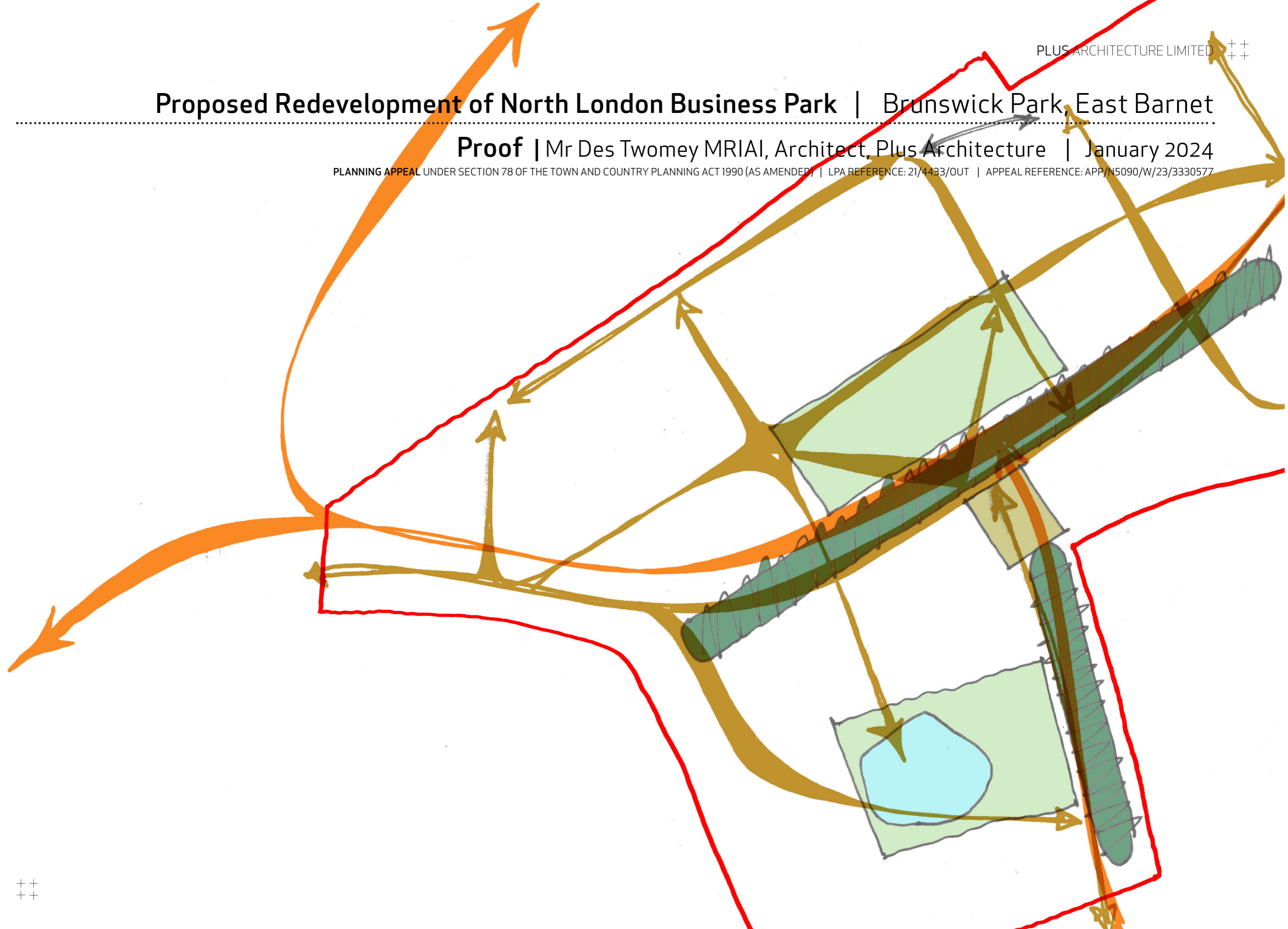


Proposed Redevelopment of North London Business Park | Brunswick Park, East Barnet

Proof | Mr Des Twomey MRIAI, Architect, Plus Architecture | January 2024

PLANNING APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) | LPA REFERENCE: 21/4433/OUT | APPEAL REFERENCE: APP/N5090/W/23/3330577



1.0 | Introduction

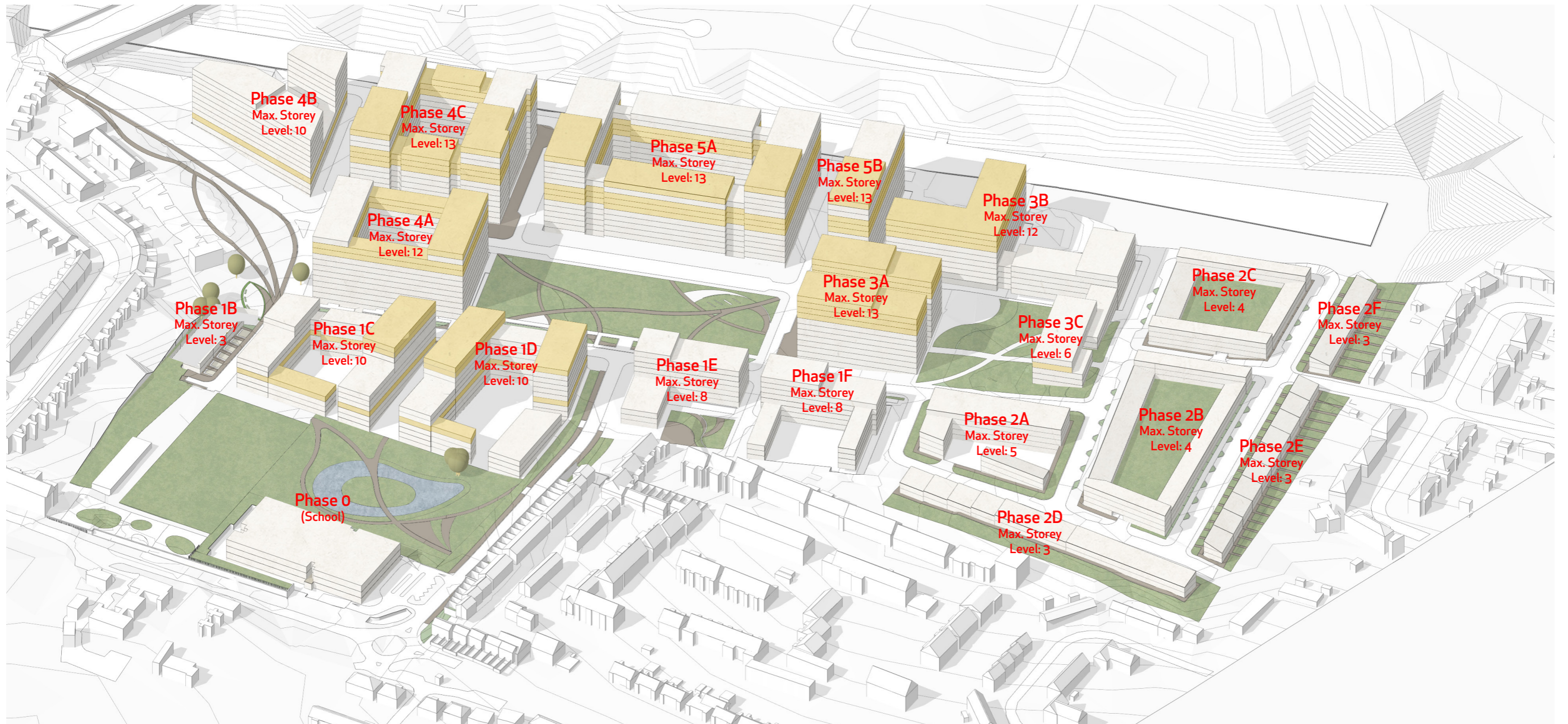


Fig. 01 Maximum Building Heights proposed in the Appeal Scheme



Fig. 02 Scheme Visualisation of Building 1E, Detail Application Area



Fig. 03 Scheme Visualisation of Building 1D Detail Application Area



Fig. 04 Scheme Visualisation of Building 1D Detail Application Area

1.1
Design Author

1.1.1 My name is Mr Des Twomey MRIA BArch (Hons) BSci (Hons), of the architectural practice Plus Architecture Limited, a company of which I am a founding member. I am a registered architect as recognized by Article 46 of Directive 2005/36/EC.

