

Location Key Plan



Character area: Block K podium garden





Lines of landscape which bleed into the space



Using planting and landform to frame views towards the reservoir



Using planting and landform to frame views towards the reservoir

Block K podium garden

The podium garden on block K is significantly smaller than that of block J, however the intention for a high quality amenity space remains the same.

The podium provides access to the building concierge service, which requires careful thought about access requirements and the use of landscape as a marker for place making.

Organic forms hold the soft landscaping, while define the pathways which connect the east of the site to the reservoir below.

Views towards the reservoir are a key driver in how the landscape has been configured, allowing visitors to sit, relax and contemplate the rich selection of semi natural habitats on their doorstep.

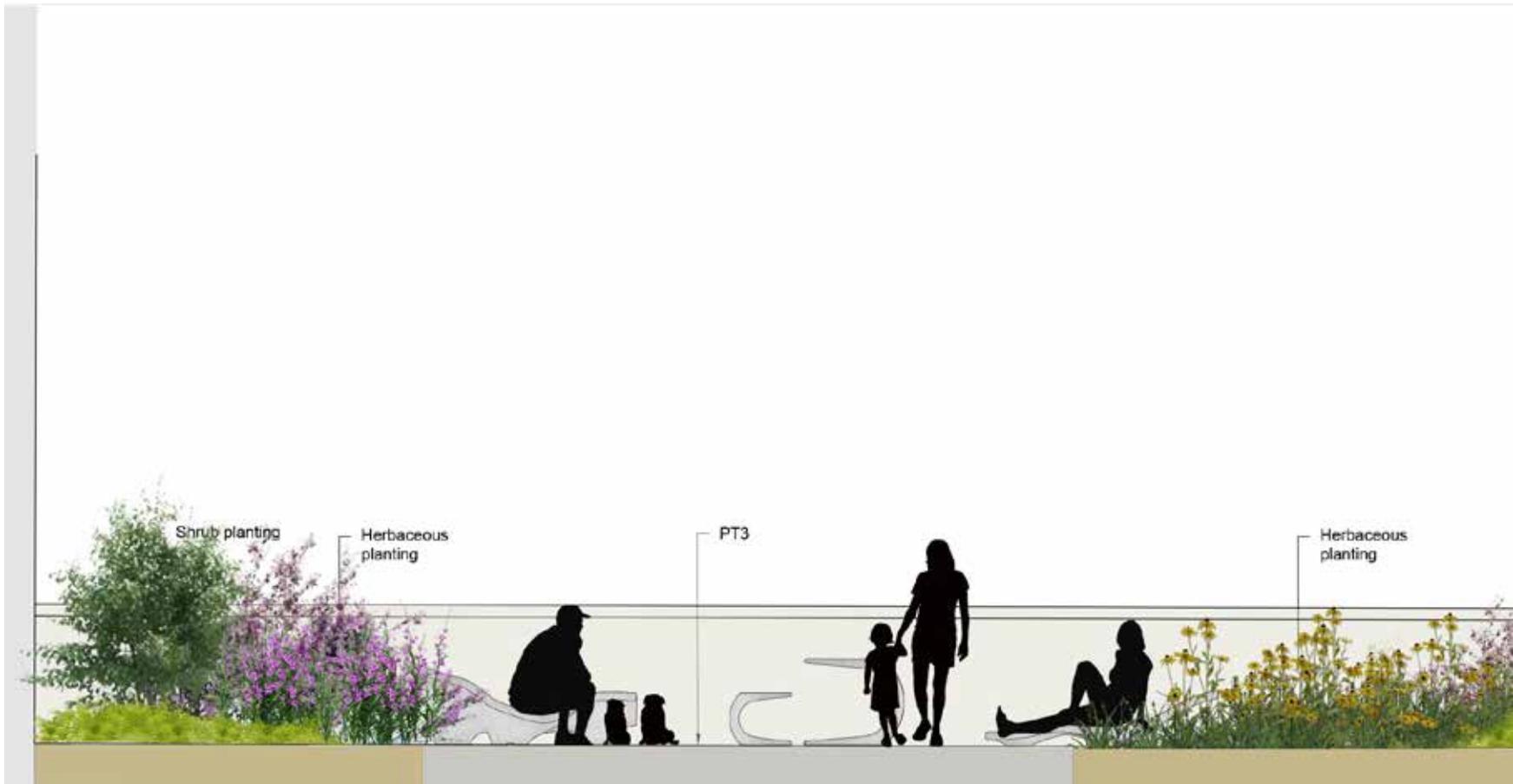
Although only accessible to block K residents, the space can be viewed from outside, providing high quality visual amenity for all.

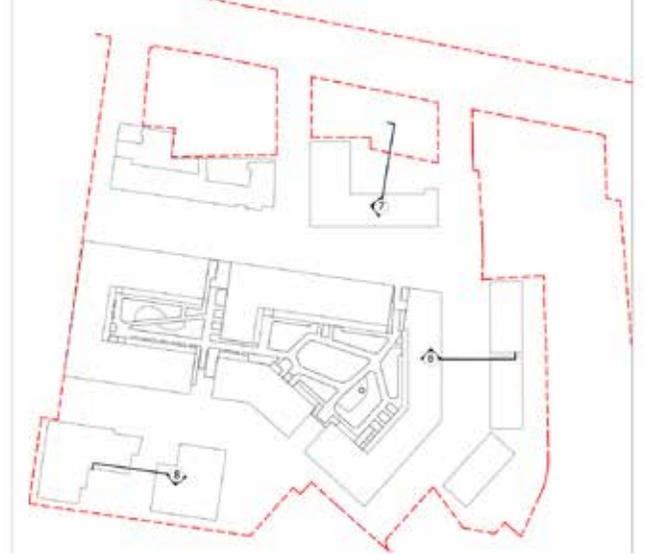
Design principles:

A series of design principles have been employed within the podium garden:

- To maximise soft landscaping without compromising the views towards the reservoir
- To provide a tranquil space for residents to relax and enjoy
- Maximise the sunny aspect of this podium, and to blur the boundaries between the on and off slab condition

Block K podium garden







Location Key Plan



Character area: Block H1 courtyard garden





Formal lawn area



Multi-functional hard paved areas



The colour theme of the garden is white, the tree chosen is Betula utilis (birch)

Block H1 courtyard garden

Block H1 does not have a podium garden, instead a secluded courtyard offers residents a peaceful, sheltered space in which to relax and unwind.

This semi formal space features at the ground floor and is predominantly east facing.

A rectangular lawn sits at the heart of the space, providing opportunities for children to play and adults to socialise. The lawn is bordered on two sides by dense planting, consisting of multi-stem shrubs, ferns and herbaceous planting.

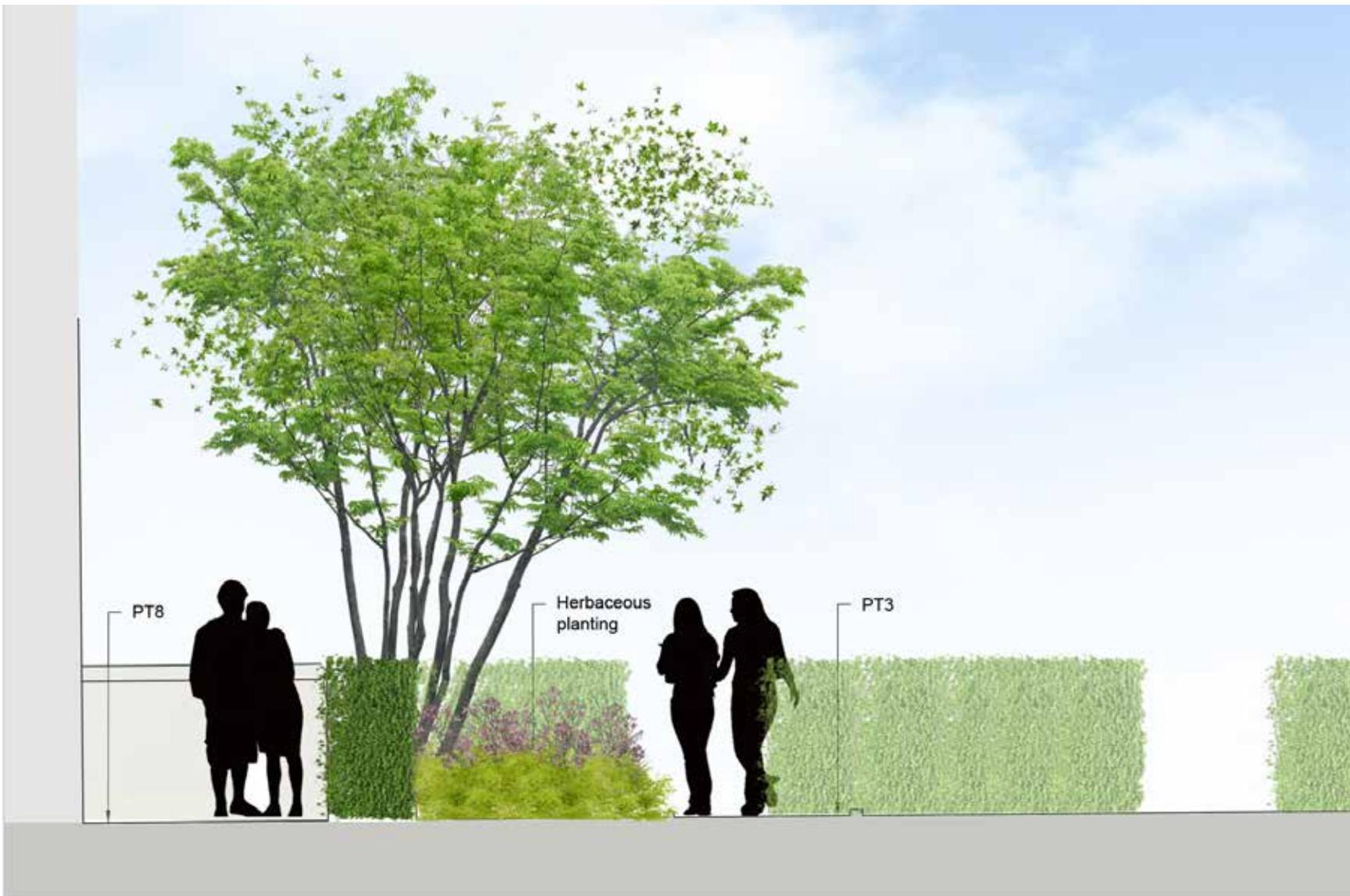
Generous footpaths double as play areas for children in unfavourable weather, and provide a firm buffer between the architecture and the planting areas.

The space is seen as a secluded urban garden, and stemmed from the following design principles:

Design Principles:

- To create a place of refuge from the busy surrounding urban environment
- To echo the geometric forms seen in the surrounding architecture
- Blur the boundaries through planting between the private terraces and the main courtyard space

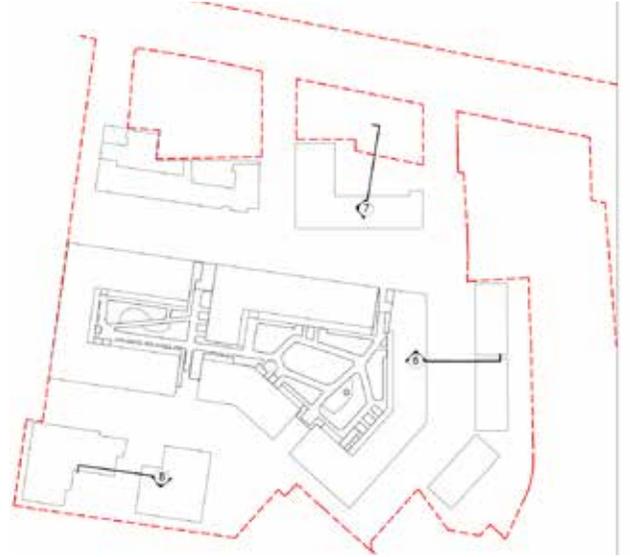
Block H1 courtyard garden



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501

Section 7 - Through Block H1 Podium

scale 1:50@A1





Location Key Plan



Character area: Block H2 podium garden





Dense green planting to create a tropical feel to the space



Specimen trees - here Juneberry, providing food for butterflies and birds



Linear benches which retain planting areas

Block H2 podium garden

The block H2 podium garden is seen as a pocket of planting with small areas of hard landscaping.

Dense raised planting beds provide seating and a strong edge to the space. The seating follows a curved line which appears to connect what is essentially two external spaces in one.

Private terraces face onto the space and are defined by clipped hedging and low level boundary treatments. The planting at the opposite side of the podium is more informal, and provides a contrast in style which adds another layer of interest to the space.

