



4.0 Evaluation

4.1 Introduction

Before commencing design work on the proposals for Grahame Park, the team evaluated the existing site and requirements to help formulate a brief for the new development.

4.2 Site constraints

Infrastructure

- Energy Centre and District Heat Network daisy chained through existing buildings.
- Sites to the north will be disconnected on demolition of the Concourse.
- Major below ground surface water drainage carrying overflow from existing Estate and the M1.
- Poor road network for construction and servicing.

Community buildings

- Two churches within close proximity of the site boundary.
- Community buildings must be re-provided before old building is demolished.

Neighbouring buildings

- Low-rise buildings adjoining boundaries to north and east of the site.

Topography

- Significant level changes across the site, including areas of local depression

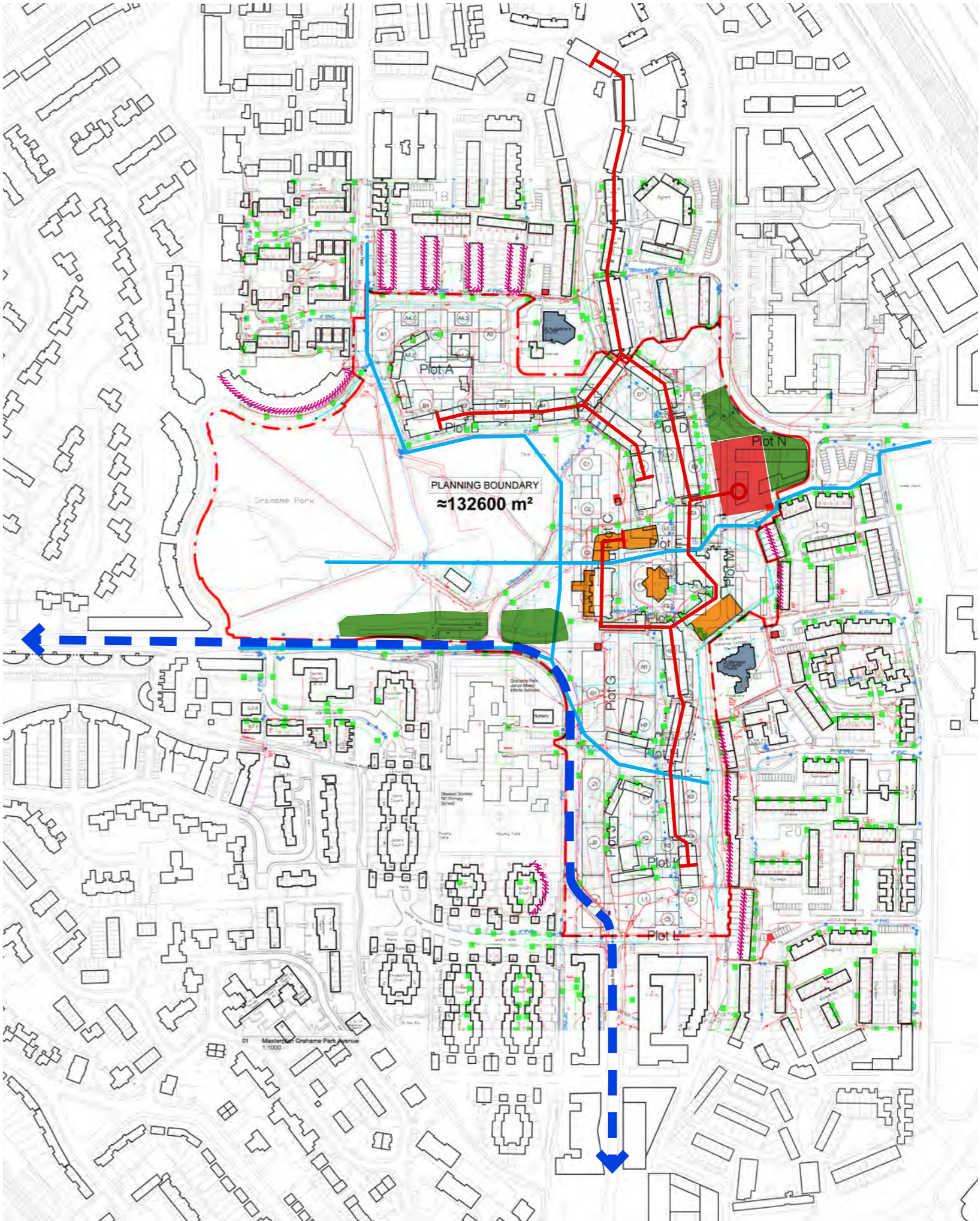
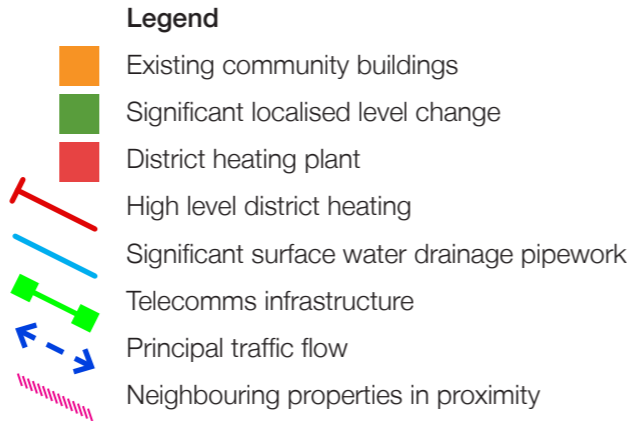


Figure 1: Site constraints



Figure 2: Site opportunities

4.3 Site opportunities

Clear connections

- Extending Bristol Avenue to create a simple organising spine.
- Reconnect existing communities with the park repairing severances caused by the Concourse.
- 303 bus link through site not looping around.

Repair the damage of the “Radburn” plan

- Clear, safe network of streets with no unobserved spaces.

Create Community focal points

- Centres of Community life around the two churches, local schools and Community buildings.
- Key circulation crossroads and supporting shops / cafés.

Future proof masterplan

- Clear urban framework allowing for future refurbishment and build phases to lock into the Avenue.

Accessible for all

- Shallow sloping site with dropped kerbs or level access; no stepped access-ways.

Legend

- Key neighbourhood junction
- Early start with no decant for Plot A
- Enhanced green spaces
- Intensified active corridor
- Level playing fields
- Local height marker
- Strong edge to the Park
- Natural connections to wider environment
- East:west connections
- North:south axis

Enhance the environment through Urban Greening

- Enhanced natural areas in the park and margins.
- Connection to future green corridor in Douglas Bader regeneration.
- Education and nature conservation.
- Disease-resistant species selection to counter loss through attrition.

Intensify use of the Park

- Equipped for play and fitness.
- Strong urban edge.
- Safe and secure.
- Level playing fields.
- Diversify amenity, play and leisure offer.

Celebrate the history of the site

- Narrative artwork trails.
- Digital and physical.

Early construction

- Empty buildings to the north of the Park.
- Rehousing of residents already completed here.

Local height marker

- Barnet Council building +85.350m AOD. 39m tall - equivalent to 13 storeys residential.
- Open spaces to Heybourne Park and eastern woodland allowing for taller buildings.

4.0 Evaluation

4.4 The design brief

The client

The design team were appointed by the applicant, Choices for Grahame Park (CfGP) and parent organisation Notting Hill Genesis (NHG) who are the development partner for the landowner, the London Borough of Barnet (LBB).

Client vision

This project began shortly after the merger of Notting Hill Housing and Genesis Housing Association. The two independent companies have been delivering homes for people for decades, and have published a number of guidance documents which established their vision, and how this might be applied to Grahame Park.

Regeneration agreement

The Regeneration of Grahame Park is subject of a Principal Development Agreement (PDA) between LBB and NHG. This document sets out the overarching objectives and obligations of LBB and NHG, and forms the basis for a detailed design brief for the project.

Mayor of London / Draft New London Plan

Commenting on a 2017 application for 1,083 homes within the same site as this application, the Mayor of London cited the need for increased housing provision in line with the aims of the DNLP to be published later that year. Consultation on the DNLP has continued, and the brief has tracked emerging requirements.

Colindale AAP / Grahame Park SPD

The planning guidance documents published by LBB form the framework for the regeneration of Grahame Park, and informed the early phases of redevelopment.

As a result of the Mayor's comments in 2017, the brief for this application deviates from areas of the SPD guidance in respect of height and density, but seeks to deliver the placemaking and townscape vision of the document.

Regulatory framework

The application will be made in the United Kingdom and will be developed in compliance with all statutory and regulatory requirements under UK law.

Key client objectives

Policy

- LBB and GLA current planning policy compliance.
- GLA draft planning policy compliance
- No net loss of Social Rent homes.

Design

- Coherent design philosophy that creates a sense of place and identity.
- Integrate with the wider Colindale area.

New homes

- Provide a masterplan which maximises the number of new homes in a mix of tenures.
- Bring forward a hybrid application with at least 200 homes in the detailed component.

