



5.1.40 The building's appearance is rationalised by a consistent and restrained palette of materials and simple architectural details. The facade is constructed from only four materials:

- Brickwork
- Painted Steel (balconies)
- Aluminium (window frames)
- Reconstituted stone

5.1.41 **Public Realm – Block E**

The key elements of the public realm include:

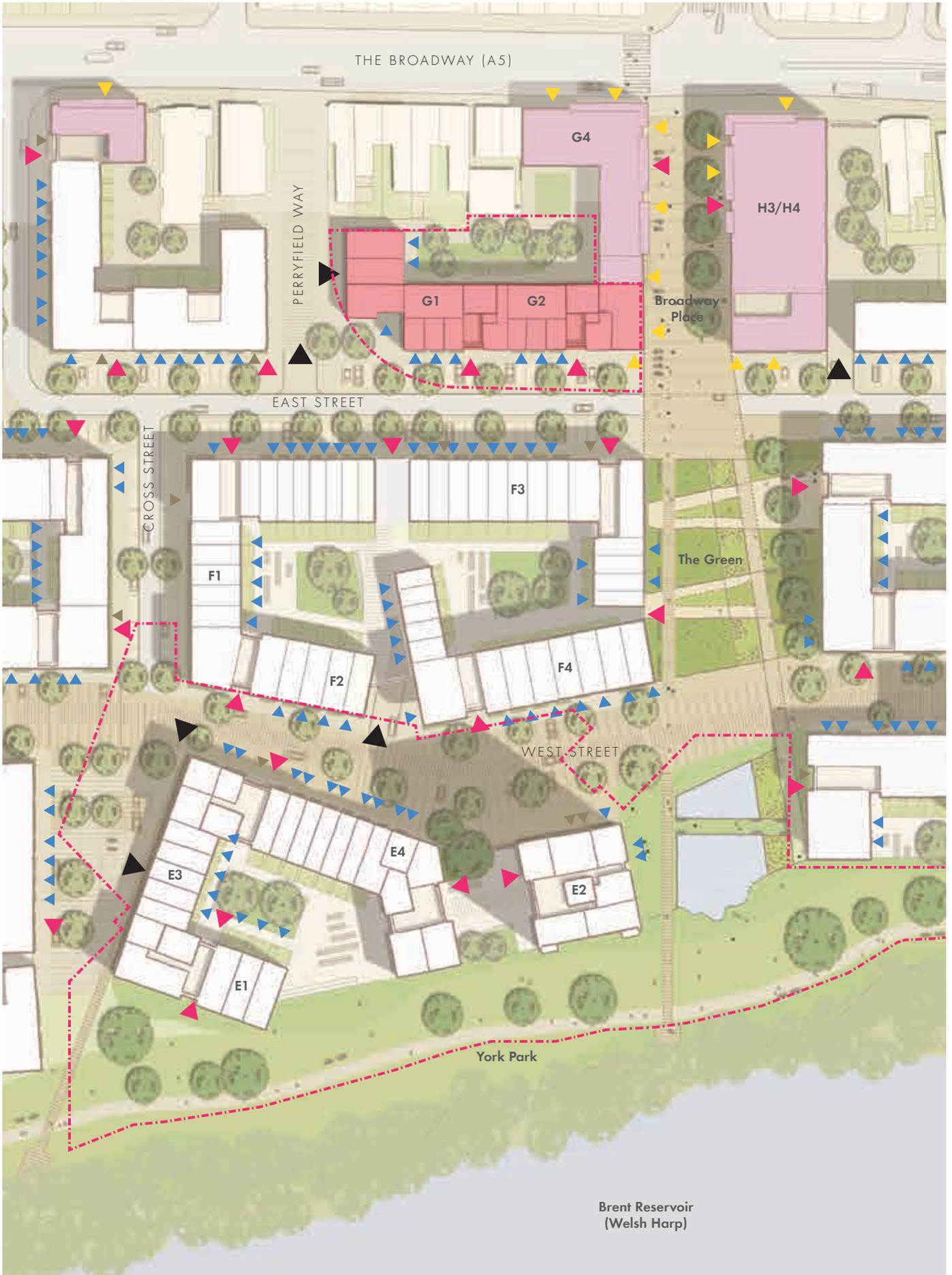
- Street frontage to West Street
- An internal courtyard
- Interface with York Park towards the waterside

5.1.42 The street frontages of all buildings include private entrances to the duplex units / townhouses on the lower two floors and more prominent entrances to the main cores that give access to the residential units on the upper levels. These are generally combined with the gated yet visually permeable entrances to the courtyards from the street. The variety created by the different entrances and their components, help to animate the streetscape and improve the way finding.

5.1.43 In addition to the courtyard, the more open square between the buildings will provide a different type of amenity space and while not giving direct access to York Park allows visual connections through to the landscaped areas.

5.1.44 Due to the change of level across the site, the courtyard and entrance square are slightly elevated from the open space along the Welsh Harp, which has been taken as an opportunity to give them a more private character. The wall to the elevated courtyard is expressed along York Park, but carefully landscaped and designed to be a transition between the more formal landscape of the communal garden and more informal landscape of the park. It will be formed of a similar brick as the buildings, with some precast concrete copings, seating and other elements tying it into the materiality of The Scheme in general. The courtyard podium has an integrated stair, gated at lower level, which provides a directed access to the linear park and creates a break in the wall along its length.

5.1.45 The landscaping of York Park varies in level and in some areas low level walls conceal the necessary ventilation elements and separate private gardens of the park facing duplex units in Building E3. In addition to the landscaping at ground level, terraces and green and brown roof areas have been incorporated at high level where possible.



Phase 3A plan

- 5.1.46 On the lowest Building a communal roof area is shown. It is designed partially with landscape and in other areas with decking or paviers. The roof areas not used for photovoltaic panels will include green and brown roofs to add to the biodiversity of the site and provide visual amenity value as well as water attenuation. On the tall building, private and communal terraces are shown to a varying degree from level 23 upwards – they provide amenity space for the residents of the tall building as well as visual animation and expression to the facade.
- 5.1.47 On the north side of the lower buildings, a ramp gives access to the car park level. The landscape along it slopes in a more gentle way, creating a shared surface area that connects the street level with the lower level entrance of Building E3 and with the York Park.
- 5.1.48 On the south side of the taller building the central park opens and connects with the linear park. Stairs and gentle slopes help to overcome the difference in levels.
- 5.1.49 **Layout – Block G**  
Building G is designed as a straightforward linear building with a lower element which returns on the northern elevation to link with the existing context on Perryfield Way. The 8 storey building along the future East Street and a shorter 5 storey element towards Perryfield Way on the north.
- 5.1.50 Perryfield Way will remain in its current form for Phase 3 of the masterplan, but will be subsequently replaced by East Street. Access to the car park below Building G1/2 is on the north of the block. The building is arranged around a courtyard space which in the future phases will be fully enclosed by Buildings G4/5/6. The building is primarily residential and provides the affordable units required for the first decant phase, a small commercial unit is included in the south-west corner of the ground floor. The courtyard is used as shared amenity space for all residents and designed to be landscaped with a mix of soft landscaping and hard surfaces.
- 5.1.51 The building along East Street includes duplex units on the two lower levels with private entrances and garden spaces and cores providing access to flats of varying size above. The building is accessed via two lift and stairs cores which extend down to the lower ground floor street level. Each core includes two 10-person lifts, a stair and various riser spaces and they are located towards the courtyard space with windows allowing daylight and circulation into the core circulation area.

-  maisonette front door entrance
-  school/community centre entrance
-  carpark entrance
-  flat core entrance
-  commercial unit entrance



Illustrative view of East Street looking north



5.1.52 All apartments have been developed to comply with Lifetime Home Standards and their layouts have been developed according to the recommendations of the London Housing Design Guide. All units also have a balcony or terrace for private amenity space. The majority are dual aspect and there are no north facing single-aspect units. The lower ground floor area below the courtyard includes car parking, refuse and plant areas accessed via a small ramp along the north side of the building.

