

Design and Access Statement

Vol. 1 - Outline Component



Hybrid Planning Application
October 2019

Team

ADAS

Arboricultural consultant
Ecology & historic environment

Architecture in Perspective

Visualisation

Arcadis

Cost consultant

BRE

Wind consultant

Curtins Consulting Engineering

Structural & Civil engineer

FDS

Fire consultant

Fellows International Limited

UXO Survey consultant

HGH Consulting

Planning consultant / Environmental Statement

Inner Circle Consulting

Project management

Max Fordham

MEP Engineer / Sustainability / Noise consultant

Notting Hill Genesis

Client

Patel Taylor

Architect / Landscape Architect

Point 2

Daylight / Sunlight / RoL consultant

Propernomics

Socio-economics and health consultant

Savills

Sales valuation

WSP

Transport / Air quality consultant

Planning Documentation

Design and Access Statement
Vol. 1 - Outline Component

Design and Access Statement
Vol. 2 - Detailed Component

Design Guidelines

Planning Statement

Statement of Community Involvement

Environmental Statement

Drainage Strategy

Flood Risk Assessment

Masterplan Daylight and Sunlight Report

Internal Daylight Report

Ecological Walkover

Unexploded Ordinance Desk Study

Outline Fire Safety Strategy

Transport Assessment

Framework Residential Travel Plan

Framework Workplace Travel Plan

Local Model Validation Report

Outline Delivery and Servicing Management Plan

Outline Construction Logistics Plan

Outline Construction Environmental Management
Plan

Outline Site Waste Management Plan

Sustainability Statement

Planning Utilities Statement

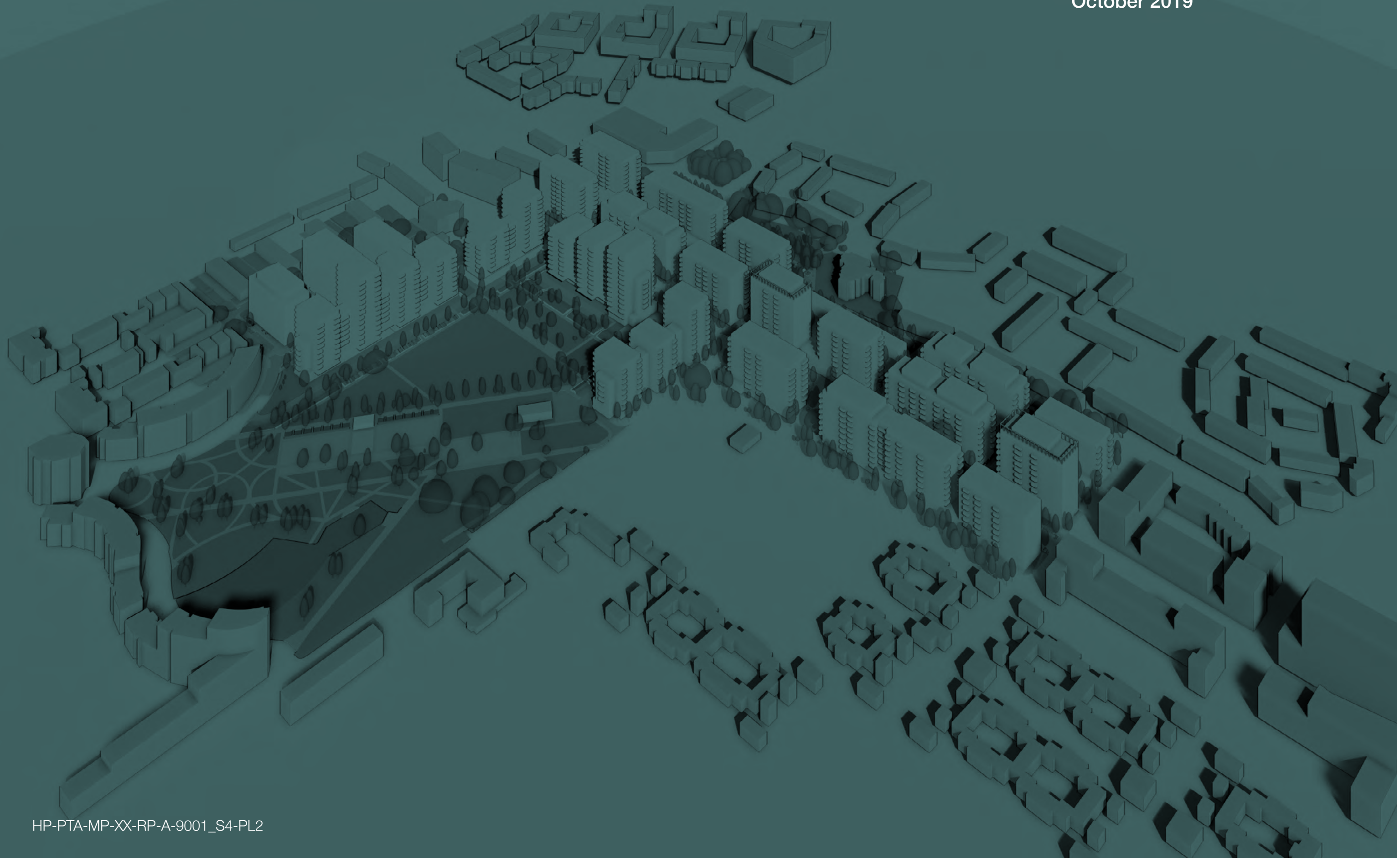
Energy Assessment

Historic Desk-Based Assessment

Arboricultural Method Statement

Arboricultural Impact Assessment

Wind Microclimate Assessment



Preface

Overview

Regeneration history:

The regeneration of the Grahame Park Estate, located in north west London in the London Borough of Barnet (**LBB**) began near the turn of the 21st Century with a successful residents' ballot (2003) which led to the submission of an Outline masterplan application (W/01731JS/04). The application was permitted in 2007, and established several zones of the estate to be regenerated in successive phases.

The masterplan was in the process of being delivered when, in response to the 2010 Area Action Plan, a new and intensified masterplan was consulted on and developed in support of a Supplementary Planning Document (**SPD**) published in 2016.

