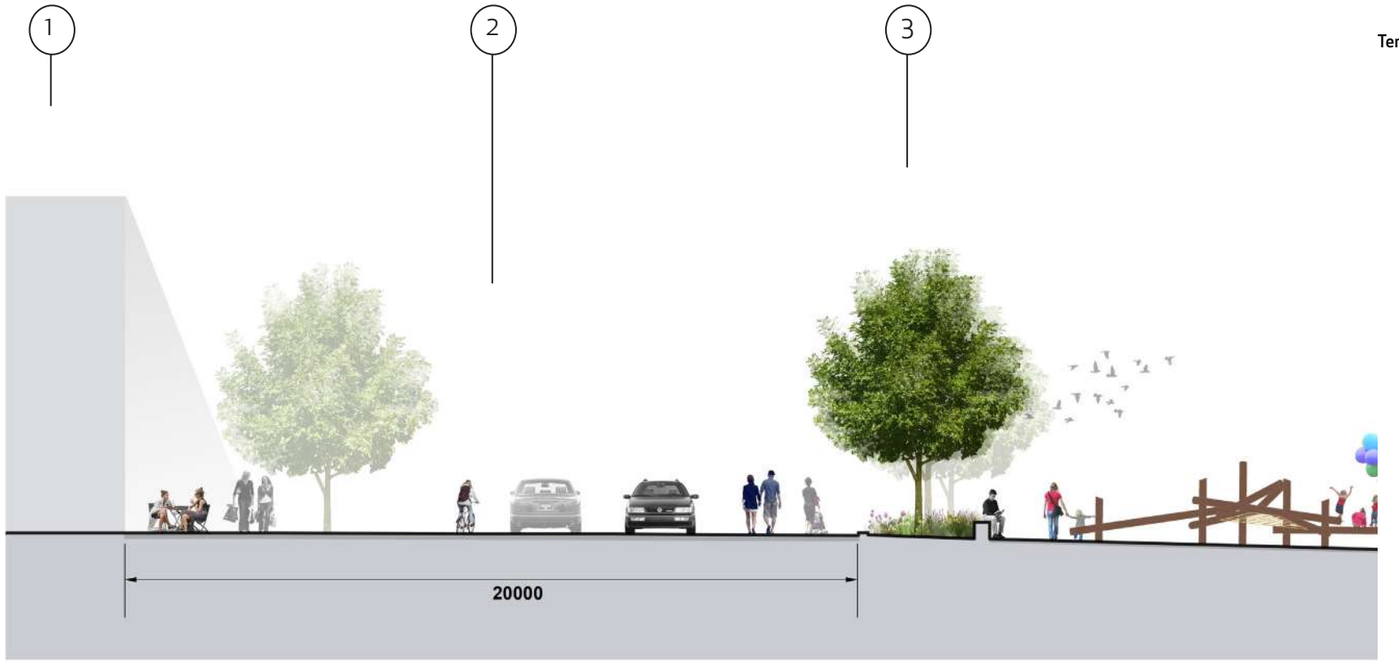
Small unit sett surfacing type

On-street parking in defined areas

Tree species to be mixed

Defined areas for street furniture

Drainage channel or strong in-ground feature to provide route for visually impaired pedestrians

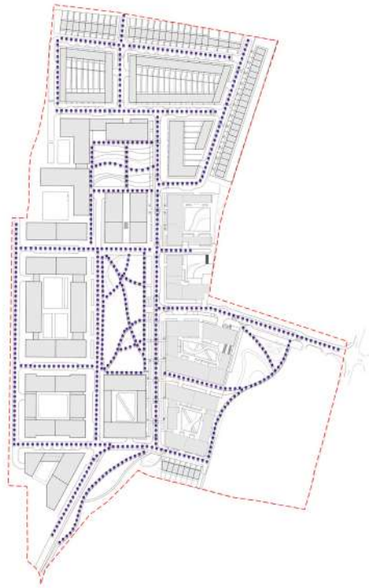


Teriary routes

01 Community building
02 Shared surface
03 Parkland edge

Labels to Diagrams

Streets and Routes



Pedestrian routes

Section showing Alternative Routes Through Tiered Gardens

Pedestrian Routes

Pedestrian routes provide access to the neighbouring streets to the South, North and the East.
Direct routes are created along streets with more informal routes through parkland areas.
In areas with existing steep gradients landscape features such as tiered gardens are used to provide alternative routes.

Design intent:

To provide a heirachy of flexible routes with strong connections to the surrounding streets and linking public spaces within the site.

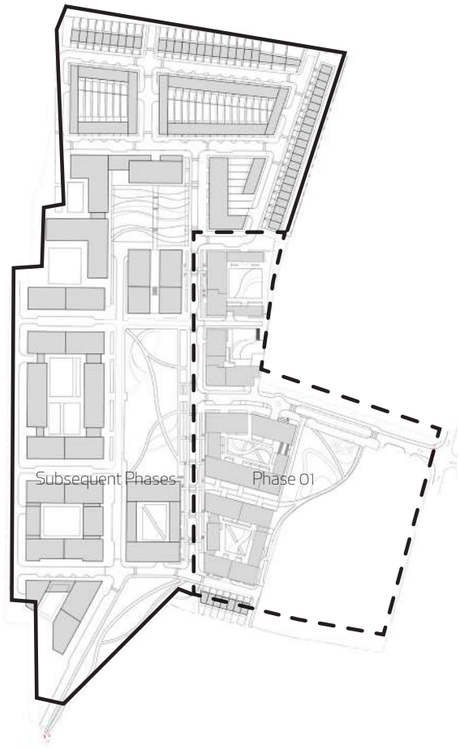
To create safe, attractive tree lined streets that encourage residents to walk.

Address areas with steep gradients with alternative routes.

01 Tiered Garden

4.0 | Public Realm & Open Spaces

Royal Brunswick Park Landscape Masterplan



Development Phases

Landscape and Public Realm

Introduction

These design principles set out the vision for the transformation of the North London Business Park into the residential led Royal Brunswick Park.

As with all landscape and public realm design the design will influence the lives, experiences and movements of everyone who passes through or lives in the immediate area. The proposals draw influences from the immediate neighbourhood to help create a distinct Royal Brunswick Park identity while respecting the local suburban character.

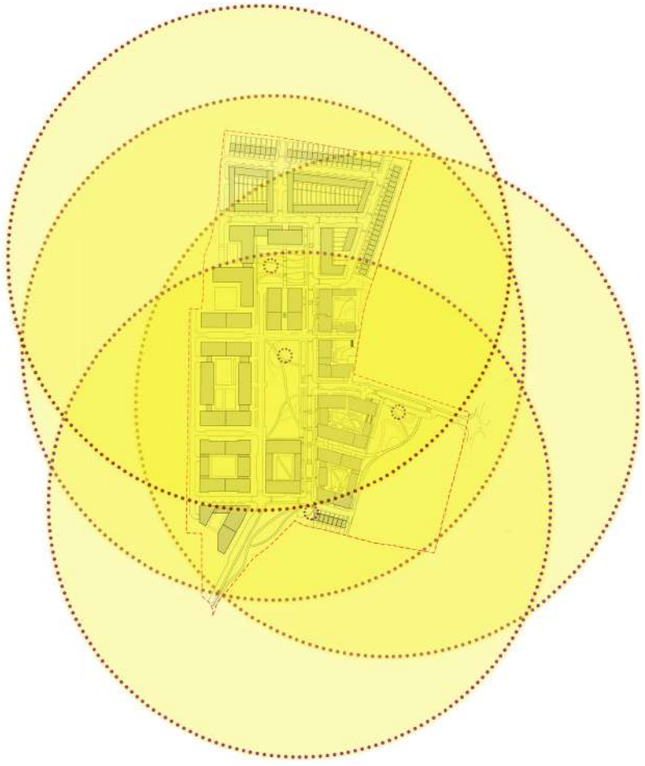
Encouraging opportunities for play and social interactions for all are key to the proposals with accessibility and permeability paramount.

Robust design and detailing are essential to ensure the public realm is attractive, functional and sustainable into the future.

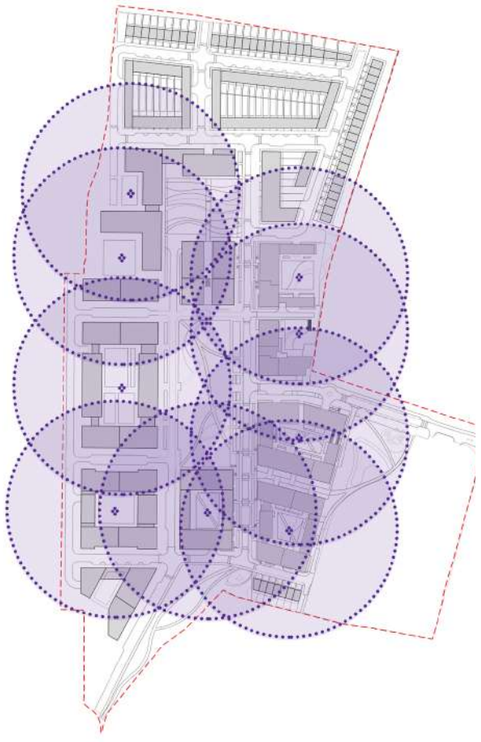
The landscape reflects a softer and more naturalistic approach as currently found on site. The natural influences look to bring nature closer into residents everyday lives and provide year round environmental interest.

These Design Principles are informed by the design proposed/ implemented for Phase 01 of the development.

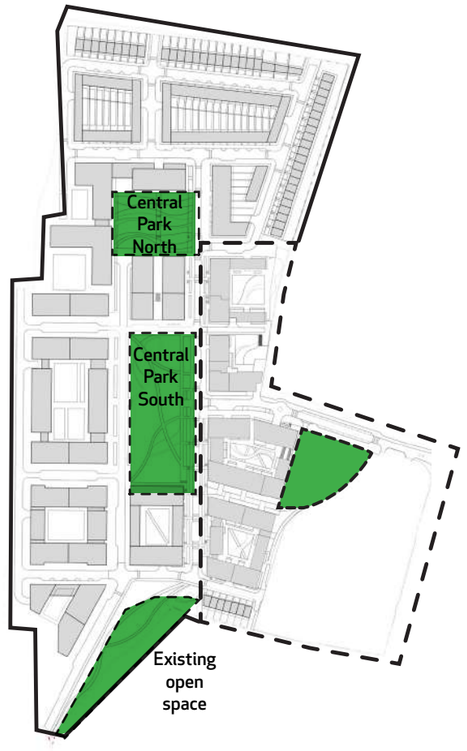
Open Space and Play



5-11 year old play - 400m catchment area



0-5 year old play [doorstep play - 100m catchment area



Green Open Space

Interactive Play

Principles

Play provision should meet the standards for quantity, quality and accessibility set out in "Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation" (GLA draft SPG, 2012 or as subsequently revised/superseded). Doorstep Playable Space should be provided within each Block or development phase within the travel distances stated in the GLA Guidance. Neighbourhood Facilities targeted at children aged 0-11 shall be provided within York Park and should also be within the travel distances stated in the GLA Guidance. Provision should be phased to suit the changes in population during the construction phase of the project. Designs should be agreed with the Local Planning Authority before installation.

Open space provision should provide green public space for recreation, informal sports activities, contact with the natural environment and to encourage a wide range of biodiversity.

Design Principles:

Equipped play provision within acceptable distances.

Opportunities for informal play

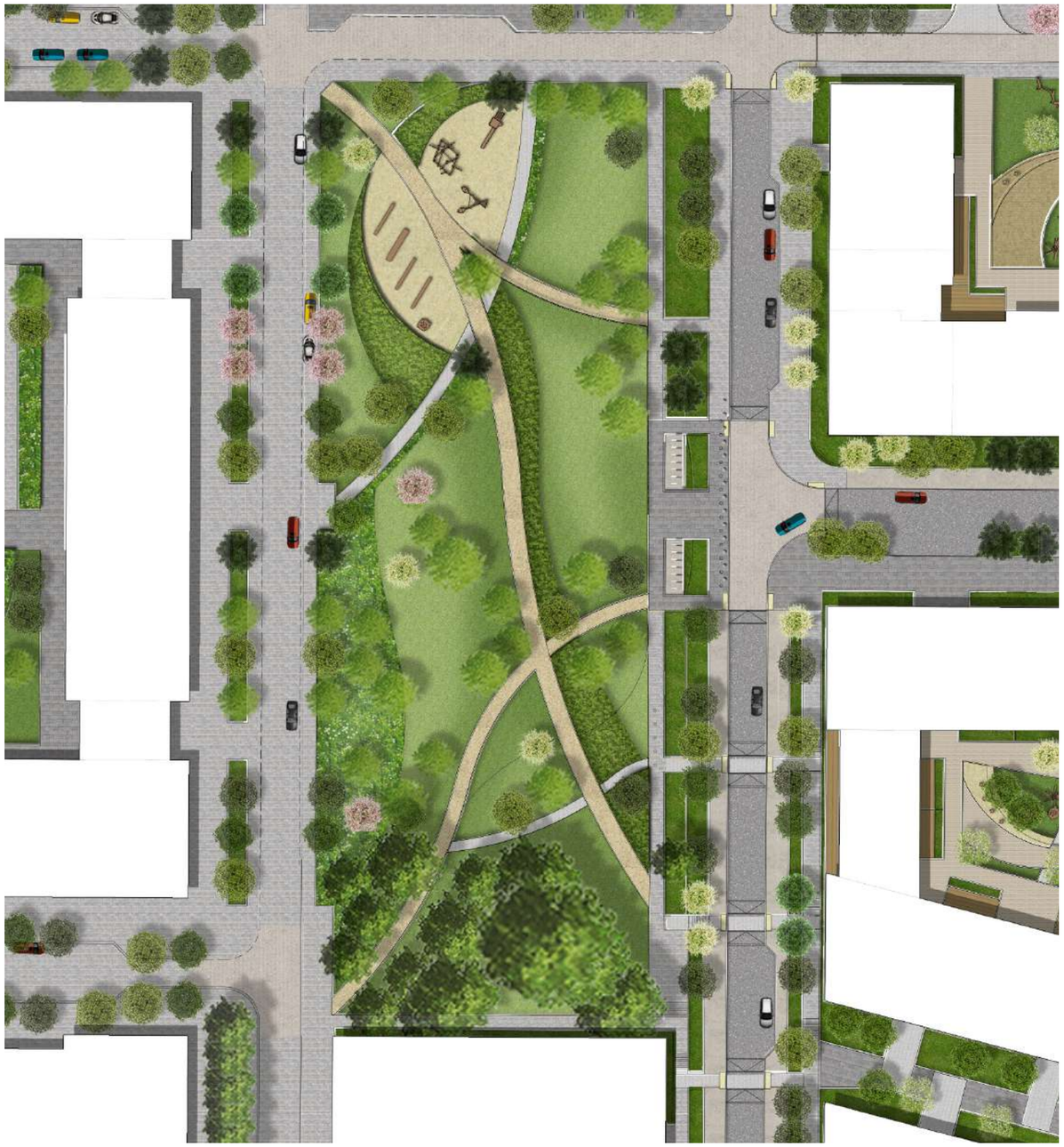
Opportunities for informal sports

Create a parkland setting for the residential dwellings

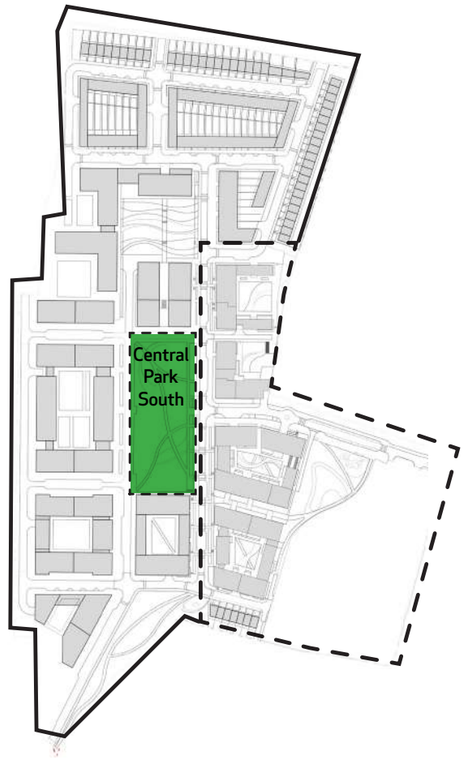
Provide green space encouraging biodiversity

Minimal impact on existing trees

Open Space and Play



Central Park South



Central Park South

Central Park South lies at the heart of the overall development and should become a main focal point for most users of the site.