Supporting uses

- Provide non-residential, commercial and civic spaces to meet the needs of the residents and LBB.
- Re-provide currently active non-residential uses with no interruption to service.

Financial

- Financially viable on a phase-by-phase basis.

Existing tenants

- Prioritise new homes in the first phase that can accommodate and meet the needs of the 33 remaining secure tenancies within the existing Plots 10-12.



Figure 3: Reference documents by the Mayor of London / GLA

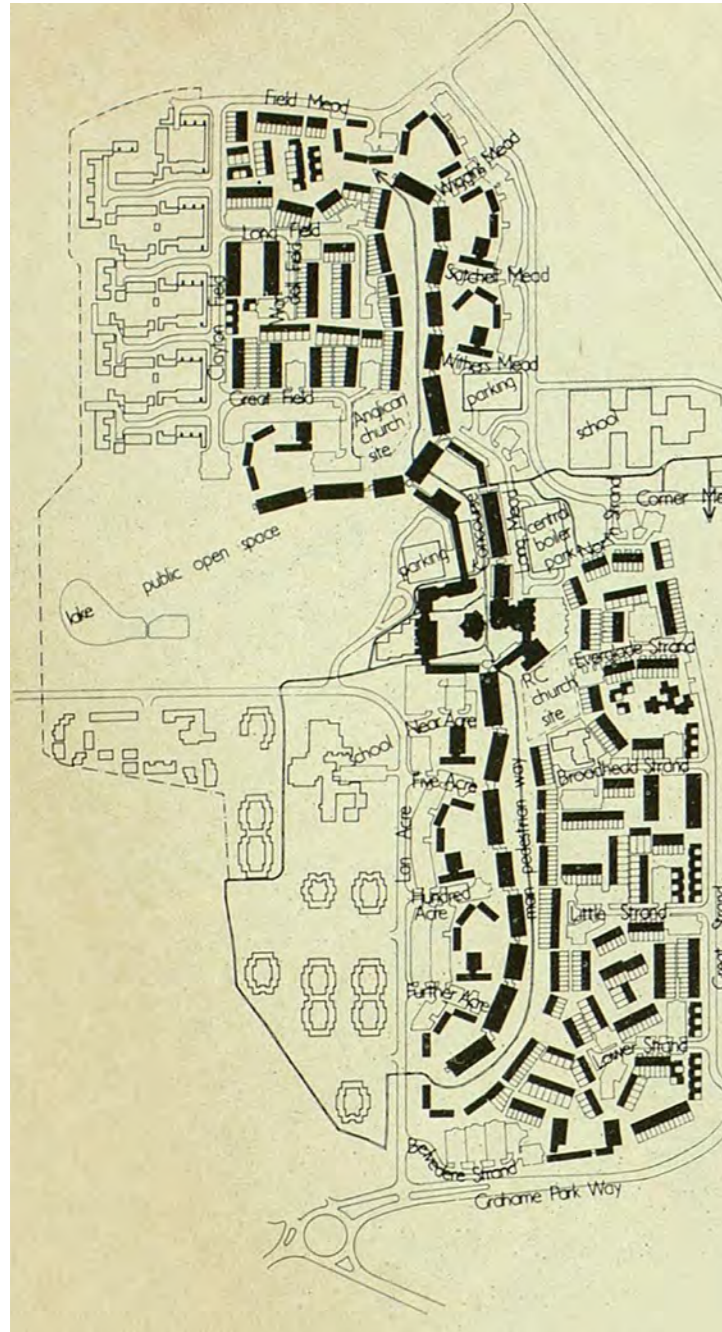


Figure 4: Site Plan in 1975 (Extract from The Architects' Journal, Dec. 1975)



Figure 5: Site in 2004 (Extract from W/01731JS/04)

Late 20th Century

Before the first phases of regeneration (Stage A) within the Estate, the site and its surroundings bore a strong resemblance to the 1970s masterplan. Very few, if any, of the original estate buildings had been removed, although modifications to the roofs and common access ways during the 1980s had made some cosmetic and circulation adjustments.

Other sites within the masterplan, such as the two churches identified on the original plan, and surrounding the core Estate had been built out, and the educational use to the north east had expanded.

The open space in 2004 was little changed from the 1970s layout, with the notable addition of a nursery and associated play space in the north-west of the green. A far from formal space, the parkland was ill-defined in the west, and bleeding into private areas with no clear break.

4.5 Evolution of Grahame Park

Overview: 1970s to 2010s

Before the proposals outlined in this application, there have been three masterplans and the hands of different architects which have principally shaped the evolution of Grahame Park:

- 1970s GLC architects masterplan
- 2000s PTEa residential masterplan
Jestico + Whiles, Peter Barber, Studio 54
- 2010s Mae residential masterplan
Avanti, Karakusevic Carson, HNW,
Hawkins\Brown

Since initial construction in the early 1970s to the to the current condition in the 21st Century, the evolution of Grahame Park has broadly progressed in line with the early design and land-use strategy conceived by the GLC architects.

The major organizing devices of the spine blocks and hierarchy of pedestrian / vehicle spaces were established in the 1970s scheme and have prevailed since. Subsequent development which extended and filled in surrounding plots did not stray too far from the model, with cul-de-sac roads and low-density housing dominating the areas surrounding the estate.

Subsequent masterplans have sought to intensify land use on the site, correcting the issues of the Radburn layout by reintroducing shared access streets, and staying true to the dominant north:south alignment of the old runway.

The large open space remnant of the Aerodrome has also developed; absorbing some additional construction, offset by improved planting within, and other soft landscaping elsewhere in the Estate.

Analysis

The following plans and commentary highlight the key developments and proposals to identify any common threads which run through the differing approaches to the site.

Extensive consultation and strategic planning have taken place since preparing the ballot in 2003.

Reviewing the approaches of the previous masterplans helped to inform the brief and direction for the emerging scheme submitted here.

4.0 Evaluation

2004 masterplan: Pollard Thomas Edwards

Designed contemporaneously with the **Barnet Community Plan** (Nov 2003) and the **Barnet Housing Strategy** (Jan 2004), the 2004 masterplan proposed a radical reconfiguration of the Estate, inverting the pedestrianised central spine of the 1970s masterplan through the introduction of a new Avenue running the full length of the site.

Reducing the overall footprint of Heybourne Park by a little under 3000sqm and separating the open space into two definable areas, the masterplan followed a 2003 non-statutory ballot of existing residents, and covered the entire Estate area. It combined the wholesale replacement of the spine blocks with a more nuanced part-retention / part-replacement strategy of the surrounding low-rise.

The PTEa masterplan proposed perimeter urban blocks containing private or semi-private spaces, and an extensive network of streets. A large elliptical garden, “The Circus” would house community functions, and a complimentary crescent-shaped space expanded the main street to the south of the development.

Commenting on the proposals, CABE stated that:

“The master plan has returned connectivity and a hierarchy of routes to the area with the introduction of the main north south route and the east west links. Importantly the scheme has looked at the wider area and reached out beyond the estate boundary in order to improve its relationship with its surroundings”

With consent to proceed, work began on vacant land to the west of the open space with the creation of Heybourne Crescent, before moving south to infill sites and the first demolition of the spine blocks.

PTEa were responsible for the detailed design of the Crescent buildings to the west of the Park, while three additional architects (Jestico+Whiles, Peter Barber, Studio 54) were appointed to develop residential plots in the south.

Delivering the framework

Following 2007 consent on this masterplan, work began in several areas of the Estate. The areas shaded in yellow on the diagram above right show the extents of the masterplan consented or in the process of delivery before a subsequent revisit a decade later.

These areas included residential developments, but also the new Council Offices (Hawkins\Brown) and College/Library (HNW) which established a new public space at the southern gateway.