The SPD classified all zones which had already been built out as "**Stage A**", with the remaining zones collectively known as "**Stage B**". The SPD subdivided Stage B into new land-use Plots numbering from 10 to 21.

A full planning application for 1,083 homes (17/2840/OUT) based on the principles of the SPD was prepared and submitted for approval in 2017. After a recommendation for approval by LBB, the Mayor of London directed refusal of the proposals citing the under-provision of Social for Rent homes and too low contribution to transport infrastructure as primary reasons. The Mayor invited a resubmission of a scheme which:

"...better optimises the site, providing a denser, high quality housing development with no net loss of affordable housing on a like for like basis; and is able to fully mitigate its impact on the transport network."

Response:

On review, the Applicant decided that it would not be possible to amend the existing application to satisfy the Mayor's requirements, and instead invited a new design team to prepare proposals with a brief to meet them.

This application

This Hybrid Planning Application with some matters reserved is being submitted by Choices for Grahame Park (**CfGP** - "**The Applicant**") for the redevelopment of **Grahame Park Stage B; Plots A:Q** ("**The Proposed Development**").

Approach

Holistic placemaking:

In order to satisfy the concerns raised by the Mayor, the Proposed Development needs to include more homes in a scheme of greater density that delivers genuinely affordable homes for the residents of Barnet.

The Applicant and design team are firm believers in the transformative power of design in the built environment.

The Architect, Patel Taylor, works almost exclusively in London and has been the lead designer behind many of the largest urban regeneration projects in the city, creating successful places with the challenges of dense urban living.

"Placemaking defines our work. Our integrated approach to architecture, landscape and urban design proposes a framework that helps repair and reinforce a sense of place."

From the careful analysis of site, brief and cost, we create bespoke architectural responses that add value for the client and heightened delight for the communities that we serve."

In essence, we believe that architecture should be clear and logical; spaces should be suited to their purpose, enhanced by material and craft, light and shade."