Design intent:

Provide a level gradient park to allow informal sport.

Protect existing trees to the South

Provide equipped area of play

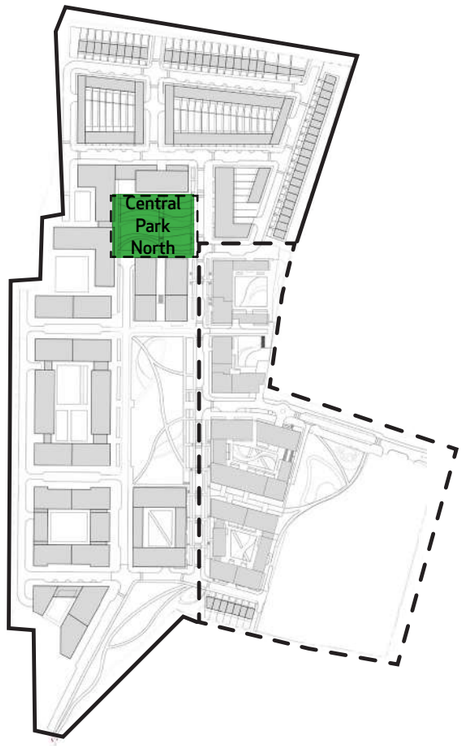
Create setting for adjacent residential blocks

Encourage biodiversity

Promote healthy lifestyles

Provide public amenity

Central Park North



Open Space and Play

Central Park North

Central Park North integrates the steep existing level changes in this area to form ampitheatres and accessible routes.
A equipped area of play is provided. Routes through the park create more direct links.

Design intent:

Provide a level gradient park to allow informal sport.

Protect existing trees to the South

Provide equipped area of play

Create setting for adjacent residential blocks

Encourage biodiversity

Promote healthy lifestyles

Provide public amenity

Open Space and Play

Existing Open Space

The existing open space to the South of the site is to be protected and reinforced with additional tree planting and pedestrian/cycle routes

Design intent:

Reinforce the green edge to the rear of the properties in Brunswick Cresent

Protect existing trees to the South

Provide and protect mature landscape setting to Oakleigh Road entrance

Encourage biodiversity

Promote healthy lifestyles

Provide public amenity

Hard Landscape

Public realm: concrete conservation paving block
300 x 600 x 80 mm - Mixture of 2 tone of grey

Pedestrian crossings/raised tables: concrete conservation paving block 100 x 100 x 80 mm - Sliver grey

Timber decking
Timber walkway in open space

Pedestrian path: concrete conservation paving block
200 x 400 x 80 mm - Mixture of 2 tone of grey

Pedestrian path: concrete conservation paving block
400 x 400 x 50 mm - Sliver grey

Resin bound gravel
Pedestrian path in open space

Principles

Materials Selection

Materials are selected for their durability and functionality as well as their appearance and preference is given to materials and techniques which utilise recycled and recyclable materials and minimise energy and resource use throughout their lifecycle. The BRE's Green Guide to Specification is used as guidance, but it is recognised that it is not comprehensive for landscape materials.

Design intent:

High quality pre-cast concrete flags and blocks with exposed recycled aggregate (e.g. copper slag, china clay waste etc).

Resin bonded gravel for parkland areas

Timber (FSC Chain of Custody) for areas of decking and courtyard terraces

Stainless steel – high recycled content and recyclable

London Brick – UK sourced and manufactured, to match buildings - vertical surfaces of planters and walls.

Fair-faced in-situ concrete - for low walls and seating elements

Central Park North


Acer campestre 'Elsrijk'
Field Maple 'Elsrijk'

Alnus glutinosa 'Imperialis'
Alder


Amelanchier lamarckii
Robin Hill


Prunus avium
Wild Cherry

Quercus robur
English oak


Prunus serrula
Tibetan cherry

Betula utilis 'jacquemontii'
West Himalayan birch

Sorbus aucuparia
Rowan

Carpinus betulus 'Frans Fontaine'
Hornbeam

Ginkgo biloba 'Fastigiata'
Maidenhair Trees Fastigiate

Pinus sylvestris
Scots Pine

Soft Landscape

Principles

The soft landscape design and planting proposals aim to soften the built environment and create an attractive environment and help reinforce the existing mature tree structure.

In parkland areas proposals include low growing perennial species within the grass sward, and planting throughout should be aimed at significantly increasing nectar, pollen and other food sources for a range of invertebrates. Where native plant species are not best suited to the conditions, non-native or ornamental species should be used which are visually attractive, but also offer benefits to biodiversity (for example, by increasing winter nectar supply or providing nesting sites for song-birds), and other sensory features (fragrance, movement etc.)

Design intent:

To promote the environmental, and social benefits of good planting design across the entire development.

Use different species in streetscape to promote a more informal suburban character

Increase biodiversity with a range of species

Existing trees that are to be retained shall be protected at all times in accordance with the requirements of BS5837 (2012 or as subsequently amended).

Soft Landscape

Liriope muscari

Vinca minor alba

Planting Mix A and B

Ajuga reptans Atropurpurea

Anemone japonica Honorine Jobert

Campanula portenschlagiana

Hemerocallis Cartwheels

Rosmarinus officinalis

Lamiastrum galeobdolon

Planting Mix C

Narcissus February Gold

Narcissus Glacier

Narcissus pseudonarcissus

Crocus Snow Bunting

Allium 'Gladiator'

Bulb/Corms and Tubers

01 Soft Landscape - Planting Mixes

The soft landscape design and planting proposals aim to soften the built environment and create an attractive environment and help reinforce the existing mature tree structure.

The implementation of the landscape proposals will enhance the biodiversity. The biodiverse lawns, ornamental planting and tree planting will provide habitats and increase connectivity helping to create wildlife corridors. A preference for fruiting and flowering plants will be selected to provide food sources for invertebrates and birds.

The development presents opportunities for integral bat and bird nest and hibernation sites. These can be provided in a range of locations with differing sizes, aspects and heights (all safe from cat predation) in-line with the London Biodiversity Action Plan (BAP) highlighted species including the House Sparrow, Dunnock and Starling.

Furniture

Seating in public areas can be integrated into terracing and planters

LED lighting offers energy efficiency, excellent colour rendering and dimming control options

Principles

Street lighting should be designed with due consideration to the street character traits and rhythms of street tree planting and parking.

To establish a fully integrated approach to streetscape

Buried services within the street should be routed with due consideration to the street character traits and rhythms of street tree planting. Service corridors should be zoned to minimise impact on tree pits, and wherever possible, the approach should be that services are to be protected rather than tree roots contained.

To establish a fully integrated approach to streetscape and allow street trees to flourish in the long term.

The distance between accessible seating opportunities (i.e. seats with backrests and arms both sides) should be no greater than 50m in level areas and 30m on gradients steeper than 1:30 or where there is a change in level of over 600mm. Additionally, accessible seating should be targeted towards pedestrian route intersections, communal entrances and sunny sheltered locations within the streetscape.

Biodiversity

Reptile receptor site

Bat boxes

Swift box

Slow Worm

Piperstrelle Bat

Principles

The design set out to minimise disruption to existing habitats and with the retention of existing trees, adjacent landform cannot be relevelled/remodelled so helps to minimise the impact on existing plant and animal communities.

The lakeside Park provides an important habitat site and with the remodelled lake and the inclusion of aquatic planting will help encourage a greater diversity.

An area to the North West corner has been identified for a reptile receptor site and will need to be made suitable by the clearance of scrub and low vegetation.

Design intent:

Protect existing habitats wherever possible.

Suitable mitigation to be included to any significant areas of biodiversity loss.

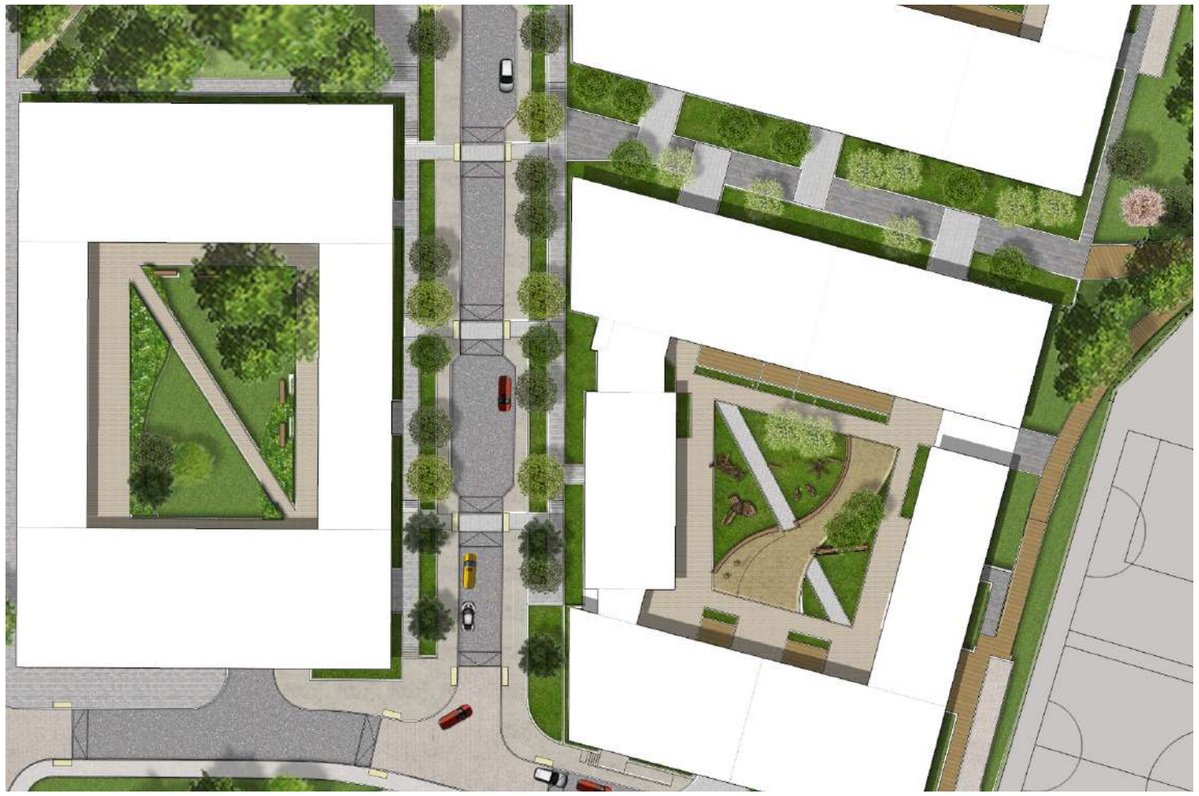
Reduce the amount of fragmentation of habitats.

Create links to existing boundaries and the wider surbuban landscape.

Provision made for establishment of new habitats - bird/bat boxes/bug hotels. Taller buildings used for location of Swift boxes.

Creation of a reptile receptor site to the north west boundary of the site with links to the wider landscape.

Communal Courtyards



Typical section through communal courtyard

Communal Courtyards

Principles

Communal courtyards form the residential space to all blocks providing secure amenity space and doorstep play for all residents. Edges are to be defined by private terraces create a privacy zone between courtyard and dwellings.

Design intent:

Provide a safe and secure amenity space.

Encourage external activity.

Provide accessible amenity space for all residents.

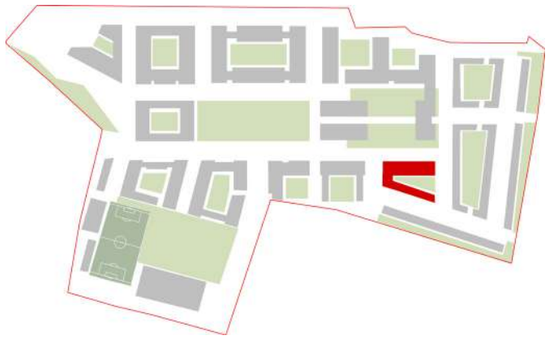
Integrated doorstep play.

Provide seating and soft landscape.

5.0 | Buildings within the Masterplan

Block **2A**

Masterplan Key:

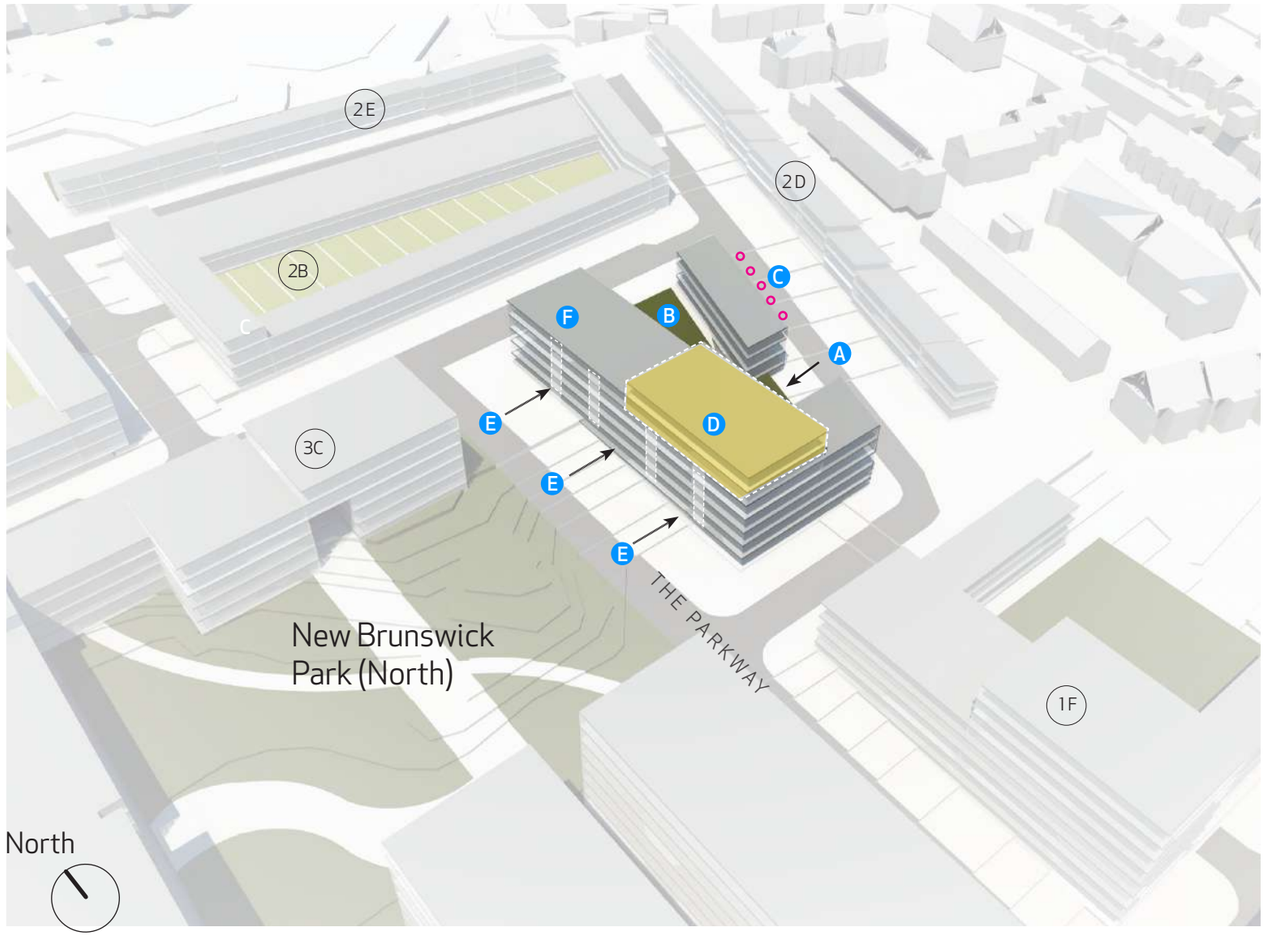


Block 2A is a building that is located fronting to New Brunswick Park (North). There is a considerable change in ground level across the frontage to New Brunswick Park (North), as such the maximum builing height of 5 storeys allowed should be measured from the higher ground at the northern extent of the Block.