Figure 6: Proposed masterplan 2004 (Extract from W/01731JS/04)



Figure 7: Extents of the Colindale AAP area (Extract from Colindale AAP)

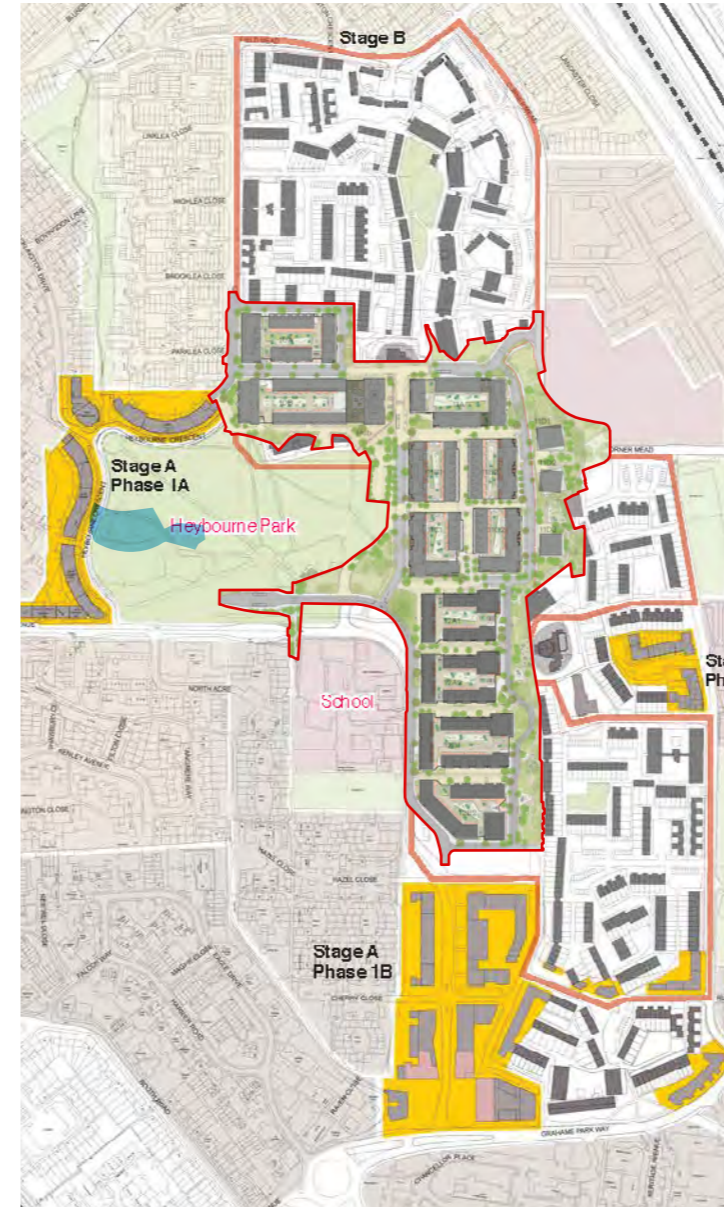


Figure 8: Proposed SPD + masterplan 2017 (Extract from Grahame Park SPD and 17/2840/OUT)

2010 Colindale Area Action Plan (AAP)

A Local Development Framework document prepared by the Borough to identify strategies for growth over a 10-15yr period, the AAP considered Grahame Park within a wider growth area bounded in the east by the railway and M1, and extending to capture Woodcroft Park, in the north, Montrose Park in the west, and the Peel Centre south of Grahame Park Way.

The AAP acknowledged the extant consent for the PTEa masterplan, but highlighted surrounding areas which would also contribute to housing needs.

Supplementary Planning Document

Between 2015 and 2016, the Borough consulted on new planning guidance for Grahame Park, aligned to a new masterplan designed by a team led by Mae.

2017 masterplan: Mae

Working alongside the SPD, a joint-venture led by Tibbalds and Campbell Reith appointed a team of architects and consultants to develop a new masterplan for the site.

The Lead Architect, Mae, developed a masterplan for three character areas to the north, centre and south of the Estate, working alongside other Architects Karakusevic Carson and Avanti to produce a detailed application for the centre and south which was submitted for Planning in 2017.

The Mae masterplan built on the rectilinear nature of the southern area of Stage A (Phase 1B) which had deviated from the crescent proposed by PTEa. Returning the north:south road to its previous position in contrast to the 2004 proposals, the Mae scheme sought to create a ‘Woodland Walk’ to the south east of the site, preserving existing trees and moving development to the west.

A typology-based approach to building design established a pattern book of Mansions, Terraces, Mews and Villas, and maximised dual aspect dwellings with a predominance of front-to-back deck access apartments or low-rise houses.

Urban blocks enclosed by these buildings contained podium gardens bounded by private residential terraces. A traditional street network with a hierarchy of primary, secondary and tertiary streets sought to stitch the redevelopment back into the wider neighbourhood.

Common themes

Each radically different from each other, and from the original estate, the two masterplans could be seen to share a common set of design principles:

- People-focused design
- A legible hierarchy of shared access streets
- Connectivity to the wider area
- Integration of non-residential uses
- Safety and security through passive measures
- Cohesive neighbourhood design
- Variety of buildings and landscape spaces
- Diversity within a common material palette
- Intensification of use in the public open space
- Tree planting throughout the estate



Figure 9: Site in 2004 (Extract from W/01731JS/04)

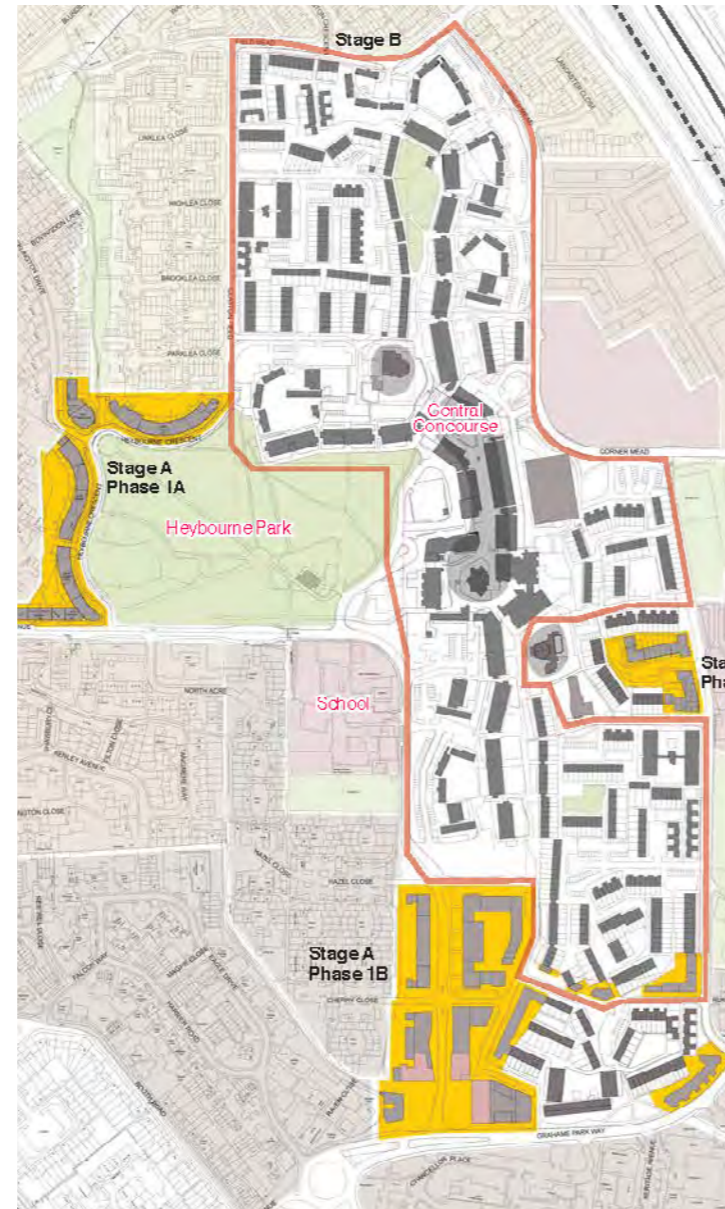


Figure 10: Current site layout showing Stage A (Extract from SPD)



Figure 11: Buildings and landscaping in Stage A Phase 1A



Figure 12: Buildings and landscaping in Stage A Phase 1B

Impact of the 2004 / 2017 masterplans

2004

Whilst largely characterised as a softer, suburban grain of circuses and public squares, the 2004 scheme set out a very clear strategy for the organisation of streets and spaces to improve accessibility and create better neighbourhoods.

Using the main north:south link as a central spine which is lined with higher density residential uses provided a rational order to the site to facilitate cross connections to repair and stitch together the fractured urban grain of ill-defined routes and cul-de-sacs.

Definition of the park edge and improvements to access and routes is inherent in the scheme which set out to improve the interface of buildings and space by lining roads with uses and active frontages.

2017

The 2017 scheme, similarly, sought to establish an overarching structure, composed in this case of three adjoining grids, as a tool to aid navigation and establish individual character areas within a larger neighbourhood.

In contrast to the 2004 'Circus' approach, the 2017 proposals sought to preserve the character of the park as a single large public space and reorganise this to sit at the centre of the estate.

Today

Whilst neither of the two schemes were ultimately realised in full, it is clear that some of the most ambitious and important principles have already been established on site or in the public mindset as a guide to future development.

Stage A Phase 1A

The construction of buildings lining the park edge establishes a clear, formal edge to the park and an active street frontage of front doors, where previously there was a blank boundary of fences and rear gardens.

This variation of building massing and typology also includes taller blocks with flatted accommodation and sets up a diagonal axis across the Park.

Heybourne Park

Designed by Levitt Bernstein Landscape Architects (LBLA) in parallel to the PTEa Heybourne Crescent, works to improve the quality, character and usability of the Park have already begun.

The demolition of the nursery in the Park and replacement with Greentops relocated activity to the south east of the park and reinforced the diagonal axis established by the buildings.