Objectives

The Proposed Development sets out to:

- Create a successful place in which people will want to live, work and visit.
- Build on the successful aspects of the previous scheme by creating a clear hierarchy of streets and open spaces, with landscape and building typologies creating distinct character areas and neighbourhoods.
- Improve access to walking, cycling and public transport in line with 'Healthy Streets'
- Create an inclusive place designed to be enjoyable in use for everyone.
- Respond to residents' key needs by enhancing Heybourne Park open space as a safe, inviting family-friendly place filled with choices of activity for all ages and abilities.
- Optimise the site's potential by replacing 630 existing homes with almost 2,100 new homes.
- Prioritise existing secure tenants and housing waiting list by delivering affordable housing first
- Make up for lost time by delivering at least 1,000 new homes within the next 10 years.







Description of Development

The description of the Proposed Development is:

Hybrid planning application for the demolition of 630 residential units and existing commercial, retail and community floorspace, and the phased redevelopment of Plots 10-12 of Grahame Park comprising a full planning application for the redevelopment of Plot A and an outline planning application for the redevelopment of Plots B to Q for up to 2,088 residential units and up to 5,950sqm (GEA) of flexible non-residential floorspace.

Full planning permission is sought for the demolition of 113 existing homes and the redevelopment of Plot A comprising the erection of 5 buildings between 3 and 11 storeys to provide 209 new homes and 440sqm (GEA) of non-residential floorspace (Use Class A1, A2, A3, B1), landscape, public open space and public realm, associated car parking, cycle spaces and other associated works.

Outline planning permission (scale, layout, landscaping and appearance reserved) for the demolition of 517 existing residential units, buildings and structures on Plots B to Q, and the redevelopment of the site in a series of phases to provide up to 1,879 new homes and up to 5,510 sqm (GEA) of non-residential floorspace within classes A1, A2, A3, A4, B1, D1 and D2 including a community centre and children's day nursery in buildings ranging in height from 3 storeys to 15 storeys, with associated public open space, hard and soft landscaping, public realm, car parking spaces, and cycle parking spaces, stopping up and diversion of Lanacre Avenue and associated works.

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Executive summary

The regeneration of the Grahame Park Estate is a significant opportunity to deliver on the potential of this large residential site, and to rebuild an urban community around green streets and open spaces, and with key infrastructure improvements.

The Proposed Development, located within the Borough of Barnet, will be a residential-led development as identified in the Colindale Area Action Plan and the framework of the Grahame Park Strategic Planning Document.

Comprising one of several strategic sites in Colindale, and the largest extant housing Estate in the borough, it will provide much-needed new homes, re-provision of community uses, workspace, and a revitalised public park at its heart.

Recognising the role of Estate regeneration at a London level, the proposals balance density with openness and greenery, transforming the Estate into a new place, stitched into its surroundings to deliver wider benefits.

The Applicant proposes an attractive, well connected, sustainable place for people to live, work and socialise helping to regenerate the surrounding area and create a step-change in the perception of Grahame Park.

The combination of new homes, commercial uses, community uses and public spaces will make this an important place within the local area. It will support a wide variety of sports and cultural activities, and will draw upon local history to contribute to a sense of place and identity.

The massing and architectural detail of the buildings have been developed in relation to the public realm. Specific building typologies contribute to the experience of the public spaces and each address a specific setting, whether it be defining the park edge and making the most of views over landscape, defining the different hierarchy of streets, establishing a varied skyline, or marking key space within the masterplan.

Together with the public spaces, the typologies will create a unique place to live.

The existing site & open space

The Site sits within Stage B of the regeneration and contains plots 10:12 in the SPD masterplan as well as the Public Open Space of Heybourne Park. The primary existing use is residential.

The Proposed Development contains the following as a percentage of the site area:

- **68%** publicly accessible open space
- **44%** publicly accessible amenity space

Roads and open space

The Proposed Development will deliver a network of streets and gardens including significant improvements to the public open space of Heybourne Park.

The relocation of the north:south stretch of Lanacre Avenue, begun during Stage A, will be completed to create the extended Bristol Avenue, a significant wayfinding central spine eventually running 1km through the Estate land.

Development amount

- Up to **2,088** new homes
- Up to **211,850 sqm** (GEA) of residential space and ancillary residential facilities
- Up to **5,950 sqm** (GEA) of flexible commercial, leisure, community, educational and cultural space.