This Block is a hybrid block of apartments facing New Brunswick Park (North) and townhouses facing the Northern Homezone road to the East. A shared podium garden is proposed between these typologies with parking beneath.

Labels to Diagrams

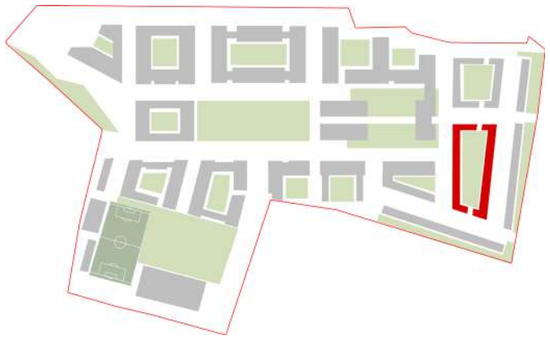
- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Own Door Units (ooo - Signifying Own Door Access)
- **D** Material Articulation of Roofscape
- **E** Multiple Residential Entry Positions
- **F** Vertical Articulation on Frontage (Indicative)



Block Reference	**2A**
Max. Storey Height	**5**
Gross External Area (Msq)	**7,624**
No. Units (indicative estimate)	**58**

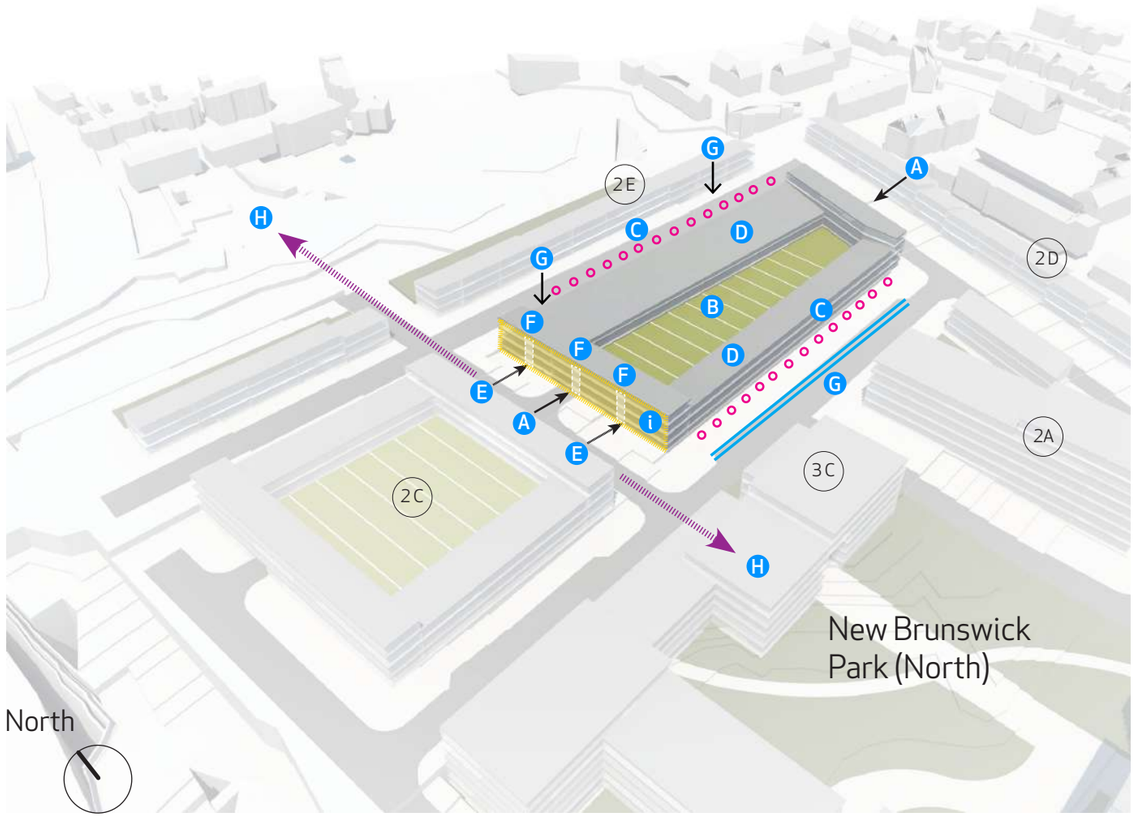
Block **2B**

Masterplan Key:



Labels to Diagrams

- A Car Park Entry Position
- B Podium Garden
- C Own Door Units (ooo - Signifying Own Door Access)
- D Material Articulation of Roofscape
- E Multiple Residential Entry Positions
- F Vertical Articulation on Frontage
- G Off Street Parallel Parking (across the street)
- H Pedestrian/ Cycle Connections
- i Strong Frontage & Overlooking of Ashbourne Avenue Connection

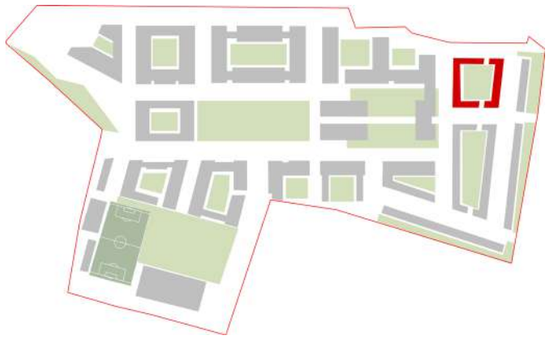


Block 2B and Block 2C are development Blocks located in the Northern Homezones section of the masterplan. They are blocks that are designed to front all 4 elevations is faces and provide overlooking and passive surveillance to the surrounding streets. It is suggested that this may be achieved by providing traditional own-door residential houses to the long faces of the block, typically 2 to 3 storey, with apartments bookending the shorter elevations. The apartments allow for more flexibility in planning corners as are therefore suggested. These are proposed to a maximum height of 4 storeys.

Car parking may be provided at ground, beneath a shared podium deck, if the viability of a below ground level parking structure is not warranted given the number of units contained within the block and facilities management requirements associated with a below ground structure.

Block Reference	**2B**
Max. Storey Height	**4**
Gross External Area (Msq)	**6.188**
No. Units (indicative estimate)	**28**

Masterplan Key:



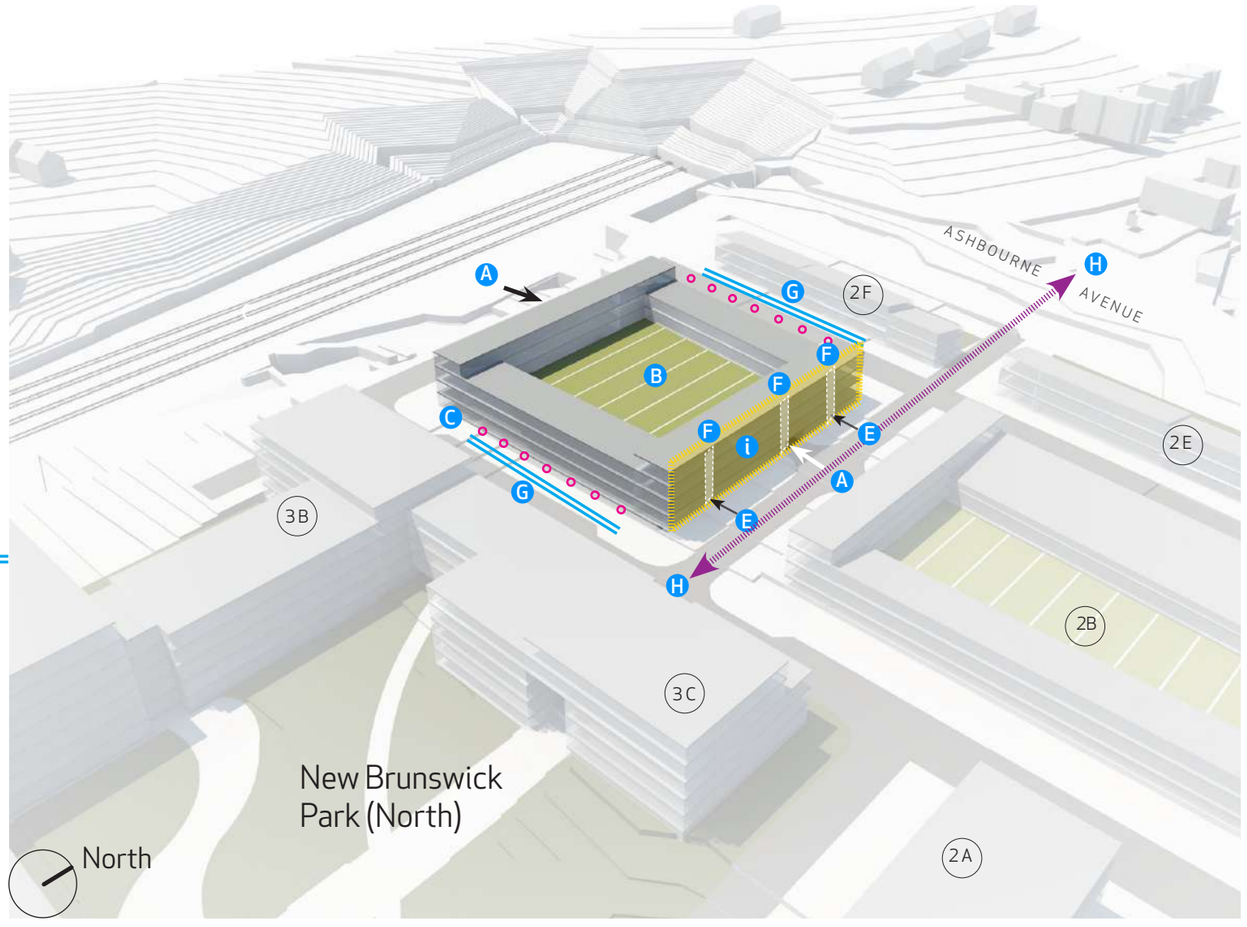
Block **2C**

Block 2B and Block 2C are development Blocks located in the Northern Homezones section of the masterplan. They are blocks that are designed to front all 4 elevations is faces and provide overlooking and passive surveillance to the surrounding streets. It is suggested that this may be achieved by providing traditional own-door residential houses to the long faces of the block, typically 2 to 3 storey, with apartments bookending the shorter elevations. The apartments allow for more flexibility in planning corners as are therefore suggested. These are proposed to a maximum height of 4 storeys.

Car parking may be provided at ground, beneath a shared podium deck, if the viability of a below ground level parking structure is not warranted given the number of units contained within the block and facilities management requirements associated with a below ground structure.

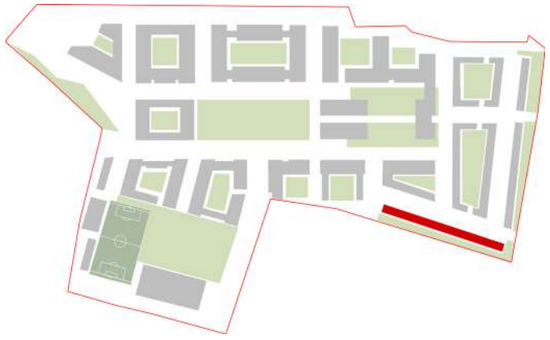
Labels to Diagrams

- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Own Door Units (ooo - Signifying Own Door Access)
- **D** Material Articulation of Roofscape
- **E** Multiple Residential Entry Positions
- **F** Vertical Articulation on Frontage
- **G** Off Street Parallel Parking (across the street)
- **H** Pedestrian/ Cycle Connections
- **i** Strong Frontage & Overlooking of Ashbourne Avenue Connection



Block Reference	**2C**
Max. Storey Height	**4**
Gross External Area (Msq)	**4, 561**
No. Units (indicative estimate)	**22**

Masterplan Key:



Block **2D**

Blocks 2D, 2D and 2F are development Blocks located in the Northern Homezones section of the masterplan. They are blocks that line the boundary wall at the northern edge to the site. This condition is typically existing dwellings off-site presenting rear elevations and back gardens to the masterplan site.

This condition is a common suburban condition, with separating distances to a minimum of 10.5m-11.0m (rear façade to rear garden wall). The distribution of Blocks 2D, 2E and 2F mirrors this condition and sets a parameter building line 11.0m offset from the boundary wall, this separation distance becomes the rear private garden curtilage of own-door residential dwellings placed back-to-back with the existing neigbours.

The off-site condition of semi-detached houses is not promoted, given the unsustainable housing density this typology achieves. Instead, a terraced housing typology is proposed to Blocks 2D, 2D and 2F.

Parking is provided in the front curtilage of each dwelling. Management of bin storage, metering and other technical functions are to be managed as per the guidance setout in Section 6.0.

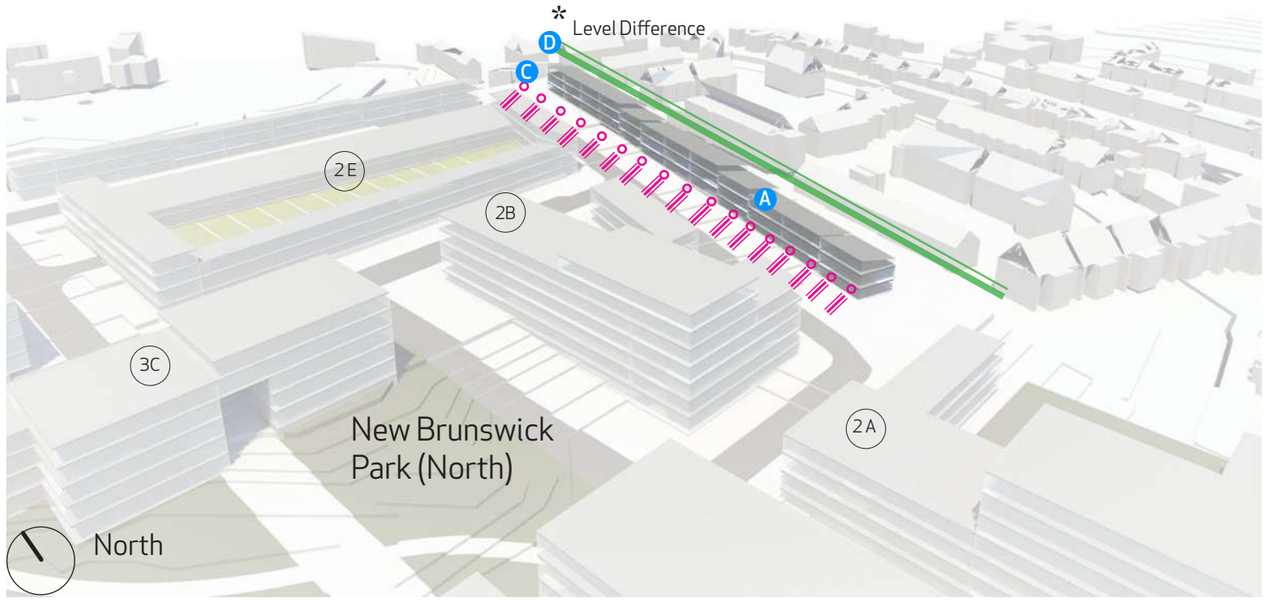
Labels to Diagrams

A Off - Street Car Parking Within Front Curtilage of Dwelling

B Rear Garden of Property to achieve minimum 11 meter Garden Length Setback from rear Facing windows to Dwellings.