The H2 podium will typically be in shade, which has informed the planting palette in this area of the scheme. Dense, dark green shades will be offset by colourful bulb planting throughout to create a striking landscape which it is hoped will animate the space.

Design principles:

A series of design principles have been employed within the podium garden:

- To use soft landscaping as the main mechanism to animate the space
- To utilise the available space, providing seating opportunities and areas for residents to socialise and relax
- Ensure the planting palette is suitable for the shady conditions expected in this area

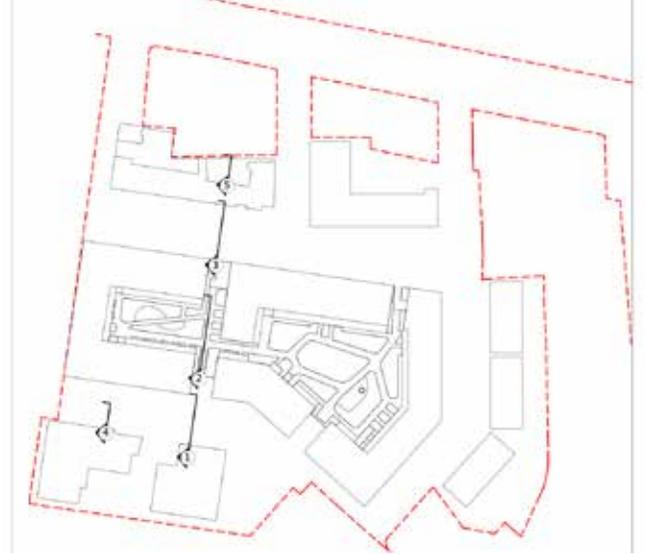
Block H2 podium garden

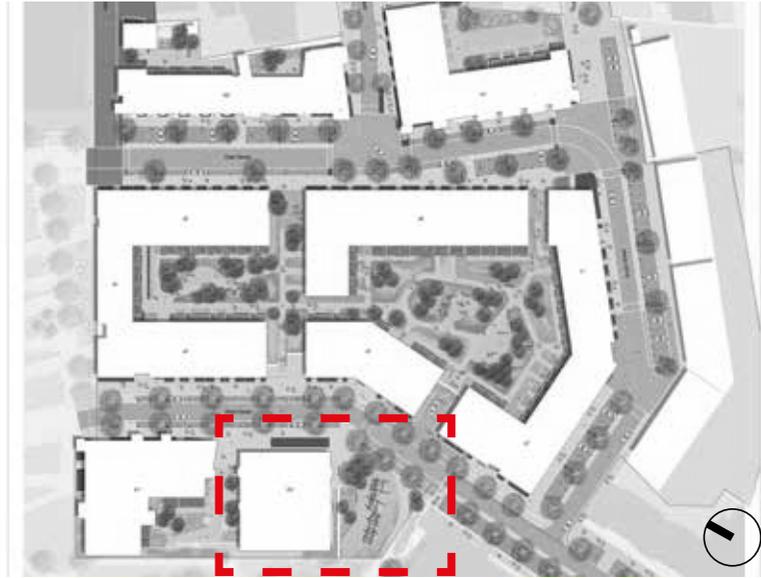


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Typical Section at Block H2 Podium

scale 1:50@A1





Location Key Plan



Character area: Pocket Park





A climbing structure provides versatile play opportunities



An emphasis on natural, incidental play is adopted throughout the scheme



Wildlife-friendly planting with edible berries (for both children and birds) attract birds

Pocket Park

The pocket park which sits to the south of block K is an alternative play space designated for phase 4 residents.

This generous space provides children with the opportunity to climb, run, jump and socialise in a safe environment between the reservoir and the phase 4 development. Details of the site wide play strategy can be found later in this report.

The pocket park includes one major piece of play equipment, which can be used and enjoyed in a variety of ways. The topography of the site also allows for an interesting combination of structures, which can be used by a wide range of age groups.

A series of seating opportunities in and around the space ensure parents and carers can supervise their children, and feel part of the landscape experience.

The planting palette focuses on providing food and habitat for wildlife, whilst ensuring the species selected are safe for children.

Design principles:

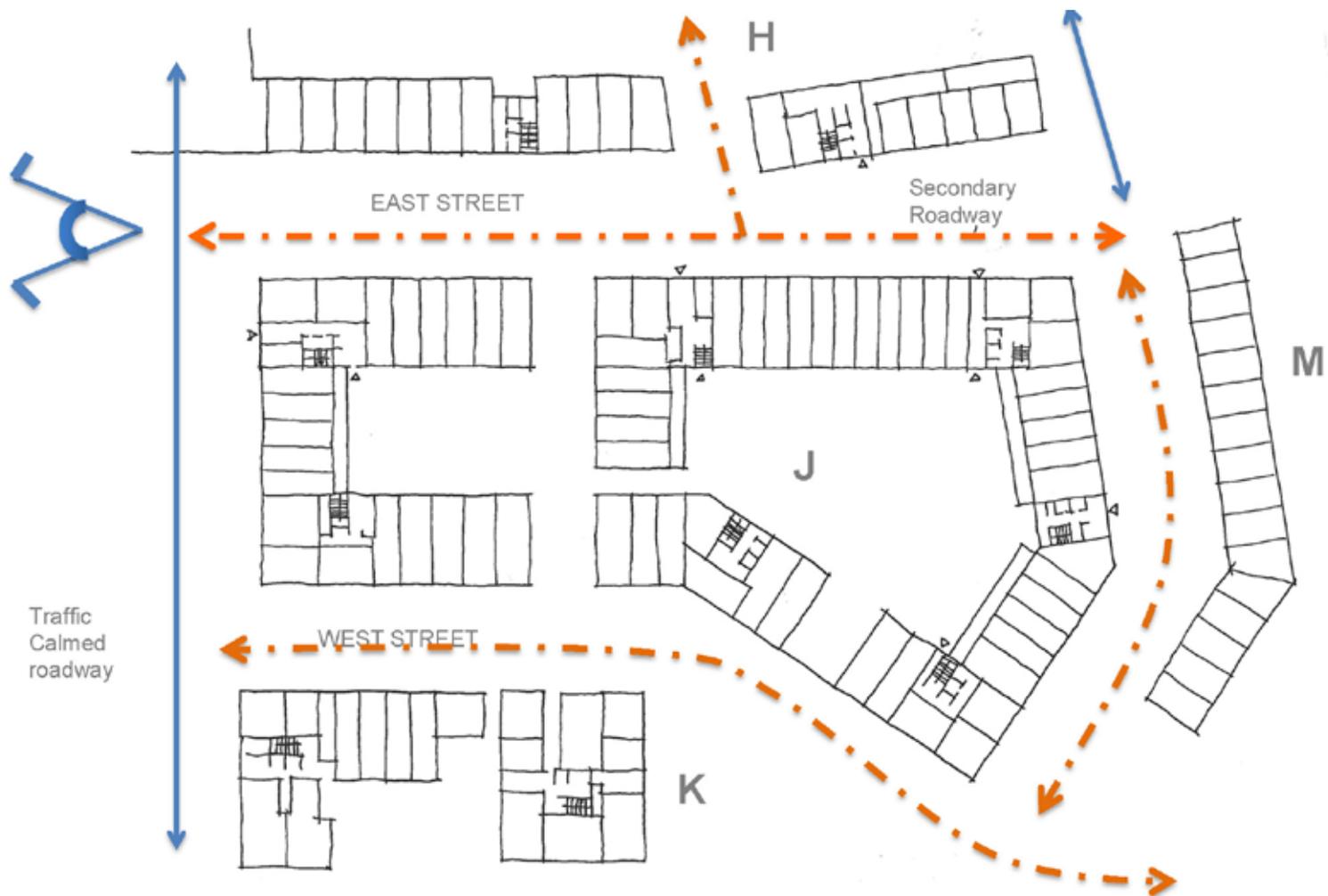
- Ensure the design is inclusive of all physical abilities
- Ensure the space is safe and secure for children to play
- Provide visual interest for both residents and children
- Maximise the soft landscaping where possible
- Utilise the natural gradient of the land

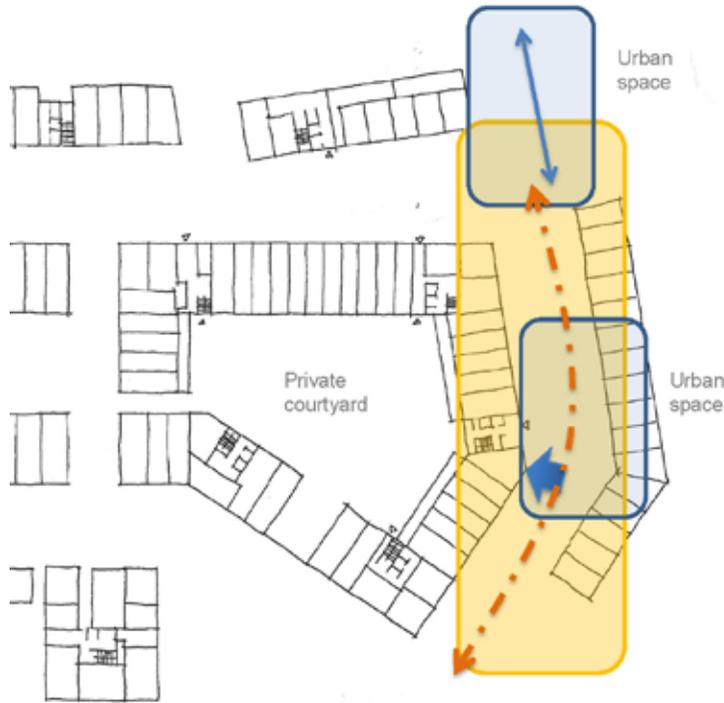
The following diagrams were developed early on in the design process, and outline the basic framework and thinking behind the masterplan and streetscape.

The ideas developed here went on to inform the proposals seen today, and demonstrate how place making sits at the heart of the proposals. The diagrams set out the initial thinking and highlight the locations of key nodes and junctions.

Design Guide Principles:

- Regularity and rhythm
- Spaces to have termination points
- Consider views through and between spaces
- Inclusion of passive street measures
- Regular street tree planting
- Consider aspect with more trees where required to create shade





The sketch plans shown here demonstrate how the key junctions and nodes helped form a framework from which the streetscape design emerged.

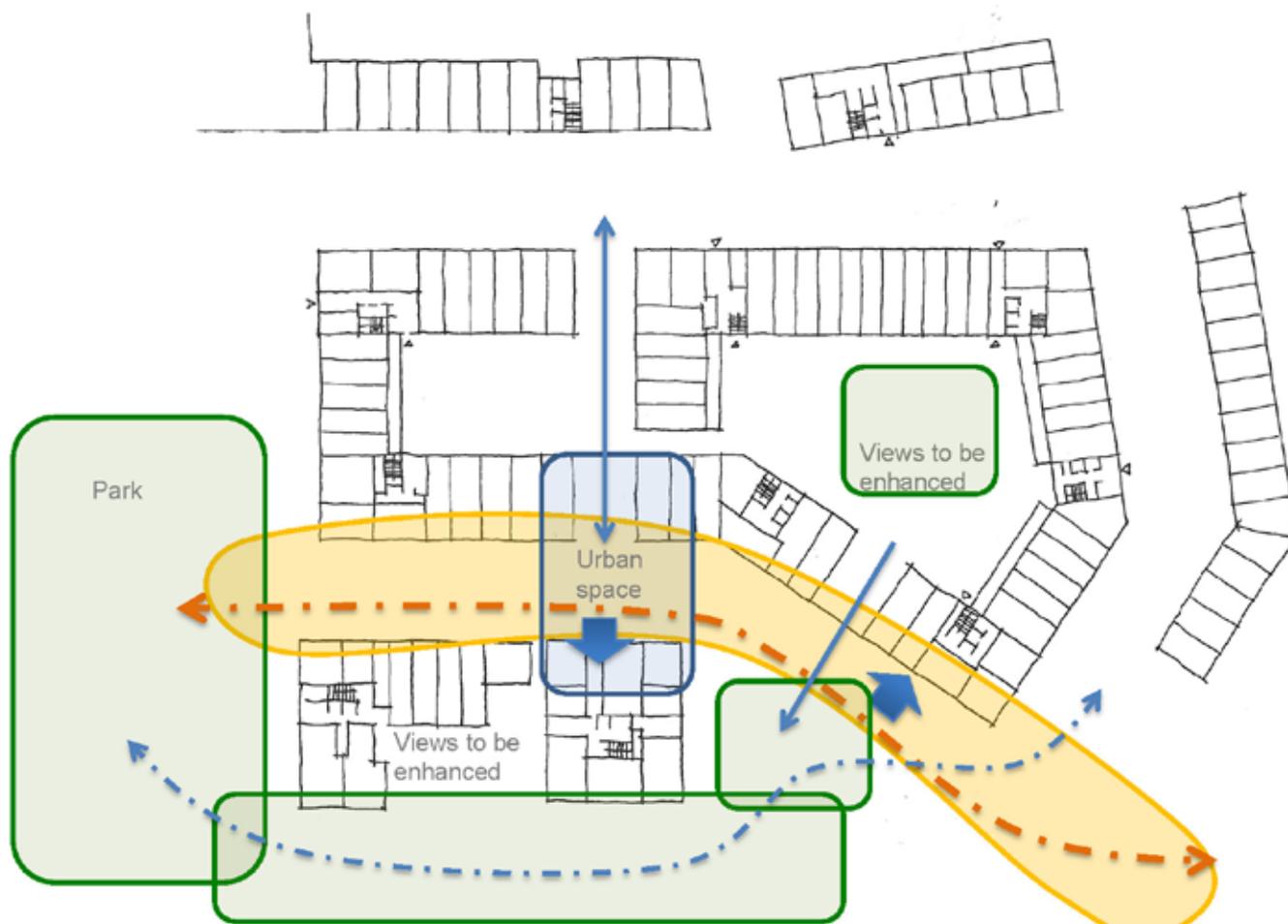
Access to cores from the street, connecting views and physical destinations where all explored and investigated.