1.1.2 I qualified from University College Dublin in 2000 with First Class Honours. Upon graduation my formative years were spent working the Practice of the UCD Professor of Architectural Design John Tuomey of O'Donnell Tuomey Architects, a RIBA Gold Medal Practice recipient and multiple Sterling Prize finalist design office. I attained further design experience within the offices of the Dublin Group 91 urban design studios of Shay Cleary and Paul Keogh before establishing my own design office, Plus Architecture, in 2011.

1.1.3 Plus Architecture was established as a practice focusing on architecture, urban design and master-planning. We are based in Dublin but have current live projects within the Republic of Ireland, the United Kingdom & Germany. As a practice we have been recognised by our peers through multiple awards and publications.

1.1.4 I have acted as the design lead and creative author of the masterplan named 'Royal Brunswick Park', on the site of the North London Business Park (hereafter referred to as NLBP or The Site) since the project design inception in 2014.

1.1.5 A masterplan for the site was granted planning consent (reference 15/07932/OUT) under Appeal by the Secretary of State on the 22nd January 2020, for 1,350 dwelling units and new second form school (hereafter referred to as The Original Scheme). This scheme was amended in 2022 by way of a section 73 permission 22/1579/S73 (hereafter referred to as The Existing Scheme). The current Application, under appeal (hereafter referred to as The Appeal Scheme), builds upon the design of the Original Scheme and is an evolution of the Original Scheme.

1.1.6 This Proof relates the appeal of a decision of London Borough of Barnet Council (hereafter referred to as the Council) to refuse planning permission for The Appeal Scheme. **The evidence which I have prepared and provide for this appeal in this proof of evidence is true and I confirm that the opinions expressed are my true and professional opinions.**

1.2
Format of Proof

1.2.1 My Proof will take a format as follows:

page

Section 1
Introduction 2

Section 2
The Original Scheme Masterplan 4

I will provide an outline of the design formulation of the Original Scheme, as developed and consented in 2020

Section 3
The Appeal Scheme Masterplan 6

I will provide an outline of the changes proposed in the Appeal Scheme, the design drivers of these changes and a justification of why I believe the design evolution of the Appeal Scheme Masterplan is justified and appropriate.

Section 4
Process of Design and pre-application Engagement 12

I will outline the various stages of pre-application design review and engagement with design stakeholders. I will outline the issues raised in pre-application and I will outline how the Appeal Scheme evolved in response to this dialogue.

Section 5
Conclusion 16

APPENDIX A
Architectural Proof of Des Twomey MRIA (Director, Plus Architecture Limited) for 'The Original Scheme'
to THE PLANNING APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), APPEAL REFERENCE: APP/N5090/W/17/3189843

Phase 1 Detail Area shown in Blue

Masterplan Application Area shown in Red

Phase 1 360 Residential Units							Phase 2 139 Residential Units	Phase 3 259 Residential Units	Phase 4 336 Residential Units	Phase 5 256 Residential Units	1350 Residential Units
Phase	1A	1B	1C	1D	1E	1F					
No. Units	School	7	114	123	58	58					
											Full Masterplan



2.0 | The Original Scheme Masterplan



New Brunswick Park

Phase 1 Detail Area shown in Blue

Masterplan Application Area shown in Red



St Andrew the Apostle School



Fig. 04 Illustrative Montage of the Original Scheme



Fig. 05 Indicative Render Brunswick Lakeside Park, Original Scheme

2.1

The Evolution of the Original Scheme Masterplan

2.1.1 I present my proof to provide a clear narrative as to the merits of the urban design and architectural character of the Appeal Scheme. However, in order to commence this narrative, the starting point for consideration needs to be a presentation of the long process of design evolution of the Original Scheme Masterplan.

2.1.2 The Original Scheme Masterplan presented clear strategies to sensitively manage the introduction of a significant development into a receiving environment of different existing character. These strategies drew on multiple strands of analysis of context, topography and townscape character.

2.1.3 The analysis that underpinned the Original Masterplan enabled the masterplan design team to formulate design responses to carefully manage density, height, permeability and open space in a manner that respected both the wider context and immediate neighbors.

2.1.4 The long period of development of the Original Masterplan enabled a thorough process of review of the masterplan design by multiple inputting stakeholders. I am of the opinion that this process was worthwhile, robust and ultimately led to the recommendation for approval from the Planning Inspector and subsequent grant of permission from the Secretary of State (SoS) on 24th February 2020, upon Appeal.

2.1.5 On the basis of the foregoing, I can conclude the grant of permission of the Original Masterplan was accepted by the SoS as an acceptable basis for development and a valid urban design proposition. Accordingly, as I move forward in my Proof to a presentation of the Appeal Scheme, I note that the Appeal Scheme retains all benefit, character and urban design validity of the Original Scheme.

2.16 In essence, the Appeal Scheme seeks to add additional height to the Original Scheme, increasing the density of the masterplan. In my proof, I outline how the design team assessed the acceptability of increased height and density within the Appeal Scheme and conclude with my opinion that the Appeal Scheme design evolution is an appropriate evolution of the Original Scheme. The fundamental design approach underpinning the design logic of the Original Scheme remains.

2.17 Accordingly, on the basis that the design logic of the Original Scheme remains and was deemed a valid urban design proposition by the SoS, I direct the reader to Appendix A of this proof. Appendix A is the proof I authored for the Planning Appeal for the Original Scheme, which provides a comprehensive description of the urban design rationale and process of stakeholder engagement undertaken for the Original Scheme.