C Own Door Terraced Units
(∘ ∘ ∘ - Signifying Own Door Access)

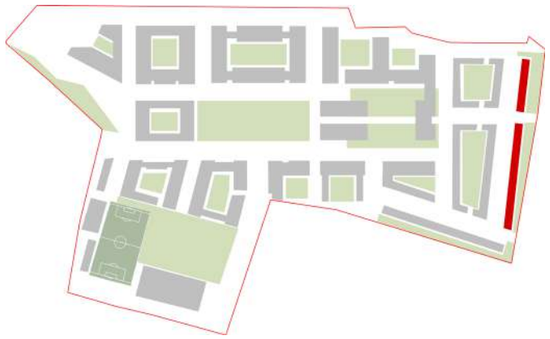
D It is noted that the site topography & Local Contours drop from the subject site to adjacent properties. Detail design of Phase 2D Needs to demonstrate resolution of challenges presented by this topographical difference, including management of surface water discharge (within Phase 2 SIte) and rear Fenestration arrangement to avoid overlooking.



Block Reference	**2D**
Max. Storey Height	**3**
Gross External Area (Msq)	**4, 680**
No. Units (indicative estimate)	**22**

Block **2E & 2F**

Masterplan Key:

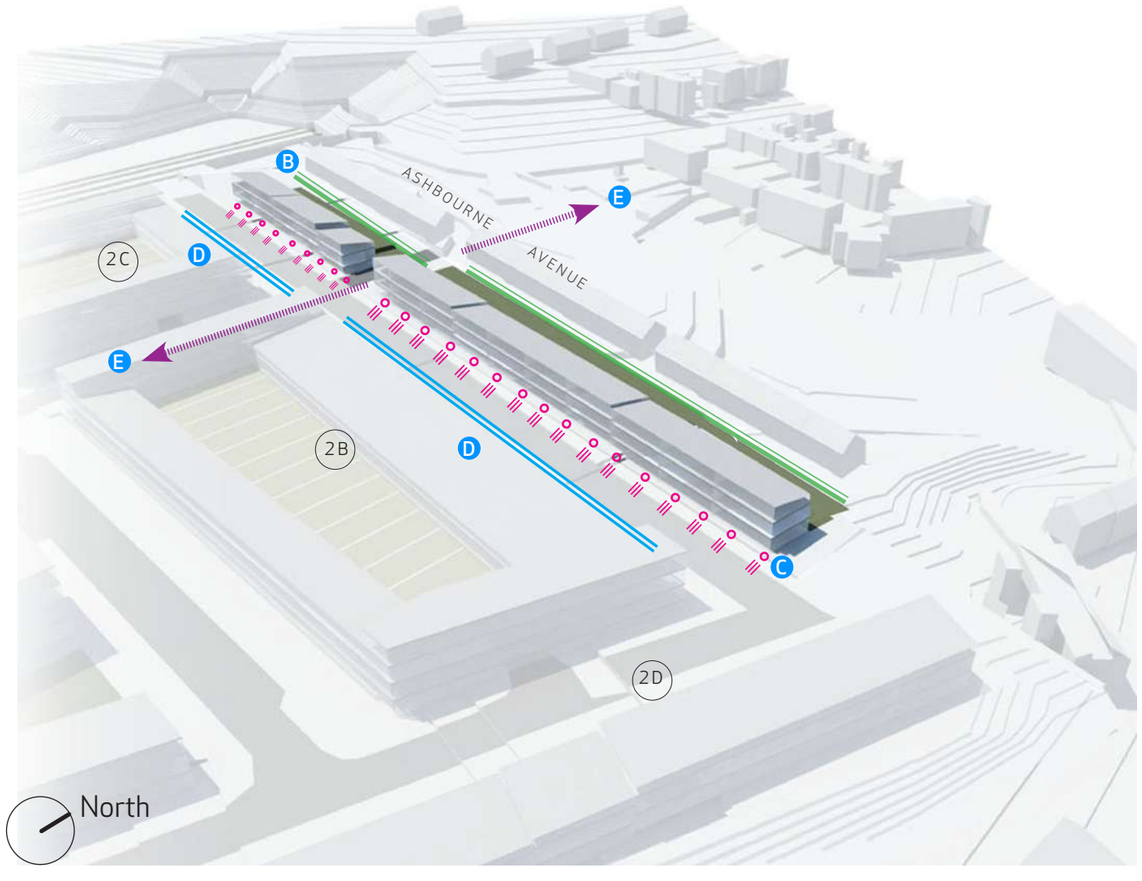


Labels to Diagrams

- **A** Off - Street Car Parking Within Front Curtilage of Dwelling
- **B** Rear Garden of Property to achieve minimum 11 meter Garden Length Setback from rear Facing windows to Dwellings.
- **C** Own Door Terraced Units (o o o - Signifying Own Door Access)
- **D** Parallel Parking (Visitors) on opposite side of Street
- **E** Break in Terraced Houses to Facilitate Pedestrian/ Cycle Connection to Ashbourne Avenue

Notes:

Strong Frontage & Overlooking of Ashbourne Avenue Connection



Blocks 2D, 2D and 2F are development Blocks located in the Northern Homezones section of the masterplan. They are blocks that line the boundary wall at the northern edge to the site. This condition is typically existing dwellings off-site presenting rear elevations and back gardens to the masterplan site.

This condition is a common suburban condition, with separating distances to a minimum of 10.5m-11.0m (rear façade to rear garden wall). The distribution of Blocks 2D, 2E and 2F mirrors this condition and sets a parameter building line 11.0m offset from the boundary wall, this separation distance becomes the rear private garden curtilage of own-door residential dwellings placed back-to-back with the existing neigbours.

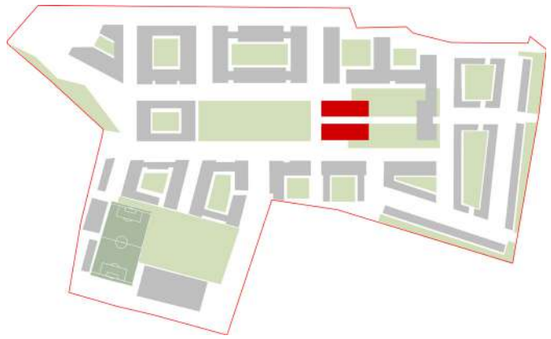
The off-site condition of semi-detached houses is not promoted, given the unsustainable housing density this typology achieves. Instead, a terraced housing typology is proposed to Blocks 2D, 2D and 2F.

Parking is provided in the front curtilage of each dwelling. Management of bin storage, metering and other technical functions are to be managed as per the guidance setout in Section 6.0.

Block Reference	**2E**
Max. Storey Height	**3**
Gross External Area (Msq)	**3,528**
No. Units (indicative estimate)	**16**

Block Reference	**2F**
Max. Storey Height	**3**
Gross External Area (Msq)	**1,948**
No. Units (indicative estimate)	**9**

Masterplan Key:



Block 3A

Block 3A is an important building within the masterplan. It's central position, fronting both New Brunswick Park (South) and New Brunswick Park (North) makes it highly visible and requires all facing elevations to be well considered in their design. It is a 'building-in-the-round'.

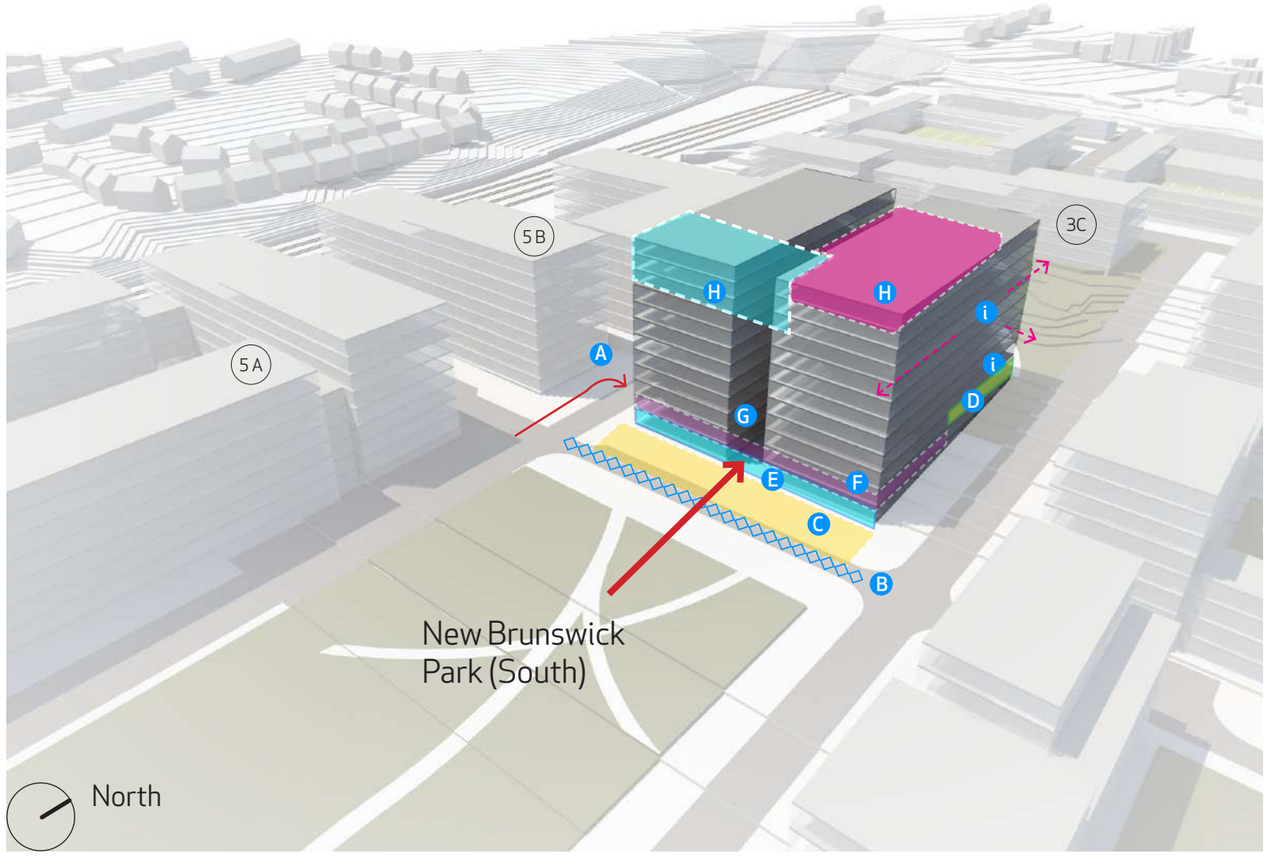
The central position of the building and high visibility mean that it is felt this building can support non-residential floorspace that would serve to facilitate the predominant residential use of the masterplan.

These uses include Café/ Local Retail space, childcare space, dedicated space for community functions and incubator office space.

Given the central location and mixed-use functions of the building Block 3A has the ability to become a local landmark within the masterplan scheme. A central pedestrian route between the Blocks is proposed to link New Brunswick Park (South) and New Brunswick Park (North).

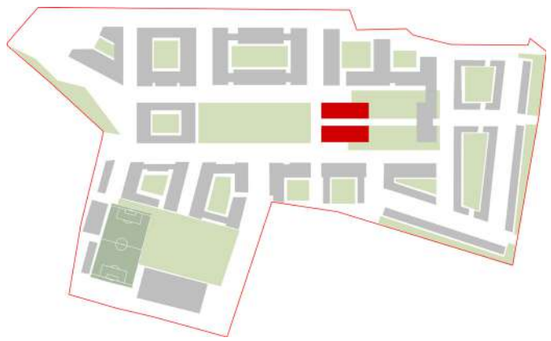
Labels to Diagrams

- **A** Vehicular Access to Car Park to Rear of Building & Exploiting change in Level
- **B** Set Down/ Drop Off infront of Plaza ◇◇◇◇◇◇
- **C** South Facing Public Plaza
- **D** Community Use at First Floor
- **E** Retail Use at Ground Level
- **F** Incubator Office at First Level
- **G** Connecting Route between Park Spaces
- **H** Roofscape Treatment
- **i** Design Consideration to be demonstrated to deliver a 'Building in the Round'



Block Reference	**3A**
Max. Storey Height	**9**
Residential Gross External Area (Msq)	**25,103**
No. Units (indicative estimate)	**210**
Retail Gross External Area (Msq)	**474**
Childcare Gross External Area (Msq)	**960**
Community Gross External Area (Msq)	**474**
Office Gross External Area (Msq)	**960**

Masterplan Key:

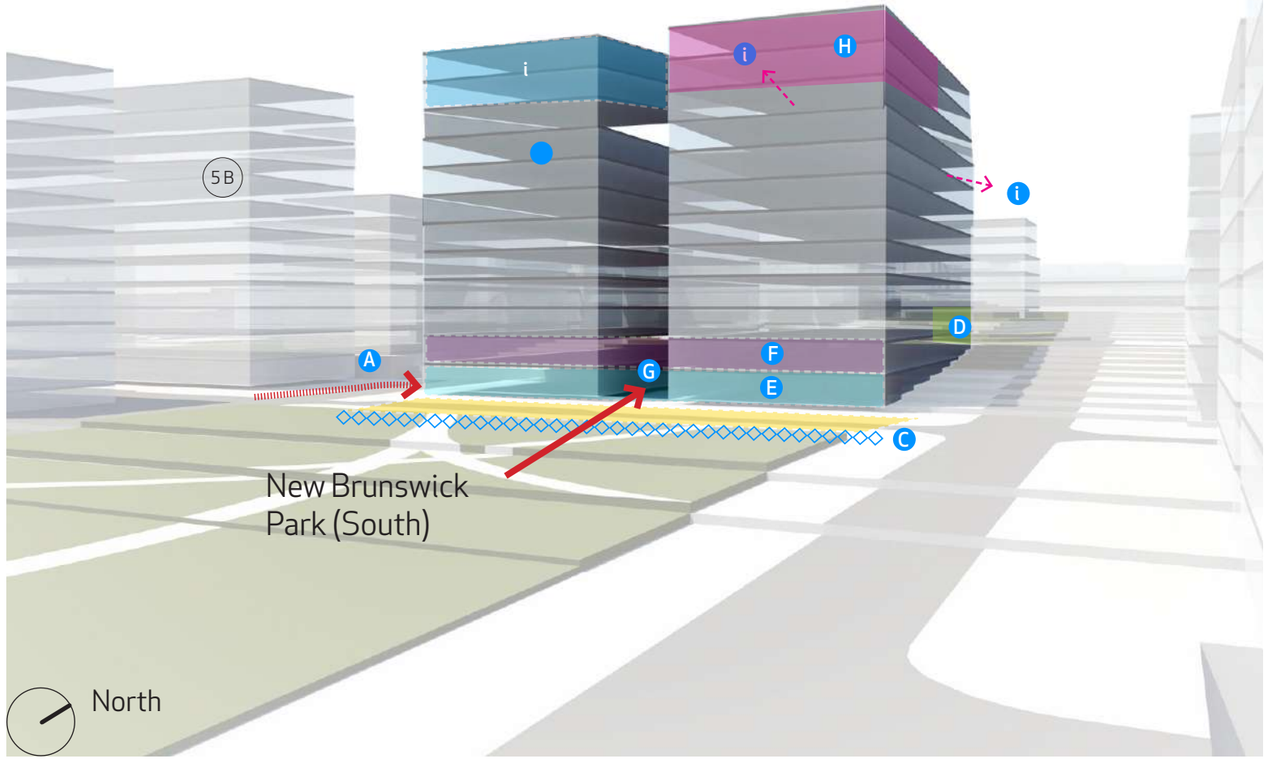


Block **3A**

Detail Design Development of Block 3A will need to specifically explore how this building will address its context and provide a building of character and context. The level change across the site provides specific opportunity to provide ground level south facing café frontage to New Brunswick Park (South) and separate ground level north frontage (over) to New Brunswick Park (North), as the level difference across site facilitates.