Work to the ponds enhanced the biodiversity value of the landscape in the south west of the Park, dividing the park into two key different character areas for ecological and leisure amenity.

Stage A Phase 1B

The redevelopment to the south of the Estate has had a significant briefing impact on the redevelopment strategy for Grahame Park.

The scale, articulation and material palette have defined a particular neighbourhood character in the south.

Re-positioning Lanacre Avenue to its current position allowed for development on both sides of the road, and set the precedent for alignment on the west, with spaces opening up to the east.

Stage A Phase 0

The so-called "Phase 0" infill plots have begun a process of correction within the wider Estate, creating improved relationships between the buildings and streets and opening up possibilities for stitching the existing, truncated road network into the new masterplan.



Figure 13: View from the new London Borough of Barnet Council offices, looking north along Bristol Avenue



5.0 Masterplan design

5.1 Approach to estate regeneration

At the start of any significant project, and particular for the regeneration of an existing estate, we believe that there are a range of principles which guide our approach to regeneration, consultation and design development. These include;

Putting people first

Regeneration is centred around people. We are firm believers in the built environment's ability to improve lives, creating the opportunity for new arrivals to join and contribute to the community to help it thrive.

Fostering the Community

Our approach starts with people where we listen to, design and build with the lives of residents and social connections at the forefront of the process.

Minimal disruption during rehousing

Following on from the above point, it is vital to make the phasing of development work with the community. A 'Move Once' principle for decant, and intelligent delivery solutions to evolve communities progressively should be at forefront of development planning

Balancing stakeholder needs

By listening to the needs of a wide range of stakeholders in the scheme, we aim for the outcome regeneration to inspire pride in the residents and wider community, giving ownership, a voice, and a stake in their future by creating a desirable place to live.

The previous masterplan team undertook extensive consultation with the community in order to develop a rectilinear grid of buildings and roads. Key themes emerged from this consultation process which we have carried into our proposals:

- Creating better neighbourhoods;
- Improving accessibility; and
- Enhancing green assets.

Sitewide Legibility

The fundamental physical move in the masterplan is to improve legibility across the site.

Making strong connections, safer streets and clearly defining between public / private spaces will help to create legible, safe neighbourhoods.

Living Streets

A mix of uses

A rich mix of community uses, retail, leisure and residential front doors shall be interspersed along streets to bring passive observation and life throughout the day.

A variety of buildings and homes

A variety of buildings and homes gives choice to residents, whilst a range of family and smaller homes stimulates a balanced, inclusive community. Tenure blind neighbourhood design for a range of inclusive design requirements sits at the heart of cohesive places accessible to all.

High quality as standard

High standards across all tenures, compliance with NDSS / Housing SPG / LB Barnet policy is driven throughout all stages of our work. Our standards ensure that there are no single aspect north facing homes and aims to maximise dual aspect and prioritise family homes which look out on green spaces.

Early community benefits

Strategic phasing should address social problems early and be allied with creation of 'Meanwhile' activities to enhance social and cultural cohesion; community and sporting facilities should be established as a priority.

Existing separation of pedestrians and vehicle access causes a rift through the centre of the site

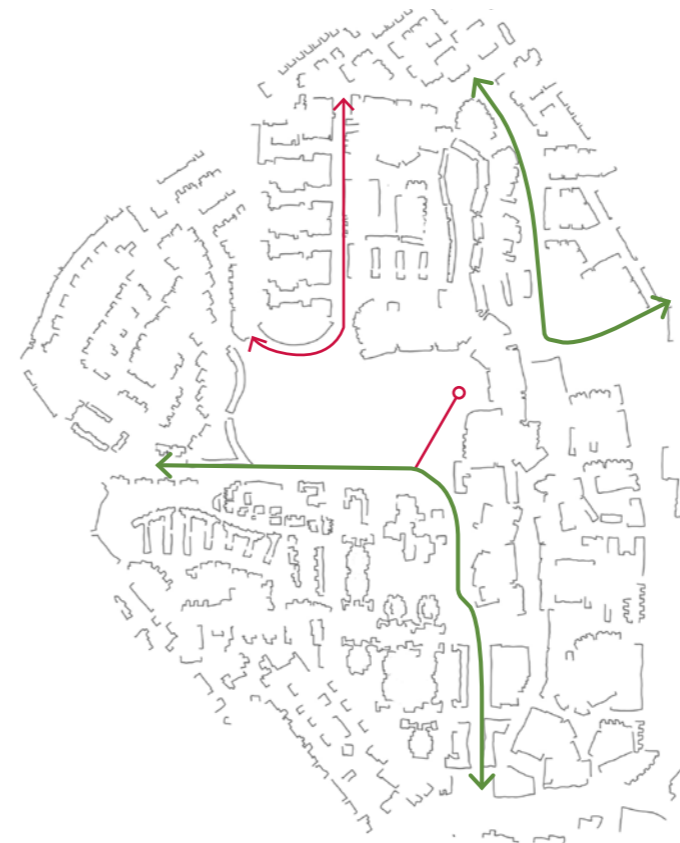


Figure 1: Analysis of existing legibility

A strong grid and hierarchy of streets repairs the urban grain and connects existing communities

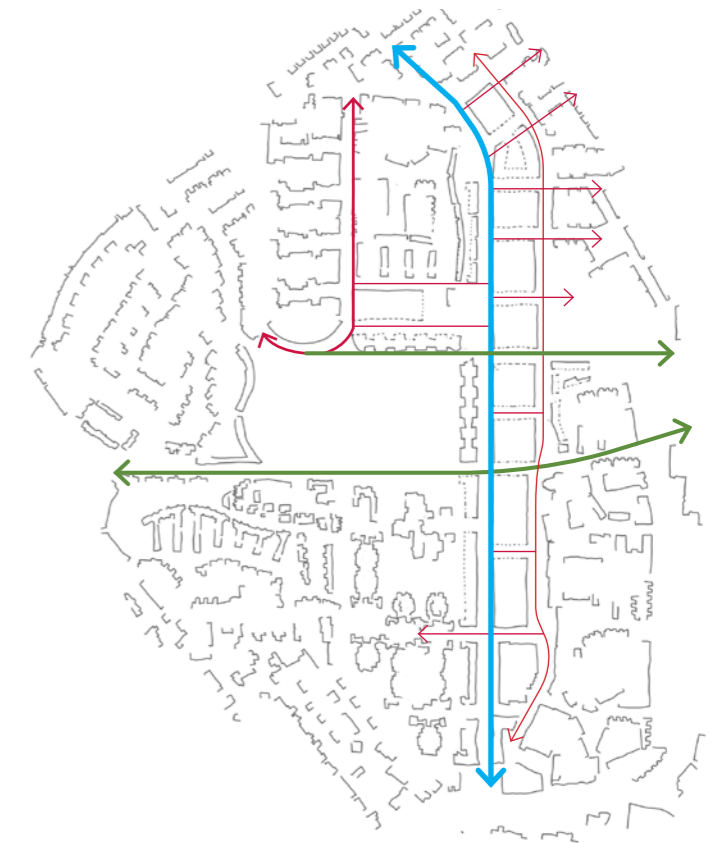


Figure 2: Masterplan sketch concept for sitewide legibility



Figure 3: Meanwhile uses





Figure 4: Listening to people and fostering the community through outreach.

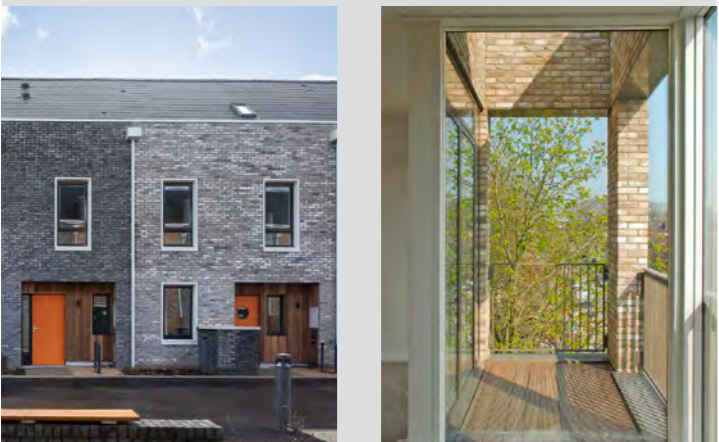


Figure 7: A variety of high quality homes and spaces



Figure 5: Healthy living and environmental sustainability

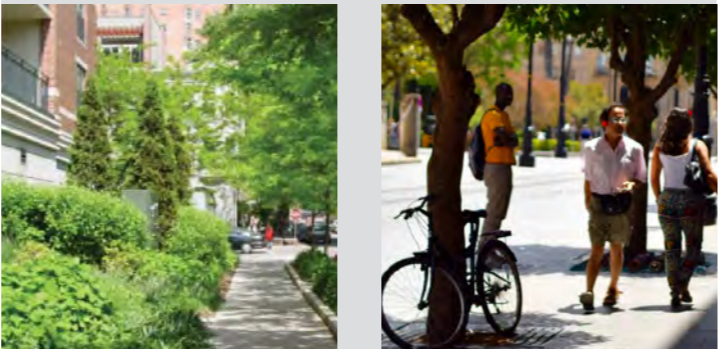


Figure 6: Living streets with community benefits



Figure 8: "10 Principles of Sustainability" (Grahame Park SPD 2016)

Sustainable communities

Regeneration should establish balanced communities with a low environmental impact. A sustainable approach should cover a range of topics which can be used to guide communities and developments throughout the life-cycle of places and residents.