3.0 | The Appeal Scheme Masterplan

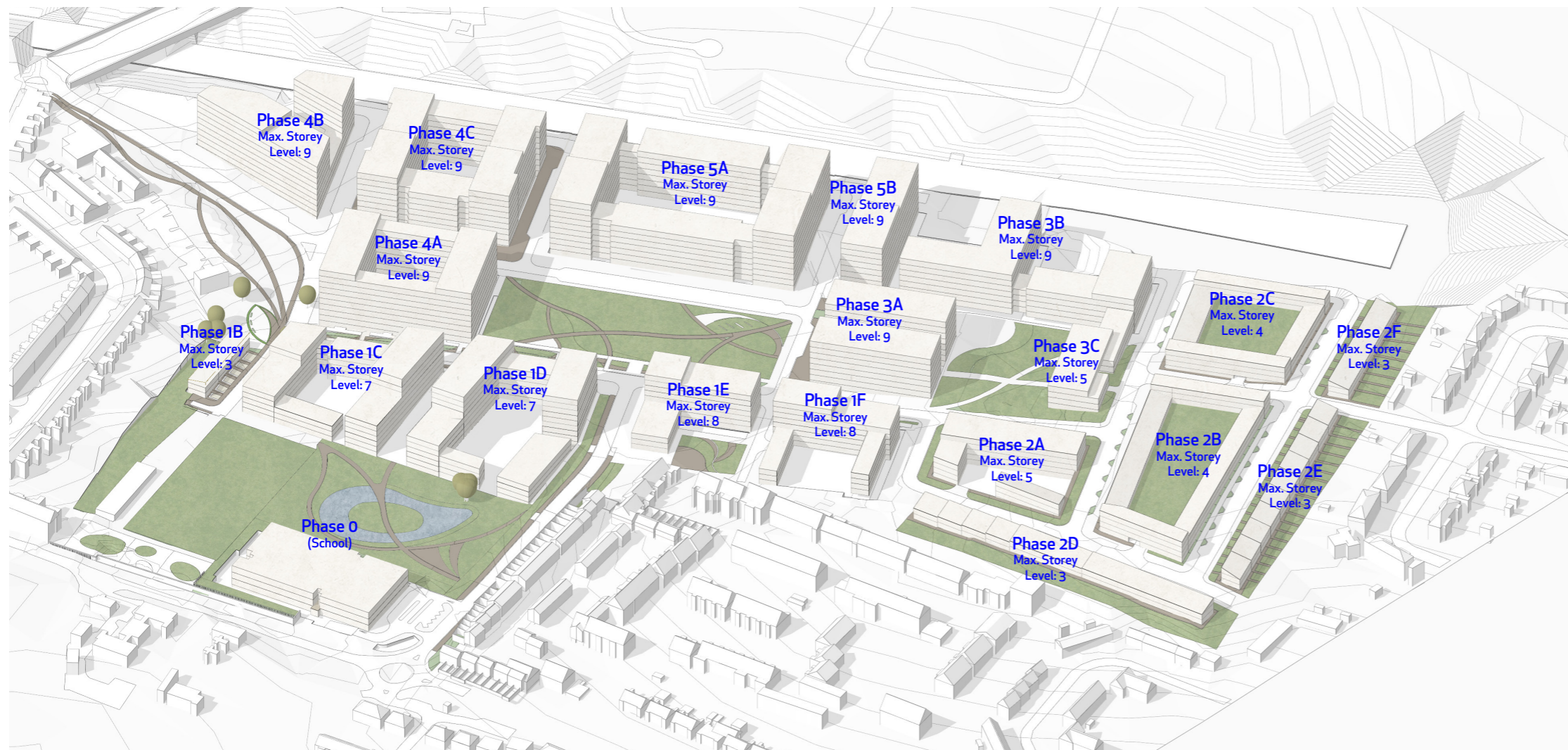


Fig. 06 Maximum Building Heights proposed in the Original Scheme



Fig. 07 Taller Building heights originally considered in the Original Scheme (November 2015)

3.1

How does the Appeal Scheme evolve the Original Scheme?

3.1.1 The Appeal Scheme seeks to make certain internal design revisions to the Original Scheme and add height to a number of buildings within the masterplan area.

3.1.2 The reason for internal design revisions are outlined in the following chapters of this proof, but are driven by revised layout planning to accommodate compliance with the provision of the 2021 London Plan Policy D12B- Fire Safety (Major Developments) and Policy D5(B5) Evacuation Lifts, along with certain space-planning efficiencies possible with the use of residential sprinkler protection.

3.1.3 By way of background to the consideration of an increased height proposal to certain buildings within the Original Masterplan; I was always of the opinion that taller buildings, in certain areas of the Original Masterplan, would be appropriate and could be accommodated. However, at the time of the design consultation of the Original Masterplan, there was no specific supporting local planning policy that allowed the Original Masterplan to confidently go forward with the building heights and masterplan density the site could comfortably contain.

3.1.4 Though the process of consultation of the Original Scheme, an overall maximum building height was established that was a compromise in heights between that which I believed were possible and that which the Council officers considered supportable. Whilst the granting of permission from the Secretary of State of the Original Masterplan did establish these maximum building height as acceptable, such grant does not preclude the consideration of additional height within the masterplan area. Accordingly, the process of analysis of the effect of such height increased commenced and was ultimately brought forward in the Appeal Scheme.

3.0 The Appeal Scheme Masterplan

3.2 Regulatory Background: Design for Fire Safety

3.2.1 I would like to note that since the events of Grenfell, the principles underpinning the design of residential buildings have evolved and layout assumptions in the way that buildings are planned for escape have fundamentally changed. The principle of two staircases for escape for residential buildings over 30m (as was anticipated at the time) along with compliance with the provision of the 2021 London Plan Policy D12B-Fire Safety (Major Developments) and Policy D5(B5) Evacuation Lifts, need to be reflected in the design of floor plans. This is an important point to make, as it fundamentally alters the anatomy of residential buildings and would not have enabled certain building planning assumptions contained in the Original Scheme design.

3.2.2 In addition to the design principles referenced above, sprinkler protection to residential buildings was a fire and life safety measure that the Appellant was keen to integrate into the design of the apartment units. This is a notable point to make, in that floor-to-floor heights of each storey needs to increase to make spatial provision for the sprinkler installations in the apartment ceilings. Culminatively, over each level, this does increase building heights in a manner the Original Scheme struggled to accommodate.

3.2.3 Building Sprinkling introduces efficiencies in the planning of the residential apartment units, as each apartment does not require internal lobby separation of all habitable rooms. The omission of internal apartment lobbies, across the entire building floorplan, makes available additional net space on each floorplate. This additional space, across each floorplan, is enough to enable the addition of increased apartments per floorplan.

3.2.4 The combination of (i) the revised floor plan layouts of the buildings designed in the Detail Area of the Original Scheme masterplan, (ii) the increase in apartment floor heights and (iii) the addition of apartments to each floor level (on account of efficiencies enabled by building sprinkler protection) had the effect of changing the design to a point where the detail design development would not be in accordance with the Original Scheme masterplan.

3.2.5 The foregoing was a determining factor in the Appellant's decision to pursue the Appeal Scheme masterplan that could accommodate the newly identified detail design requirement.