These studies led to changes in the architectural configurations and led to the development of the access strategy for the scheme.



The diagram below starts to rationalise the placement of key spaces within the landscape, and how physical and visual connections could be achieved.

The link from East Street to West Street is identified here for the first time, and became a key part of the scheme which began to link block K and the reservoir beyond.



A series of concept sketches were developed to explore the materiality of the public realm, to rationalise the dimensions of footways, carriageways and the frequency of tree planting.

These early sketches were used to not only evolve the landscape proposals, but also to inform the architecture and access strategy.

The sketch below relates to the junction between East Street and Milton Road. Further details on the final proposals are on the following pages.





Location Key Plan



Character area: East St / South St / West St

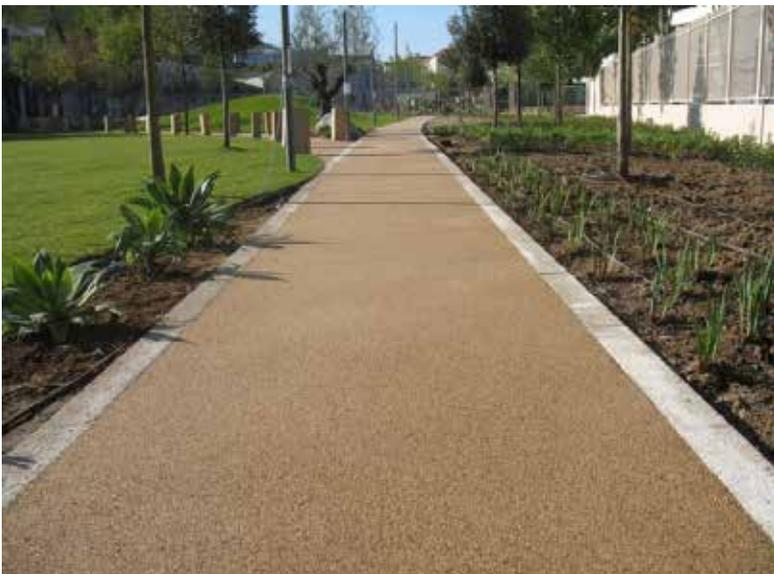




Tailored systems for street tree planting



Greening street wherever possible



High quality hard landscaping

East St / South St / West St

The rationale for East Street, South Street and West Street is simple, to maximise the quality of the public realm through choice tree planting, while remaining true to the underlying design guide / parameters developed for the wider masterplan.

The proposals strive to create individual spaces which help achieve a natural legibility and promote a local sense of identity. Each street has different characteristics, whether this be the topology, sun aspect or adjacent architectural style. It is these differences which have been used to create a similar but varying feel to each streetscape.

On street parking is defined by strategically placed bays which sit between rhythmically placed street trees. Paving surfaces change between junctions and key nodes, whilst remaining sympathetic to the wider masterplan design principles.

Design principles:

- To create a cohesive but legible streetscape which reflects the surrounding high quality architecture
- To tie in seamlessly with previous masterplan phases to ensure a neighbourhood and community impression is achieved
- Ensure the wider masterplan design guide principles are adhered to

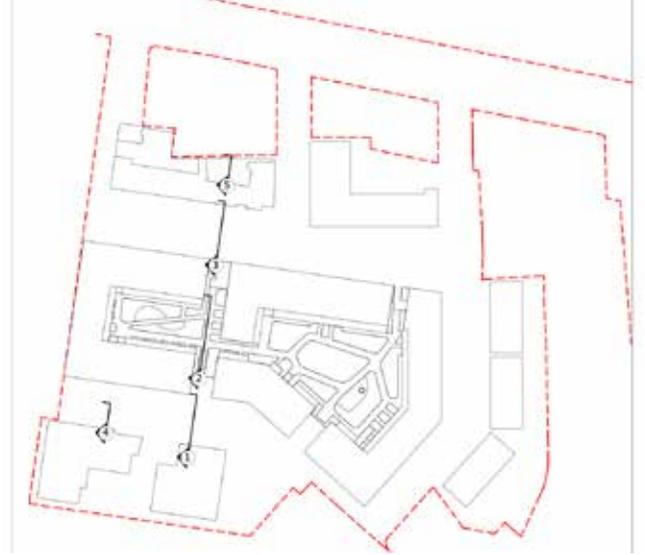
West Street



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Section Trough West Street

scale 1:50@A1



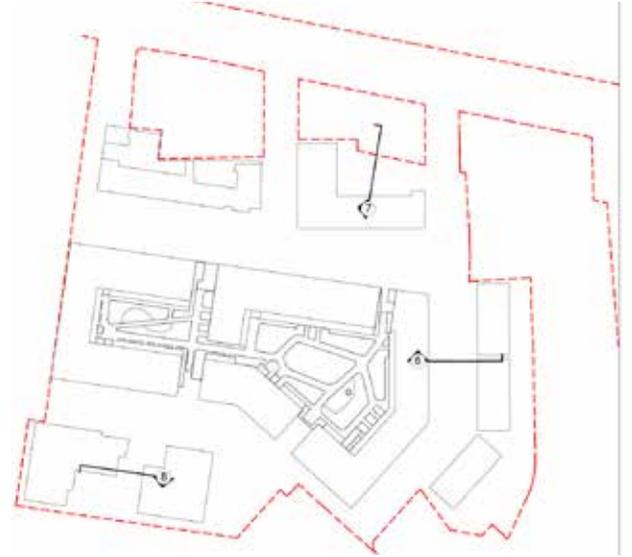
South Street



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Section 6 - Trough South Street

scale 1:50@A1



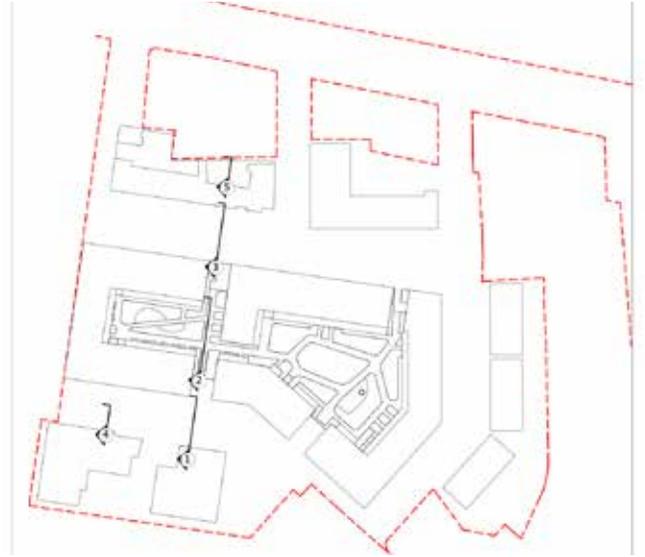
East Street

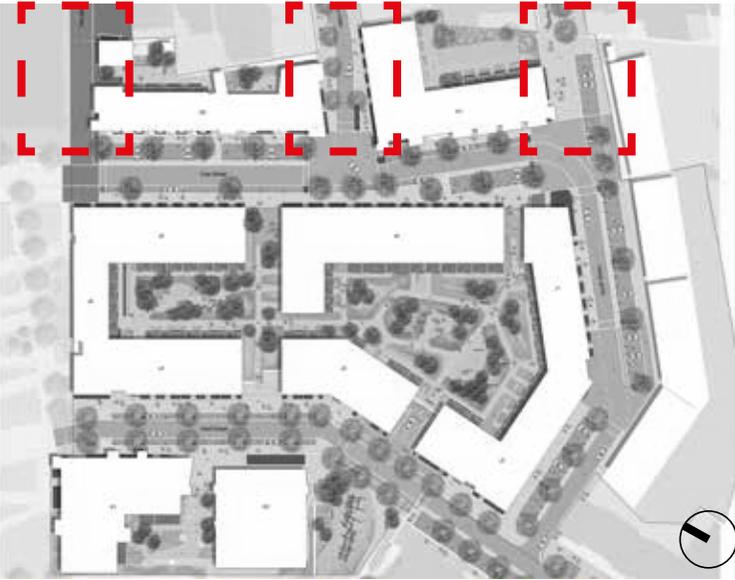


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Section Through East Street

scale 1:50@A1





Location Key Plan



Character area: Perryfield Way



Character area: Milton Road



Character area: Stanley Road



Perryfield Way

The proposals for Perryfield Way share the principles adopted for the connecting East Street. However some specific interventions have been required, these include the need for a traffic management system to control vehicular access for local businesses*.

The broad principle is to restrict vehicle access in this area, and adopt a shared space environment, with the emphasis on usage tipped towards the pedestrian.

A series of flush kerbs will be used to delineate any vehicle access routes.

*The specific traffic management proposals were yet to be agreed at the time of production of this document.

Milton Road

The design of Milton Road is simple, a series of street trees will be planted where practicable at regular centres to continue the green link principles adopted as part of the Phase 4 development.

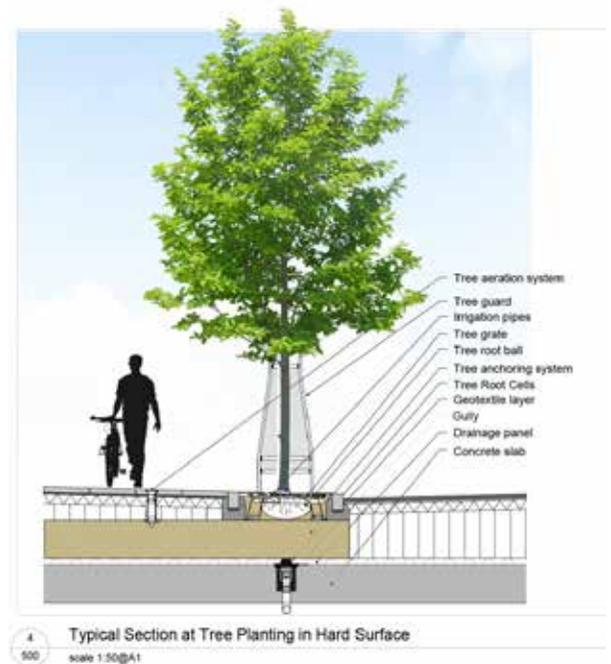
Both the footways and carriageway will be resurfaced to blend seamlessly into the wider masterplan, and to create a sense of legibility between the development and the West Hendon Broadway (A5) beyond.