5.1.53 **Scale and Massing – Block G**

The L-shaped building has been developed to allow the building to be constructed with the Perryfield Way gyratory still in place, but also to fit into the new masterplan context once developed further. It follows the massing principles outlined in the masterplan scheme with the higher, 8 storey element running north to south along East Street and the lower blocks east to west to allow for good daylight levels and to emphasise the 'grain' across the site.

5.1.54 The length of the building is approximately 67m with a building width of approximately 15m and an overall width (including the courtyard of 28m). The elevation along East Street is broken up into vertical components by the pairing of balconies and the setbacks on the upper two levels, a composition which sets the pattern for the overall envisaged rhythm of East Street. This treatment clearly marks the entrances and breaks up the scale of the building. The elevations towards the courtyard and facing the backs of the existing buildings along the Broadway incorporate privacy screens to the sides of the balconies which also organise the balconies into a coherent composition.

5.1.55 **Appearance – Block G**

Behind the deep outer brick skin is a relatively simple glass surface with metal frames. There will be subdivisions with opening windows, which are again kept as simple as possible. The buildings have a concise palette of robust materials – predominantly brick, which will be common to all buildings – which is complemented by transparent glass with metal frames, metal balustrades and louvre elements in a grey colour.

5.1.56 The deep brick window reveals will again give a distinct expression to the building, while also providing functional insulation and solar shading. The ground and first floor consists of brick with windows 'punched' into the facade to create a solid base and express the duplex (maisonnettes) behind. Above this level the windows are organised with recessed brick panels to break up the wall surface. The regularity of the recessed brick panels creates a frame across of the elevation. The amenity private space is provided by cantilevered balconies with roof terraces for larger units. The roof terraces are aligned with a recessed brick panel over the core to divide the building into separate smaller buildings.

5.1.57 **Public Realm and Courtyard – Block G**

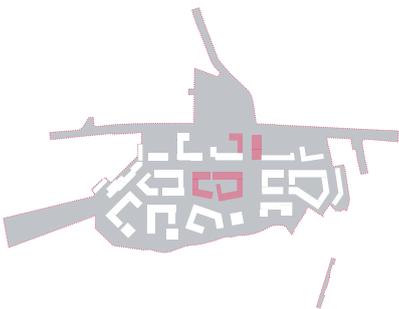
Building G is designed as one of the transition buildings between the Broadway and the new masterplan. Its interfaces with the public realm include:

- Street frontage to East Street
- An internal courtyard
- North elevation towards Perryfield Way
- South elevation towards the new public space 'Broadway Place' with small retail outlets

5.1.58 The street frontages of all buildings include private entrances to the duplex units / townhouses on the lower two floors and more prominent entrances to the cores which give access to the residential units on the upper levels. The courtyard is used as shared amenity space for all residents and designed to be landscaped with a mix of soft landscaping and hard surfaces. In addition to the landscaping at ground level, some terraces and green / brown roof areas have been incorporated at high level where possible.



Illustrative view from Station Road (Block H3/H4 and G4)





## 5.2 Phase 3B and 3C Block F1/F2/F3/F4, Block G4 and Block H3/H4

### 5.2.1 Location

The three blocks, at the centre of Phase 3, are being developed for a reserved matters (detailed planning) application are Building F1/F2/F3/F4, Block G4 and Block H3/H4. These are located in two areas of the site connecting Block E and G completing the north side of the central part of the site including The Green, a new public space at the heart of the development. This phase will also form a new commercial heart and link to Hendon Station.

5.2.2 Building G3/G4 and H3/H4 are located to the east of the site on the current location some Victorian terraces on the Broadway. It occupies the highest part of the site and it will repair part of the existing urban blocks on the Broadway forming part of the regeneration of the commercial strip. The current location of the Perryfield Way gyratory will become East Street but will not be removed as part of this phase of the development.

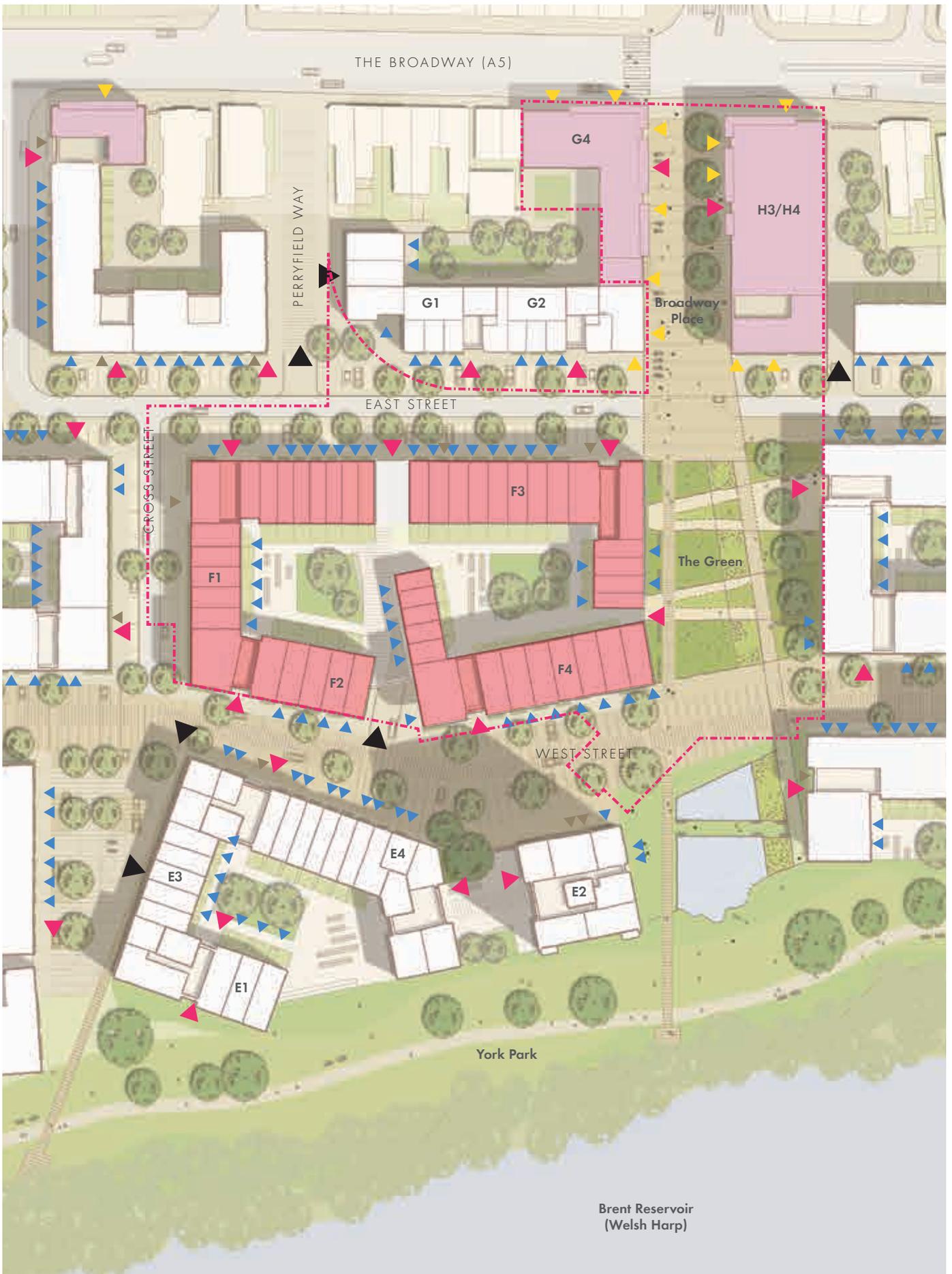
5.2.3 Building F1/F2/F3/F4 is located centred on the site between the two blocks (E and G) that are currently on site negotiating the change in character from the more formal East Street down to the informality of West Street.