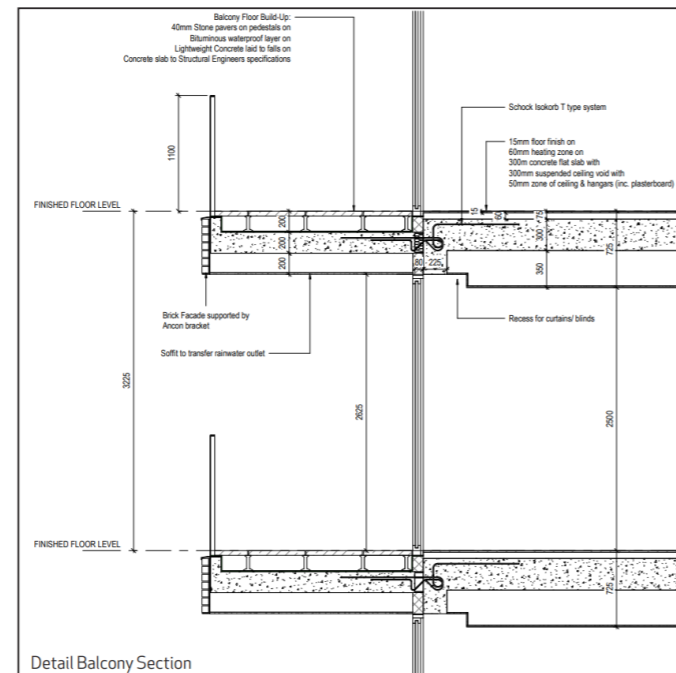


Fig. 08 Taller Floor-to-Floor build-up required for Sprinkler provision



Fig. 11 Key Plan, Blocks 1C&1D

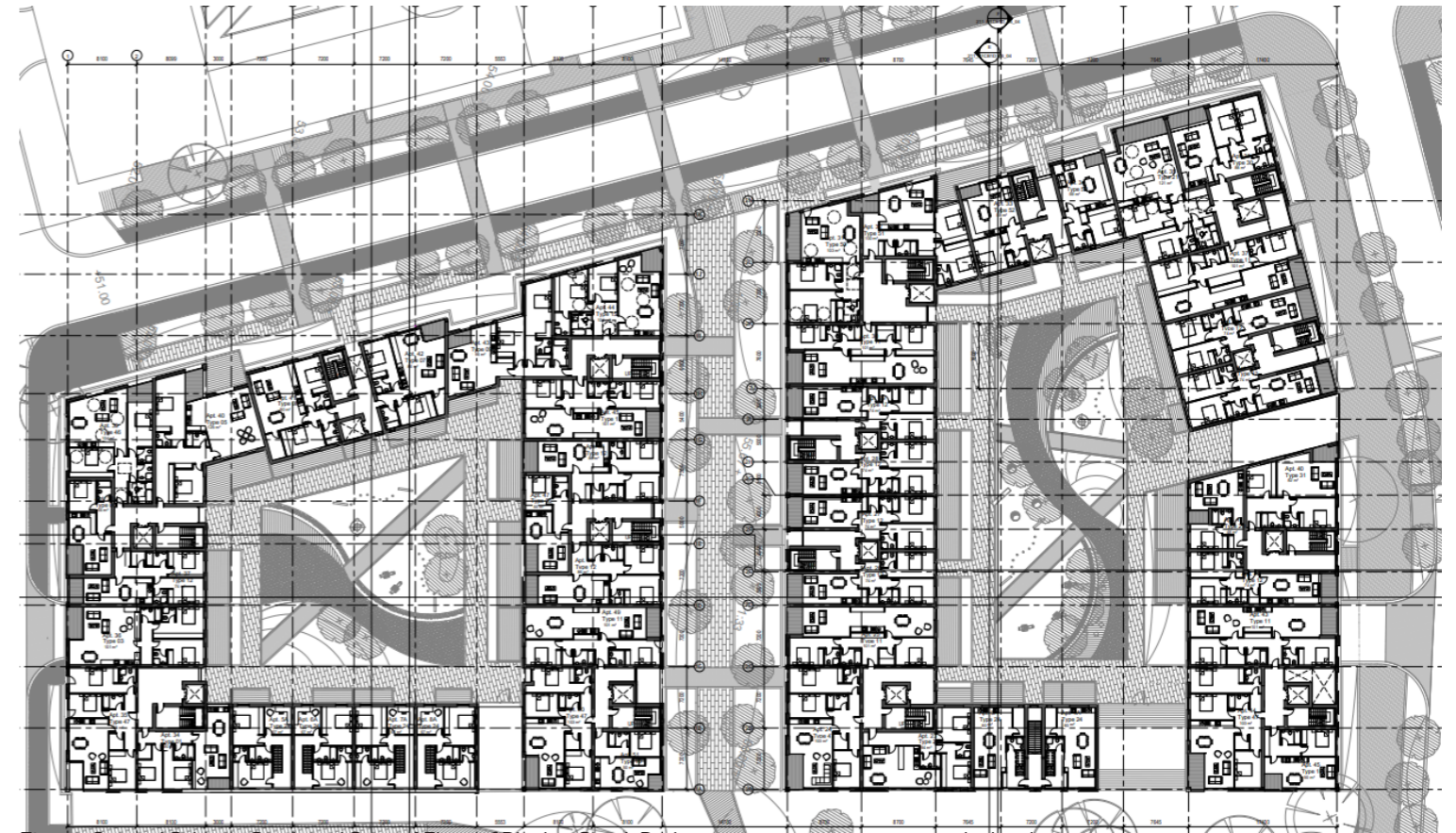


Fig. 09 Original Scheme Combined Second Floor of Blocks 1C and 1D, showing 44 apartments across the level

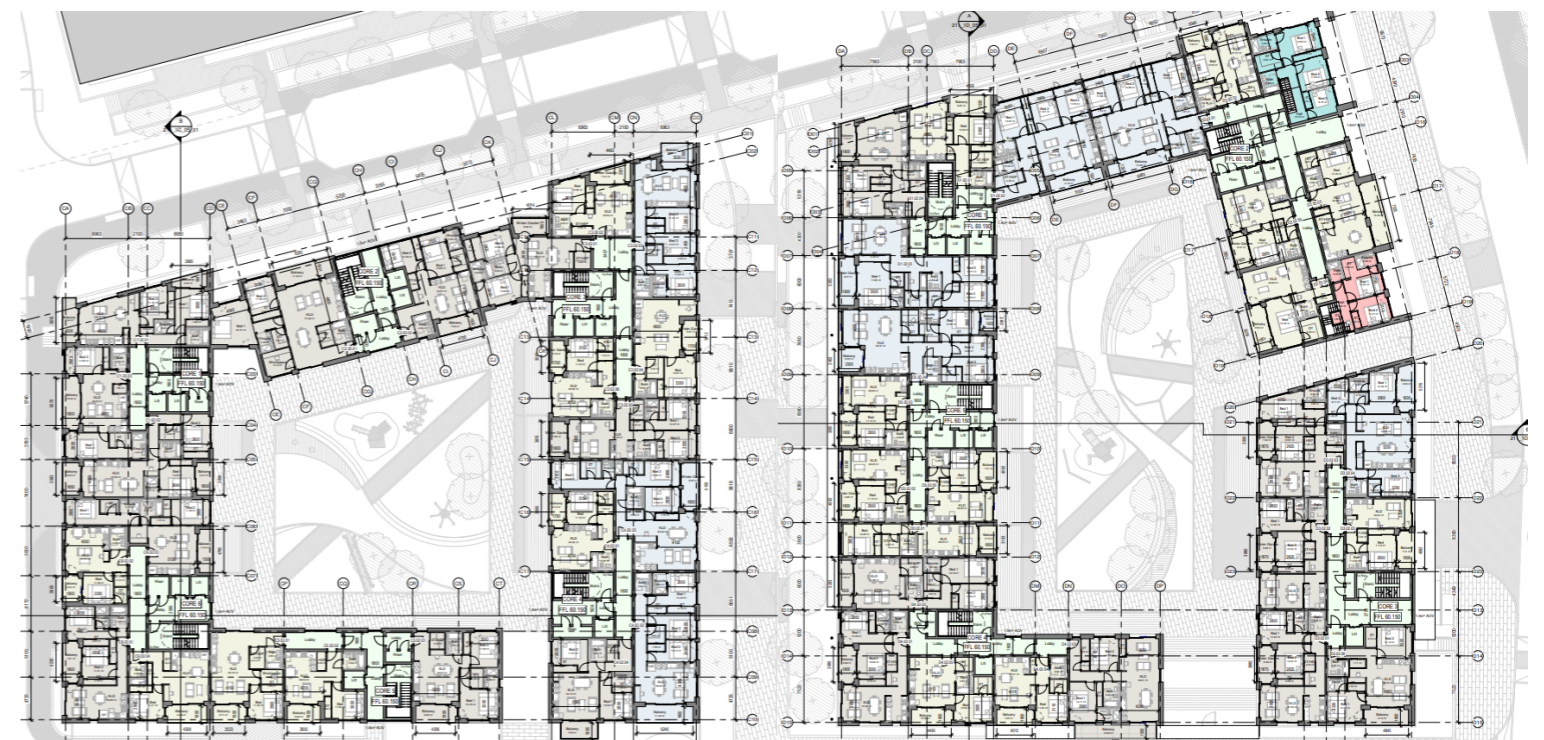


Fig. 10 Appeal Scheme Combined Second Floor of Blocks 1C and 1D, showing 49 apartments across the level