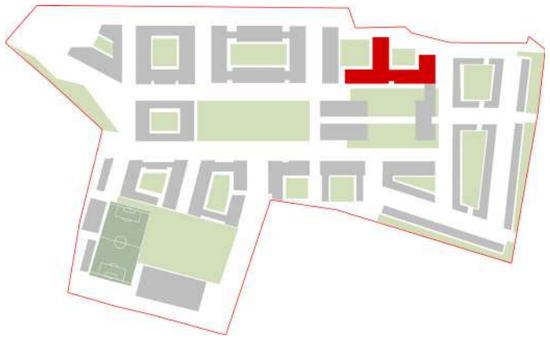
Labels to Diagrams

- **A** Vehicular Access to Car Park to Rear of Building & Exploiting change in Level
- **B** Set Down/ Drop Off infront of Plaza
- **C** South Facing Public Plaza
- **D** Community Use over Ground & First Floor
- **E** Retail Use at Ground Level
- **F** Incubator Office at First Level
- **G** Connesting Route between Park Spaces
- **H** Roofscape Treatment
- **i** Design Consideration to be demonstrated to deliver a 'Building in the Round'



Block Reference	**3A**
Max. Storey Height	**9**
Residential Gross External Area (Msq)	**25,103**
No. Units (indicative estimate)	**210**
Retail Gross External Area (Msq)	**474**
Childcare Gross External Area (Msq)	**960**
Community Gross External Area (Msq)	**474**
Office Gross External Area (Msq)	**960**

Masterplan Key:



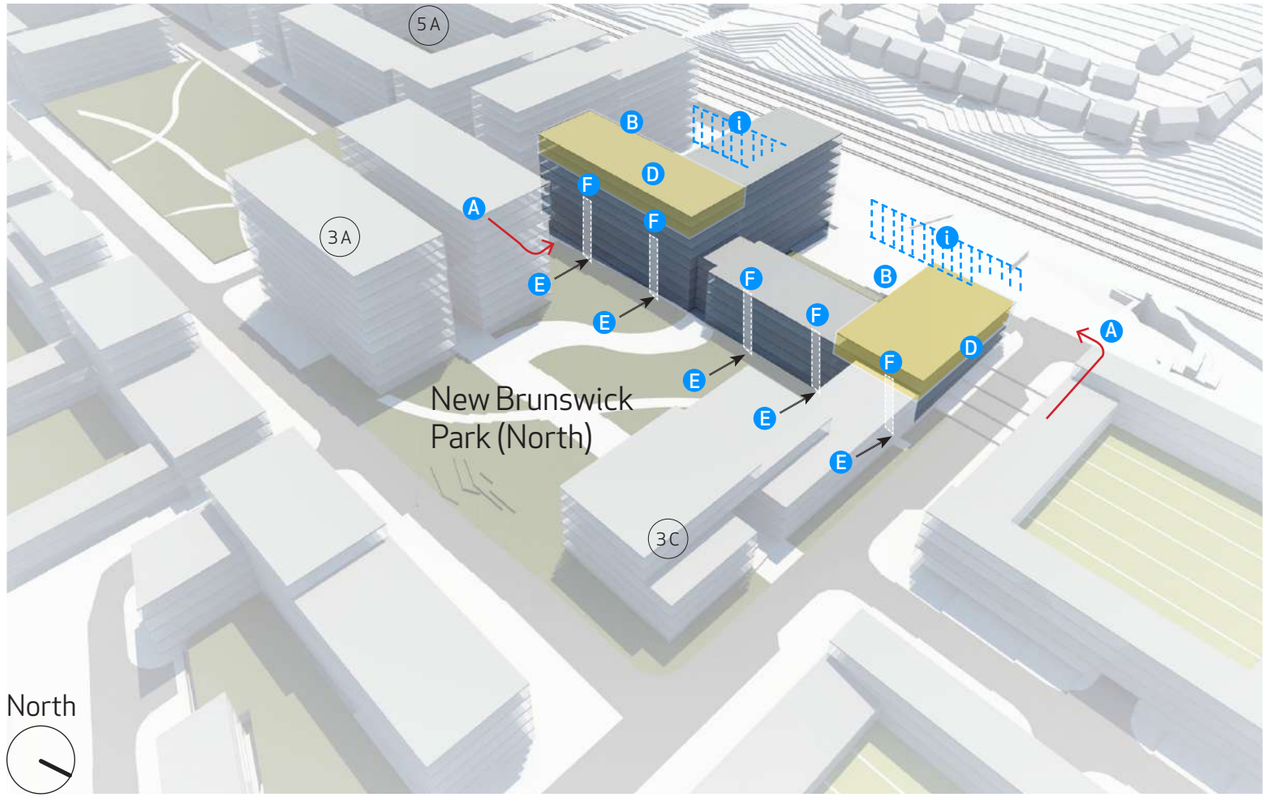
Block **3B**

Block 3B is designed to provide a fronting elevation to New Brunswick Park (North). It is proposed to be accessed by pedestrians along this fronting façade with vehicles entering at the lower and higher areas of the Block, as the acute change in level difference across the block facilitates.

The rear of Block 3B faces south onto the railway line. Compared to it's neighboring Blocks 5A and 5B, the rear of this plot become compressed as the Railway cutting consumes some of the site. For this reason (and the issue of negotiating site levels), no access road is proposed to the rear of this block and private open courtyards, allowing south light into the Block are proposed. Detail Development of this block will need to determine if a sacrificial built screen will be required along this boundary, to preserve the benefit of solar access but control the acoustic effect of the adjacent railway upon these residential courtyards.

Labels to Diagrams

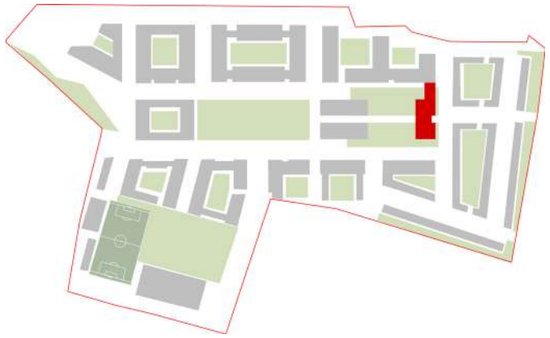
- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Own Door Units (ooo - Signifying Own Door Access)
- **D** Material Articulation of Roofscape
- **E** Residential Entry Positions
- **F** Vertical Articulation on Frontage
- **G** Off Street Parallel Parking
- **H** Pedestrian/ Cycle Connections
- **i** Acoustic Attenuation to be considered (Indicated as screen Wall / Vertical Baffles to determine if necessary to avoid undue impact on Residential; Amenity (Acoustic Nuesance)



Block Reference	**3B**
Max. Storey Height	**11**
Residential Gross External Area (Msq)	**25,869**
No. Units (indicative estimate)	**225**

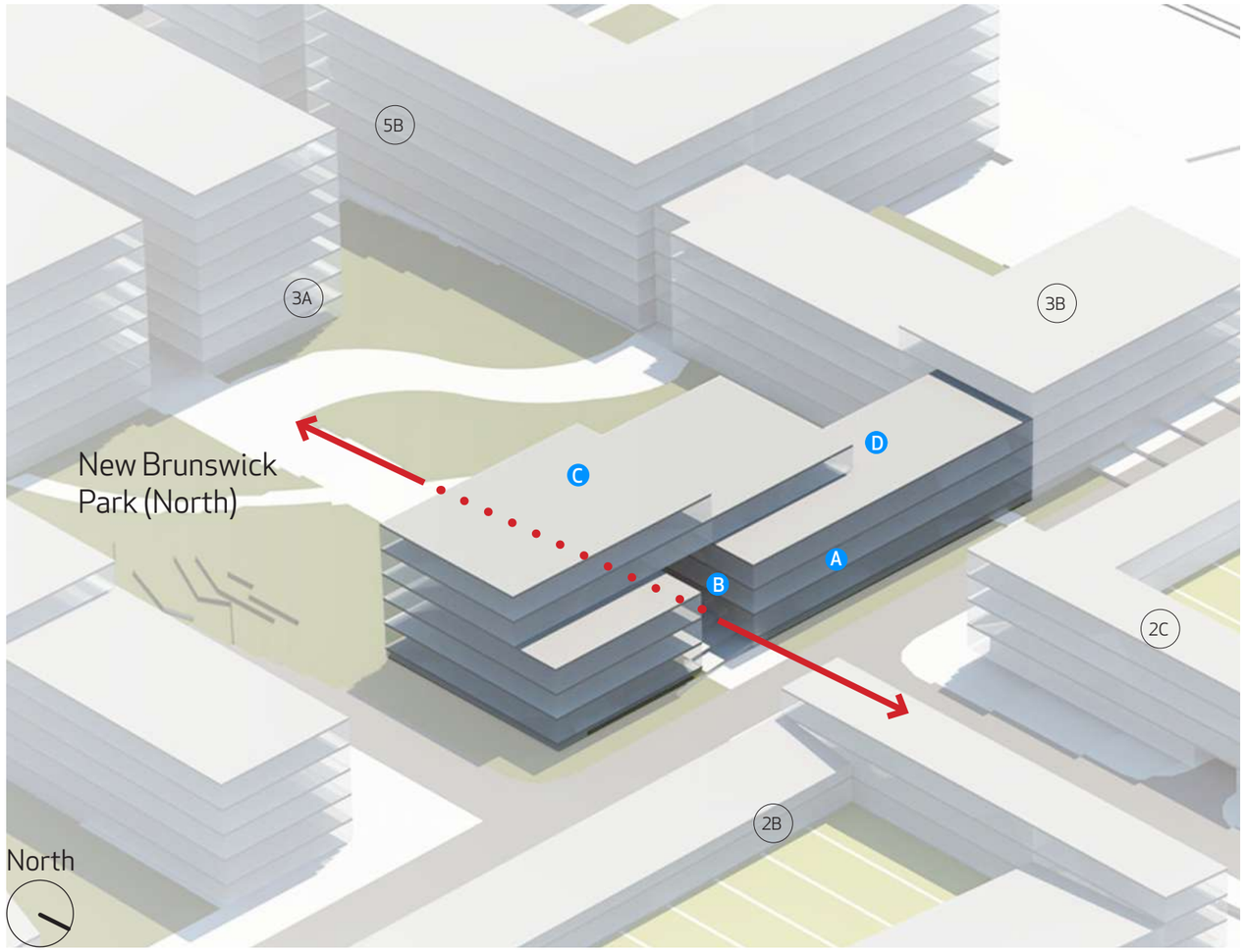
Block **3C**

Masterplan Key:



Labels to Diagrams

- **A** Fronting Elevation to New Brunswick Park (North)
- **B** Archway Pedestrian Route
- **C** Roofscape Tratment
- **D** Relationship of Block 3C to be expressed with a 3-Storey Shoulder Height to Reflect opposite side of Street



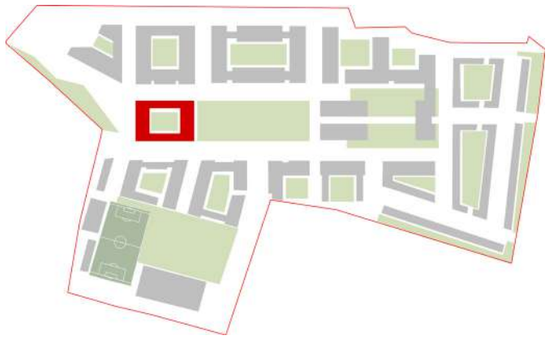
Block 3C is designed to provide a fronting elevation to New Brunswick Park (North) and close the fourth edge to this space. It also addresses the new terraced housing to the upper levels of the site, enclosing a street between Block 2B and Block 2C.
It is proposed that an archway pedestrian route be provided through this block, to enable the pedestrian movement of residents between New Brunswick Park (North) and the upper levels of the site. This connection is also on access with the existing off-site connection at Weirdale Avenue.

The Block is proposed as a 5 level block in total height. It is proposed to be accessed by pedestrians along this fronting façade to the new street within the masterplan with vehicles entering at the Car Park entry position provided with Block 3B, as a shared access point.

Block Reference	**3C**
Max. Storey Height	**5**
Residential Gross External Area (Msq)	**5,700**
No. Units (indicative estimate)	**50**

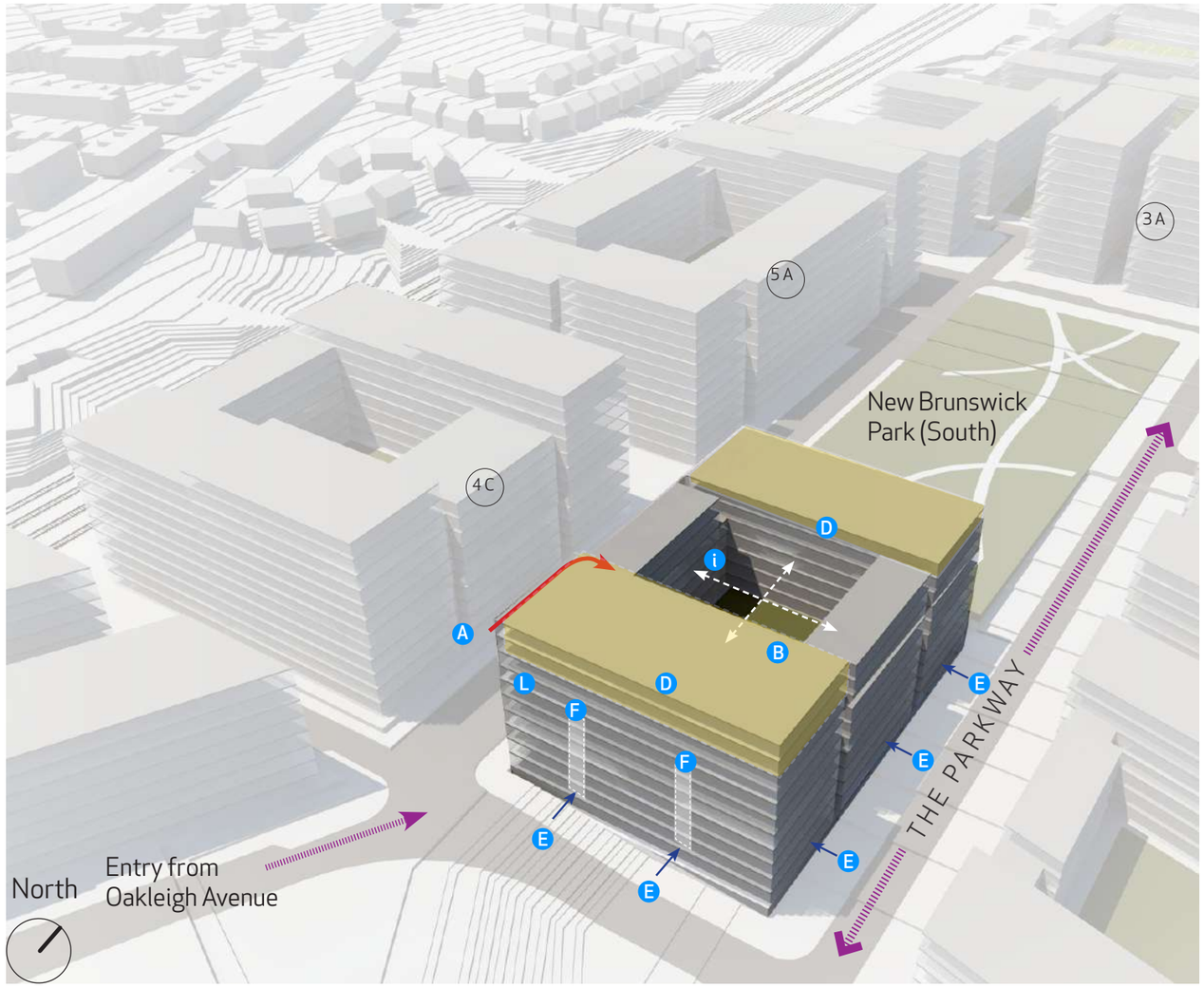
Block **4A**

Masterplan Key:



Labels to Diagrams

- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Own Door Units (ooo - Signifying Own Door Access)
- **D** Material Articulation of Roofscape
- **E** Residential Entry Positions
- **F** Vertical Articulation on Frontage
- **G** Off Street Parallel Parking
- **H** Pedestrian/ Cycle Connections
- **i** Minimum Courtyard Dimension
- **L** Important Corner



Block 4A is a courtyard block that presents strong frontages to the surrounding public spaces. It faces in four directions, onto the Parkway, Oakleigh Avenue Gardens, New Brunswick Park (South) and onto the secondary north-south connecting route.