Phasing

- The Development will be phased in three key stages, the first of which (Phase 1) includes Plot A, the Detail Component of this application.
- The remaining plots will then be delivered to complete Phase 1, followed by Phase 2 and Phase 3.

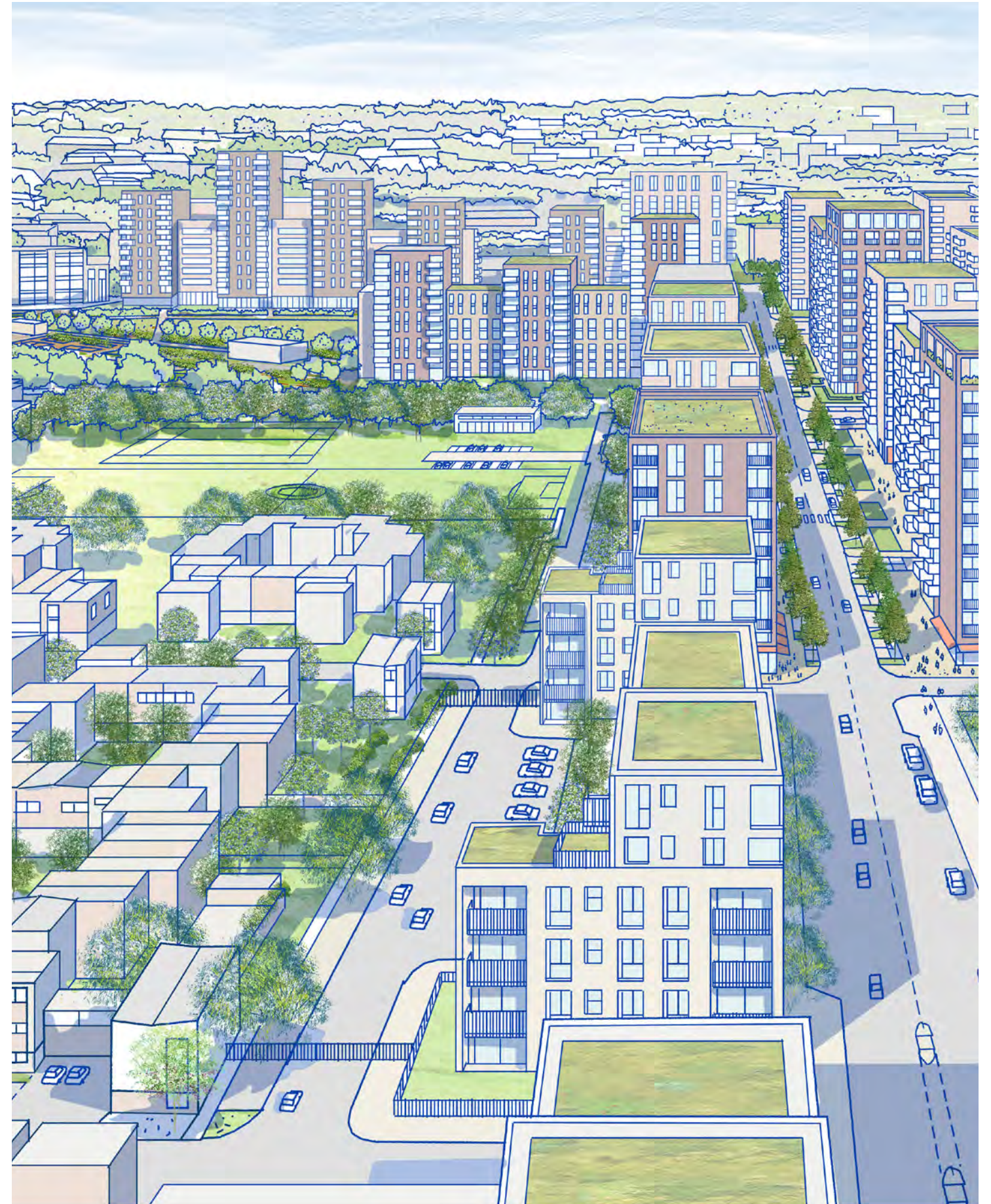


Figure 1: Aerial overview from the south looking north along Bristol Avenue



1.0 Introduction

1.1 Vision

This document describes proposals for the regeneration of the Grahame Park Estate in Colindale, London Borough of Barnet.