The 2016 Grahame Park SPD identified ten "Principles of Sustainability" (above) which will contribute towards the creation of a holistically sustainable community. Our approach will respond to this by:

Encouraging healthy living

The proposals will provide space, facilities and opportunities for outdoor sports, leisure activities and sustainable mixed mode travel. Opportunities for leisure shall also be encouraged and provision made for formal and informal green spaces which include trees visible from dwellings.

Enhancing the natural environment

Significant greening of the public realm, from street level to tree canopy and rooftops, will enhance biodiversity and ecology within the Estate.

Providing for local food production

Residents will be given the opportunity in meanwhile and permanent gardens to grow edibles within community gardens and podium spaces.

Reducing carbon on site

By reducing energy demand through high performance building fabric, specification of efficient plant, and on-site zero-carbon energy generation, the development will significantly reduce carbon creation.

Long-term sustainable construction

The development will specify materials and systems with low embodied energy and transport miles, balanced against high performance in use, to create sustainable construction across the life-cycle of the buildings.

Minimising waste in construction and operation

Contractors will be assessed against "Considerate Contractors" scheme and required to demonstrate how they manage waste through demolition and construction. Building systems will be monitored in operation to provide feedback for continual improvement over the delivery of the masterplan.

Using water sustainably

Controlled flow rates, rainwater harvesting and extensive use of SUDs throughout the streets and public realm will ensure best use of finite resources.

Celebrating local identity

A cultural programme will be developed with former, existing and new residents of the Estate to capture and celebrate life stories alongside the historic significance of the Aerodrome site.

Providing for local businesses

A spine of non-residential space fronting the main Avenue will allow space for community operations such as business skills and incubators, along with flexible low-cost workspace for a range of business sizes within the site. All dwellings will have the provision for a desk to allow for home working and entrepreneurial activities.

Delivering sustainable transport

Within walking distance of three train stations, the site will encourage mixed-mode transport through "Healthy Streets" initiatives to encourage walking and cycling on site, with improved bus connections and provision for electric vehicles and car clubs to reduce demand on private fuelled vehicles.

5.0 Masterplan design

5.2 Placemaking strategy

Local Authority aspirations: Grahame Park Supplementary Planning Document

The 2016 Supplementary Planning Document (SPD) sets out a vision for Grahame Park which we have considered in the development of the placemaking strategy:

*We want the Grahame Park area to become a **successful, family-friendly neighbourhood**, incorporating the high standards of design, a good mix of uses, and a layout that will meet the needs of current and future generations.*

*We want to help achieve an inclusive community made up of **existing residents and new residents** living together in a **safe, accessible environment**.*

*We want the area to be known for **high quality affordable and private homes** that address a variety of local needs, including those of the elderly and vulnerable. We also want the area to be known for an **outstanding environment with excellent parks and great streets** which are accessible to all.*

*We want residents to choose to stay in the area because of its quality, such as in its schools and facilities. Overall we want to **create a place with a strong sense of community**.*

A particular, distinctive quality

Defining what makes this 'place' particular will be crucial to the success of the regeneration of the Grahame Park Estate, and the role of the development in the wider area of Colindale and Barnet.

The proposed development must be a place that is inviting, enjoyable, convenient and accessible for its evolving population; long-term residents of the Estate; residents from elsewhere in the Borough; and newcomers to the area taking advantage of the investment in regeneration.

A balanced approach

Careful consideration will be given to the balance between those parts of the Proposed Development that stand out, and those which are more recessive.

The character of many London districts are defined by a common language of streets, squares, buildings, markers, materials and active street frontages.

Spaces, uses and buildings come together to create public realm settings; and the interplay of settings come together to form a rich and varied townscape.

Buildings and streets

It is the quality of the townscape that largely defines London's status as a world city. The experience of townscape, at ground level, is about something more than buildings. A street may contain many buildings, but that street's particular feel may result from correspondences or contrasts between those buildings of scale and materials; the building typologies help to define the character of the street. Similarly, the street provides a setting, or an outlook, for the buildings.

Composing the townscape

To describe this reciprocal relationship, we refer in this document to **landscape character areas** and **building typologies**. Together, these form a **setting**, and the combination of settings forms the townscape.

A new townscape is only part of the story. Places acquire meaning and identity over time. What happens there and how the uses of the spaces evolve become integral to the essence of the place. It is very difficult to invent a new place, but much easier to add to a layered history. We have therefore aimed to reference the Site's history in the design of the masterplan, and add new uses and experiences, creating a new historical layer.

Masterplan ambitions

The masterplan aims to deliver at two distinct levels, initially by meeting the requirements of the local community and neighbourhood, whilst also responding to the wider needs of London as it moves forward through the 21st Century.

The proposed masterplan seeks to create an inspiring place for people to live, work and play, and one which will integrate positively with the surrounding area.

It seeks to create a place that is inviting, enjoyable, convenient and accessible. Ultimately as part of the wider redevelopment of the area it seeks to create as strong identity at the heart of an evolving place.

Strategy for future development

These proposals concern the area of the Grahame Park Estate indicated by a solid red line on application drawings; the SPD plots 10/11/12.

Our ambition and strategy, however, reach beyond the redline to consider how the proposals might be extended into the northern Concourse in the future.

The image on the adjacent page shows how this might look with the 1km-long Avenue linking Grahame Park Way to the Field Mead in the north of the Estate.

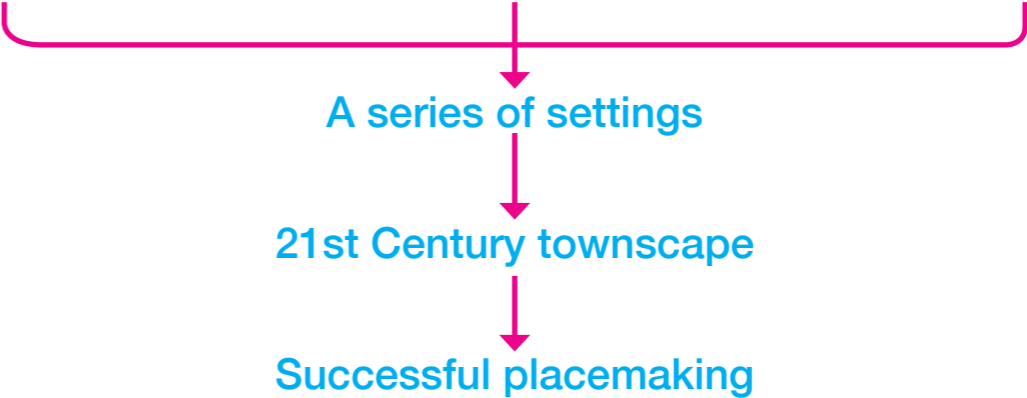
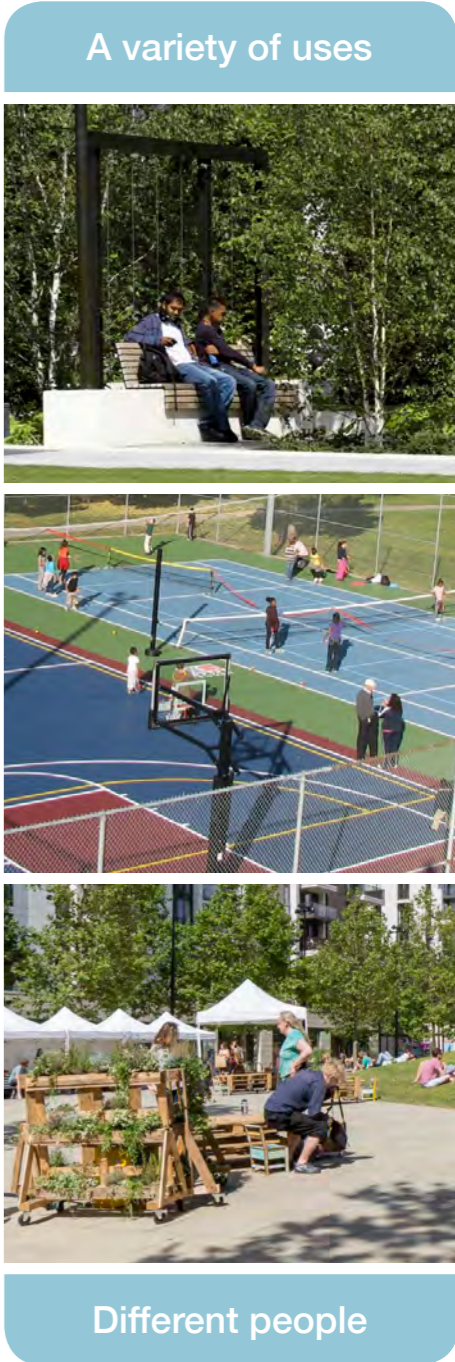
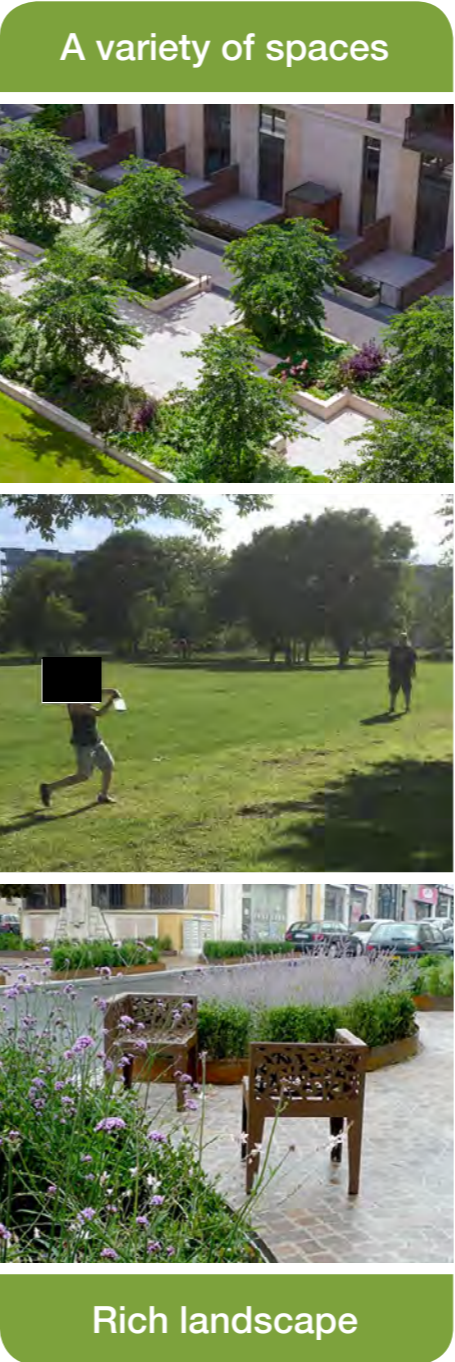