There is a steep ground level change at the base of the building, as the Parkway commences at its southern point. At this point the building is expressed as a nine-storey structure; however it fronts onto New Brunswick Park as a seven-storey structure as the ground level rises.

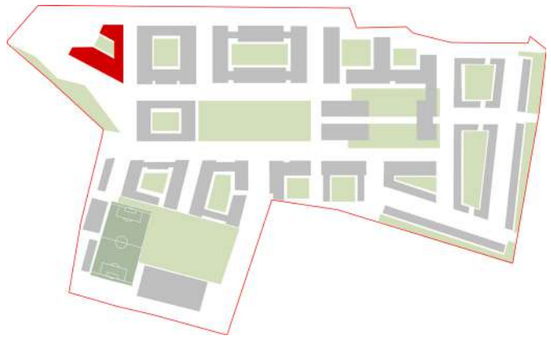
Block 4A should make specific design allowance for the important corner forming the terminating view from Oakleigh Road (North) entry.

At ground level, facing New Brunswick Park (south), it is proposed to include for 673msq of cafe/ Retail Use.

Block Reference	**4A**
Max. Storey Height	**11**
Gross External Area (Msq)	**26,244**
No. Units (indicative estimate)	**256**
Retail Gross External Area (Msq)	**673**

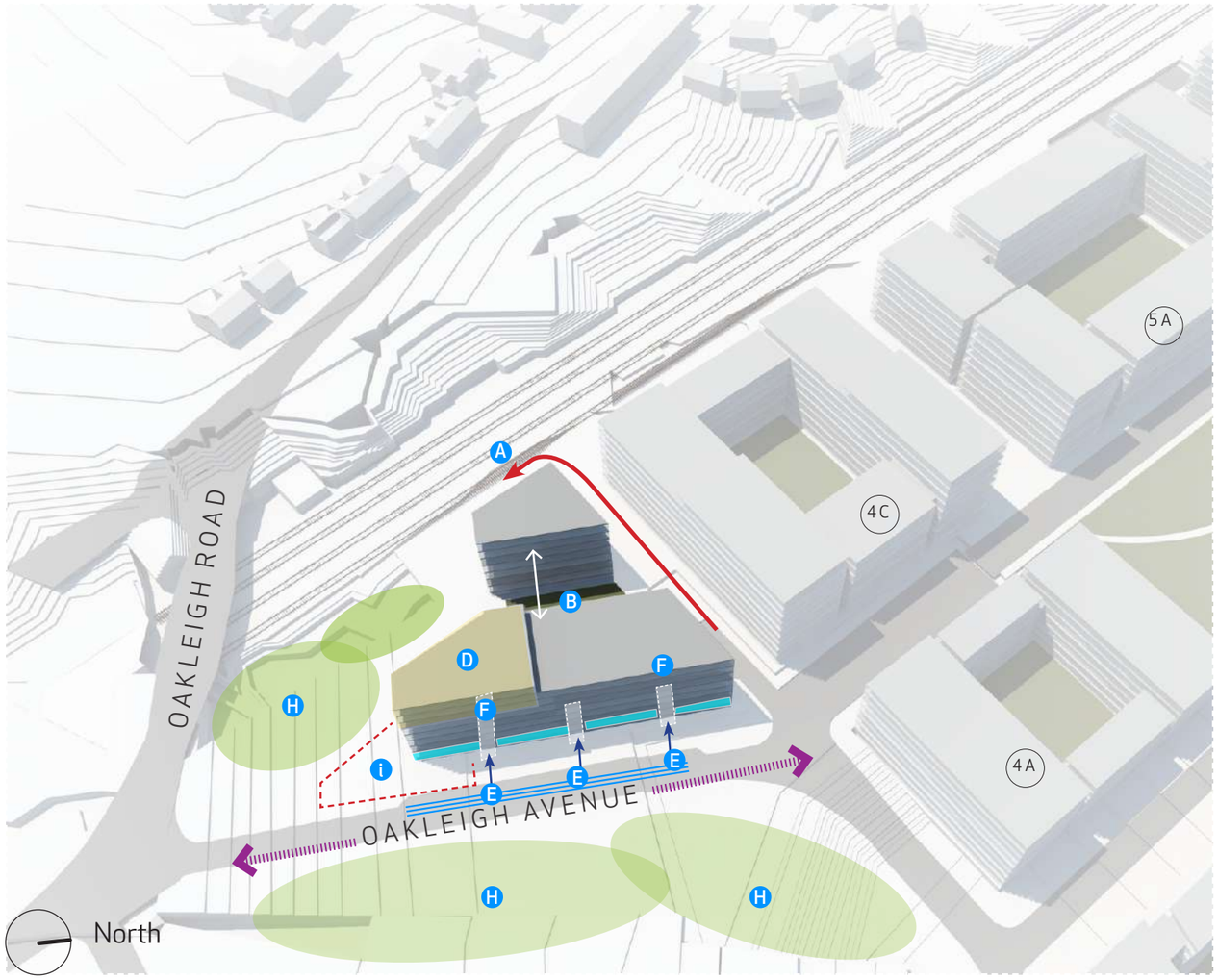
Block **4B**

Masterplan Key:



Labels to Diagrams

- A Car Park Entry Position
- B Podium Garden
- C Off Street Parallel Parking
- D Material Articulation of Roofscape
- E Residential Entry Positions
- F Vertical Articulation on Frontage
- G Off Street Parallel Parking
- H Existing Trees to be Retained
- i Ground Level Cafe with Plaza Fore court to Cafe



Block 4B is an important Block within the masterplan as it offers visibility of the new masterplan areas to the wider locality. This Block fronts the new entrance Avenue from Oakleigh Road and has been deliberately setback from the junction to respect and preserve the existing copse of trees at this entrance and the tree margin on the Brunswick Crescent boundary.

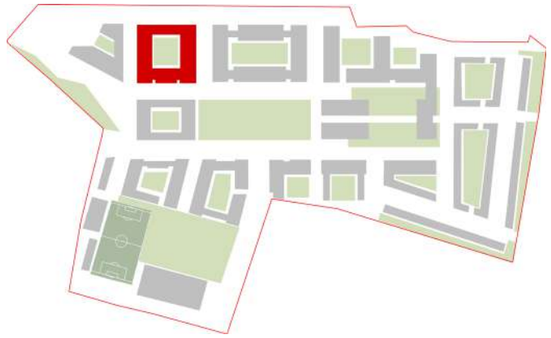
On account of this important and highly visible location, it will be important that a building of high architectural merit is delivered in this location. Accordingly a small increase in the general upper height limit is permitted for this building, to fit within a maximum height of 11 storeys.

At ground level, facing Oakleigh Road it is proposed to include for 1,102msq of cafe/ Retail Use.

Block Reference	**4B**
Max. Storey Height	**9**
Residential Gross External Area (Msq)	**15,710**
No. Units (indicative estimate)	**137**
Retail Gross External Area (Msq)	**1,102**

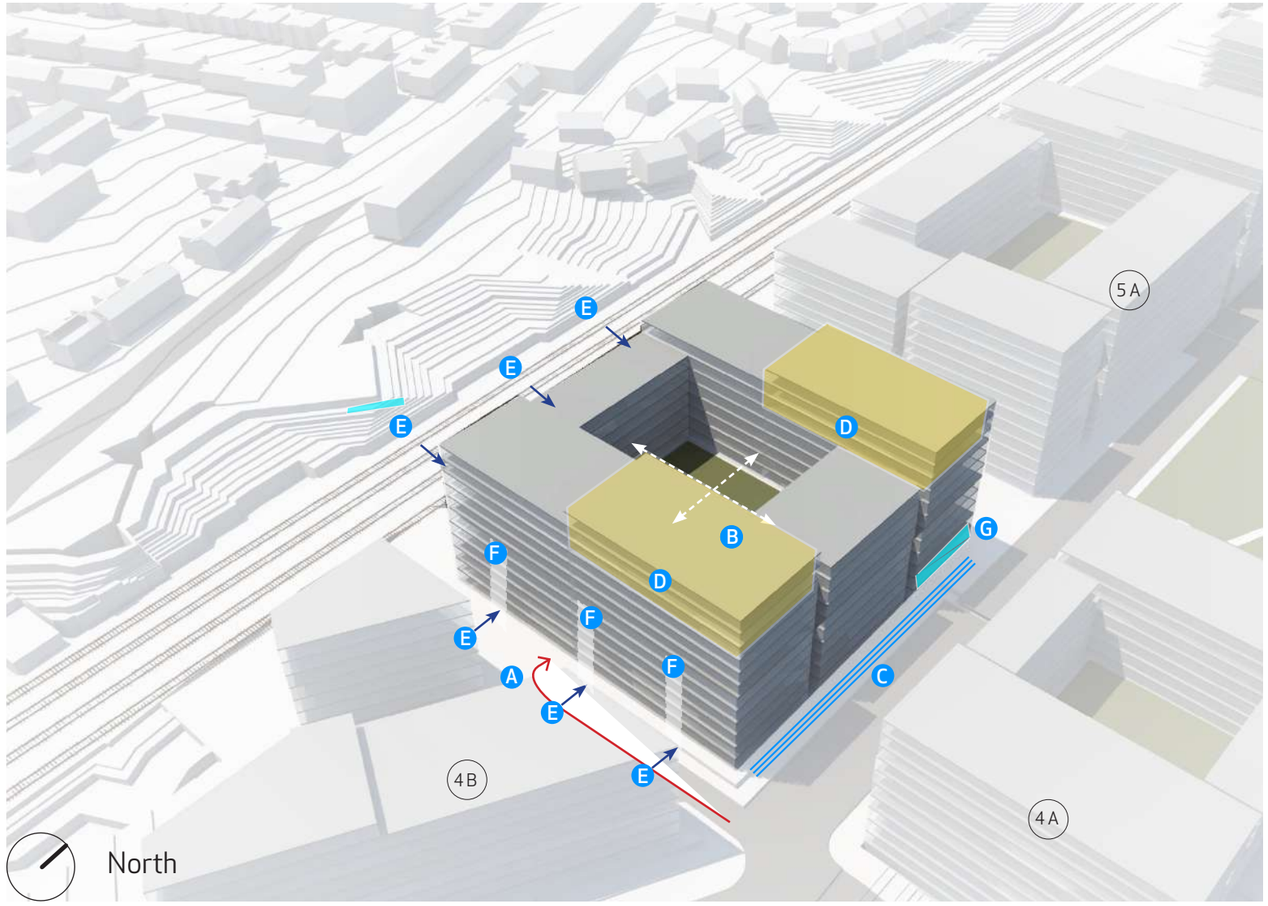
Block **4C**

Masterplan Key:



Labels to Diagrams

- A Car Park Entry Position
- B Podium Garden
- C Off Street Parallel Parking
- D Material Articulation of Roofscape
- E Residential Entry Positions
- F Vertical Articulation on Frontage
- G Cafe/ Retail Use



Block 4C is a courtyard block that presents itself with four street facing elevations and an internal shared private garden for residents.

The distribution of building mass is of an average 10 storeys in height. This mass is distributed as possible 11-storey increased roofscape elements to the New Brunswick Park (south) facing elevation and lower, 12-storey building heights away from New Brunswick Park (south). The portion of elevation facing to Railway Street should be of lower storey height again, at 11-storeys, to allow maximum solar admittance into the courtyard garden.

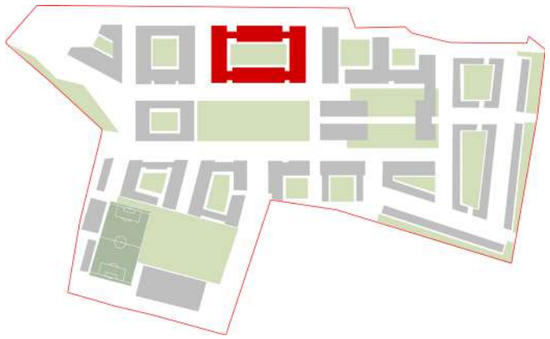
It is an important design requirement of Block 4C that the Railway Street elevation fulfils the following design requirements:

- Regular and undiminished apartment frequency of residential entrances, to ensure this is not a back street and can function as a street of primary frontage.
- Provides an acoustic shield to the residential courtyards behind.
- It is noted that the apartments housed behind the Railway Street frontage will require an acoustic consideration in the design of their facades, as guided in section 6.0 of this document.

Block Reference	**4C**
Max. Storey Height	**12**
Gross External Area (Msq)	**41,223**
No. Units (indicative estimate)	**342**
Retail Gross External Area (Msq)	**323**

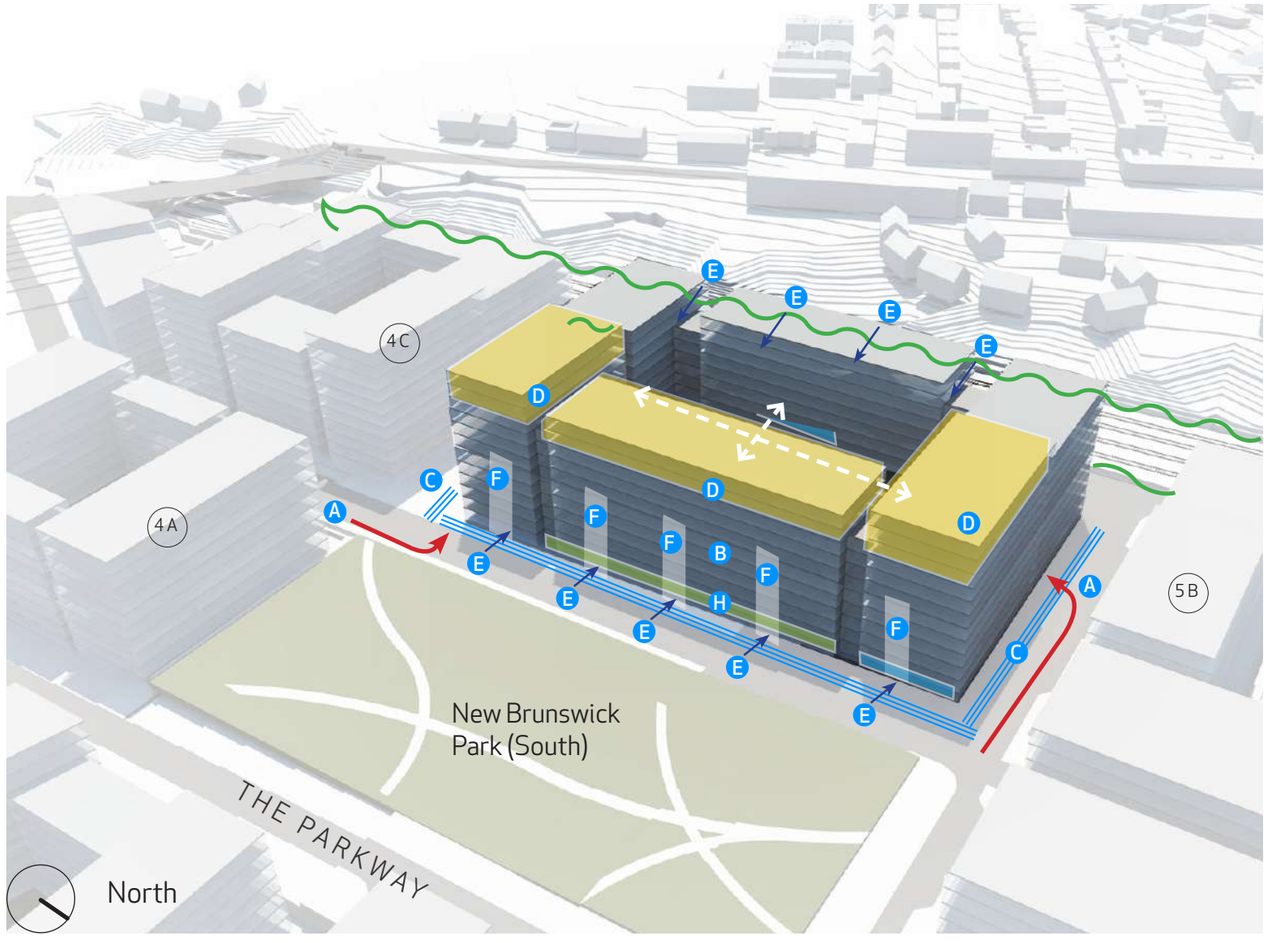
Block **5A**

Masterplan Key:



Labels to Diagrams

- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Off Street Parallel Parking
- **D** Material Articulation of Roofscape
- **E** Residential Entry Positions
- **F** Vertical Articulation on Frontage
- **G** Existing Leylandii Screening trees to be retained
- **H** Incubator Offices



Block 5A is a courtyard block that presents itself with four street facing elevations and an internal shared private garden for residents.
The distribution of building mass is of an average 10 storeys in height. This mass is distributed as possible 12-storey increased roofscape elements to the New Brunswick Park (south) facing elevation and lower, 9-storey building heights away from New Brunswick Park (south). The portion of elevation facing to Railway Street should be of lower storey height again, at 8-storeys, to allow maximum solar admittance into the courtyard garden.
This block has an important façade to New Brunswick Park (south) and in combination with the mixed-use Block 3A, it was been determined in the masterplan that some non-residential space to support the operation of the wider masterplan is warranted. As such, some incubator-style office space is proposed in Block 5A.