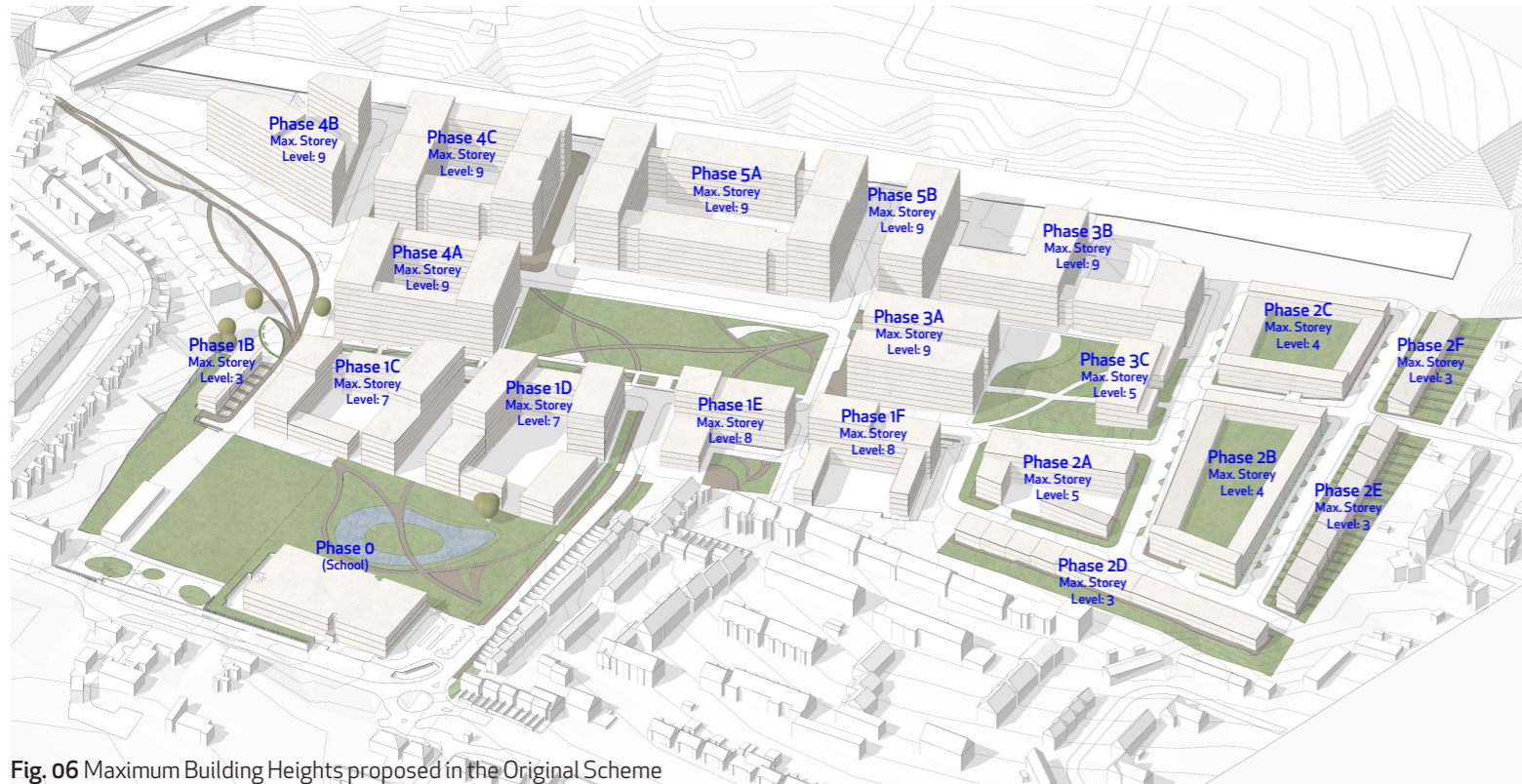


Fig. 06 Maximum Building Heights proposed in the Original Scheme

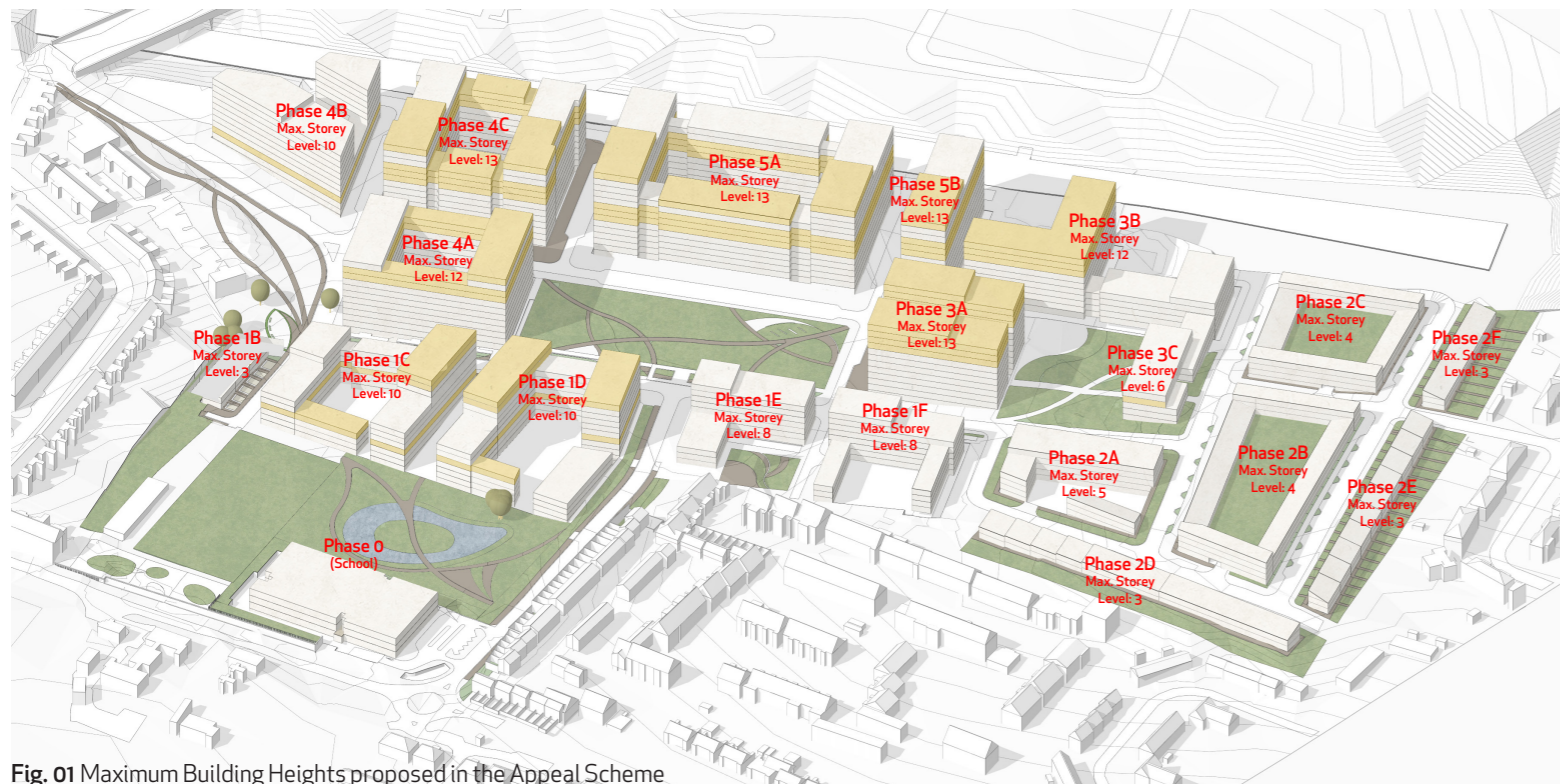


Fig. 01 Maximum Building Heights proposed in the Appeal Scheme

3.3

Increased Height in the Appeal Scheme Masterplan

3.3.1 In conjunction with internal building re-planning identified in the foregoing paragraphs, the Appeal Scheme masterplan has also investigated the potential for increased buildings heights to those permitted in the Original Scheme masterplan.

3.3.2 In Appendix A of my proof I have setout the design logic regarding zones of building density and a related strategy for height within the Original Scheme masterplan. I believe this design logic to be clear and to have established a different and denser, taller but entirely legible new genus loci, within the wider receiving environment.

3.3.3 When I was asked to consider scope for increased heights within the Original Scheme masterplan, my response was simple; height increases to the Original Scheme masterplan were considered during the formulation of the Original Scheme and should continue the building placement logic already established.

3.3.4 Accordingly, I identified the places where building height increases would not be appropriate or justifiable, namely:

- The outer edges of the masterplan area, where immediately adjacent neighbours could rightly object to increased overlooking, overshadowing and overbearance
- The elevated northern portion of the site, where increased height would be more manifest in the wider townscape view assessment of the Masterplan
- Areas within the masterplan that did not benefit from adjacency to public open space, such open space providing a setting for increased height

3.3.5 In the preceding paragraph I have defined the areas of the Original Scheme masterplan where I did not believe increased height could be justified. By such process of elimination, the areas of the Original Scheme masterplan where increased height might be considered became clear, namely:

- Areas of the Masterplan well away from existing sensitive boundaries and neighbours
- Areas of the Masterplan at low elevation, where a taller structure(s) would not unduly vary the conclusions of the Townscape Visual Impact Assessment undertaken with the Original Scheme masterplan
- Areas of the Masterplan that benefitted from adjacency to the significant new public parks proposed in the Original Scheme masterplan, New Brunswick Park South and New Brunswick Park North