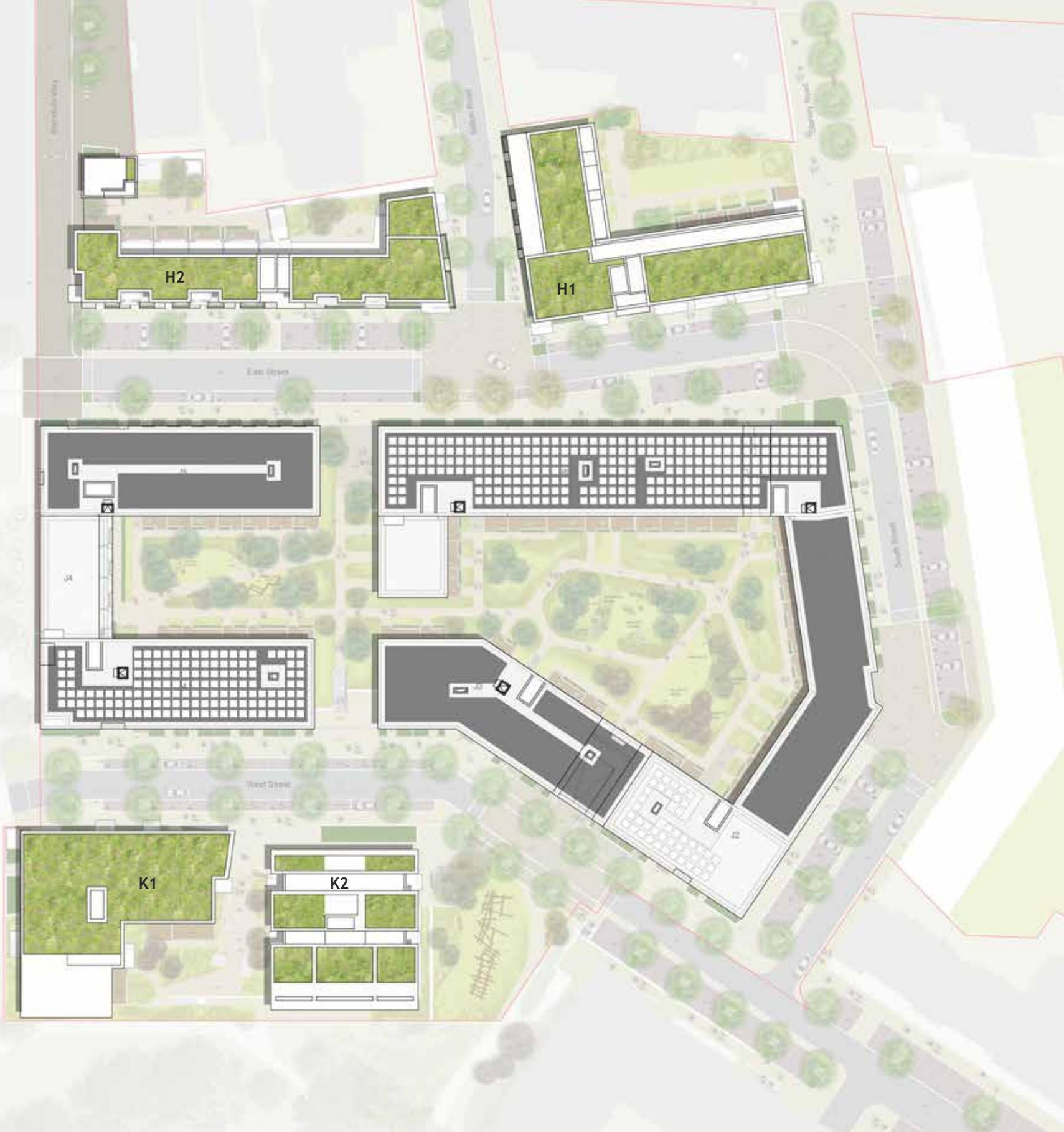
Stanley Road

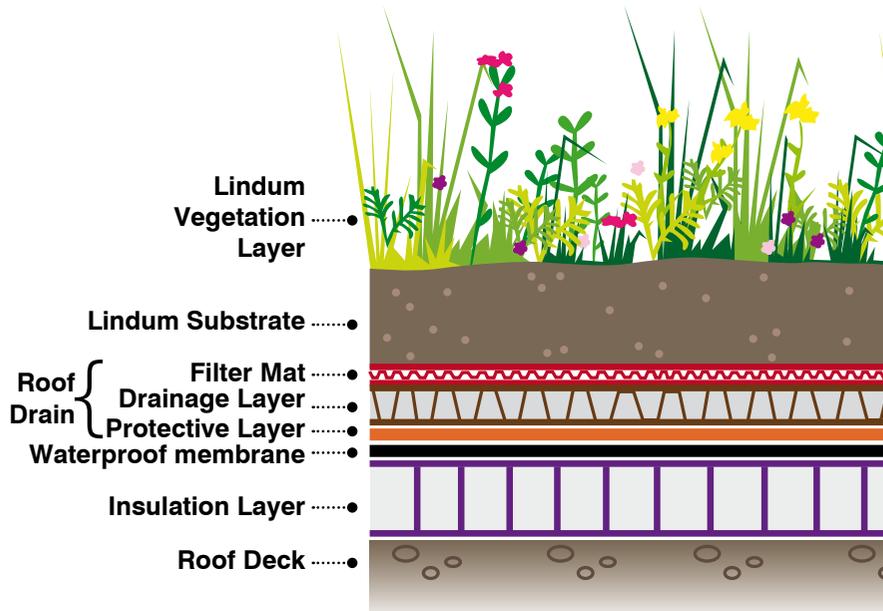
Stanley Road will undergo significant change, as an emphasis on the pedestrian experience has led to a partial vehicular closure at the eastern end at the junction with the A5. This new pedestrianised zone will include new tree planting, and an upgrade to the surfacing materials.

The western end will remain accessible to vehicles and includes a number of key on street parking bays.

Street trees will be planted where ever practicable to re-emphasise the green links seen throughout the West Hendon Masterplan. Both the carriageway and footway will be resurfaced creating a fresh clean interface between the phase 4 development and the A5 beyond.







Typical wildflower and sedum build up layers

Bio-diverse & green roofs

A number of the new blocks within the Phase 4 masterplan include green / bio-diverse green roofs.

This page demonstrates the typical build up layers for the bio-diverse roofs and the intensive landscape seen on the podiums.

The final species selection for the bio-diverse roofs will be determined by the project ecologist, to ensure the habitats created are best suited to the specific species seen on site.

The adjacent plan (left) demonstrates the relative locations of the green / bio-diverse roofs.

H1 green roof:	486sqm
H2 green roof:	451sqm
K2 green roof:	538sqm
Total:	1475sqm

- 1 Substrate and garden planting scheme
- 2 Filter Fleece
- 3 DSE60 water retention and drainage layer infilled with Bauder Mineral Drain
- 4 Pro Mat protection layer
- 5 PE Foil separation layer



Intensive green roof typical build up layers



7.6 HARD LANDSCAPE MATERIALS STRATEGY

Paving

The diagram illustrates the proposed surface materials throughout Phase 4.

The diagram includes the ground floor, public realm and podium levels.

The selection of the materials is informed by the site wide masterplan design guide, and aims to create a seamless link between this phase and those already built. It is important that this continuity is achieved to ensure the neighbourhood ambitions of the masterplan are successfully achieved.

The palette is both hard wearing and of a suitable quality to reflect the aspirations of the scheme.

Both durability and aesthetic quality are key drivers behind the selection of these materials. Both the hard and soft landscape materials are used to establish a design language which is adopted across the wider development area.

Different areas within the masterplan adopt different materials to help create a sense of place and to establish a hierarchy of spaces across the masterplan.

Design Principles

A series of core design principles have been developed to inform the hard landscape palette selection, these are as follows:

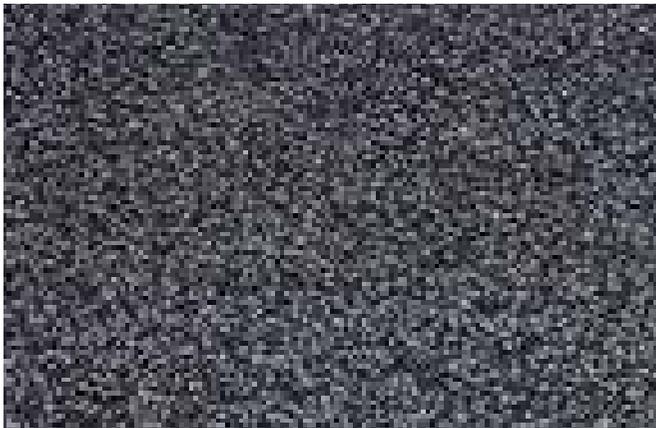
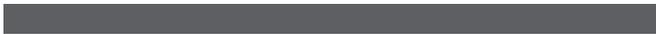
- Ensure the selection achieves a coherent language with previous phases of the masterplan.
- Where possible a distinct yet subtle sense of identity for each key node should be achieved.
- The materials selected must reinforce the high quality aspirations of the wider masterplan.
- Durability is a key consideration with any material being expected to pass the test of time.
- Selected elements should be safe and accessible for the full range of physical and mental abilities expected to use and encounter the spaces.

HARD LANDSCAPING

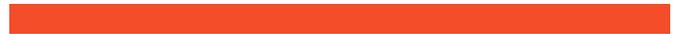
	Paving type 1: Asphalt to carriageways
	Paving type 2: Tegula concrete block paving (Pennant grey) to parking bays
	Paving type 3: Resin bonded aggregate to podium gardens
	Paving type 4: Resin bonded aggregate to pedestrian walkways
	Paving type 5: Granite setts to speed tables-ramps
	Paving type 6: York stone setts to Perryfield Way and entrances
	Paving type 7: York stone flags to special pedestrian areas and K main entrance
	Paving type 8: Composite decking to private gardens on podiums

Images shown are indicative of paving type, samples to be approved prior to any bulk orders.

Colour bands relate to key plan on page 222.

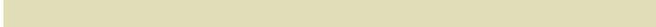


Ashfalt
to carriageways - Paving Type 1



Tegula concrete block paving (Pennant grey)
to parking bays - Paving Type 2

Resin bonded aggregate
to podium gardens - Paving Type 3



Resin bonded aggregate
to pedestrian walkways - Paving Type 4





Granite setts
to speed tables-ramps - Paving Type 5



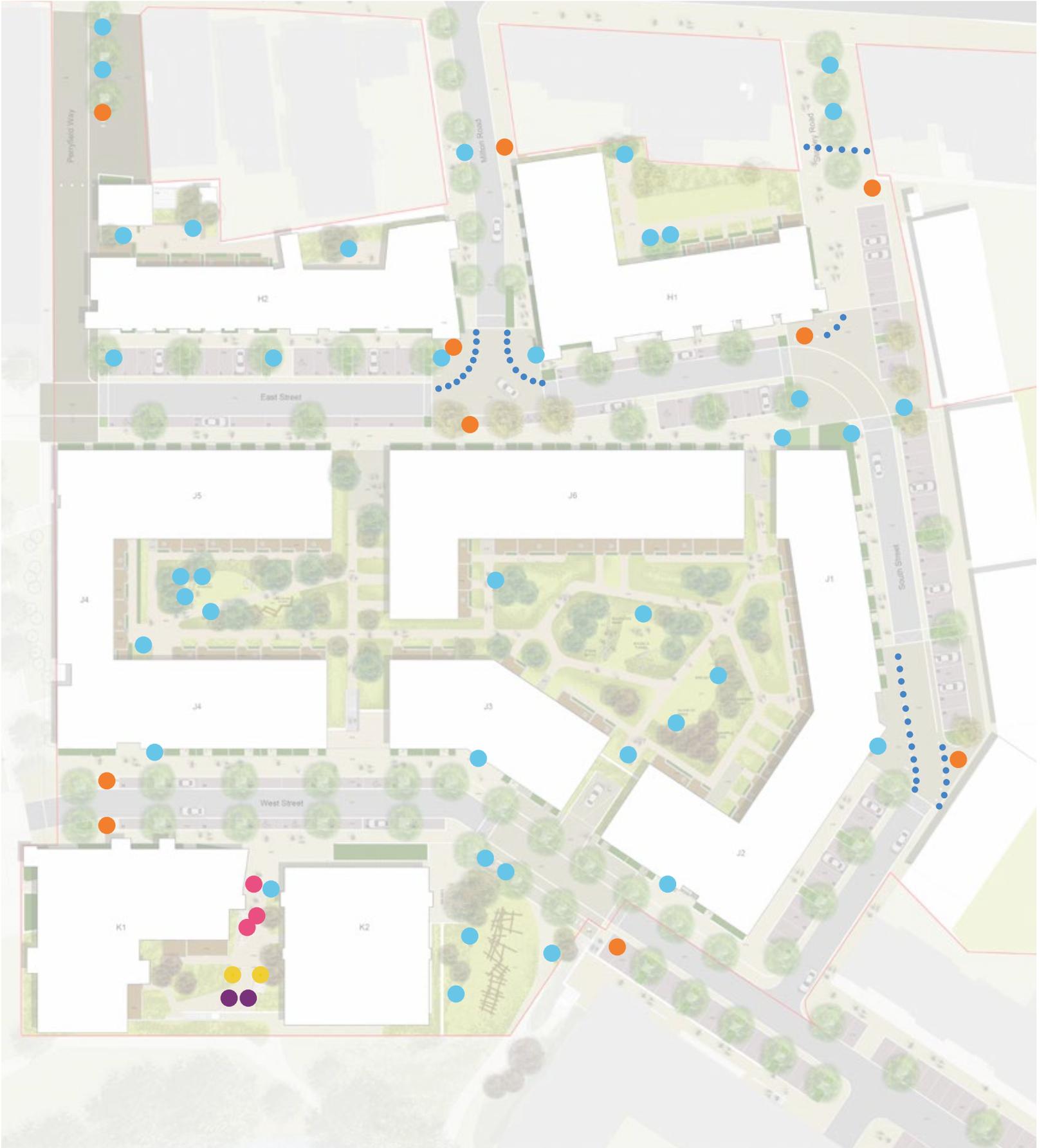
York stone flags
around H3 and K entrance - Paving Type 7

York stone setts
to Perrifield Way - Paving Type6



Composite decking
to private amenity spaces on podium gardens - Paving Type 8





Furniture location key plan



● Stainless steel Sheffield Cycle Stands



● Cast stone raft seat. Block K podium only



● Circular steel bollards



● Timber top benches with metal supports



● Cast stone benches. Block K podium only



● Cast stone picnic benches. Block K podium only

The adjacent diagram illustrates the proposed types and location of exterior furniture, including benches, bins and cycle stands.