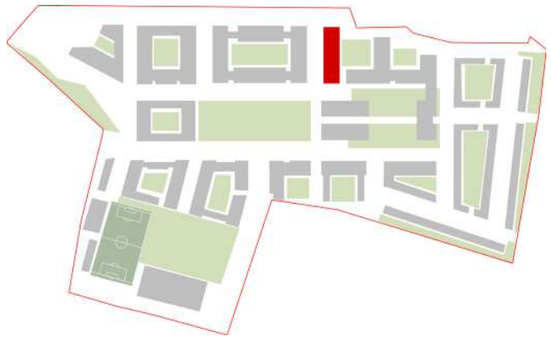
It is an important design requirement of Block 4C that the Railway Street elevation fulfils the following design requirements:

- Regular and undiminished apartment frequency of residential entrances, to ensure this is not a back street and can function as a street of primary frontage.
- Provides an acoustic shield to the residential courtyards behind.
- It is noted that the apartments housed behind the Railway Street frontage will require an acoustic consideration in the design of their facades, as guided in section 6.0 of this document.

Block Reference	**5A**
Max. Storey Height	**12**
Residential Gross External Area (Msq)	**55,723**
No. Units (indicative estimate)	**440**
Office Gross External Area (Msq)	**1,879**
Retail Gross External Area (Msq)	**285**

Block **5B**

Masterplan Key:

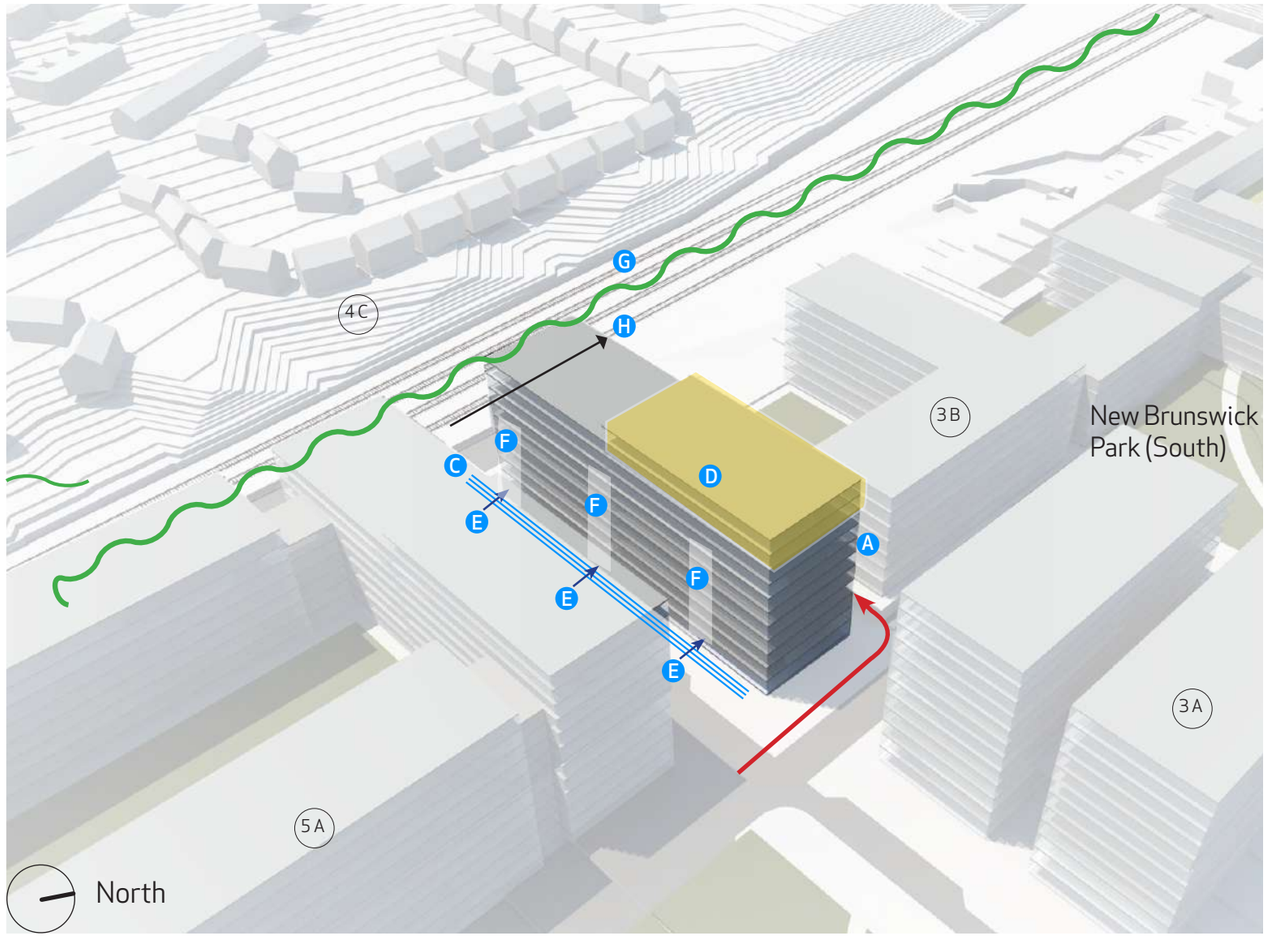


Block 5B is a Block that completes the courtyard formed by the earlier phase Block 3. This courtyard can only be completed on removal of the existing Office Building on site, which in-turn can only be removed at the final stages of the masterplan, as tenancy terms come to a finish.

This Block also completes a new street within the masterplan on it's other façade, fronting Block 5A.

Labels to Diagrams

- **A** Car Park Entry Position
- **B** Podium Garden
- **C** Off Street Parallel Parking
- **D** Material Articulation of Roofscape
- **E** Residential Entry Positions
- **F** Vertical Articulation on Frontage
- **G** Existing Leylandii Screening trees to be retained
- **H** Right of way to Railway (by Network Rail to be Respected)

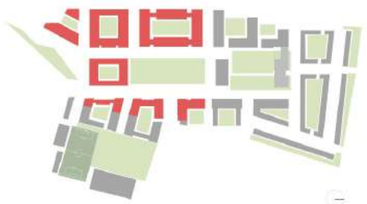


Block Reference	**5B**
Max. Storey Height	**12**
Residential Gross External Area (Msq)	**16,445**
No. Units (indicative estimate)	**152**
Retail Gross External Area (Msq)	**285**

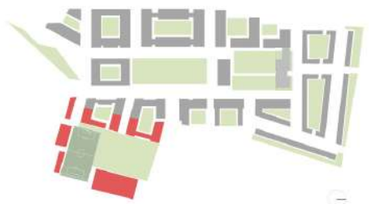
6.0 | Architectural Detail & Execution

6.1 Scale, Massing & Typologies

New Brunswick Park (South)



Brunswick Lakeside Park



6.1.1
The masterplan has been formulated to deliver a range of building scales, massing and typologies.

These typologies have been determined by the height and density principles of the masterplan, in conjunction with an acknowledgement that the landscape masterplan is determined by the arrangement of buildings around new public open spaces, of varying scales and feature.

6.1.2
The low rise 'northern homezones', on the top elevation of the site and immediately adjacent to existing off-site two/ three storey dwelling houses are to respond in a similar scale and strategy for open space provision. As these dwellings are positioned at a similar elevation to their off-site neighbours, their rooftops will match in level.

6.1.3
As the site falls away in elevation and moving southwards, the opportunity to create buildings of increased storey height, but at a consistent roof-elevation to the dwellings to the north of the site is presented. This area is a mid-rise transitional area and fronts onto a new public park entitles "New Brunswick Park North'.

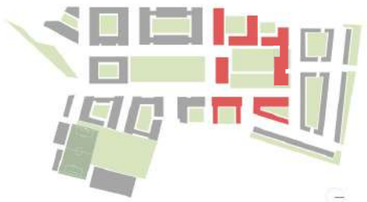
Buildings facing New Brunswick Park North are typically 5 to 11 levels in height.

6.1.4
The lower level of the site, along the Railway frontage and extending to the southern site entrance ant Oakleigh Road South is the area of the site identified as suitable for receiving the highest density of development. The area proposed to accommodate the highest density of development also fronts onto the largest new public open space in the masterplan, New Brunswick Park South.

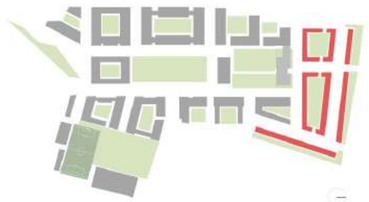
Buildings facing New Brunswick Park South are typically up to 12 levels in height. Local architectural expression to mark cor-

6.1 Scale, Massing & Typologies

New Brunswick Park (North)



Northern Homezones



ners or other feature areas in this portion of the masterplan have been identified in Section 4.0 of this document. Such areas would permit local extension to the general 8 level building height.

6.1.5

A central mixed use building, placed between New Brunswick Park North and New Brunswick Park South, is proposed. This building requires particular architectural input and review, it is a building-in-the-round and houses ancillary uses to compliment the residential-led masterplan, including local retail, community & childcare services. The central mixed use building may extend to up to 12 levels.

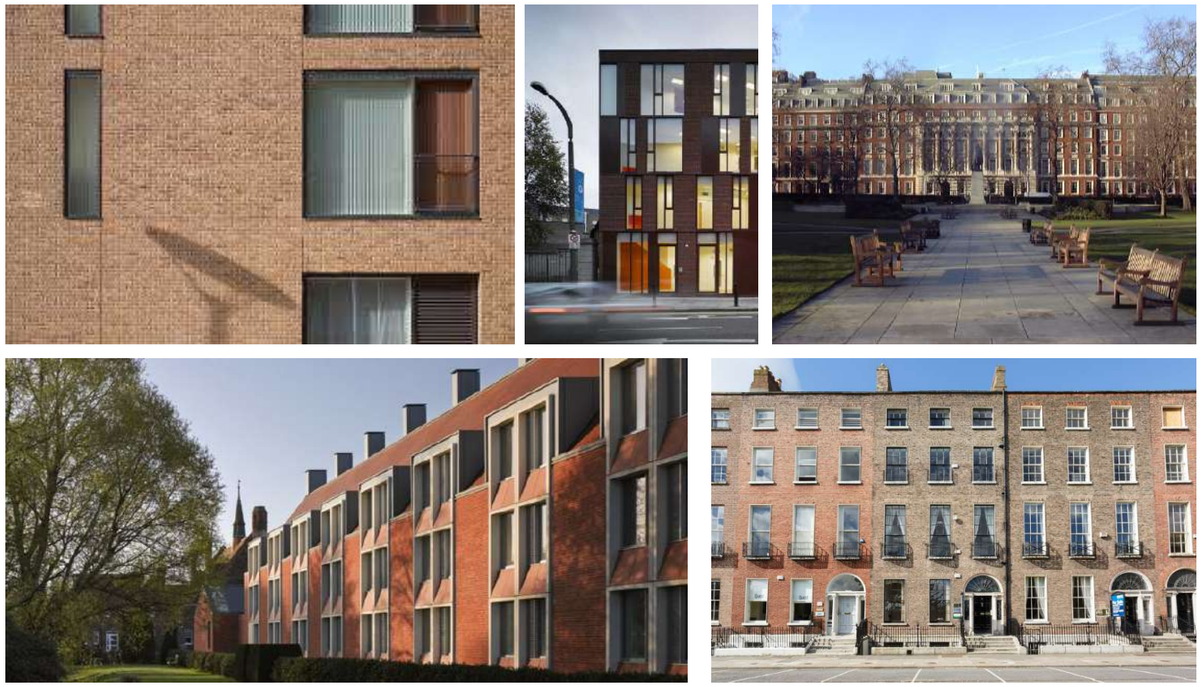
6.1.6

The building proposed at the entrance to the site at Oakleigh Road South is a building that will announce the new residential community to the wider local context. Existing mature trees at this entrance are to be retained and this building is to be substantially setback to facilitate their retention.

A modest increase in building height above the 8-level general maximum height is permitted for this building, up to 12 levels. The setting of this building as a marker element set behind tall and mature existing trees is to be exploited. The masterplan form suggests that the slender edge of this building be used to front with an elegant building proportion.

The base of this building is south facing and in conjunction with the substantial setback, a new public space is proposed at the building base, with a visit-able use, such as café/ retail. building.

6.2 Building Form



Succesful Enclosure of Public Space & simple elevation design

Horizontal 'slab' elevations and irregular urban forms

6.2.1
Buildings in the masterplan are rectilinear and laid out in a formal and planned manner. This is to delivery legible routes and clearly defined public space enclosures.

Consequentially, new buildings within the masterplan are to be straight, square edged and formally respect the public spaces they have been designed to enclose. It is intended that the new 'sense of place' created by the character areas will be predominantly by the quality of new parkland created and not by unchecked architectural expressionism.

6.2.2
The plan form and elevational expression of buildings within the masterplan should seek to avoid long expanses of horizontal planes. Building forms that are vertically articulated are encouraged.

6.3 Elevation Treatment

High Quality Gable facades

Attractive & articulated Roofscape

Clear Facade Order

6.3.1
Elevations are to respect the established façade of base, middle and top.

The Base will typically be expressed by a taller height register, of either increased ground level height or an architectural expression of the double height. Duplex units, setback ground planes or material distribution are all recognized methods of achieving the required articulation of the base.

The Middle will typically be a simple and ordered repetitive expression of the plan form of the layout behind. Excessive detail or variation of material within the middle section should be avoided.

The Top will be an architectural expression of roofscape. Whilst this 'traditionally' may be a setback and change of material (typically metal or slate), this is not prescribed. Infact, designers should primarily seek to achieve the following:

1. An increased height register that marks the top and terminating treatment of the façade
2. The use of additional materials that compliment a heightened detail application to the top register
3. Internal layout variations, such as setbacks, double heights and external terraces that will deliver a rich and varied roofscape.

Examples of unstructured facade order

6.3.2
Non-residential Frontage should be ordered and planned to relate to the residential uses on above-ground levels. Elements such as signage, lighting, security shutters etc should be considered as part of the overall composition and designed appropriately.

6.3.3
Gables should be considered as important elevations and large expanses of unbroken solid areas are to be avoided. Furthermore, fenestration is encouraged in any gable to promote passive surveillance to all areas of the masterplan.

6.4 Windows

Vertical windows with good shadow rendering depth to facades

Lack of depth & shadow in elevations

6.4.1
Windows should be provided as simple vertically & horizontally framed openings to ensure simplicity and coherence across buildings within the masterplan.