Our vision for Grahame Park is to transform this existing estate into a new neighbourhood which delivers a fantastic place to live, work and play for the whole community.

The new place will transform the existing estate to provide homes for a whole range of people, a new community centre, nursery and housing office, new shops and significant improvements for Heybourne Park itself. It will be home to a strong, diverse and resilient community that is inclusive, innovative and that develops with Grahame Park's existing community.

1.2 The planning application

This report forms part of a Planning application for permission to redevelop the site. Approval for this application must be sought from the Local Planning Authority (LPA); the London Borough of Barnet, having consulted with a wide range of stakeholders including local residents and the Mayor of London.

This is a **Hybrid Planning Application** with **Detailed** designs provided for the first phase and **Outline** designs provided for the remainder, with a number of technical and design matters reserved or later consideration.

The application consists of a number of technical and design documents which are submitted for formal approval, or in support of the application to allow the LPA to make an informed decision.

Key documents prepared by the Architect include:

- The Design and Access Statement (volume 1 and volume 2);
- The Design Guidelines;
- The Parameter Plans and illustrative material (appended to this document); and
- The Detailed Component Application Drawings.

The **Planning Statement and Development Specification** list the full suite of documents submitted as part of this application.

1.3 The Design and Access Statement (DAS)

The DAS has been prepared in two volumes to describe the different components of the application:

Volume 1: The Outline Component
(This document)

The Outline Component describes the overall site and masterplan, and the strategies which have been developed to shape the design response across the whole site.

Volume 1 establishes the baseline for the development of detailed building and landscape proposals, including the Detail Component of this Hybrid Application.

Volume 2: The Detailed Component

The second volume of this DAS describes detailed design proposals for development Plot A within the Detailed Component of the Application.

This volume, along with the Application Drawings for Approval, provide sufficient detail about the proposals for Plot A to allow the LPA to determine an application.

1.4 The Design Guidelines

This masterplan has been prepared with a view to the delivery of almost 2,100 homes over a period of around 15 years. It sets out a strategy for the creation of a new place with a sense of identity and neighbourhood

To ensure that the masterplan can deliver this holistic vision for the site, it is necessary to control the way buildings and landscape areas are designed and steer the amount of development by scale and massing as well as materials and articulation.

The Design Guidelines, which accompany this DAS and the Parameter Plans, provide a set of guidelines to allow the LPA to be confident that the masterplan can be realised as the design intent, and to create a framework for future designers to work within.

- Application boundary for the Outline component of the Hybrid Planning Application
- ▭ Application boundary for the Plot A element of the Detailed component of the Hybrid Planning Application