Figure 9: Placemaking concept / diagram

5.0 Masterplan design

5.3 Placemaking concept

Unique settings for living

The masterplan proposes the idea of 'unique settings for living' as a key placemaking concept. Maximising opportunities through the delivery of a variety of spaces and typologies has been key to all strategic decisions.

It is intended that the residential development maximises the benefit of providing a new public realm comprised of a variety of open spaces, including the enhancement of Heybourne Park, a green open space which will be central to the success of the scheme.

The masterplanning approach is driven first and foremost by the design of the public realm. It layers cultural and historic reference over different landscape character areas and building typologies to create a variety of different settings. These settings create a positive relationship between open space and built form, which together create a coherent townscape.

Healthy streets for London

The key driver of the public realm is in the rejection of the "Radburn" model which separated vehicles from pedestrian movements, and the re-establishment of a traditional hierarchy of high quality London streets.

The network of streets and open spaces has been configured in such a way as to meet the strategic needs of stitching the site to the context and improving connectivity, whilst meeting local needs by creating a number of different character areas for general recreation, sports, activities and community events.

Key moments and thresholds

The design, massing and layout of the buildings is informed by the landscape space that they are set in and the setting that they intend to create. This results in a variety of building typologies that enrich the townscape. The massing, location and ground level expression of particular marker buildings is designed to help people locate themselves and move through the area, drawing attention to key elements of the public open space and creating special moments in the masterplan.

The residential buildings are highly articulated in order to create an interesting and visually stimulating skyline.

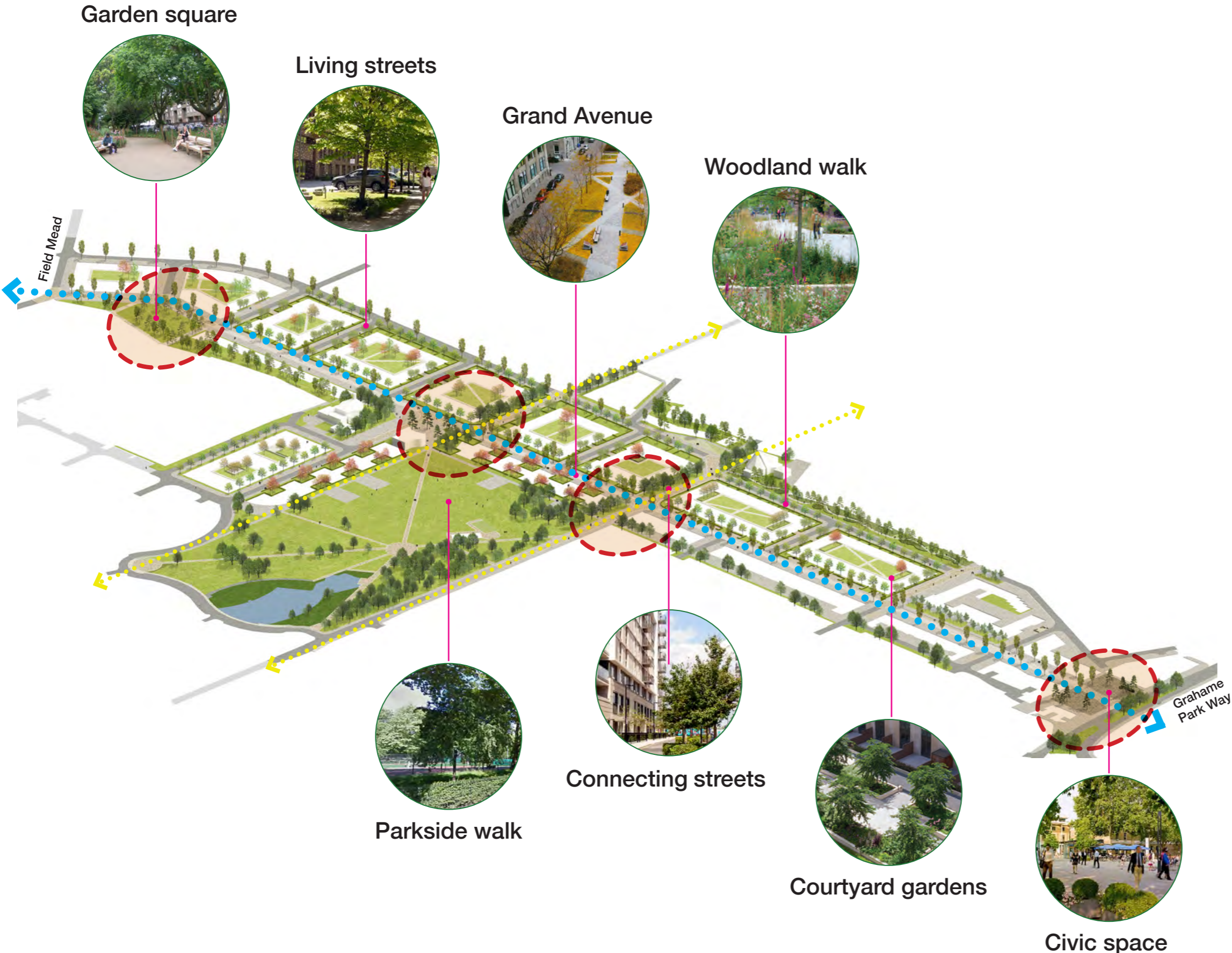


Figure 10: Early design concept study

5.0 Masterplan design

5.4 Masterplan site response

Applying these principles to the site, a key factor was consideration of the future masterplan extension to encompass SPD plots 13:16.

Delivering sitewide legibility

Extending the main Avenue from Grahame Park Way in the south 1km north to join up with Field Mead, a clear north:south axial connection creates the backbone for the scheme.

Five key threshold spaces

A number of key nodes fall along this spine route as a variety of activity types and connections establish different qualities and characteristics.

East:west connections link into the spine from existing neighbourhoods, enabling a joined-up community where the Concourse once formed a barrier.

In the south, the Library Square establishes a civic centre with community and civic functions clustered around a hard, urban realm.

Moving north, a natural threshold at the interface with the recent redevelopment of Stage A establishes a Key connection where stitching of the developments are required. Opportunities to make a clean break must be balanced with the need to lace the multiple stages together as one.

Within the centre of the masterplan, at the Park interchange, the key connecting routes engage with the spine whereby the park character is allowed to run through and transition the space from more urban to more residential.