### 5.2.4 Evolution of Blocks

The arrangement of buildings F and G3/G4 and H has been strongly influenced by the relationship with the existing Broadway and forming the new entrance to the site; the prominence of Block F within the approved masterplan forming three new streets and an edge to the new park.

5.2.5 Block F reflects the approved parameters of the masterplan adding detail to the relationships with the streets, parks and courtyards. Elevations and materials are being developed in detail in response to the formality of East Street and informality of West Street. The courtyard is split in half by two-storey 'townhouses' and enclosed to provide shared amenity to the residence only. Breaks in the building mass, although gated, allow views and light into the courtyard. The building addresses the new park with 3 storey duplex units creating front doors and active frontage onto the space.

5.2.6 Block G3/G4 design evolved around the very restricted parameters of the approved masterplan to answer the access and connection challenges related with the existing properties along the Broadway, relationship to the rest of the block already under construction and the new open space. The building connects with an adjacent existing building to repair the existing urban block, and strengthen the relationship between the old and the new. The massing of the building reduces to meet the scale of the Broadway.



Phase 3B and 3C plan

5.2.7 Block H 3/H4 has been designed by Makower Architects and the design evolved within the approved parameters of the masterplan. Makower Architects are the first of a couple of architects to design buildings within the masterplan bring architectural diversity to the new neighbourhood.

5.2.8 **Amount of Development**

Building F and G3/G4 and H3/H4 include 297 units, split into 183 private and 114 affordable units.

5.2.9 Building F1/F2/F3/F4 is located in the centre of the site and will include 98 affordable units and 108 Private units over 2 to 8 floors. On the ground floor it includes a small suite for BRAM (Barratt Asset Management), a residential fitness suite and office for the SSSI officer.

5.2.10 Building G3/G4 is located on the Broadway and will include a total of 16 shared ownership units.

5.2.11 Block H3/H4 is also located on the Broadway but is also forming the eastern edge to the new public open space, located at the highest point of the site with views across the site towards the Welsh Harp and includes 75 private units.

5.2.12 Two of these blocks (F and G) contributes further to the decant strategy and therefore the site as a whole and help to avoid having to displace any of the existing secure tenants before their new homes are completed.

5.2.13 **Layout – Block F1/F2/F3/F4**

Building F consists of a group of smaller buildings of 2 to 8 levels, which are located around a courtyard forming shared amenity space for the residents. All buildings are for residential use, providing a combination of flats and duplex for private sale and affordable.

5.2.14 The buildings around the courtyard are varied in height and the courtyard splays towards the Welsh Harp responding to the informality of the western edge of the site. The blocks along West and East Street and along The Green include duplex units on the two lower levels with private entrances and garden spaces. These allow a more active street frontage and a more overlook park edge and streets. The buildings around the courtyard are accessed via four cores which all extend down to the lowest basement level.

5.2.15 All apartments have been developed to comply with Lifetime Home Standards and their layouts have been developed according to the recommendations of the London Housing Design Guide promoted by the Mayor of London. Private units have generally been designed with an open plan living and kitchen arrangement and units with two or more double bedrooms have a bathroom and an en-suite shower room adjacent to the master bedroom. All units have a balcony for private amenity space. The majority of units are dual aspect and there are no north facing single-aspect units.

-  maisonette front door entrance
-  school/community centre entrance
-  carpark entrance
-  flat core entrance
-  commercial unit entrance



Illustrative view of East Street - Block F



5.2.16 A shared basement below the buildings includes car parking, refuse and other support areas accessed via a car park from West Street. The energy centre, located in Block E2, will also service this block. At lower ground floor and basement level there is space for around 320 number of car parking spaces (32 disabled parking), 12 motorcycle spaces and around 430 cycle spaces in a secure areas within close reach to cores. There is also a possibility for mobility scooter and electric car (20% of all spaces) charging points.

5.2.17 **Scale and Massing**

The buildings follow the massing principles approved in the outline masterplan with higher elements running north to south and lower blocks east to west to allow for good daylight levels and to emphasise the 'grain' across the site. The higher elements running north to south also correspond with the street hierarchy in this instance recognising the importance of East Street and West Street. The change of the building height breaks the length of the facade along West Street.

5.2.18 The double height spaces at entrances and accesses to the courtyard announce the entry points along the West Street and East Street, and provide sheltered entrances within the building footprint.

5.2.19 The restrained detailing of projecting metalwork balconies set against the masonry facade with its deep window reveals have all been designed to cast strong shadow lines in direct sunlight which will emphasise the modelling of the facade.

5.2.20 **Appearance**

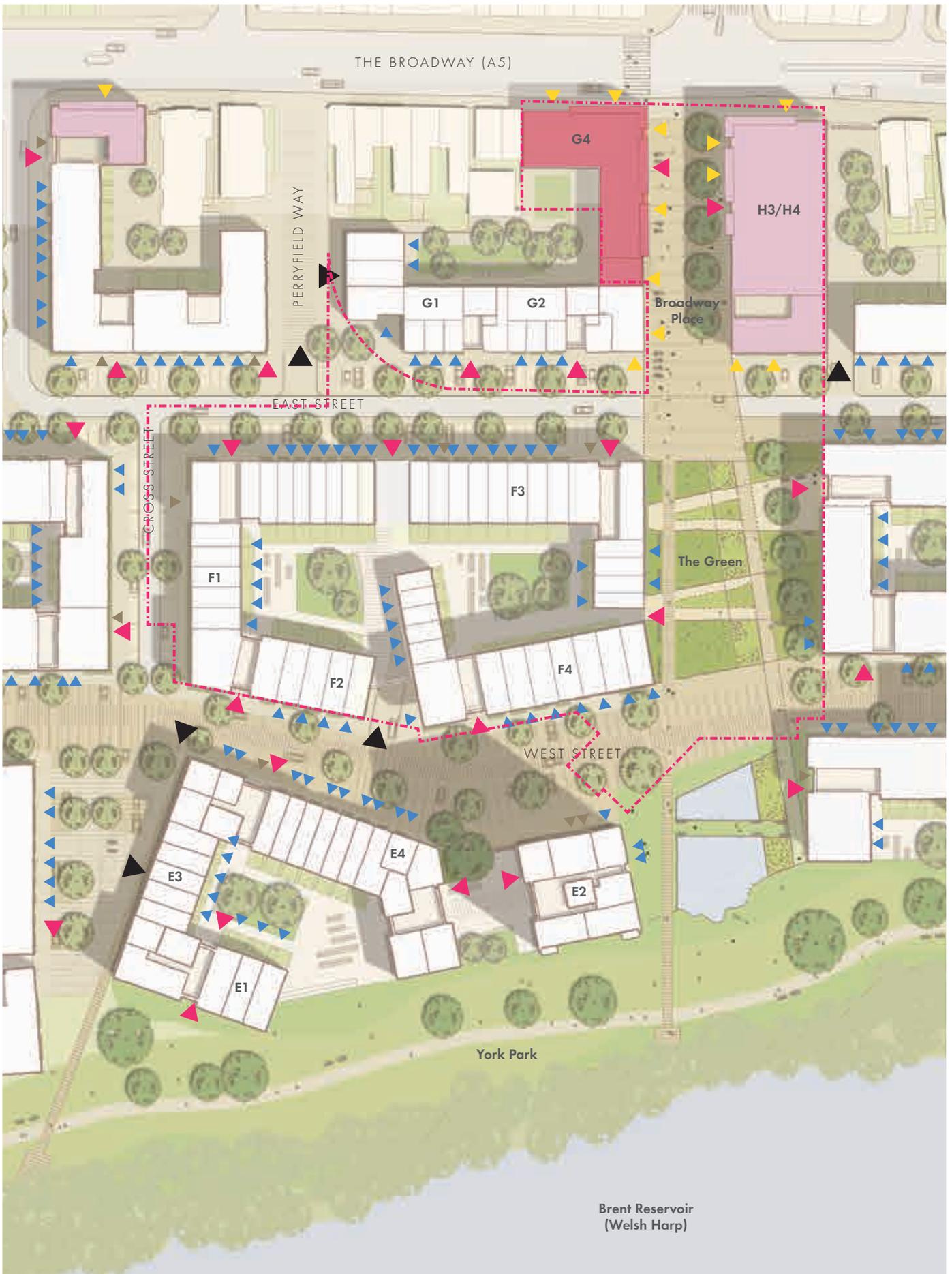
In developing the detailed proposal for this building our aim has been to create a visually robust design that relates confidently to its context and respects its ecological setting adjacent to the Welsh Harp. The buildings have a simple palette of robust materials – predominantly brick with simple brick facades punctuated by the rhythm of the deep window reveals. There are just three types of openings: the tall and narrow slot, the bedroom size window and the large sliding doors that open to the balconies. In general, the reveals against the floor to ceiling slot windows are lined with a white glazed brick. On the two lower levels of the buildings the windows do not follow the alignment of the upper floor in order to express the different apartment typologies (duplex) and articulate the facade at street level. The brick base is also articulated with a projecting brick pattern.