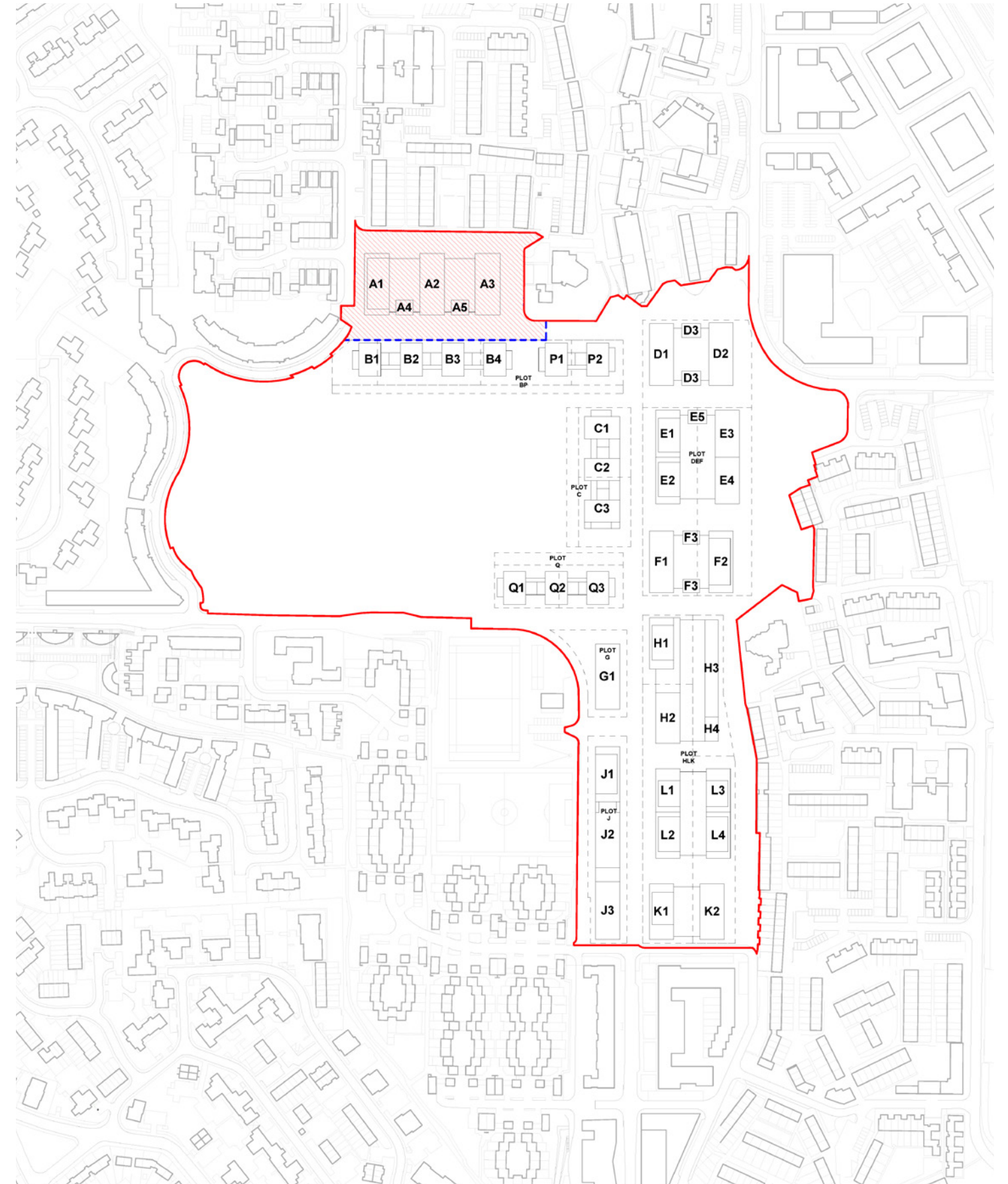


Figure 1: Application boundary showing the masterplan and highlighting Plot A within the Detailed Component

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1.5 Structure of this document

The DAS has been prepared having regard to Government guidance entitled ‘Guidance on Information Requirements Validation’ (2010), Regulation 9 of the Town and Country (Development Management Procedure) (England) Order 2015, and guidance published by the Commission for Architecture and Built Environment (CABE).

The DAS contains the following information:

Introduction and assessment

- **Structure;** the composition of this document
- **Team;** the client and consultants who have contributed to this application
- **Executive summary;** a brief summary of this document with the key facts
- **Assessment;** an examination of the existing site

Design

Process

The physical characteristics of the scheme have been informed by a rigorous process which includes the following steps:

- **Assessment:** description and analysis of the physical, social, economic and planning context.
- **Involvement:** description of the community involvement and consultation process and how this has helped shaping the scheme.
- **Evaluation:** evaluation of the information collected to identify constraints and opportunities, develop a brief for the proposals
- **Design:** evaluation of design options and description of the rationale behind the scheme.

Proposal

- **Layout:** description of the layout of the proposals and how it will work and fit with its surroundings.
- **Use:** what land uses are included in the scheme, why are they appropriate, and how well they work together.
- **Amount:** amount of development for each of the land uses described.
- **Landscape:** description of all treatments of outdoor spaces including soft and hard materials as well as planting.
- **Typologies:** description of what the buildings and the place will look like.

• **Access and phasing**

Site access

The DAS includes two aspects of access:

- **Vehicular and transport links:** description of access routes and points, why they have been chosen and how the site responds to road layout and public transport provision.
- **Inclusive access:** description of how everyone can get to and move thorough the place on equal terms regardless of age, disability, ethnicity or social grouping.