The diagram includes the ground floor, public realm and podium levels.

The furniture palette shares the broad design principles setout on the previous page, with an emphasis on quality and durability,

It is important to note the products shown are indicative only and subject to final client approval.



7.7 SOFT LANDSCAPE MATERIALS STRATEGY



Indicative planting approach precedents

Site wide planting concept

Planting softens built form, humanises space, mitigates the microclimate and provides a seasonal sense of place.

Tree planting can respond to residential structure and the choice of a particular species for an area is intended to establish an association for each. Many spaces will gain their character from planting and the contrast between it and hard materials are what create diversity of experience for people.

New tree planting will be located in appropriate locations throughout the scheme. The plant usage principals are similar in the main character areas.

Planting design principles should include:

- Suitability of form and the eventual scale of planting in relation to the space and elevation.
- The use of tree, shrub and perennial planting to enhance the design by responding to the articulation of space in opening vistas, defining and hiding views.
- Planting to be appropriate to setting, not posing threat or nuisance, for example; through the specification of clear stem trees adjacent to public routes.
- Plants will be selected for their appropriateness in and mitigation of a challenging urban environment.





Planting Proposal For The Streets:

- Trees: *Acer campestre* `Streetwise`
- *Prunus x* `Accolade` (key nodes and junctions)

■ PLANTING PROPOSAL FOR POCKET PARK NEXT TO BLOCK K:

The planting aims to attract and support local wildlife in accordance with the ecologist's recommendations.

It is important the planting in this area is safe for children.

Trees/large shrubs:

- *Amelanchier lamarckii*
- *Malus trilobata*
- *Sorbus commixta* `Embley`

Medium shrubs:

- *Buddleia morning mist*
- *Cornus kousa* var. *chinensis*
- *Cornus mas*
- *Mahonia x media* `Winter Sun`
- *Rosa rugosa* `Alba`

Groundcovers/ herbaceous:

- *Hebe rakaiensis*
- *Lavandula angustifolia*
- *Leucanthemum x superbum* `T.E. Killin`
- *Nepeta x fassenii*
- *Perovskia* `Blue Spire`

■ PLANTING PROPOSAL FOR THE PODIUM GARDENS

Trees/large shrubs:

- *Amelanchier lamarckii* (J, H2)
- *Betula utilis* (H1)
- *Cercidiphyllum japonicum* (J)
- *Malus* `Evereste` (J)
- *Prunus* `Accolade` (K)

Evergreen hedging:

- *Taxus baccata*

Medium shrubs:

- *Choisya ternata*
- *Cornus kousa* var. *chinensis*
- *Euonymus alatus*
- *Hydrangea* `Annabelle`
- *Viburnum plicatum* `Mariesii`
- *Viburnum tinus* `French White`

Groundcovers:

- *Hebe rakaiensis*
- *Sarcococca confusa*



Street trees - tree form: standard, semi-mature

Clear stem, semi-mature tree has a single, upright, clear stem up to 2 - 2.5 m from the ground before the canopy starts.

These type of trees are proposed along the main pedestrian routes and in key landscape areas.

Standard, clear stem trees in West Hendon Phase 4:

- Acer Campestre ' Streetwise' - generally throughout the site
- Prunus 'Accolade - to key nodes and junctions



Acer campestre 'Streetwise'

Acer campestre - Field maple - is a medium-sized deciduous tree with a compact bushy crown. Leaves with 5 blunt lobes, turning yellow or red in the autumn. Flowers small, green, forming typical winged maple fruits.

This field maple tree has been bred with a neat, narrow, upright egg shaped canopy. Ideal for planting where space is limited. Many have fine autumn colour, and some have ornamental stems.

Size at planting: 5xtr., 25-30cm girth

Ultimate height: higher than 12 metres

Ultimate width: 4-8 metres



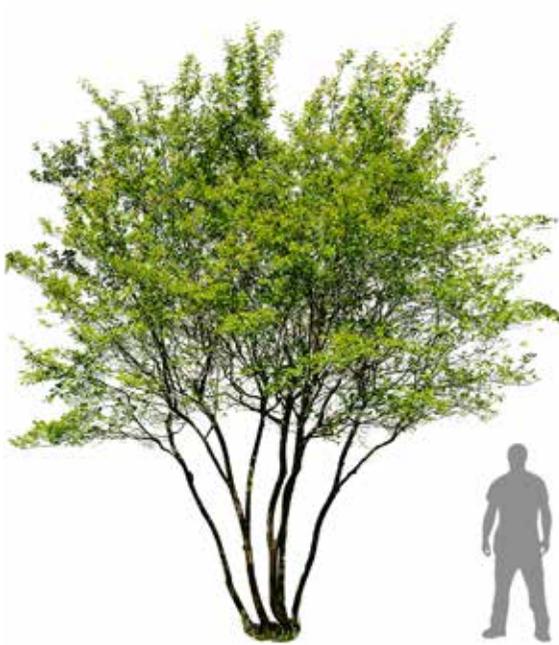
Prunus 'Accolade'

'Accolade' is a small deciduous tree of spreading habit, with ovate leaves turning orange and red in autumn. Flowers to 4cm in width, semi-double, opening light pink from deeper buds.

Size at planting: 5xtr., 25-30cm girth

Ultimate height: 4-8 metres

Ultimate width: 4-8 metres



Tree form: multistem, semi-mature - to podium and courtyard and the pocket park

A multistem tree has multiple stems, branching from the ground. The cloud-like canopy starts around 1.5-2 m above ground.

These type of trees were used along next to the buildings to give the private terraces privacy and help separate the residential and retail areas.

Standard, multistem trees in West Hendon Phase 4:

- *Amelanchier lamarckii* (Pocket Park, Block J and H2)
- *Betula utilis* (Block H1)
- *Cercidiphyllum japonicum* (Block J)
- *Malus 'Everest'* (Pocket Park)
- *Malus trilobata* (Block J)
- *Prunus 'Accolade` multistem* (Block K)
- *Sorbus commixta 'Embley'* (Pocket Park)



Malus trilobata (Podium J)

It has a narrow compact form with small flowers and leaves that turn from orange to red to deep purple in the Autumn. Flowers but only produces small fruit (crab apple) after very hot summers.

Size at planting: 5xtr., 25-30cm girth

Ultimate height: 4-8 metres

Ultimate width: 4-8 metres



Sorbus commixta 'Embley' (Pocket Park)

'Embley' is an erect medium-sized deciduous tree with pinnate leaves composed of up to 17 lance-shaped, finely pointed leaflets turning bright red and orange in autumn. Flowers creamy-white; fruits glossy scarlet

Size at planting: 5xtr., 25-30cm girth

Ultimate height: 8-12 metres

Ultimate width: 4-8 metres



Amelanchier lamarkii (Pocket Park, Block J and H2)

Juneberry is a large erect deciduous shrub or small tree of open habit, with bronze-tinged young leaves turning orange and red in autumn. White flowers in short lax racemes as the leaves unfurl. Fruit a red to dark purple-black berry, soon eaten by birds

Size at planting: Height 2-3m, Spread 2-3m

Ultimate height: 8m

Ultimate width: 4-8m



Betula utilis (Courtyard H1)

B. utilis is a variable species with peeling, usually pinkish white bark and dark green leaves up to 12cm long. In early spring it produces long, yellow-brown male catkins

Size at planting: Height 2-3m, Spread 2-3m

Ultimate height: higher than 12 metres

Ultimate width: wider than 8 metres



Cercidiphyllum japonicum (Podium J)

C. japonicum is an elegant medium-sized deciduous tree, with paired, broadly heart-shaped leaves to 10cm in length, bronze-tinted when young, and turning yellow, orange and pink in autumn, when they smell of burnt sugar. Flowers and fruits inconspicuous

Ultimate heigher than 12 metres

Ultimate width: wider than 8 metres



Malus 'Evereste' (Pocket Park)

'Evereste' is a small deciduous tree, broadly conical in outline, with more or less lobed leaves. Flowers 5cm in width, white, opening from red buds; fruit to 2.5cm in length, yellowish-orange

Ultimate 4-8 metres

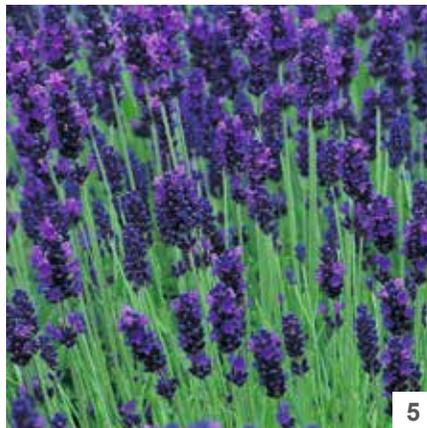
Ultimate width: 4-8 metres





Shrub proposal for Pocket Park

1. Buddleia `Morning Mist`
2. Cornus kousa var. chinensis
3. Cornus mas
4. Hebe Rakaiensis
5. Lavandula angustifolia
6. Mahonia x media `Winter Sun`
7. Rosa rugosa `Alba`
8. Perovskia B`lue Spire`





Shrub proposal for podium gardens

1. *Choisya ternata*
2. *Cornus kousa* var. *chinensis*
3. *Euonymus alatus*
4. *Hebe rakaiensis*
5. *Hydrangea* 'Annabelle'
6. *Viburnum plicatum* 'Mariesii'
7. *Viburnum tinus* 'French White'
8. *Sarcococca confusa*
9. *Taxus baccata*

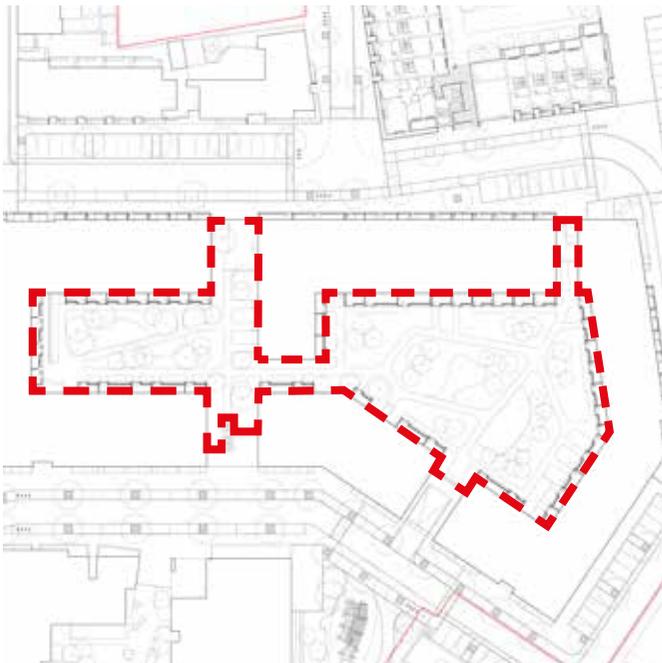


BLOCK J PODIUM PLANTING

Planting design principles should include:

Draught tolerant herbaceous and ornamental grass planting, pink, purple colours. For example:

- *Cercidiphyllum japonicum*
- *Malus everest*
- *Allium 'Purple Sensation'*
- *Calamagrostis 'Karl Foerster'*
- *Echinacea purpurea*
- *Liatris spicata*
- *Nepeta fassenii*
- *Pennisetum villosum*
- *Stipa tenuissima*



These photos are indicative only and do not show all the proposed plants.