5.2.21 There are three sizes of balconies that relate to the 1, 2 and 3 bed apartments. To balance the level of privacy and to maximise views out (to the park, street and courtyard) the balconies are part solid and part open.



Illustrative view of Block F courtyard





Phase 3B and 3C plan

- 5.2.22 The building's appearance is rationalised by a consistent and restrained palette of materials and simple architectural details. The facade is constructed from only four materials:
- Brickwork
  - Painted Steel (balconies)
  - Aluminium (window frames)

5.2.23 **Public Realm**

The key elements of the public realm include:

- Street frontage to West Street, East Street and North Street
- An internal courtyard
- Interface with The Green

- 5.2.24 The street frontages of all buildings include private entrances to the duplex units / townhouses on the lower two floors and more prominent entrances to the main cores that give access to the residential units on the upper levels. These are generally combined with the gated yet visually permeable entrances to the courtyards from the street. The variety created by the different entrances and their components, help to animate the streetscape and improve the way finding.

- 5.2.25 The courtyard is accessible at grade from east Street but because of the east-west fall across the site access is only via the stair and lift cores on West Street.

5.2.26 **Layout - Block G4**

Building G consists of a building of 3 to 4 levels, which are located to complete a courtyard forming shared amenity space for the residents of Block G1/G2/G3 and G4. All floors above ground floor are for residential use, providing a combination of flats and duplex for shared ownership over ground floor commercial space.

- 5.2.27 The building steps down to 3 floors along the new public open space allowing maximum access to daylight and sunlight within the courtyard. The building is accessed via a core which extends down to the lower ground parking level.

- 5.2.28 All apartments have been developed to comply with Lifetime Home Standards and their layouts have been developed according to the recommendations of the London Housing Design Guide promoted by the Mayor of London. All units have a balcony or winter garden (onto the Broadway) for private amenity space. The majority of units are dual aspect and there are no north facing single-aspect units.

- 5.2.29 A shared basement below the buildings includes car parking, refuse and other support areas accessed via a car park from East Street. The energy centre, located in Block E2, will also service this block. At lower ground floor and basement level there is space for 20 number of car parking spaces (0 disabled parking), 5 motorcycle spaces and 16 cycle spaces in a secure areas within close reach to cores. There is also a possibility for mobility scooter and electric car (20% of all spaces) charging points.

- ▶ maisonette front door entrance
- ▶ school/community centre entrance
- ▶ carpark entrance
- ▶ flat core entrance
- ▶ commercial unit entrance



Illustrative view of Block G4 from Station Road

#### 5.2.30 **Scale and Massing**

The building follows the massing principles approved in the outlined masterplan scheme with a higher element running north to south and lower block east to west to allow for good daylight levels and to emphasise the 'grain' across the site. The higher element running north to south also corresponds with the street hierarchy in this instance recognising the importance of the Broadway and the making of the corner stitching back into the existing Victorian fabric. The change of the building height breaks the length of the facade along the Broadway and steps down towards the existing buildings.

5.2.31 The residential entrance and accesses to the courtyard is from the new public space adding to the active frontage of the commercial units.

#### 5.2.32 **Appearance**

In developing the detailed proposal for this building our aim has been to create a visually robust design that relates confidently to its context of the Broadway and the new buildings currently on site. The buildings have a simple palette of robust materials – predominantly brick with simple brick facades punctuated by the rhythm of the deep window reveals and recessed brick panels. There are limited types of openings: the tall and narrow slot, the bedroom size window and the large sliding doors that open to the balconies.

5.2.33 The sizes of the balconies relate to the size of the apartments. Balconies are not provided onto the Broadway but into the courtyard to create useable amenity space away from the busy road. Those units with amenity space onto the Broadway are designed with winter gardens rather than balconies.

5.2.34 The building's appearance is rationalised by a consistent and restrained palette of materials and simple architectural details. The colour of the brick will change to a red in order to reflect the Broadway building and change to a buff/red before it meets the new building on East Street. The facade is constructed from only four materials:

- Brickwork
- Painted Steel (balconies)
- Aluminium (window frames)

#### 5.2.35 **Public Realm**

The key elements of the public realm include:

- Street frontage to the Broadway and Broadway Place
- An internal courtyard shared with the rest of Block G
- The roof terrace

5.2.36 The street frontages of the building are predominantly commercial frontages and a single entrance to the give access to the residential units on the upper levels.



Illustrative view of Broadway Place looking west



5.2.37 The courtyard is accessible from the core at first floor only; the core also extends to the top of the building allowing access to the roof terrace on the south-east corner of the building as shared amenity space for the residence of the building.

#### 5.2.38 **Layout – Block H3/H4**

Building H3/H4 consists of a building of 4 levels onto the Broadway and 11 levels looking west onto The Green and beyond across the Welsh Harp. All floors above ground floor are for residential use, providing a combination of flats for the private market over ground floor commercial space.

5.2.39 The building is accessed via a core on the lower ground floor from Broadway Place. All apartments have been developed to comply with Lifetime Home Standards and their layouts have been developed according to the recommendations of the London Housing Design Guide promoted by the Mayor of London. All units have a balcony, non onto the Broadway, for private amenity space. The majority of units are dual aspect and there are no north facing single-aspect units.

5.2.40 The energy centre, located in Block E2, will also service this block. Parking is provided on street and in the basement of Block F.

#### 5.2.41 **Scale and Massing**

The building follows the massing principles approved in the outlined masterplan scheme with a higher element overlooking the park forming a positive eastern edge to the park and service a distinctive ‘entrance’ to the new masterplan marking the centre of the site. The lower element running east-west also corresponds with the street hierarchy in this instance recognising the importance of scale onto the Broadway and the making of the corner stitching back into the existing Victorian fabric. The residential entrance is from the new public space adding to the active frontage of the commercial units.

#### 5.2.42 **Appearance**

In developing the detailed proposal for this building Makower Architects aim has been to create a visually robust design that relates confidently to its context of the Broadway and its importance of facing onto the new public park, a highly visible building. The buildings have a simple palette of robust materials – predominantly brick ‘frame like’ on the east and west facades with simple brick facades punctuated by the rhythm of the deep window reveals onto the north and south facades creating two distinctly different faces to the building reflecting the orientation of the facades.

5.2.43 The sizes of the balconies relate to the size of the apartments. Balconies are not provided onto the Broadway but onto Broadway Place and towards the park to create useable amenity space away from the busy road.