Phasing & Meanwhile

As a large masterplan development, the scheme will be built and occupied over an extended time:

- **Phasing;** description of the illustrative demolition and construction sequence time-line
- **Meanwhile;** other uses of buildings and landscape which might happen alongside the main development to help foster the place.

1.0 Introduction

1.6 Client and professional team

Client team

The Applicant, Choices for Grahame Park (CfGP) is a subsidiary of the Notting Hill Genesis Housing Association (NHG), set up for the delivery of this regeneration project.

Merger of two organisations

Notting Hill Genesis was formed in April 2018 from Notting Hill Housing (NHH) and Genesis Housing Association, two organisations that had provided homes for London for more than half a century.

Notting Hill Housing was formed in 1963 by a group of local residents motivated to tackle the capital's housing problems. For many at that time, the only way to find somewhere to live was to rent privately, and accommodation was often very poor, tenancies were insecure and rents were exorbitant.

Over the decades NHH continued to grow, reaching 1,000 homes in 1975 and more than 32,000 by 2018. NHH also opened the first ever shared ownership scheme in the country in 1980.

Similarly, Genesis Housing Association grew from church roots in west London, when Paddington Churches Housing Association (PCHA) was formed in 1965. PCHA leased its first property to two families in March 1966 and continued to grow over the next few decades, merging with Springboard, Pathmeads and Genesis Housing Group in 2011.

By 2018, Genesis owned or managed around 33,000 homes across London and the south east, with approximately 100,000 people living in Genesis homes at any one time.

NHG's social purpose continues to be as important today as it was when the parent organisations were formed.

Experience at Grahame Park

The Applicant has been involved with Grahame Park for many years, and is responsible both for the management of homes within the existing Estate and for the regeneration which has been reshaping the site for over a decade.

The consultant team

Aside from the Architect, the following professional consultants have provided input into the design and production of the planning application:

ADAS

Ecology, arboricultural and historic appraisal

Arcadis

Cost consultancy

Architecture In Perspective

Sketch visualisation

BRE

Wind and micro-climate

Curtins Consulting Engineering

Structural and Civil Engineering

FDS

Fire strategy

HGH Consulting

Planning and public consultation

Inner Circle Consulting

Project management

Max Fordham

Environmental and Building Services engineering

Point 2 Surveyors

Sunlight, Daylight and Rights of Light

Propernomics

Socio-Economics

Savills

Market appraisal

WSP

Highways, transport strategy and Air Quality



Figure 2: Design team key projects

1.0 Introduction

The Architect

Patel Taylor have demonstrated a strong commitment to delivering the highest quality places. The team at Patel Taylor have the resources and track record to help deliver a project on the scale of Heybourne Park working closely and collaboratively with the residents and the wider community. Patel Taylor understand urban planning, and design places for homes which incorporate the public realm and landscape.

History

Patel Taylor was founded by Pankaj Patel and Andrew Taylor in 1989. Based in Clerkenwell, London, the office is structured to tackle a host of different projects while maintaining consistent quality and the personal involvement of the founders throughout.

Experience

The practice is currently engaged with urban regeneration projects across London which will be responsible for the delivery of almost 10,000 new homes over the next 10 years. Each of these projects, ranging from post-industrial brownfield to estate regeneration, starts with a genuine investment in the public realm.

Working as landscape architects within their own masterplans, Patel Taylor have also delivered standalone parks such as the award-winning Eastside City Park in Birmingham and Thames Barrier Park in Newham.

Approach

Patel Taylor transforms buildings and places, believing every project deserves a bespoke design response, with an approach born out of a careful analysis of the relationship between the site, client aspirations and cost. This is then translated into the physical form to generate extra cultural, social, educational and economic value as appropriate.

Patel Taylor's ethos is that design should be clear and logical; spaces should be suited to their purpose, and enhanced by material and craft, light and shade. Designs for places and buildings reflect an approach which integrates Architecture, Landscape and Urban Design. This reconciles physical, economic and social issues; it also helps find solutions that bring added value and heightened delight for users

The founding directors Pankaj and Andrew are active on the UK architectural scene, lecturing across the country, examining at architecture schools and serving on juries for both the Civic Trust and RIBA Awards. Both directors are members of CABI's national design review committee and additional London design review panels.