The fourth threshold space, the Community interchange, combines non-residential uses (St. Augustine's church) with residential uses. This threshold also needs to facilitate future stages to the north as an evolution of the establishing masterplan.

An existing Community Garden terminates the spine to the north offering a restful destination space within a solely residential environment.

Typologies respond to settings

The civic scale of buildings lining the central street transitions to a defined park-side grain and smaller podium blocks as the density falls away to the north.

With low-rise townhouse frontages to the east and between plots, the scheme would deliver a good balance between road maintenance and the public desire for traditional streets.

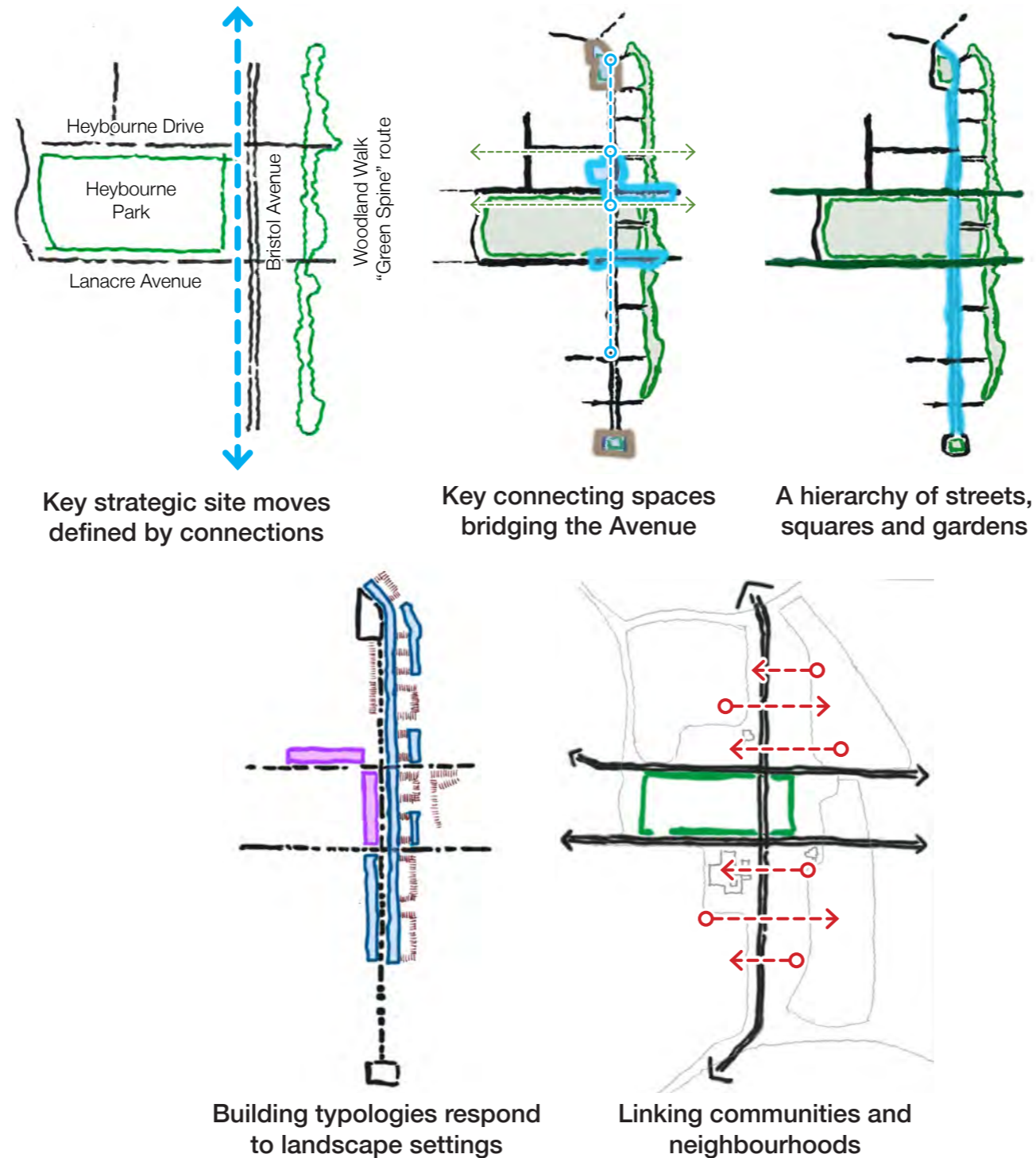


Figure 11: Strategic application of masterplan principles



Figure 12: Plots 10:16 original masterplan proposal

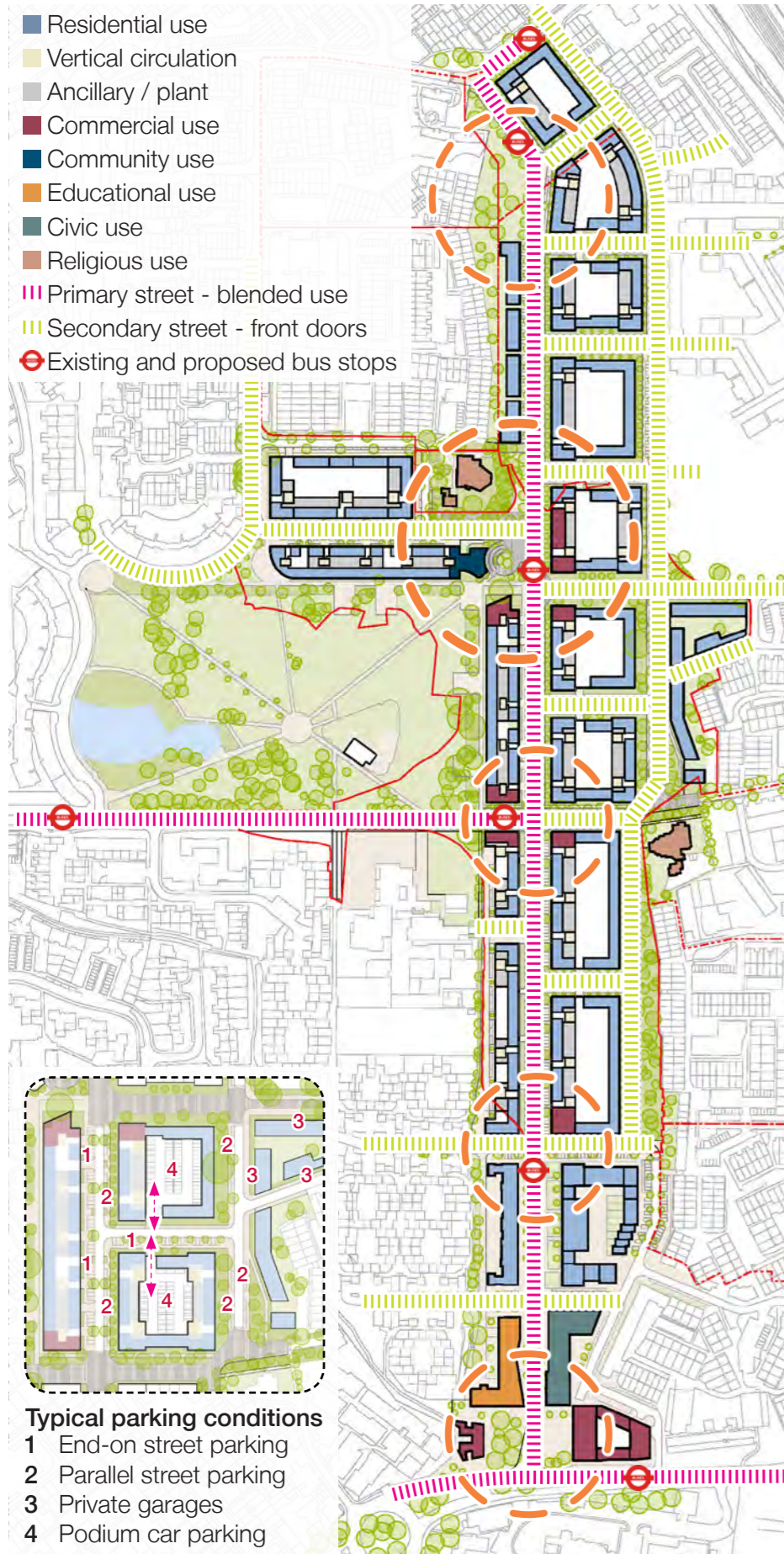


Figure 13: Plots 10:16 original masterplan ground floor layout

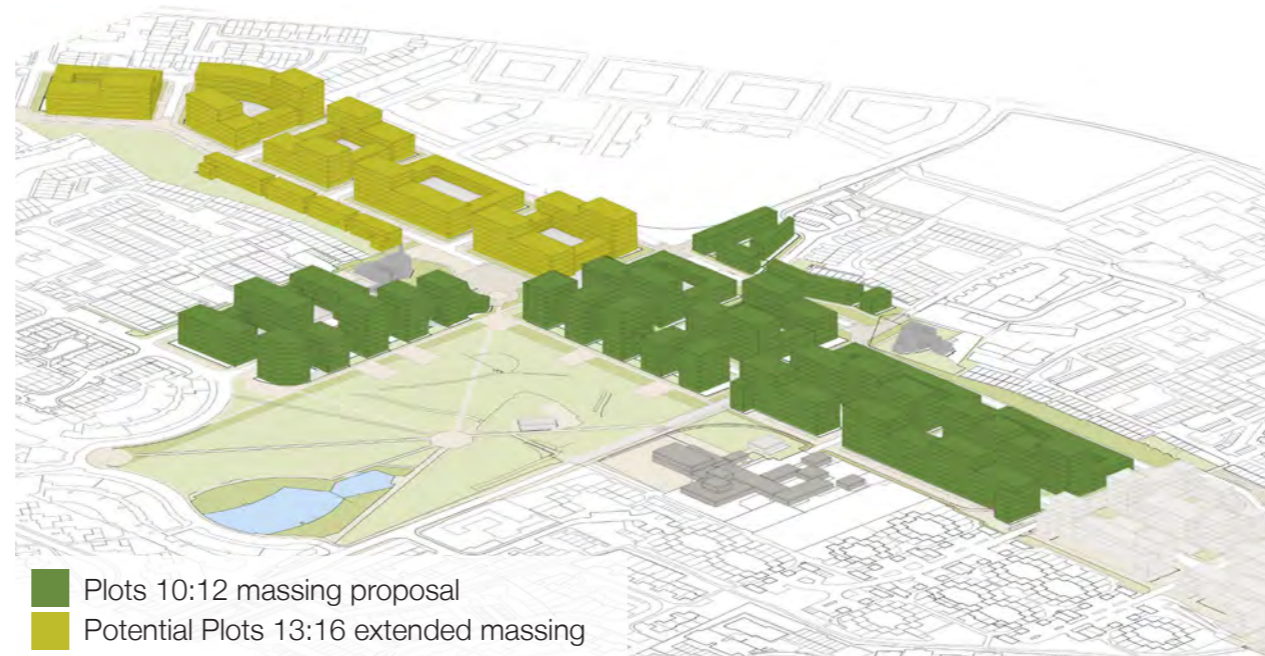


Figure 14: Plots 10:16 original masterplan massing axonometric

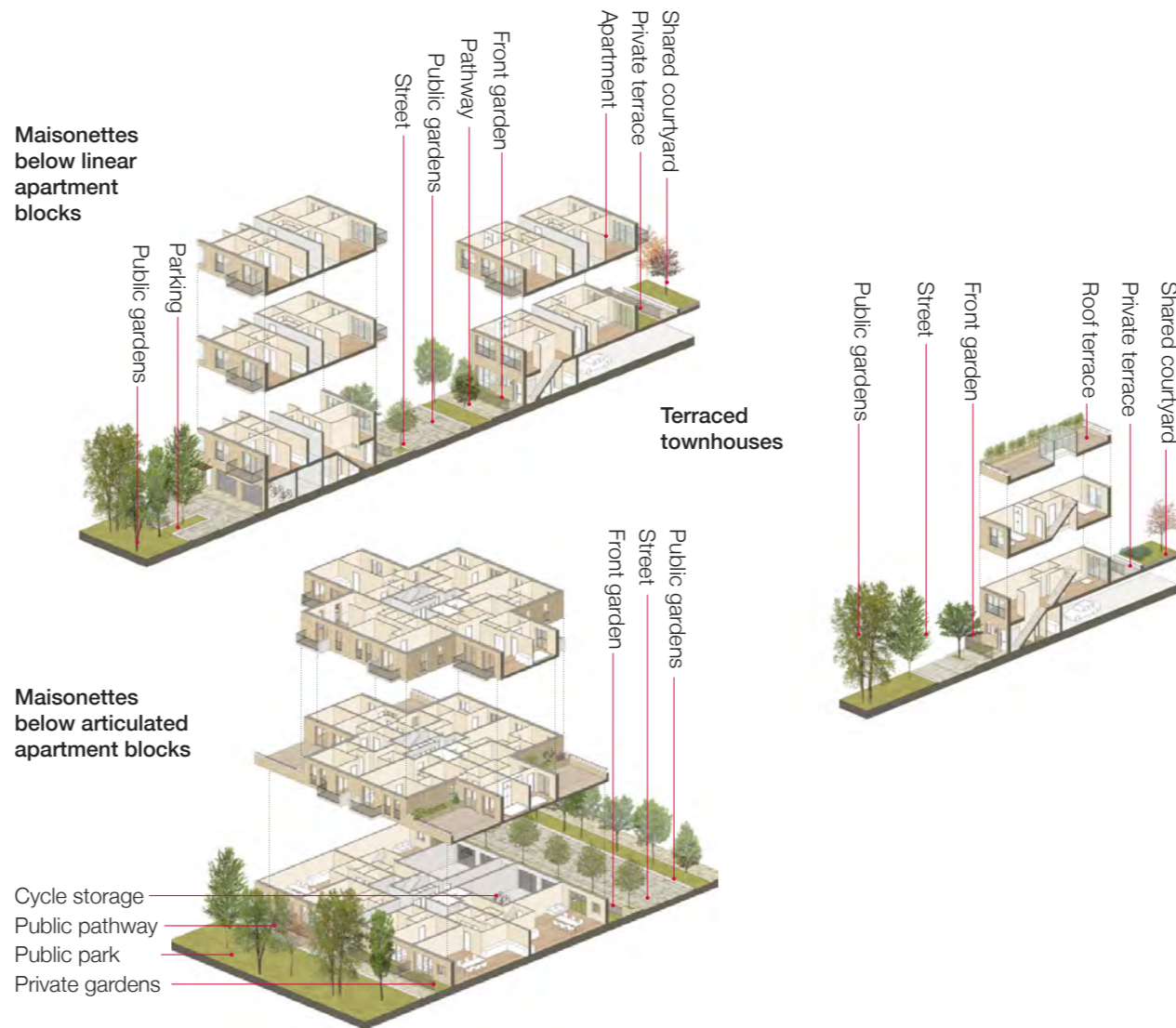


Figure 15: Axonometric diagrams of different typologies

5.5 Masterplan typologies and Living Streets