Illustrative view of Block H at the top of The Green

5.2.44 The building's appearance is rationalised by a consistent and restrained palette of materials and simple architectural details. The colour of the brick will be striped in a red and buff brick in order to reflect the Broadway building and the buff brick of the other new buildings. The facade is constructed from only four materials:

- Brickwork
- Precast concrete (balconies)
- Aluminium (window frames)

#### 5.2.45 **Public Realm**

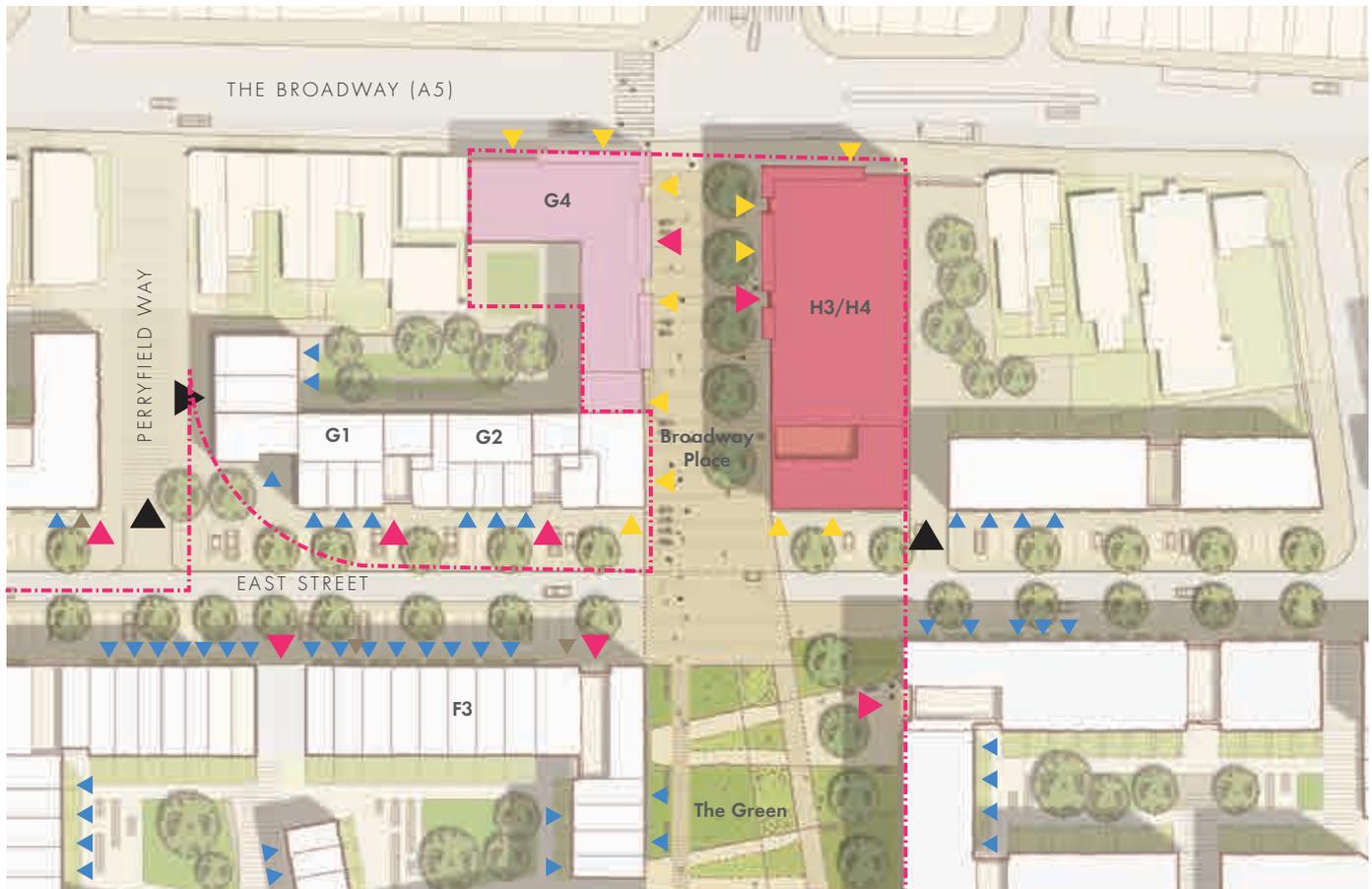
The key elements of the public realm include:

- Street frontage to the Broadway and Broadway Place
- The roof terraces

The street frontages of the building are predominantly commercial frontages and a single entrance to the give access to the residential units on the upper levels.

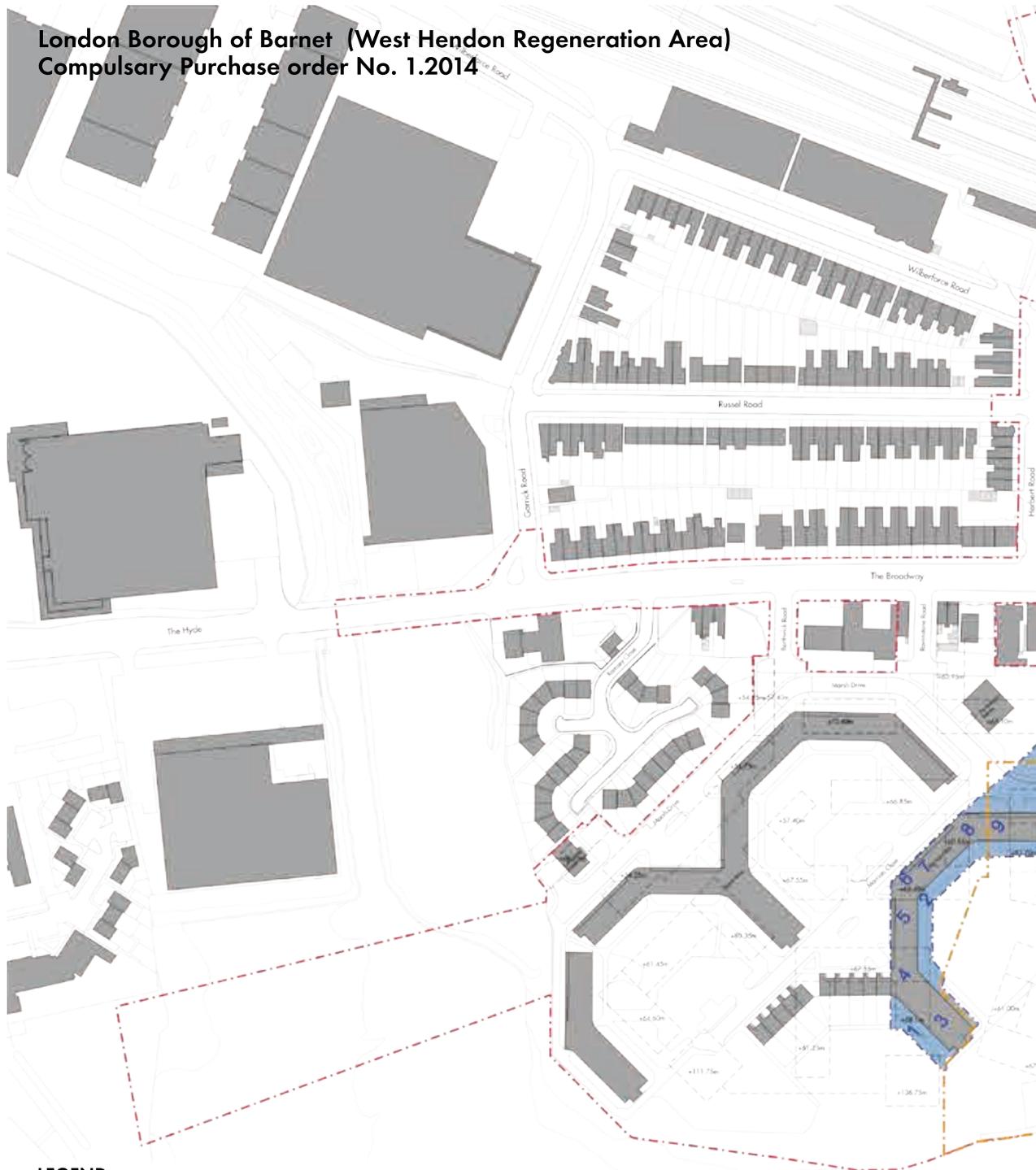
The roof terraces are accessible from the core at the roof and level serving as shared amenity space for the residence of the building.