3.3.6 Having setout a position on where increased height in the Original Scheme masterplan might by appropriate, the next stage of design consideration became more technical, asking the question, 'if increased height is possible, by how much?' The answer to this became an empirical process of testing the effect of increased heights, through building modelling and design team reviews in multiple strands, including townscape visual impact assessment, daylight and sunlight assessment, overshadowing analysis and wind analysis. Should any such analysis deem increased height to cause unjustifiable and undue detrimental impact to the Original Scheme masterplan, it is logical that such design alteration should not be pursued.

3.3.7 The design process continued on a path of testing and analysis of increased building heights and culminated in a conclusion that modest building height increases, in a magnitude of one to four additional building storeys, depending on building location, had no discernible detrimental effect upon the Original Scheme masterplan.

3.0 The Appeal Scheme Masterplan

3.4 Increased Density in the Original Scheme Masterplan

3.4.1 In concert with increased height, the issue of increased density needed to be considered. Increased height will provide for an increase in apartments and a higher population density.

3.4.2 I have outlined the various testing and analysis tools that the design team could utilise to assess impact of increased height. Similar analysis methods would ordinarily be undertaken to understand if the density of a masterplan was causing undue detrimental influence on the quality of spaces within a masterplan. However, in this instance, the design revision of the Appeal Scheme masterplan is simply a vertical extension of the buildings within the Original Scheme masterplan, with no adjustment to the horizontal plan form.

As such, I note that street dimensions between buildings remain the same as the Original Scheme masterplan and the generous public open spaces remain the same; no densification of space that brings buildings closer together is proposed. I can therefore state that I am content the Appeal Scheme masterplan does not unduly compromise the spatial quality of the public realm as intended in the Original Scheme masterplan.

3.4.3 I acknowledge that my stated position, in the preceding paragraph, on the quality of the public realm of the Appeal Scheme masterplan, as compared with the Original Scheme masterplan, does not consider the effect of increased population density (as opposed to physical building density). The density of residential development is commonly measured in Units per Hectare (UPH). The Appeal Scheme masterplan delivers a residential density of 150UPH. As an architect who has built a large number of residential developments, I can state that this density metric would be entirely appropriate and sustainable for a brownfield suburban location.



Fig. 12 Illustrative Visualisations of the Appeal Scheme, showing indicative representation of a density of 150 UPH



Fig. 13 Montage of photographs of the 'Hamilton Gardens Masterplan' by Plus Architecture, delivering a density of 150 UPH