BLOCK K PODIUM PLANTING

Planting design principles should include:

Draught tolerant herbaceous and ornamental grass planting, blues, pink and violet colours. For example:

- Prunus 'Accolade'
- Allium sphaerocephalon
- Calamagrostis 'Brachytricha'
- Echinops ritro
- Perovskia atriplicifolia
- Salvia nemorosa
- Sedum spectabile
- Stipa tenuissima
- Verbena bonariensis



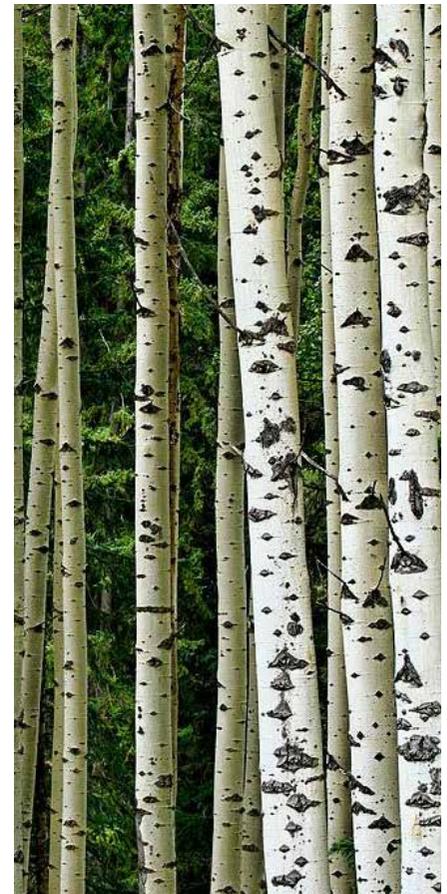
These photos are indicative only and do not show all the proposed plants.

BLOCK H1 PLANTING

Planting design principles should include:

White ornamental herbaceous planting with multi stem trees. For example:

- *Betula utilis*
- *Calamagrostis* 'Karl Foerster'
- *Echinacea* 'Alba'
- *Echinops* ritro
- *Leucanthemum* x *superbum* 'T.E. Killin'
- *Perovskia atriplicifolia*
- *Salvia nemorosa*
- *Sedum spectabile*



These photos are indicative only and do not show all the proposed plants.

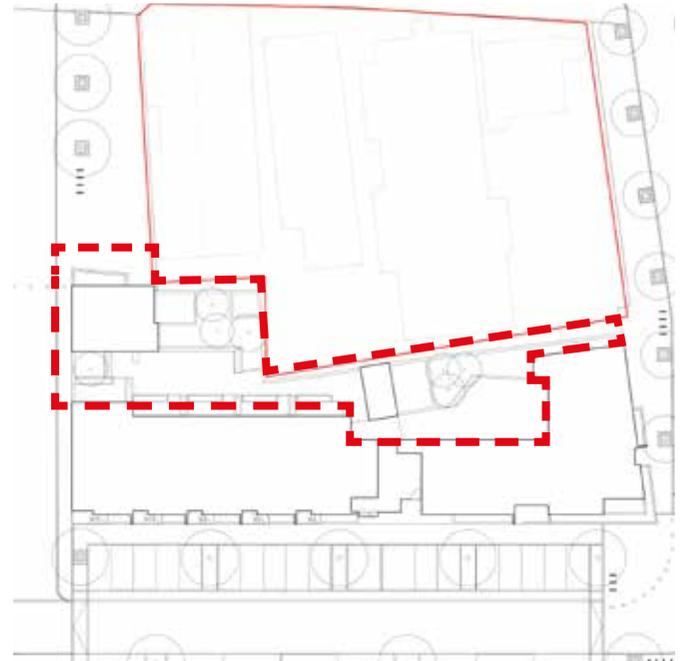


BLOCK H2 PODIUM PLANTING

Planting design principles should include:

Shade tolerant planting with varied leaf shapes, evergreens and multi stem trees. For example:

- Amelanchier lamarckii
- Anemone hupehensis
- Bergenia sp.
- Helleborus sp.
- Gunnera species
- Geranium macrorrhizum
- Polistychum munitum
- Sedum spectabile



These photos are indicative only and do not show all the proposed plants.



Examples of incidental play



Informal recreation provision



High quality and educational play provision



Multifunctional and appealing to a variety of age ranges



Encourage healthy active play habits

7.8 PLAY STRATEGY

PLANNING POLICY GUIDANCE

National

The National Planning Policy Framework, which supersedes PPG17 'Planning for Open Space, Sport and Recreation' places emphasis on the importance and need for open spaces; including children's play areas at a local level. It states there should be *'opportunities for meetings between members of the community who might not otherwise come into contact with each other'*. It advises that standards are set locally.

Regional

The London Plan (2011) Policy 3.6 'Children and Young People's Play and Informal Recreation Facilities' states *'The Major and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible'*.

Policy 3.16 'Protection and Enhancement of Social Infrastructure' mentions *'the integral part and need for provision of play, recreation and sports facilities; which contribute to making an area more than just a place to live'*.

Policy 7.1 'Building London's Neighbourhoods and Communities' states *'Development should enable people to live healthy, active lives and contribute to people's sense of place, safety and security. Open spaces should be designed to meet the needs of the community at all stages of people's lives and meet the principles of lifetime neighbourhoods'*.

Policy 7.5 'Public Realm' states *'Public spaces should be secure, accessible, inclusive, connected, easy to understand and maintain, relate to local context and incorporate the highest quality design, landscaping, planting, street furniture and surfaces'*.

Furthermore Policy 7.18 'Protecting Local Open Space and Addressing Local Deficiency' refers *'as part of London's multifunctional green infrastructure, local open spaces are key to many issues, such as health and biodiversity; through the provision of allotments, play, trees and playing pitches'*.

The Greater London Authority's Supplementary Planning Guidance 'Shaping Neighbourhoods: Play and Informal Recreation (September 2012) provides guidance to all 33 London boroughs and informs their play policies.

Play is *'a process that is freely chosen, personally directed and intrinsically motivated. That is, children and young people determine and control the content and intent of their play, by following their own instincts, ideas and interests, in their own way for their own reasons'*.

It describes Playable, Multifunctional, 'Incidental' Playable and Dedicated Play spaces; of which Dedicated play space can fall under the following typologies:

- Doorstep Playable Space (0-5 years)
- Local Playable Space (0-11 years) a landscaped space with landscaping and equipment
- Neighbourhood Playable Space (0-11 years) a varied natural space with secluded and open areas
- Youth Space (12+ years) a social space, to congregate together and socialise.

The proposals for the Phase 4 West Hendon masterplan deliver a well considered play strategy which satisfies the LB Barnet and the Mayor's Supplementary Planning Guidance (SPG), Providing for Children and Young People's Play and Informal Recreation (Sep 2012). The SPG outlines the need for varied play forms that provide appropriate provision for different age groups, whilst allowing for flexible play integrated throughout the open space.

The Mayor's Strategy has established a benchmark standard of a minimum of 10 sq. m of dedicated play space per child. The benchmark standard will be applied to the number of children within different age bands in the population to establish an overall requirement.

The proposed typologies of play spaces builds on the multi- functional concept of 'playable space' rather than play spaces and defines a hierarchy of play provision:

Play and Recreation Provision

The play strategy embraces the aspirations which are set out in the SPG to provide comprehensive and inclusive play provision for the development.

Playable Space

Play, and opportunities for play, are integrated throughout the landscape framework. Play will be designed to be fully inclusive and provide stimulating activity for all ages within an attractive landscape setting.

Play Provision

The table below outlines the total play provision requirements across Phase 4 based on the GLA's 10msq per child bench mark.

	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	TOTAL
Social rented/affordable	0	13	17	6	0	0	36
Intermediate	1	51	81	14	0	0	147
Market	25	210	147	31	0	0	413
TOTAL	26	274	245	51	0	0	596

Number of houses

	1 bed	2 bed	3 bed	4 bed	5 bed	TOTAL
Social rented/affordable	0	0	3	7	0	10
Intermediate	0	0	0	0	0	0
Market	0	0	0	5	0	5
TOTAL	0	0	3	12	0	15

Porportion of children

	Number of children	%
Social rented/affordable	50	46
Intermediate	34	31
Market	24	22
TOTAL	107	100

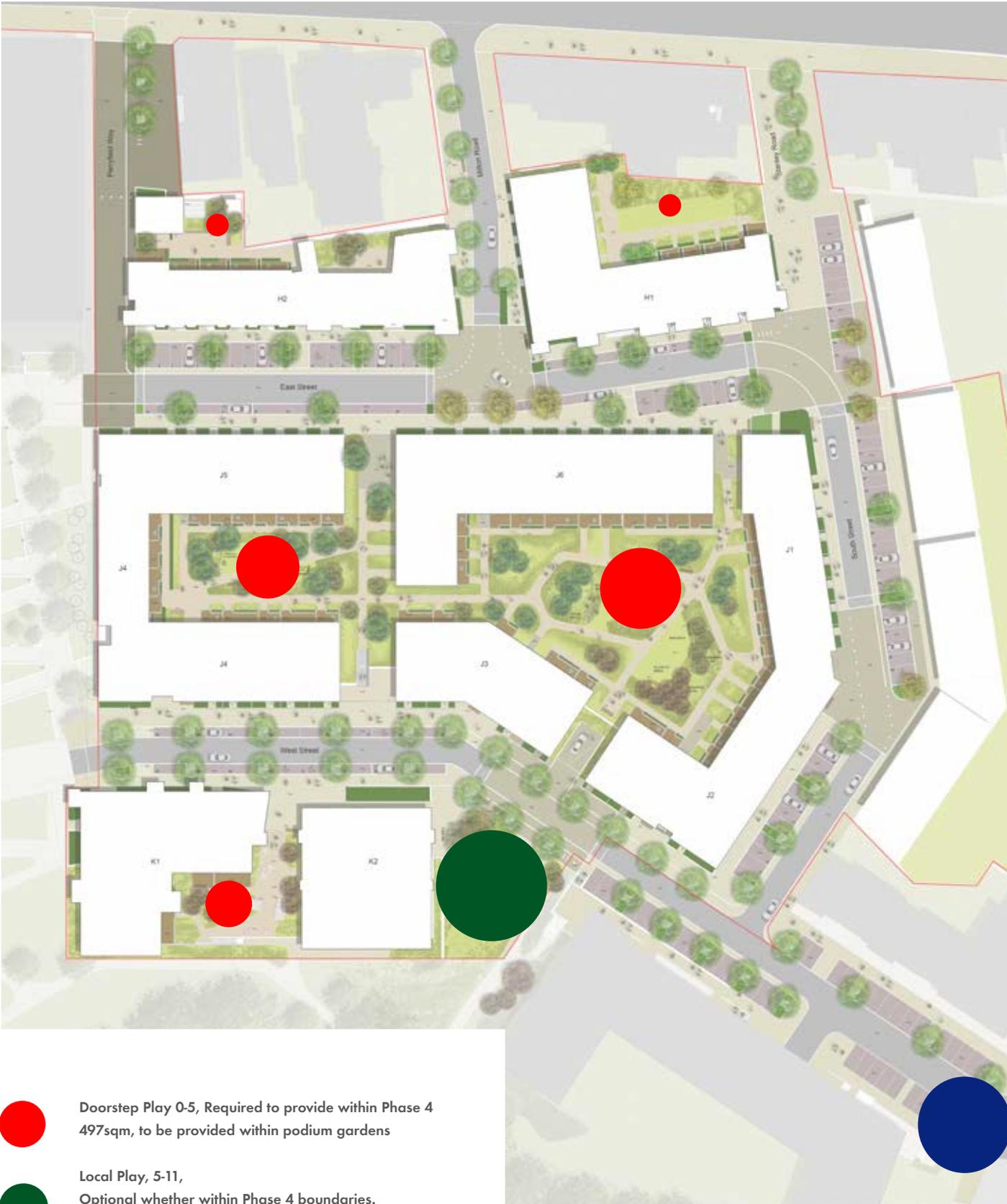
Play space requirements

GLA benchmark (sqm)*	Alternative local benchmark (sqm)**	Total (sqm play space required)
10		1071.6
	5	535.6

*GLA benchmark standard = minimum of 10sqm of dedicated play space per child

** borough's local benchmark

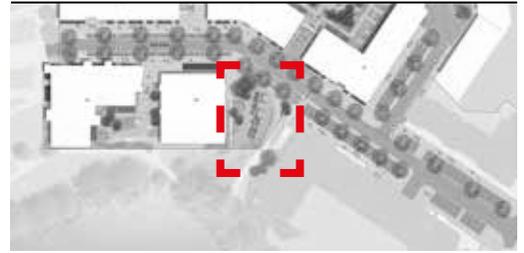
Child play space requirements calculator



- 
Doorstep Play 0-5, Required to provide within Phase 4
 497sqm, to be provided within podium gardens
- 
Local Play, 5-11,
 Optional whether within Phase 4 boundaries.
 346sqm, potentially in park near K
- 
Youth play, 12+
 To be provided out of site, within proposed Neighbourhood
 Play Area (237sqm)

Phase 4 play space distribution strategy

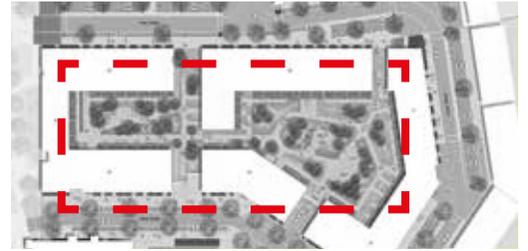




PLAY EQUIPMENT

Pocket Park - Timber climbing structure and incidental play for children aged 5-11

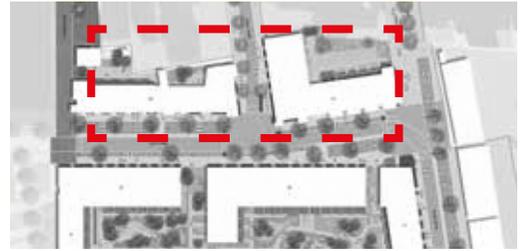




PLAY EQUIPMENT

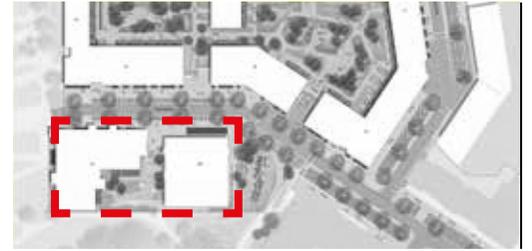
Block J podium - natural looking play equipment provide incidental play opportunities for children aged 0-5





Block H1 courtyard and H2 podium- space being restricted here, the aim is to provide multifunctional garden spaces for all residents, while also creating play areas for children aged 0-5





Block K podium - sculpture-like outdoor furniture provide incidental play opportunities for children aged 0-5



7.9 TREE REMOVAL STRATEGY

Based on the current proposal a number of existing trees will need to be removed.