- ▶ maisonette front door entrance
- ▶ school/community centre entrance
- ▶ carpark entrance
- ▶ flat core entrance
- ▶ commercial unit entrance



Phase 3C plan

**London Borough of Barnet (West Hendon Regeneration Area)  
Compulsory Purchase order No. 1.2014**



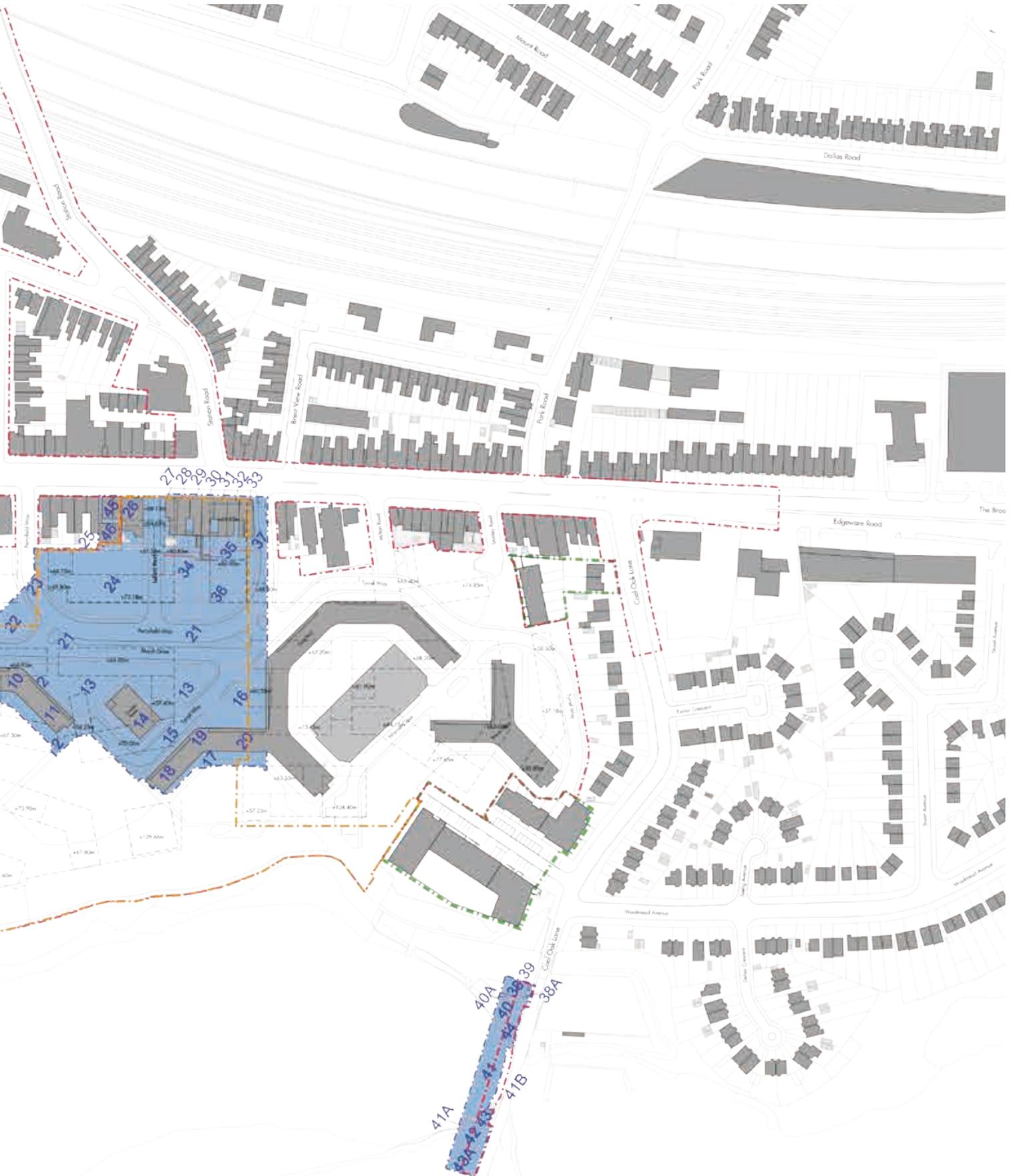
**LEGEND**

-  New Build Footprint
-  CPO Plot boundaries
-  Phase 1 and 2 - 2008 Scheme
-  Phase 3 boundary
-  Planning Application boundary

This drawing is for illustrative purpose only.  
The overlay is based on CPO drawing provided by GVA Grimley on 27.11.14  
titled "West Hendon Regeneration CPO Map v3.0"

**London Borough of Barnet (West Hendon Regeneration Area)  
Compulsory Purchase order No. 1.2014**

# 6 RESPONSE TO OBJECTIONS



## 6.1 Theme 2

**An alternative design is possible without the compulsory acquisition**

Objector Number	Plot	Objector	Remaining/Non Remaining
1	33	A Keller & Sons	Remaining
12	26	Mr Patel	Remaining
13	?	Mr & Mrs Ahmed	Remaining
14	14	Dennys & Moshie Forte	Remaining
15	20	Veronica Payne	Remaining
16	26	Bhavna Patel	Remaining

- 6.1.1 The properties on the Broadway (row of terraces, 181–193 and 197-195) are required to form the new entrance to The Scheme creating a new physical and visual link from Hendon Station and Station Road. The new buildings also create a new urban space/town centre with new commercial space enabling the start of the regeneration of the Broadway.
- 6.1.2 The sites created from this acquisition allows for the new buildings creating more residential units and better standard of commercial space. The Scheme reduced the number of properties required under compulsory purchase to a minimum in order to achieve the design aspirations for the overall scheme.

## 6.2 Theme 3

**Retailing will not be improved with the acquisition of the subject property**

Objector Number	Plot	Objector	Remaining/Non Remaining
1	33	A. Keller & Sons	Remaining

- 6.2.1 The new retail will be concentrated around a new public open space, Broadway Place, providing an improved environment for shoppers away from the busy Broadway but fully integrated and at the busy cross route from the station to and from The Scheme and the existing retail offer.
- 6.2.2 Apart from the much improved retail environment it will create for the shoppers, the space will be delivered to the latest building regulations and BREEAM requirements.
- 6.2.3 The space is also designed to be flexible allowing for unit sizes to be adaptable to suit the needs of individual traders and the retail market.

### 6.3 Theme 18

Excessive density			
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Objector Number	Plot	Objector	Remaining/Non Remaining
2	20	Mr & Mrs Coleman	Remaining
4	N/a	Andrew Dismore	Non-Remaining
7	N/a	P M Cooke	Non-Remaining
12	26	Mr Patel	Remaining
13	?	Mr & Mrs Ahmed	Remaining
14	14	Dennys & Moshie Forte	Remaining
15	20	Veronica Payne	Remaining
16	26	Bhavna Patel	Remaining
18	14	Afsanah Monafred	Remaining
19	14	Jason Waters	Remaining
20	14	Peter Carr	Remaining
21	T2-20	Marlene Guimaraes	Remaining
22	T2-20	Michael & Anne Thoumine	Remaining
24	T2-20	Mohammed Naveed Siddiqui	Remaining
25	T2-20	Sadaf Ahmed	Remaining
27	T2-20	Adeoba & Adebimpe Okekunle	Remaining
30	4 & 5	Amratlal & Bharti Asawala	Remaining
31	4 & 5	Ronald Green & Luke Sabarta	Remaining
32	5	L De Montfort	Remaining
33	5 & 6	Alexander Whelan	Remaining
34	6 & 7	Edward & Juliet Kent	Remaining
37	10 & 11	Mazhar & Zahida Hussein	Remaining
38	10 & 11	James Rock	Remaining
40	10 & 11	Fuad & Facel	Remaining
41	T2-20	Peter Wicker	Remaining
42	T2-20	Ali Rahimian	Remaining
43	T2-20	Kate Merrell & Branko Pajevic	Remaining