Fig. 14 Additional SUDS strategy enhancements proposed in the Appeal Scheme

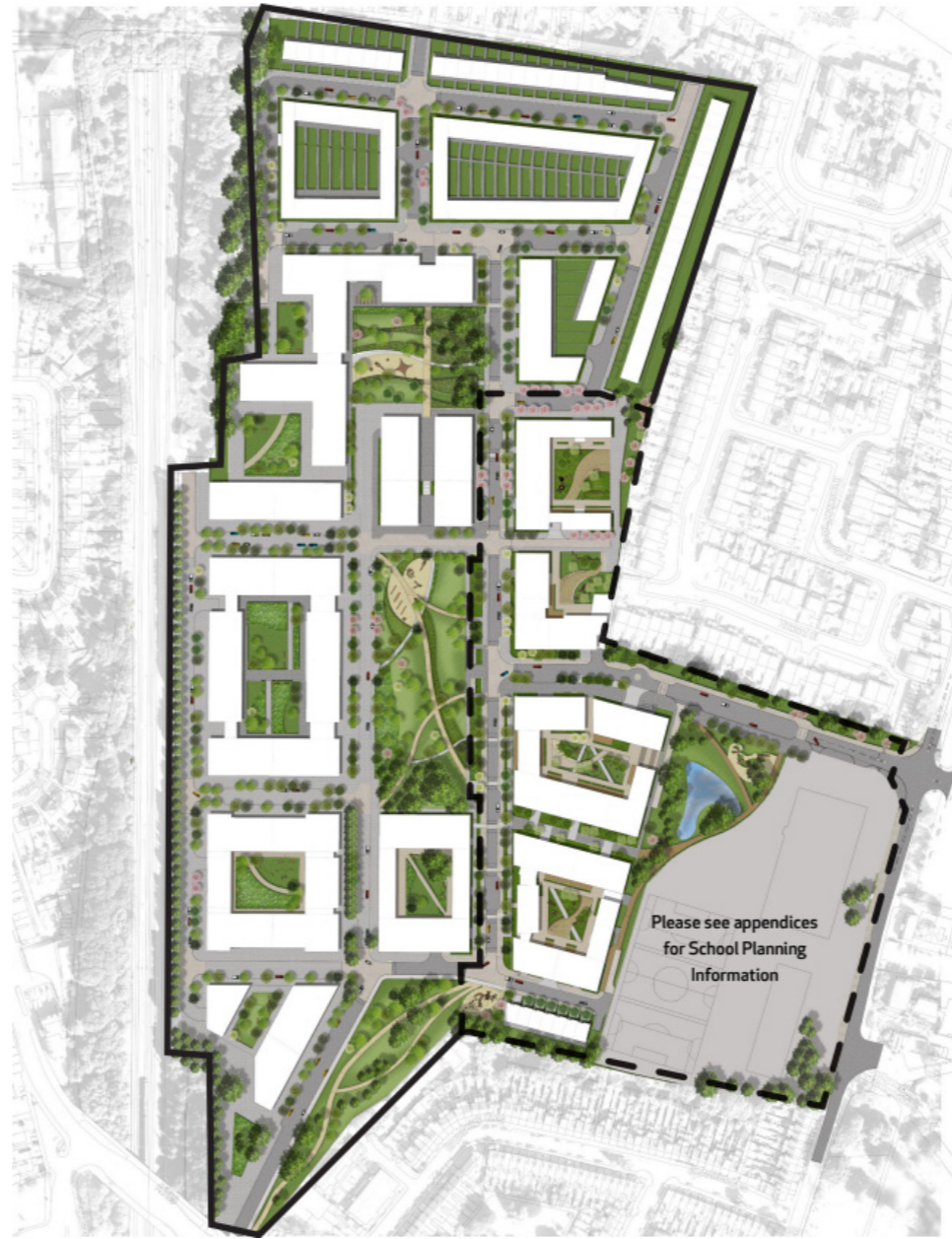


Fig. 15 Appeal Scheme Masterplan

3.4.4 The Original Scheme masterplan delivered a substantial quantum of high quality public open space and shared community infrastructure. Over the course of development of the Appeal Scheme masterplan, the design team verified the metric provision of shared community infrastructure, such as public open space, against applicable Policy, and deemed the provision as appropriate. Furthermore, the benefits of an increased population density, such as more effective mobility management and access to services were identified.

3.4.5 The Appeal Scheme masterplan has taken the opportunity to deliver further enhancements to the Landscape strategy, reflective of either applicable policy advancement or design guidance issued since the Original Scheme masterplan. These include additional landscape SUDS (sustainable urban drainage) proposals, brown roof proposals to buildings, to promote and protect the diversification of ecology and alteration of planting species within the Original Scheme masterplan to ensure up to date biosecurity measures are implemented.

3.4.6 In relation to the increased population density, I would like to make the final point that the Barnet Local Plan outlines an obligation upon the Council to plan and achieve certain housing delivery targets. Such obligations are traditionally challenging to deliver. It would seem logical to me that, if the Appellant's professional team have determined that the Original Masterplan has capacity to deliver additional units that would contribute towards Barnet's housing supply and 5yIs, this Revised Masterplan is an opportunity to assist the objective of the Barnet Local Plan.

4.0 | Process of Design and pre-application Engagement

4.1 Pre-Application Meetings

4.1.1 The pre-application engagement process with LB Barnet (the Council) for the Appeal Scheme commenced in early February 2021. The meetings that I was in attendance for were as follows:

- NLBP Pre-App Meeting with LB Barnet – 3rd Feb 2021
- NLBP Pre-App Meeting with LB Barnet – 8th Feb 2021
- NLBP Design Workshop with LB Barnet – 1st April 2021
- NLBP Highways scoping meeting – 14th April 2021
- NLBP Design Workshop with LB Barnet – 17th June 2021
- NLBP Highways Workshop – 22nd July 2021
- NLBP Trees/ Landscaping Workshop – 23rd July 2021

4.1.2 In addition to the meetings with LB Barnet, a Design Review Panel meeting with the GLA (Urban Design London), was held on the 21st April 2021

4.1.3 A virtual public exhibition (on account of restrictions necessitated by the outbreak of Covid) was held from the 27th April to 11th May 2021. Two public webinar sessions were staged within this exhibition timeframe, on the 28th April and 5th May 2021.

4.2 Pre-Consultation Feedback

4.2.1 The website analytics over the consultation period up to Tuesday 11th May showed that the 423 new users viewed the website during the consultation period across 587 sessions. A total of 20 feedback forms were submitted as well as 14 emails in which the sender registered their views. Overall, the feedback from persons participating in the consultation focussed upon concern areas of height/density, impact on services, parking and traffic, which were all reoccurring concerns.

Many of the issues raised in the consultation were issues that had arisen in the consultation with the Original Scheme, such as the principle of development on the site and the principle of the provision of flats. In such instances, a response from the design team was not possible without undoing certain established principles permitted under the Original Scheme.

The consultation demonstrated that there was a general understanding that more housing is needed in the borough and that a majority of respondents supported the re-provision of the school within an integrated site masterplan. The landscaping and sports facilities remained well received, as they had been in the consultation for the Original Scheme.

4.3 Engagement with LB Barnet on Design Matters

4.3.1 Two specific meetings occurred with the development design team and the design officer in LB Barnet, on the 1st April and 17th June 2021. No formal meeting minutes were circulated after the Meeting by LB Barnet and my proof therefore relies on the notes that I have of those meetings.

4.3.2 At the first meeting, the design was at a stage where revised layouts had been prepared for the detail area of the Masterplan, to demonstrate the principle of what was proposed, namely:

- The retention of the building footprints and general building envelope of the Original Scheme
- A small addition in height to each level to facilitate the introduction of sprinklers to apartments
- An increase in the number of storeys to buildings in the detail area of the Masterplan (ranging from 1 to 3 levels)
- Internal reconfiguration of the buildings to reflect a revised circulation strategy within the buildings to that of the Original Scheme. These revised layouts demonstrated fewer vertical circulation cores, however cores were connected with corridors. Vertical circulation cores contained evacuation lifts were 'fire-fighting cores' (ie. Facilitated firefighter access, a fire mans lift, a protected stair, a dry riser and ventilation of the core on each level).

In addition to the alterations proposed in the detail area of the Masterplan, the principle of additional height to buildings in the outline area of the Masterplan was also presented for discussion.

The Design Officer feedback to the presentation focused upon the issue that the revised fire strategy meant that the floor plan adjustments from the Original Scheme were fundamentally different. The design officer identified that, whilst the principle of enhanced fire safety to the buildings was to be welcomed, he was keen to avoid any undue detrimental effect this may have on the internal apartment layouts and consequential apartment quality.

The Design Officer identified a number of areas where the corridor plans were having a negative influence:

- The corridor plans, by definition, were resulting on apartments laid out on either side of the corridor, which faced outwards, either to the street or courtyard, and in this respect were single aspect. The Design Officer noted that the overall increase in single aspect apartments from the Original Scheme was not something that could be supported. Single aspect apartments enjoy less variance of sunlight over the course of the day, do not benefit from overlooking public and private open space and are more difficult to cross ventilate.
- The Design Officer noted that should an apartment be unfortunate to be positioned facing north and be single aspect, this apartment would never benefit from direct sunlight and such instances were to be avoided.
- The corridor plans result in a lower quality living and circulation experience for apartment dwellers, who are required to traverse a longer and potentially darker route to access their dwelling.