This section of the report outlines which of the existing trees need to be removed and their relative location.

In summary a total number of 13 trees have been identified for removal.

The numbers below summarise the number of trees to be removed by category:

- Category A = 1 No.
- Category B = 8 No.
- Category C = 3 No.
- Category U = 1 No.

It is important to note that any tree removal will be approved through this planning application.

Refer to the 2012 Tree Survey by Hayden's Arboriculture Consultants for further information.



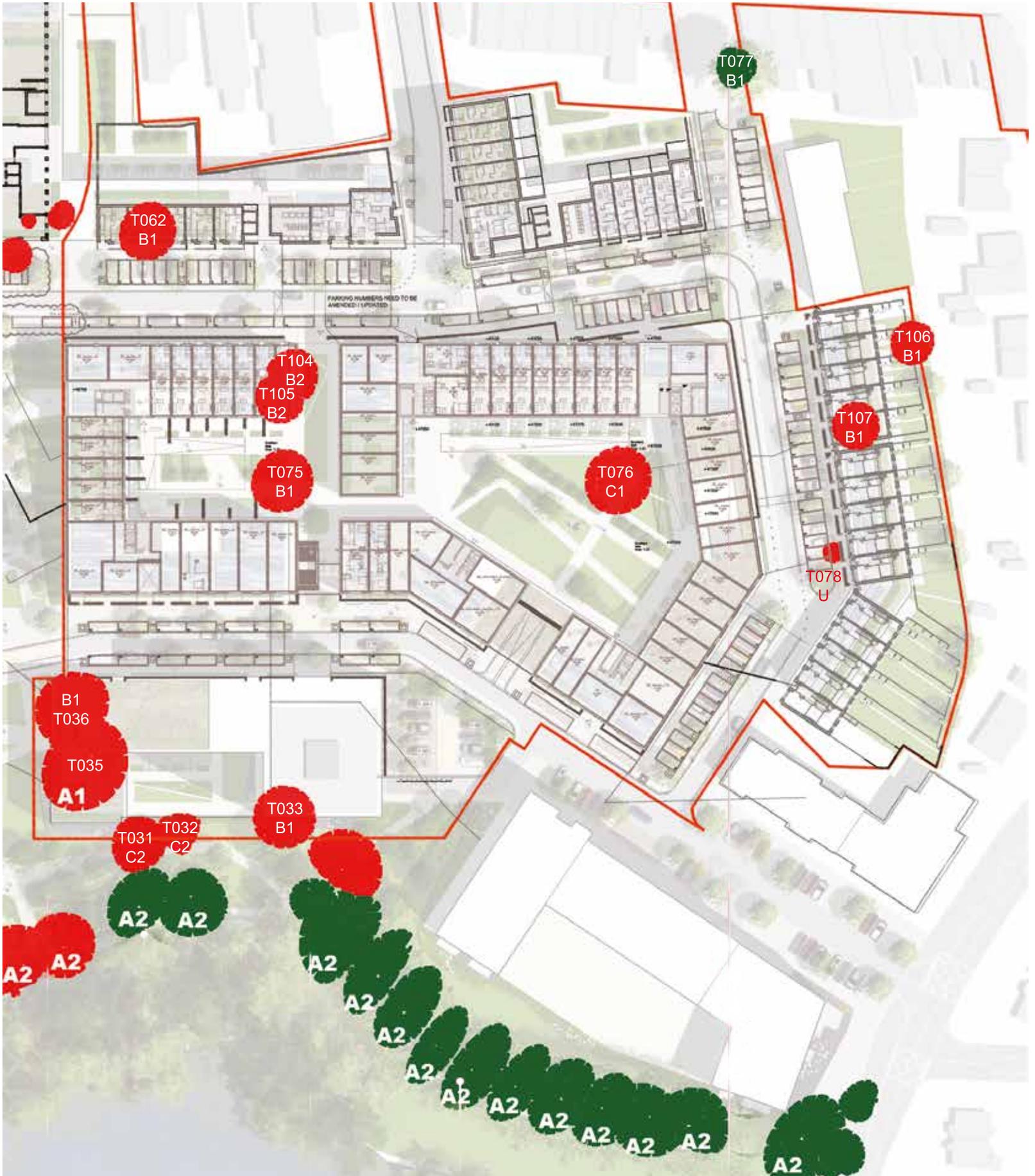
Existing trees retained adjacent to reservoir, 2016



Existing trees retained adjacent to reservoir, 2016



Existing trees retained adjacent to reservoir, 2016



Illustrative tree removal plan, based on information provided by Hayden's Arboriculture, 2012

8 ACCESS

8.1 INTRODUCTION

The Scheme

The West Hendon - Phase 4 site is located in the London Borough of Barnet, a suburban Outer London borough. The site is boundaried by Edgware Road (The Broadway - A5) and M1 motorway to the north, the North Circular Road to the east and Brent Reservoir (Welsh Harp) to the south.

The developers for the site are Barratt Metropolitan LLP (which is a joint venture between Barratt London and Metropolitan Housing Trust) and Phase 4 constitutes the latest stage of the demolition and re-development of the pre-existing West Hendon estate.

The Phase 4 development, which is 12.99 hectares in size, is located on the southern side of the estate and is for residential use only.

It contains 12 plots/buildings of residential units as follows:

Building H1 & H2
Building K1 & K2
Building J1-J6
Building M3 & M4

Maximum building heights are:

Building H1	-	+75.350
Building H2	-	+68.580
Building K1	-	+64.05
Building K2	-	+111.20
Building J	-	+73555.00
Building M3	-	+59.10
Building M4	-	+57.45

The Phase 4 development comprises 611 new-build residential units, with 68.41% units privately tenured, 24.06% affordable intermediate and 7.53% affordable rented - a further breakdown of tenure is provided in Section 8.6.

Although listed building and conservation restrictions do not apply to this site, there are some challenges with regard to the 5-8M level change from north to south of the site and this issue is addressed further in Section 8.4.

Barratt Metropolitan LLP was granted outline planning consent by Barnet Council for the regeneration of the estate in 2013. Plans for Phase 3A were also approved at the same time. Plans for Phases 3b and 3c were approved in March 2015.

Purpose of the Report

David Bonnett Associates (DBA) was appointed by Barratt Metropolitan LLP as Access Consultant to the West Hendon-Phase 4 design team on 29 April 2016.

This Access Statement has been prepared to support the RMA Stage 3 Planning Application for the proposed West Hendon-Phase 4 development in the London Borough of Barnet and is based on a review of the proposals by Allies & Morrison, Makower and Mikhail Riches architects and by Cameo & Partners - landscape architects.

The Access Statement describes how the scheme has been progressed with consideration of the principles of inclusive design. The Development has been designed to be as inclusive as possible in design, and to be used by residents and their visitors.

The meaning of 'disabled' in this Access Statement is as defined in the Equality Act.



Reserved matters boundary plan

Method of Review

The Access Statement describes the access provisions using a journey around the Proposed Development as follows:

- Arrival at the site;
- Approaches to the buildings;
- Entrance ways;
- Horizontal and vertical circulation;
- Access to facilities;
- Typical residential layouts; and
- The emergency evacuation strategy.

Step-free external and internal routes, lifts, stairs, WCs and other access features are highlighted on access overlays throughout the Access Statement.

The report does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out at that time.

The Access Statement describes how the scheme has been progressed with consideration of the principles of inclusive design including residents, visitors, concierge staff (Building K2 only) and the wider community.

The report considers the requirements of all users, including:

- People with mobility impairments;
- People with visual impairments;
- Deaf people;
- Older people; and
- Small children.

The meaning of ‘disabled’ in this Access Statement is as defined in the Equality Act. Refer to Appendix 1.

Note:

DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.

The Standards and policy

The access provisions are reviewed against the access regulations and standards that apply, which are identified below.

National Regulations:

The Building Regulations 2010, Approved Document M (Access to and use of buildings): 2004 edition, incorporating 2010 amendments;

The Building Regulations 2010, Approved Document K (Protection from falling, collision and impact), HM Government, 1998 edition, incorporating 2000 and 2010 amendments;

The Building Regulations 2010, Approved Document B (Fire safety) - Volume 1: Dwellinghouses, HM Government, 2006 Edition incorporating 2010 amendments;

National Planning Policy

National Planning Policy Framework (NPPF), Department for Communities and Local Government, 2012

Best Practice:

British Standard 8300:2009 (Amended 2010) Design of Buildings and their Approaches to Meet the Needs of Disabled People - Code of Practice, British Standards Institution, 2010;

British Standard 9999:2008 Code of Practice for Fire Safety in the Design, Management and use of Buildings, British Standards Institution, 2008;

London Planning Policy:

The London Plan, Mayor of London, 2008;

Residential Planning Policy:

Lifetime Home (LTH) Revised Criteria (Quick Print Guide) Habinteg Housing Association, July 2010.

Lifetime Homes Design Guide, Habinteg Housing Association, IHS BRE Press. 2011

Local Policy:

London Borough of Barnet's Unitary Development Plan, May 2006.

A full list of references and a description of relevant legislation, regulations, standards and guidance are detailed in Appendix 1 | References for inclusive design.

Building standards

On 1st October 2015 new additional 'optional' Building Regulations on access came into effect. The existing residential access standards [Lifetime Homes, Wheelchair Housing Design Guide and any local residential standards] have been superseded for any new planning applications submitted from this date.

However, as the Initial Notice for the West Hendon re-development was submitted in 2010, the 2010 Building Regulations continue to apply and the scheme has been assessed against Lifetime Home Standards (July 2010), Wheelchair Housing Design Guide (2006) and Part M, K and B of the Building Regulations, as applicable in 2010. It is useful to note that by complying with pre-existing LHS, the scheme will in fact exceed the new ADM Volume 1

Category 2 housing standards in most items.

Interpretation of the standards

Approved Documents M, K and BS 8300:2009 +A1:2010 provide general access advice, but refer to other standards and regulations about specific aspects of buildings and their immediate surroundings. Therefore, several separately authored documents are referred to, including good practice guidance books written by specialists. Refer to Appendix 1 for more details.

There are no nationally agreed access standards or regulatory controls governing extended external spaces and landscaping. For primary routes and approaches to buildings Approved Document M is taken as a bench mark for determining accessibility. With regards to streetscape and pavement design, guidance is provided by the Department for Transport's Inclusive Mobility Guide and Transport Notes.

Access standards are in a continuing state of development because of changing needs, expectations and legislation. The nature of these changing needs and standards can result in anomalies and contradictions. Therefore it is important that access and inclusivity are considered and refined throughout the design process. The design of the scheme should seek to interpret these standards to provide the best possible level of inclusive design and this Access Statement describes situations and solutions where interpretation may be necessary.

DBA provides guidance and advice as access consultants. The consultancy does not officially approve designs, nor does it provide confirmation that a design complies with statutory standards. This remains the responsibility of the designers and the approvals authority.