44	N/a	11 Warner Close	Non-Remaining
		12 Warner Close	
		14 Warner Close	
		25 Warner Close	
		46 Warner Close	
		59 Warner Close	
		2 Marsh Close	
		4 Marsh Close	
		11 Marsh Close	
		36 Marsh Close	
		124 Marsh Close	
		161 Marsh Close	
		164 Marsh Close	
		229 Marsh Close	
45	18 & 19	Adelaide Adams	Remaining
47	18 & 19	Jacqueline Parsons	Remaining
48	18 & 19	Laurence & Trina Welford	Remaining
50	18 & 19	Collis Graham & Marlene Newman	Remaining
51	18 & 19	Eagle Bay Limited (Farhat Baig)	Remaining
52	20	Imad Hazeez	Remaining
53	20	Joseph Killeen	Remaining
54	20	Naseem Kadiri	Remaining

- 6.3.1 The density and the policy compliance of The Scheme's density within Barnet and wider London will be covered by others (Statement of Evidence Thomas Wyld. P.16 Item 6.3.7).
- 6.3.2 Dealing with density from an urban design point of view it has been proofed within the outline application and detail design of Phases 3A and 3B that The Scheme is not too dense. The distance between buildings allow for sufficient privacy (overlooking limited) and the height of the building do compromise the quality of the open space or residential units (CDB.24, Chapter 13, P.54).
- 6.3.3 The Scheme density helps to create a more sustainable community with optimising the efficiency of the energy centre, created critical mass to support the regeneration of the high street and using optimising the use of the available public transport in the area.
- 6.3.4 The layout of The Scheme creates a clear hierarchy of streets, clearly defined public and private space all contributing towards a self policed and part of the city providing much needed new homes within a fully integrated community.

## 6.4 Theme 19

### Excessive building height

Objector Number	Plot	Objector	Remaining/Non Remaining
2	20	Mr & Mrs Coleman	Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining

- 6.4.1 Building heights are carefully considered across The Scheme to accommodate the required number of units in response to orientation and location. Taller buildings are located along the new York Park minimizing the number of units located on The Broadway, courtyard blocks are arranged with the taller buildings orientated north-south maximizing east and west sunlight and lower buildings are along the north and south boundaries responding to the existing lower urban structure.
- 6.4.2 A comprehensive daylight sunlight study was carried out on all the new residential units as part of the detail planning application including overshadowing of the public/private open space within the detail and outline applications proving that the height of the building do not impact on the negatively on the above (CDB.24, Chapter 13, P.54).
- 6.4.3 The study described in 6.4 was also carried out for the masterplan in order to establish the maximum parameters of all the buildings.

## 6.5 Theme 20

### Loss / lack of parking and impact on traffic congestion

Objector Number	Plot	Objector	Remaining/Non Remaining
4	N/a	Andrew Dismore	Non-Remaining
9	T2-20	Dulcie Manage	Remaining
10	T2-20	M Manage	Remaining
11	T2-20	Mr P Manage	Remaining

- 6.5.1 A full transport assessment was done as part of the outline application proving that the level of car parking provided will be adequate to support the new scheme (CDB.17).
- 6.5.2 The Scheme provides 0.8 parking spaces per unit; the lower parking ratio also helps to reduce the impact on traffic congestion.

- 6.5.3 Parking will be provided at 0.8 spaces per unit and it is expected that there will be an increasing decline in uptake of parking in smaller 1 and 2 bedroom units especially within the market units to the good public transport available to the site.

## 6.6 Theme 21

### Loss of light

Objector Number	Plot	Objector	Remaining/Non Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining

- 6.6.1 A comprehensive daylight sunlight study was carried out on all the new residential units as part of the detail planning application including overshadowing of the public/private open space within the detail and outline applications (CDB.24, Chapter 13, P.54).
- 6.6.2 All existing retained properties were also fully tested for the loss of light from existing habitable room windows.

## 6.7 Theme 33

### York Park is a 'memorial park' left to the community after the Second World War

Objector Number	Plot	Objector	Remaining/Non Remaining
8.01 - 8.42	Various	Various	13 Non - Remaining & 29 Remaining
12	26	Mr Patel	Remaining
13	?	Mr & Mrs Ahmed	Remaining
14	14	Dennys & Moshie Forte	Remaining
15	20	Veronica Payne	Remaining
16	26	Bhavna Patel	Remaining
17	14	Adekunbi Adubifa	Remaining
18	14	Afsanah Monafred	Remaining
19	14	Jason Waters	Remaining
20	14	Peter Carr	Remaining
21	T2-20	Marlene Guimaraes	Remaining
22	T2-20	Michael & Anne Thoumine	Remaining
23	T2-20	James & Mary Benham	Remaining

24	T2-20	Mohammed Naveed Siddiqui	Remaining
26	T2-20	Aasif & Amina Variava	Remaining
28	T2-20	Piyush & Dipavali Patel	Remaining
29	T2-20	Mary Olubi	Remaining
30	4 & 5	Amratlal & Bharti Asawala	Remaining
31	4 & 5	Ronald Green & Luke Sabarta	Remaining
32	5	L De Montfort	Remaining
33	5 & 6	Alexander Whelan	Remaining
35	8 & 9	Debbie Dean	Remaining
36	10 & 11	Diane Steel	Remaining
38	10 & 11	James Rock	Remaining
39	10 & 11	Siobahn Rothnie	Remaining
40	10 & 11	Fuard & Facel	Remaining
41	T2-20	Peter Wicker	Remaining
42	T2-20	Ali Rahimian	Remaining
45	18 & 19	Adelaide Adams	Remaining
46	18 & 19	Felicity Ibe	Remaining
47	18 & 19	Jacqueline Parsons	Remaining
48	18 & 19	Laurence & Trina Welford	Remaining
49	18 & 19	Hassan & Maria Osman	Remaining
50	18 & 19	Collis Graham & Marlene Newman	Remaining
51	18 & 19	Eagle Bay Limited (Farhat Baig)	Remaining
52	20	Imad Hazeez	Remaining
53	20	Joseph Killeen	Remaining
54	20	Naseem Kadiri	Remaining

- 6.7.1 York Memorial Park will not be lost; the park will change shape but the memorial trees are protected and will form an integral part of the new linear park all along the edge of the SSSI.
- 6.7.2 Please refer to the Design and Access Statement of the planning application, Chapter 7 for more detailed design information on the landscape (CDB.05).

## 6.8 Theme 35

<b>No real open space arising from The Scheme</b>
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<b>Objector Number</b>	<b>Plot</b>	<b>Objector</b>	<b>Remaining/Non Remaining</b>
12	26	Mr Patel	Remaining
13	?	Mr & Mrs Ahmed	Remaining
14	14	Dennys & Moshie Forte	Remaining
15	20	Veronica Payne	Remaining
16	26	Bhavna Patel	Remaining
18	14	Afsanah Monafred	Remaining
19	14	Jason Waters	Remaining
20	14	Peter Carr	Remaining
21	T2-20	Marlene Guimaraes	Remaining
22	T2-20	Michael & Anne Thoumine	Remaining
23	T2-20	James & Mary Benham	Remaining
24	T2-20	Mohammed Naveed Siddiqui	Remaining
26	T2-20	Aasif & Amina Variava	Remaining
28	T2-20	Piyush & Dipavali Patel	Remaining
29	T2-20	Mary Olubi	Remaining
30	4 & 5	Amratlal & Bharti Asawala	Remaining
31	4 & 5	Ronald Green & Luke Sabarta	Remaining
32	5	L De Montfort	Remaining
35	8 & 9	Debbie Dean	Remaining
36	10 & 11	Diane Steel	Remaining
38	10 & 11	James Rock	Remaining
39	10 & 11	Siobahn Rothnie	Remaining
40	10 & 11	Fuard & Facel	Remaining
41	T2-20	Peter Wicker	Remaining
42	T2-20	Ali Rahimian	Remaining
47	18 & 19	Jacqueline Parsons	Remaining
48	18 & 19	Laurence & Trina Welford	Remaining
49	18 & 19	Hassan & Maria Osman	Remaining
50	18 & 19	Collis Graham & Marlene Newman	Remaining
52	20	Imad Hazeez	Remaining