4.0 Process of Design and pre-application Engagement

In addition to the Design Officer strong position on the provision of corridor plans, certain other observations were made that were less fundamental to the internal anatomy of the masterplan revisions that the design team were asked to address, namely:

- The design of the vertical circulation cores was to be examined to ensure that all lift lobbies were positioned so as to have plentiful access to daylight and enjoy direct views outwards to either the courtyard gardens or to the streets.
- In relation to the apartments themselves, the internal plans were to be individually examined to ensure optimum window placement for both daylight and avoidance of direct overlooking and avoidance of excessive overheating.
- Private balcony terraces were to be accessed from the main living spaces, instances where balconies were accessed via bedroom were to be removed.

4.2.4 The design team considered the comments of the design officer and undertook certain alterations in response to the comments. The significant effect of the comments was to move the principle of the building layout away from corridor plans and towards a strategy that contained fewer apartments-per-core and utilized firefighting cores and evacuation cores with more intimate arrangements of apartments accessed directly from the cores. The long corridors were closed and disconnected, which allowed for dual aspect apartments to be inserted in their place. The dual aspect percentage was significantly increased, nearly doubling to 61.5% of all units in the detail area of the Masterplan. The provision of a higher percentage of dual aspect units worked in tandem with the detail design analysis of each unit, focusing on the themes identified by the Design Officer (window placement, balcony placement, size and orientation of windows).

Cores were reexamined to ensure natural daylight and views were enjoyed by residents circulating through the building.

The alterations did change the approach to building circulation but undoubtedly ensured layouts of higher quality and a higher percentage of dual aspect units, with all consequential benefits.

The number of apartments per core arrived an average of c.5 units per core across the detail area of the Masterplan, which compares very favorably to the maximum guided in the London Plan of eight.

4.2.4 The second meeting was held at a stage when plans were well developed and the elevations and building heights were ready for presentation and discussion. Accordingly, the focus of the meeting was upon these elements.

Elevations were presented at the meeting that demonstrated the approach to the external expression of the buildings, namely:

- The use of brick as a durable, attractive material
- The formulation of ordered and strongly structured elevations
- Celebration of building entrances, utilizing differing material and double height features

The reception of the elevations by the Design Officer was generally quite favorable. The principle of robust brick buildings, that weather well, was welcomed.

The design officer encouraged further development of building entrances, utilizing features such as through-views from the streets into the building courtyards. These features were subsequently incorporated into the layouts. Aside from the material expression and detail execution of facades within the detail area of the Masterplan, the overall increased heights of the buildings within the Appeal Scheme did not concern the Design Officer, whose focus was on ensuring if taller buildings are provided, they should be of high quality design and employ attractive materials that could age well.

4.3

Engagement the GLA (Urban Design London)

4.3.1 One Design Review Panel meeting was held with the GLA (Urban Design London) on the 21st April 2021. This meeting was soon after the first LB Barnet Design Officer review meeting, so similar themes were discussed in relation to detail planning of apartment floorplates.

The Design review shared similar concerns to the Design Officer in Barnet, summarized by the detrimental effect on the quality of the shared communal circulation space and internal apartment layouts that was being dictated by the corridor plan arrangements within the buildings of the Phase 1 detail area.

The DRP suggested that the corridor plans should be replaced with a more intimate core arrangement, containing fewer units-per-core and a significantly higher percentage of dual aspect units.

Given that the Design Review Panel meeting with the GLA occurred in close proximity to the first Design Officer meeting with Barnet Council, these comments were not unexpected and design work was already underway to examine these alterations.

Given the unified position of the GLA and Barnet Council, in conjunction with the obvious design benefits to the revised circulation plan, these design changes were adopted.

4.3.2 In relation to the increased heights proposed in both the Detail Area and the Outline Area of the Appeal Scheme Masterplan, Urban Design London were clear that the effect of increased height was to be empirically demonstrated by way of a comprehensive Daylight and Sunlight Assessment, undertaken in line with BRE guidelines. Should the results of such tests demonstrate that the effect of increased heights were to diminish the daylight admittance to apartments or communal open spaces within the development, below levels deemed permissible in the BRE guidelines, this could not be supported.

4.3.3 In line with the direction given at the Urban Design London review meeting, the Appeal Scheme came forward with a full suite of Daylight and Sunlight Assessment in the final application documentation. The assessment demonstrated acceptable compliance levels against the BRE guidelines, as tested under the various areas of analysis prescribed by the guidelines.

4.3.4 The Urban Design London review also identified certain Townscape views that were either missing from the suite of assessment views or requiring further detail. These views were progressed in line with the direction given by the GLA(UDL) and are elaborated upon in the Proof of Peter Stewart.

4.4

Wind modelling assessment

4.4.1 I note that upon submission of the Appeal Scheme application, a wind modelling assessment was requested by the LB Barnet and duly undertaken by the applicant's design team, delivered to the LB Barnet on the 26th October 2021. Certain recommendations of the wind assessment, such as screening to upper level balconies and tree planting at strategic positions was undertaken, in line with the recommendations of the wind modelling assessment. The undertaking of these adjustments allowed the consultant undertaking the wind modeling assessment to recommend the scheme as within correct design parameters for pedestrian comfort.

5.0 | Conclusion

5.0
Conclusion



Fig. 16 Appeal Scheme Image Montage

5.1 I commenced this proof by directing the reader to the separate proof I prepared for the Original Scheme masterplan. An understanding of the Original Scheme masterplan is essential when assessing the revisions proposed in the Appeal Scheme.

5.2 The Appeal Scheme proposes certain building height increases and internal layout modifications to the Original Scheme, however the fundamental urban design quality and public realm generosity, that was a feature of the Original Scheme, remains. It is not materially altered in the revisions proposed in the Appeal Scheme.

5.3 As the design author of the Original Scheme masterplan, I can state the ability for the masterplan to absorb increased height and density was always possible and had been envisioned at the time of formulation of the Original Scheme. However, at the time of pre-application dialogue for the Original Scheme, planning policy support for such heights was not absolute, so a lower height range was brought forward in the planning submission, which was ultimately granted planning approval by the Secretary of State.

5.4 The Appeal Scheme has tested the effect of increased heights and densities, utilizing empirical assessment techniques such as Townscape Visual Impact Assessment, Daylight and Sunlight Assessment and Wind modelling analysis. The design has responded to all suites of analysis, if and when necessary, to accord with recommendations made. The Appeal Scheme has arrived at a final design position which is in line with the requirements of all such assessment reports.

5.5 The Appeal Scheme was consulted widely and underwent comprehensive pre-application design review, with design representatives of both the LB Barnet and the GLA. At all points in the process of engagement, the design was adjusted to respond to commentary made and thereby positioned to receive design officer support.

5.6 It has been the intent of my proof to outline how the design process of the Appeal Scheme was undertaken to ensure that the possibility of negative effects of increased height and density upon the Original Scheme were avoided. Conversely, the Appeal Scheme offers demonstrable benefits over and above the Original Scheme. These include building layouts better planned for fire safety, layouts tested to optimize daylight, an increase in the ability of the site to deliver housing supply and an upgrade of the landscape masterplan in areas such as SUDs and biosecurity.

5.7 Considering all of the foregoing, I am of the sincere belief that the Appeal Scheme masterplan at the North London Business Park represents an opportunity for the Borough of Barnet to retain all positive design characteristics contained within the Original Scheme masterplan, whilst benefitting from the significant improvements offered by the Appeal Scheme.

A | Appendix

Architectural Proof of Des Twomey MRIAI (Director, Plus Architecture Limited) for 'The Original Scheme'
to THE PLANNING APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), APPEAL REFERENCE: APP/N5090/W/17/3189843