Figure 3: Patel Taylor key projects

1.0 Introduction

1.7 London housing context

This application is brought forward in the context not just of the Borough's needs, but a national housing crisis which is particularly keenly felt.

The current Mayor of London, Sadiq Khan, has expressed a priority to help enable the delivery of large numbers of homes across the city boroughs, including ambitious targets for “*genuinely affordable homes*”¹.

In addition to the current version of the London plan (March 2016), the Mayor published a draft London Housing Strategy in September 2017, followed in December 2017 by the Draft New London Plan (DNLN). Consultation on these strategies led to an Examination in Public. Revised text for the DNLN was published in July 2019, responding to the consultation.

At around the same time, more specific guidance for Estate Regeneration was published in February 2018, setting out the Mayor's three key objectives²:

- Safe and better quality homes for local people;
- Increased supply of new and affordable homes; and
- Improved quality of the local environment.

Applying Mayoral guidance to Grahame Park

As an Estate Regeneration project which involves the demolition of existing buildings, the Proposed Development sits on public land, and must “*optimise site capacity*”³ and “*deliver an uplift in affordable housing*”⁴ through a design-led approach.

The Applicant and design team have considered the Development in both the Borough and London context and have made proposals which balance local and wider needs and objectives.

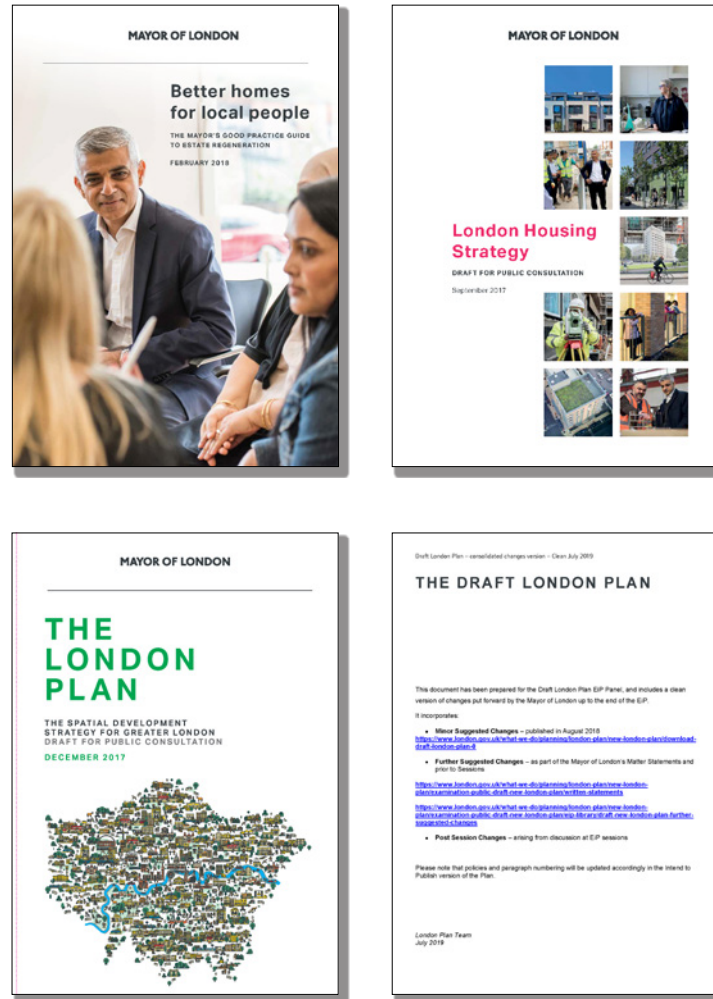


Figure 4: Reference documents by the Mayor of London / GLA



Figure 5: The Community Centre and Library in 1975

1. Multiple sources including foreword to the DNLN December 2017
2. Better Homes for Local People February 2018
3. DNLN amendments July 2019 Policy D1B
4. DNLN amendments July 2019 Policy H10