6.4.2
Windows of a vertical aspect are favoured over horizontally formatted windows. A predominance of horizontally formatted windows may result in overall elevations being expressed as "horizontal slabs". However, it is noted that the coherence of any elevation, when designed in detail, will take precedence over the detail format of any single window contained within.

6.4.3
Tall window openings are encouraged as they will allow good light transmittance into the depth of the plan.

6.4.4
The depth of window reveals should achieve a minimum of 1.5 bricks in dimension to ensure the overall elevation has shadow articulation and depth.

6.5 Private Terraces

Private terraces of useable proportion

Terraces contained and integrated into the wider facade

Useable, simple and drained terrace

6.5.1
Balconies and private terraces are a key elevational feature of multi-unit family blocks and are to be approached with a clear understanding of the visual impact they will introduce to any façade.

Designers should refer to the relevant guidance from the Greater London Authority and The London Borough of Barnet with regards to appropriate balcony dimensions according to occupancy, to ensure sufficient provision of private amenity space.

It is to be recognized that management of the residential units will prevent certain activities on the balconies (such as bicycle storage, clothes drying etc.), however passive design strategies to mitigate the visual impact of these activities should also be incorporated.

6.5.2
Long and horizontal expanses of balconies, unifying horizontal planes across blocks are to be avoided.

Balconies may be used to enforce the requirements listed under 'Building Form', above, to create a vertical and ordered expression of elevations.

6.5.3
Balconies should ideally be drained. If balconies are not drained, the management of water passing through soffits must be considered to avoid unsightly staining and nuisance to residents in terraces below.

6.5.4
Terraces should not abut other terraces in separate ownership, unless divided with solid construction.

6.5.6
Strategies that will result in overall elevational visual discord should be avoided. It is noted that the Phase 1 masterplan area adopts a strategy to provide terraces within the

6.5 Private Terraces

Unstructured appraoch to balcony design

Juliet Balconies acting as architectural feature

Juliet Balconies acting as architectural feature

Balconies overseeing public space & routes

Wintergardens integrated into the facade design

external footprint, thereby containing the expression of terraces as a visually dominant element; however, this is not a prescriptive precedent.

6.5.7
'Juliet' balconies may be provided when amenity space requirements have already been met by another balcony or terrace area provided.

6.5.8
Balconies should ideally be positioned to face south or west.

6.5.9
Balconies should ideally be positioned to observe public streets and park spaces and not face into residential courtyards, where noise nuisance generated by terrace users may disturb the character of the internal courtyard, especially at night. (Note: it is recognized that some non-bedroom uses facing into residential courtyards is beneficial to allow the passive surveillance of these spaces, but this must be balanced with the ability to limit noise in these spaces through a balanced design solution).

6.5.10
Balconies facing onto Railway Street enjoy excellent solar admittance, however design of these terraces must mitigate the effect of railway noise along this boundary. Wintergardens will be encouraged as an acoustic mitigation and potential feature for these units. The same design guidance for private terraces will apply to the provision of wintergarden spaces.

6.6 Entrances

Entrances of high quality design

Regularity of Entrances to Street

6.6.1
Entrances to residential blocks should be well distributed along the lengths of new public streets. This is to encourage an even regularity of ground level activity along building frontages, avoiding areas of intense activity, with consequential 'dead zones'.

6.6.2
Entrances should contain an increased degree of architectural interest & expression. This may include the use of double height space, variation in material or modulation of the external hard landscape infront of entrances.

6.6.3
Entrances should be free of steps and allow level access from the front door to the building elevators.

Entrances of high quality design

Regularity of Entrances to Street

6.7 Interface at ground level

Defensible space using low planting

Defensible space using high planting

Defensible space using high planting

Defensible space using railings

6.7.1
Building blocks should be planned all the way to the plot line, including the provision of defensible space within the plot. All residual curtilage space should be designed to be complementary to the immediately adjacent public realm. No residual space should be unplanned or without clear ownership.

Defensible space has been accommodated in the masterplan at a minimum of 2m deep and should be provided where ground floor residential uses are proposed. This is to give privacy and security to residents in ground floor units.

6.7.2
A clear distinction should be made between public, communal and private spaces with walls and planting to streets and fencing /planting to courtyard spaces. This is to give privacy and security to residents in ground floor units.

6.7.3
The boundary between ground floor defensible and amenity space to ground floor residential accommodation and the public realm should be constructed from a combination of a wall or railing with a planted structure, with reference to 'Secured By Design' standards and recommendations.

6.7.4
The defensible space contained within the parameter plans has been provided as a 2m zone, which is to include any openings for car park ventilation to below-ground parking structures. Car parking vents are not to monopolise this space however and should take up no more that 50% of this area on plan.

6.7.5
Defensible Space at the base of buildings must accommodate planting to soften the junction between building and ground. This planting is to be given a clear maintenance strategy as part of any detail design; with a preference for management by the estate and not by individual homeown-

6.8 Roofs

Use of Photovoltaics

Informal biodiversity in roofscape

Private Terraces

Promotion of biodiversity

6.8.1

Use of roofs. The masterplan provides for a generous provision of parkland and shared landscaped amenity space. Podium courtyard gardens provide for doorstep play and private shared open space provision. As such, rooftops are not essential to the amenity space provision of the masterplan and need not be provided with shared gardens.

The use of roofs within the masterplan area will be permitted for the following functions:

1. The provision of managed plant areas, lift overruns, smoke vents, fall arrest systems and other technical elements of the roof design.
2. The provision of private open space to penthouse units
3. The provision of Photovoltaic Cells to provide Part L compliance, as each energy strategy is resolved in detail, per block.
4. The provision of a means to promote bio-diversity and habitat.

6.8.2

Beyond the facade parapet, no further visual protrusions will be permitted at the building edge, including plant areas, lift overruns, antennae, telecommunications dishes etc. Whilst these elements are not prohibited, they are to be setback from the parapet so as to be visually undetectable at the ground level adjacent to the building.

6.8.3

Parameter plans note the vetical limits of each building. It is noted that a dimension of +1.5m is permitted over the stated maximum vertical dimension to accommodate building parapets, lift overruns & safety railings. No stair access is envisaged to be taken to roofs as this will be a management access area only, accessed via staircores through controlled hatches & ladders.

6.9 Materials: Brick

Successful Brick Environments

Successful Brick Environments

Variation of surface texture

Variation of surface texture

Ventilated screen

Intrigue in execution

6.9.1

The materials established in Phase 1 have been proposed as a contextually appropriate response to the locality that will develop this area of the Borough of Barnet in a coherent fashion. As such, materials established in Phase 1 are defacto permitted for use in later design Phases.

Brick is proposed as the predominant material within the masterplan for a number of simple reasons:

1. It is a traditional material, both common and already existing in the locality
2. It is durable, robust and will weather well
3. Maintenance is negligible
4. It is a natural material, locally sourced, environmentally sustainable and recyclable
5. It is aesthetically pleasing

6.9.2

A limited material and colour palette should be used for all buildings as they face public spaces within the masterplan area. Each building should have a primary material and – other than materials used for windows and balconies – no more than 2 other secondary materials. It is intended that the new 'sense of place' created by the character areas will be predominantly by the quality of new parkland created and not by an unchecked proliferation of materials.

The primary public facing material of each building should be brick, to ensure consistency of character across the masterplan. The application of the brick material may vary in accordance with the clustering of the material around Character Areas. This Design Principles Document will encourage the creative use of brick and subtlety in its deployment, including but not limited too:

1. Accented bricks to provide relief across surfaces
2. Variation in bonding
3. Ventilating brick screens
4. Expression of construction, such as lintels & cills

6.10 Materials: Other thanBrick

Stone plinths at base

Stone plinths at base

Courtyards provided with light-reflecting finishes

Courtyards provided with light-reflecting finishes

6.10.1
Other materials to complement the predominant use of brick are welcomed.

Complimenting materials should be selected with the same criteria that warranted the promotion of brick as the predominant material:

1. A traditional material, both common and already existing in the locality
2. Durable, robust and well-weathering
3. Easy to maintain
4. A natural material, locally sourced, environmentally sustainable and recyclable
5. Aesthetically pleasing

6.10.2
It is noted that in small quantities, contrasting materials, that may not be already existing in the locality may add richness to the architecture and may be justified.

6.10.3
Particular care should be taken with building bases, at ground level and possibly at first level. Robustness and resistance to graffiti /wear-and-tear should be demonstrated.

6.10.4
Courtyards are encouraged to be provided with light-colored materials to increase the amount of light transmittance within courtyards. To this end, render systems are permitted within courtyards, when not on public display.

6.11 Non-Residential Frontage

Examples of integrated ground level use within facade

Poorly managed, poorly designed, poorly proportioned ground level uses within facade

6.11.1
Non-residential frontage, in all cases, is located at the base of residential blocks. As such, the careful integration of all uses must be considered. This is to create a visually coherent building and to avoid any use exerting a negative impact on another.

6.11.2
Active frontages for retail or other use are proposed in the Mixed Use Building Block 3A & Block 5A (both located centrally within the masterplan) and Block 4B (located at the Oakleigh Road Entrance) to provide activity and animation to public realm in these critical areas.

6.11.3
Frontages to A1 / A2 / A3 uses should have a common approach where located together. Elements such as ventilation, shutters, intruder alarms, intercoms and other proliferations should be fully incorporated and fitted within the cladding, not the brickwork zone. Similarly, Signage to retail shop fronts and other uses should be integrated in the facade design and not dominate the public realm.

6.11.4
Non-residential frontages should be designed to accommodate a minimum of 85% open glazed area, to allow visibility into and out from the units. Childcare functions within the masterplan to not need to meet this criteria. No blank frontage should be provided at a length greater than 5m.

Deviation from the 5m blank frontage/ 85%open glazed area requirement can only be permitted by the presentation of a detailed shop frontage design analysis and justification for deviation through appropriate and considered design response.

6.12 Bin Storage

6.12.1
Bin storage should be provided in well ventilated below ground basement parking structures, accessed by residents via the central vertical circulation points. The building management are to organize the collection of bins during the week from identified and safe collection points at ground level. The detail design should facilitate the ease of bin movement from bin storage rooms below ground level to bin collection area at ground level.

6.12.2
Where podium parking at ground is provided (below a residential courtyard) bin storage may be at ground level, but positioned out of sight form public streets.

6.12.3
All bin storage to terraced housing within the masterplan area is to be appropriately managed in dedicated permanent bin storage areas within the front curtilage of each house.

6.13 Plant Areas
including electrical sub-stations

6.13.1
All detail planning applications must identify if electrical sub-stations or other façade-mounted plant equipment is required at ground level. Means to appropriately manage the appearance of these areas should be demonstrated.

6.14 Metering

6.14.1
All metering to multi-unit family blocks must be within the block and not accessed for inspection or reading at any point on the façade.

6.14.2
All metering to terraced housing within the masterplan area is to be appropriately managed in the façade.

6.14.3
Rainwater pipes are not permitted on the external facades of buildings within the masterplan, unless considered within a considered recess in the façade.

6.14.4
Soil pipes servicing sanitary facilities to any building within the masterplan are not permitted on external facades.

6.14.5
Dry Riser inlets should be managed so not to be visually dominant near entrance locations.

6.14.6
Satellite dishes, antennae, surface mounted electrical wiring are not permitted.

6.15 Public Lighting

6.15.1
All routes should be direct and well lit. Tree crowns should be kept above eye level to avoid hidden corners.

6.15.2
A sensitive lighting design should be developed for each building. Lighting should be designed to be at minimal levels to minimise the adverse effects of night time lighting on wildlife, in particular on nocturnal species including bats.

6.16 Security

6.16.1
Secure-by-Design principles should be integrated into the proposals for all new buildings and spaces, to promote a secure environment for all users.

6.16.2
All routes should be direct and well lit. Tree crowns should be kept above eye level to avoid hidden corners.

6.16.3
CCTV should be located in critical parts of the site, including common parkland, mixed use services, entry lobbies to apartment buildings, car park entry points and below ground service areas & car parks.

6.16.4
A defensible space strategy should be developed for all proposed streets and spaces to promote a safe and secure environment for all users.

6.17 Common Areas
within buildings

6.17.1
All common areas should be level access, free from steps and allow full use-ability for wheelchair and ambulant disabled users.

6.17.2
Common lobbies should be provided with natural daylight in above ground areas.

6.17.3
Lift lobbies must accommodate a minimum 1.8m diameter turning circle.

6.17.4
Corridors plans are to be avoided, short corridor areas are permitted but must allow a 1.8m passing place for oncoming wheelchair users.

6.17.5
Basement areas are to be well lit, well ventilated and provide safe and easy access for technical functions such as bin drop-off, bicycle storage and access to car parking.

6.18 Environmental Requirements

6.18.1
Environmental constraints and limitations that will guide the implementation of the masterplan are to be governed primarily by the EIA undertaken for the masterplan, however a number of architectural elements that will influence the success of the new environment are to be considered in the detail design of all blocks within the development.

6.18.2
An energy strategy has been established for the overall masterplan and should be taken into consideration and be developed further for each proposed building, to deliver an efficient, affordable and low carbon solution for residents.

6.18.3
Solar orientation to all residential units should be considered when apartment planning. Dual aspect is promoted within the masterplan area to allow for a variation of daylight character to all units and avoid single aspect units of unfavorable orientation. Private terraces and primary living spaces should seek to face south or west.

6.18.4
Daylight levels at sensitive locations within the masterplan, such as the internal face of shared enclosed courtyards may need to be tested and verified against BRE acceptable standards and general guidance.

6.18.5
Overshadowing levels at sensitive locations within the masterplan, may warrant detail examination to determine if a redistribution of buildings within the masterplan area is justified (within the tolerances prescribed in the horizontal distribution parameter plans).

6.18.6
The effect of wind downdraft at key non-residential uses should be understood and mitigated against if necessary. Key non-residential uses include retail/ café functions at the base of mixed use buildings within the masterplan. These uses may benefit from external spill-out, which would also need an architectural solution to prevent downdrafts rendering any external space at the base of buildings unusable.

6.18.7
Buildings facing Railway Street will be required to demonstrate adequate mitigation of the noise of trains as they pass this frontage. Empirical data on noise levels will determine an appropriate envelope performance requirement for these elevations, onto which the following strategies to eliminate the negative effect of railway noise have been identified:

1. Increased ratio of solid to void in the design of façade to Railway Street
2. Avoidance of trickle-vents to walls & window openings on Railway Street. Heat Recovery ventilation systems to these units will circulate fresh-air ventilation to these units from intake/extract positions on the roof and attenuated against the railway noise.
3. Winter garden balconies provided to allow for a second face of acoustic separation
4. Triple Glazing

6.18.8
A sensitive lighting design should be developed for each building. Lighting should be designed to be at minimal levels to minimize the adverse effects of night time lighting on wildlife, in particular on nocturnal species including bats.

6.19 Development Control Guidance

6.19.1 Minimum Spacial Standards

Overall apartment sizes, minimum area of principle living rooms, minimum room dimensions, storage requirements and other design metrics or standards referenced in the current London Plan and any future revisions to the London Plan in place at the time of later detail applications will define the minimum spacial standards required of any dwelling unit within the Masterplan.

6.18.2 Ceiling Heights

The masterplan assumes floor-to-floor heights of 3m. This assumes a overall floor build-up of 400mm and a minimum clear ceiling height within apartments of 2.6m.

6.18.3 Corridor Widths

Corridor Plan aparments will generally not be achievable within the aspiration for extensive dual aspect, however small lenghts of corridors will be permitted, provided at a mnimum width of 1.5m.

6.18.4 Ammenity Space

Provision of ammenity space to serve apartment units will be provided in line with the requirements os the London Plan or Barnet Policy, whichever is higher.

6.18.5 Unit Depth

The maximum depth for single aspect units is set at 7m.

6.18.6 Core to Unit Ratio

The maximum number of units accessing a core on any single level is set at 12 units. If more that 25 units are accessing a single lift over many levels, the use of an additional lift should be explored.

6.18.7 Dual Aspect Units

The provision of Dual Aspect units is encouraged in the masterplan. Single aspect units are permitted facing South and West. Single aspect units are permitted to face East but are