- 6.8.1 Please refer to the Design and Access Statement of the planning application, Chapter 7 for more detailed design information on the landscape (CDB.05).
- 6.8.2 The green spaces and parks will be changed across the site in response to the new layout creating a variety of new spaces with different character across The Scheme; however there is no reduction in the amount of open space across the site.
- 6.8.3 The secure shared courtyards and roof terraces will also contribute significantly to the quantum of open space available to the residence of The Scheme. The new open space will be better defined than the existing open space with a clear hierarchy and ownership of spaces.
- 6.8.4 The courtyards will provide doorstep play space for smaller children with the added security of it being in a courtyard only accessible to the residence of the specific block.
- 6.8.5 Each unit will also have access to private outdoor space sized to the size of the unit, these spaces are mainly in the form of balconies but all ground floor duplex units will have a front and back private space. Units at upper levels with access to roofs will have roof terraces rather than balconies.
- 6.8.6 Further to the on-site open space two new bridges across the Silk Stream will allow better access to further open space and playing fields on the west site of the Welsh Harp.

## 6.9 Theme 36

Loss of green spaces and parks			
Objector Number	Plot	Objector	Remaining/Non Remaining
9	T2-20	Dulcie Manage	Remaining
10	T2-20	M Manage	Remaining
11	T2-20	Mr P Manage	Remaining

Objector Number	Plot	Objector	Remaining/Non Remaining
9	T2-20	Dulcie Manage	Remaining
10	T2-20	M Manage	Remaining
11	T2-20	Mr P Manage	Remaining

- 6.9.1 Please refer to the Design and Access Statement of the planning application, Chapter 7 for more detailed design information on the landscape (CDB.05).
- 6.9.2 The green spaces and parks will be changed across the site in response to the new layout creating a variety of new spaces with different character across The Scheme; however there is no reduction in the amount of open space across the site.
- 6.9.3 Further to the on-site open space two new bridges across the Silk Stream will allow better access to further open space and playing fields on the west site of the Welsh Harp.

## 6.10 Theme 38

Demands on public transport			
Objector Number	Plot	Objector	Remaining/Non Remaining
7	N/a	P M Cooke	Non-Remaining
12	26	Mr Patel	Remaining
13	?	Mr & Mrs Ahmed	Remaining
14	14	Dennys & Moshie Forte	Remaining
15	20	Veronica Payne	Remaining
16	26	Bhavna Patel	Remaining
20	14	Peter Carr	Remaining
24	T2-20	Mohammed Naveed Siddiqui	Remaining
27	T2-20	Adeoba & Adebimpe Okekunle	Remaining
30	4 & 5	Amratlal & Bharti Asawala	Remaining
32	5	L De Montfort	Remaining
35	8 & 9	Debbie Dean	Remaining
37	10 & 11	Mazhar & Zahida Hussein	Remaining
40	10 & 11	Fuad & Facel	Remaining
44	N/a	11 Warner Close	Non-Remaining
		12 Warner Close	
		14 Warner Close	
		25 Warner Close	
		46 Warner Close	
		59 Warner Close	
		2 Marsh Close	
		4 Marsh Close	
		11 Marsh Close	
		36 Marsh Close	
		124 Marsh Close	
		161 Marsh Close	
		164 Marsh Close	
229 Marsh Close			
45	18 & 19	Adelaide Adams	Remaining
46	18 & 19	Felicity Ibe	Remaining
47	18 & 19	Jacqueline Parsons	Remaining
51	18 & 19	Eagle Bay Limited (Farhat Baig)	Remaining
52	20	Imad Hazeez	Remaining
53	20	Joseph Killeen	Remaining

- 6.10.1 A full transport assessment was done as part of the outline application proving that the roads, with improvements to junctions by The Scheme, will be able to support the additional traffic generated by the new scheme. The parking levels have been reduced to 0.8 spaces per unit reducing the impact on the roads.
- 6.10.2 The current Thameslink Railway improvement programme will improve the reliability and capacity of the current service.

## 6.11 Theme 39

### Lack of information on the design for the pedestrian and cycle bridge

Objector Number	Plot	Objector	Remaining/Non Remaining
6	38, 38A, 39, 40, 40A, 41, 41A, 41B, 42, 43, 43A & 44	Canal & River Trust	Remaining

- 6.11.1 The bridges did not form part of the detail planning application and will only be designed in detail as part of the relevant later phases.
- 6.11.2 The intension is for the Cool Oak Lane Bridge to be submitted as a separate Reserved Matters Application once designed in detail.



Detail model of Phases 3A, 3B and 3C (1:500)

## 7 CONCLUSION

### 7.1 The Masterplan

7.1.1 The masterplan and particularly the phasing of the new buildings have been developed in direct response to the need of the decanting process. The new buildings are being built on empty sites avoiding the need for double decanting of existing residence. The phasing is also set to start at the centre of the site creating a 'place' as early on as possible. The set of first new buildings will stretch from the Broadway down to the Welsh Harp around there new public open space

- Broadway Place
- The Green
- York Park

7.1.2 Broadway Place is a new urban space surrounded by commercial units at the ground floor creating the start of the regeneration of the commercial units along the Broadway; it will also create the opportunity for commercial activity like restaurants and cafes just off the busy road. The Green is a new more formal park at the heart of The Scheme with the start of the new linear York Park next to the Welsh Harp providing formal and informal play spaces.

7.1.3 The masterplan is based on the principles of legible London Streets with new urban block addressing these streets, as many front doors and defensible space at ground floor, forming new courtyards as shared amenity space for the residence of the buildings.

7.1.4 The new masterplan is removing the ambiguity of the current buildings regarding private, semi private and public space, these spaces will be clearly defined creating a new safe environment with lots of natural surveillance and clear ownership of open space. All units will also have private amenity space responding to the size of the units.

7.1.5 For the first time since the demolition of the original street pattern will you be able to see the Welsh Harp and green space beyond from the Broadway and more specifically across the centre of the site as you approach the Broadway from Station Road.

7.1.6 The new development is replacing all the affordable units that are currently on site, provide shared ownership units creating an opportunity for current leaseholders to buy a new unit on site and introduces new private units creating a diverse and fully integrated community.

7.1.7 The new masterplan unlocked the delivery of The Scheme creating new homes after a long period of uncertainty.



November 2014 - progress on site

## 7.2 The Detail Design and Construction

- 7.2.1 All the buildings on site are designed to the highest standards in terms of space standards, sustainability and detailing. Robust materials and detailing are used in order to allow the buildings to weather well limiting maintenance cost for the future residents. Great care is taken to make sure a coherent but diverse new neighbourhood is created.
- 7.2.2 The detail design of Phases 3B and C is already employing additional architects to design one of the buildings, this principle will be taken forward in the following phases employing a variety of architecture but the masterplan parameters and design guidelines will be controlling the design of the future buildings ensuring a completed masterplan maintaining the overall quality of the buildings and public realm between the buildings.
- 7.2.3 The masterplan is delivered by the same team that obtained planning approval and constructed to the same design quality as the approved scheme. The construction team also retained the pre-planning design architects to deliver the first buildings, Phase 3A, on site.

## Declaration

I believe that the facts stated in this proof of evidence are true.

HEY HENDRIK HEYNS

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**Mr Hendrik Heyns**

**Dated 19 December 2014**



## **Allies and Morrison**

85 Southwark Street  
London SE1 OHX

telephone +44 20 7921 0100  
web [alliesandmorrison.com](http://alliesandmorrison.com)  
email [info@alliesandmorrison.com](mailto:info@alliesandmorrison.com)