The Equality Act

The Equality Act 2010 obliges service providers and employers to consider barriers created by physical features in their buildings.

The Equality Act 2010 ('the Act') combines and supersedes previous separate discrimination legislation (including the Disability Discrimination Act 1995 as amended ('the DDA')). People are protected from discrimination and harassment based on 'protected characteristics'.

The types of discrimination that can arise in relation to disability are:

- Direct disability discrimination; and
- Indirect disability discrimination.

Treating disabled people unfavourably because of something arising in consequence of their disability without justification; and

A failure to make reasonable adjustments for disabled people ('the RA duty'). The RA duty works in different ways depending on who requests the reasonable adjustments to be made, for example a visitor or an employee.

Planning or Building Control approval of proposed works does not necessarily indicate compliance with duties under the Equalities Act. The Equalities Act does not specify design standards. However service providers and employers may need to consider wider equality obligations when undertaking building work.

Statutory consents

When considering a reasonable adjustment to a physical feature, the Equality Act does not override the need to obtain consents such as planning permission, building regulations approval, listed building consent, scheduled monument consent and fire regulations. If the consent is not given, there is still a duty to consider a reasonable means of avoiding the feature.

Refer to Appendix A1.1 for further information.

Design standards

Service providers and public authorities carrying out their functions do not have to remove or alter a physical feature of a building for a period of 10 years from construction or installation if it accords with the relevant objectives, design considerations and provisions in Approved Document M. They may still need to consider a reasonable means of avoiding the feature.

Management and maintenance

The report does not describe or evaluate any part of the development that is used solely for inspection, repair or maintenance of any service or fitting, in accordance with Approved Document M. If a disabled person requires access to these areas as part of their work then their employer is expected to take all reasonable steps to ensure that there are no barriers to them carrying out their work. Any building adjustments that are required would be carried out at that time. Once building works are complete full accessibility will rely on effective facilities management.

Management items will range from provision of effective maintenance of lifts to concierge services or to provision of alternative methods of refuse collection for disabled residents unable to access bin stores. Inspection of specialist devices and training of staff should become a regular element of management processes. Inspection of specialist devices and training of staff (where utilised) should become a regular element of management processes.

Interpretation of the Standards

As the Proposed Development is a new build project, there are currently no established access groups or staff forum with whom to consult.

8.2 OVERVIEW OF PROPOSALS

Access Aims

The Proposed Development has been designed to incorporate access principles:

The following key points about inclusive design are from CABE's 2006 publication *The Principles of Inclusive Design - They Include You*, which also gives more detailed explanations of each point:

- Inclusive design places people at the heart of the design process.
- Inclusive design acknowledges diversity and difference.
- Inclusive design offers choice where a single design solution cannot accommodate all users.
- Inclusive design provides for flexibility in use.
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone
- To follow design guidance given in relevant British Standards and other currently published good practice guidance about meeting the needs of disabled people; and
- To develop proposals that meet modern requirements while respecting the building/site's historic significance.

Summary of access provisions

The proposals for the Development at this stage demonstrate that a good level of inclusive design will be achieved by the finished scheme (notwithstanding the challenges posed by the significant level change across the site).

The key access provisions for the Proposed Development include:

- Incorporation of the principles for inclusive design wherever possible.
- Accessible routes to all connections with local pedestrian routes and bus services;
- Communal and private external areas with level surfaces for comfortable use by residents and their visitors;
- Wheelchair access to communal outdoor gardens / amenity spaces and to a communal playground;
- Inclusion of vehicle and cycle parking, and mobility scooter parking where possible;
- Access to all parts of the buildings;
- 90% of dwellings designed to meet LTH Standards;
- 10% of the dwellings designed to meet Wheelchair Housing Design Guide standards;
- Access to a second lift for all residents of wheelchair accessible homes at upper levels.

8.3 ARRIVAL

Transport connections

Public transport

Accessible transport facilities are key elements of urban developments. Urban areas are more likely to be well served by a choice of connections.

Phase 4 of the proposed development site has a Public Transport Level (PTAL) of 3, with the approximate location of Block K being PTAL 2.

Buses

The estate is well served by buses which travel the Edgware Road (The Broadway - A5) to the north of the site. The bus stop nearest the site, at Milton Road entrance, serves routes north towards Edgware and Watford, south towards Kilburn and east towards Brent Cross.

The distances between the entrances to the residential blocks and this bus stop range from approximately 80M (Block H1, the nearest) to approximately 380M (Block K1, furthest away and entailing a pedestrian route via West Street, South Street, East Street and Milton Road).

As per Transport for London policy, all bus services are accessible, that 'kneel' to minimise height differences between the bus floor and pavement, and have ramps and space inside for wheelchair and pushchair users.

Rail services

The nearest railway station to the development is Hendon (NW4 4PT) - approximately 0.2 miles (0.32 Km metres) distance from the Milton Road entrance to the site.

This station is not wheelchair accessible - it does not provide a ramp for train access and neither does it provide step-free access to any of the platforms (apart from step free access to platform 1 (southbound) via the car park. There is a footbridge with steps between platforms.

London Underground

The nearest underground station to the development is Hendon Central on the Northern Line (approximately 1 mile (1.6 Km) from the Milton Road entrance to the site) and this is wheelchair accessible.

There is an accessible toilet outside the ticket gateline and the station itself provides wheelchair access between the street and the platform, and between the platform and the train at designated level access boarding points.

Community transport and taxis

Some users will rely on community transport, taxis or minicabs. These vehicles will need access to areas where pedestrians will have priority. The route for vehicles in these situations should be clearly marked and separated from a pedestrian 'safe-zone'.

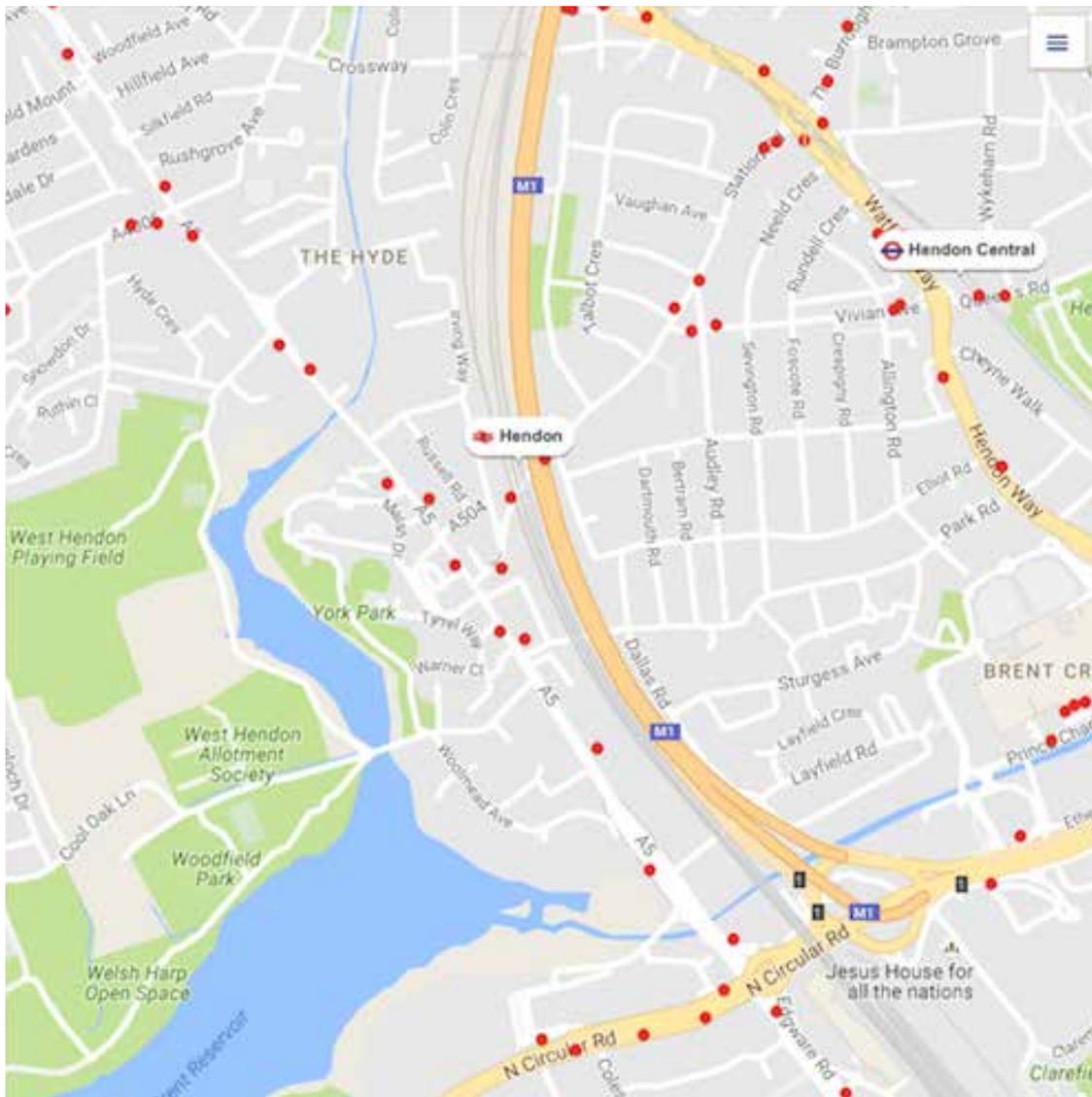
Suitably designed set-down points for taxis and community transport vehicles should be provided within 50 metres of entrances.

Vehicle Access

Car parking - Residential

568 parking bays are allocated to Phase 4, of which 72 comprise Accessible Parking Bays (APBs).

The required 1:1 ratio between wheelchair accessible units (WAUs) and APBs is achieved (61 APBs for 61 WAUs). All APBs are within 50M of lift cores and/or building entrances and at least one APB is located close or adjacent to each lift core or building entrance.



Transport for London - local bus stops and train stations

Lifetime Homes requires an additional APB to be provided by each lift core or building entrance (additional to those provided for WAUs i.e. 10 additional APBs). Due to the high number of APBs already provided, as well as the market tenure of much of the development (where take up of wheelchair accessible units by wheelchair users is normally less than in the case of affordable rented tenure) and the limited space available overall for parking, it is considered that 61 APBs for the WAUs will meet demand sufficiently and, in the unlikely event of all WAUs across the development being occupied by wheelchair users at any given time, a managed solution will be applied.

Surface level parking (including ten APBs) is also provided on the site but these bays are for commercial use only or for residents of Phases 2 & 3.

For Blocks H1 & H2, where the number of APBs provided here is less than the allocation of WAUs, a managed solution will be applied, should demand so necessitate. Residents from WAUs in Building H will be able to utilise APBs in Building J and these bays will be within 50M of Building H entrances.

See Table below for allocation of parking bays.

	Standard Bays	APBs	Total
Surface	84	10	94
H1	0	0	0
H2	10	3	13
J	348	40	388
K1 & K2	54	19	73
M	0	0	0
TOTAL	496	72	568

The car parks beneath Plots J and K are accessed via a single entrance on West Street. The parking for Building J is located at basement and lower ground levels and for Building K1 & K2 at lower ground level - all levels have a headroom clearance of 2700mm, which is in excess of the minimum required by Approved Document M and the Wheelchair Housing Design Guide. All underground parking areas are served by a number of lift and stair cores (6 cores for Building J and 2 cores for Building K1/K2), with two wheelchair accessible lifts provided per core.

The car park to the rear of Building H2 is at ground level and is accessed from Perryfield Way. The route from the car park to the building and lift core is via two short ramps, at gradients of 1:15 each.

Spaces for mobility scooters and associated charging points will be provided in the car parks for Blocks K1 & K2 and Building J.

Parking bay geometry

Accessible car parking spaces will meet dimensional and other specifications as set out in Approved Document Part M and local authority requirements.

Space requirements for accessible car parking bays has been minimised in many instances by sharing transfer spaces.



Parking - Building K (lower ground level) by Makower Architects based on drawing 058-K-06-099 (drawing not to scale)



- Key
- blue badge parking
 - external wheelchair accessible route
 - internal wheelchair accessible route
 - accessible entrance
 - vehicle entrance
 - passenger lift
 - step
 - escape stairs
 - safe refuge
 - ramp (≤ 1:20)
 - bicycle parking
 - delivery / loading bay
 - waste storage

Parking - Building H2 (ground floor) by Makower Architects based on drawing 058-H2-06-100 (drawing not to scale)



Parking - Building J (basement level) by Allies & Morrison architects based on drawing 765_06_06_098 (drawing not to scale)



Parking - Building J (lower ground level) by Allies & Morrison architects based on drawing 765_06_06_099 (drawing not to scale)