The original masterplan concept illustrated on the adjacent figures 13/14 proposed a collection of houses, maisonettes and apartments to create a rich townscape and a choices for the residents of Grahame Park.

Living Streets

All building typologies (fig 15) would feature individual front doors to the street, with 2 or 3 storey maisonettes below the linear and articulated apartment buildings.

Non-residential uses would be concentrated around the key threshold spaced at the gateway from Stage A in the south, and the two interfaces with the Park.

Efficient design allowing expressive townscape

The buildings would be designed from the inside out to re-use efficient repeating 'chassis' designs to ensure construction consistency and quality of internal layouts. External expression of the buildings could vary to give a richly expressive townscape.

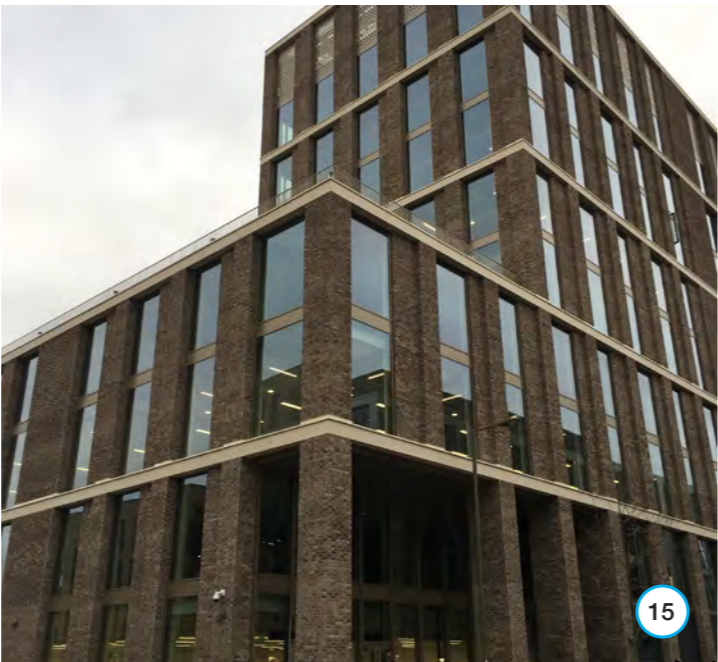


Figure 18: Selected regeneration projects in the wider site context

5.0 Masterplan design

5.7 Masterplan plot layout development

Following the initial design stage, the masterplan has developed through a process of consultation, technical and design review.

The key aspects of this development on the configuration of the plots are described and illustrated on the adjacent figures.



Figure 19: Early masterplan proposals

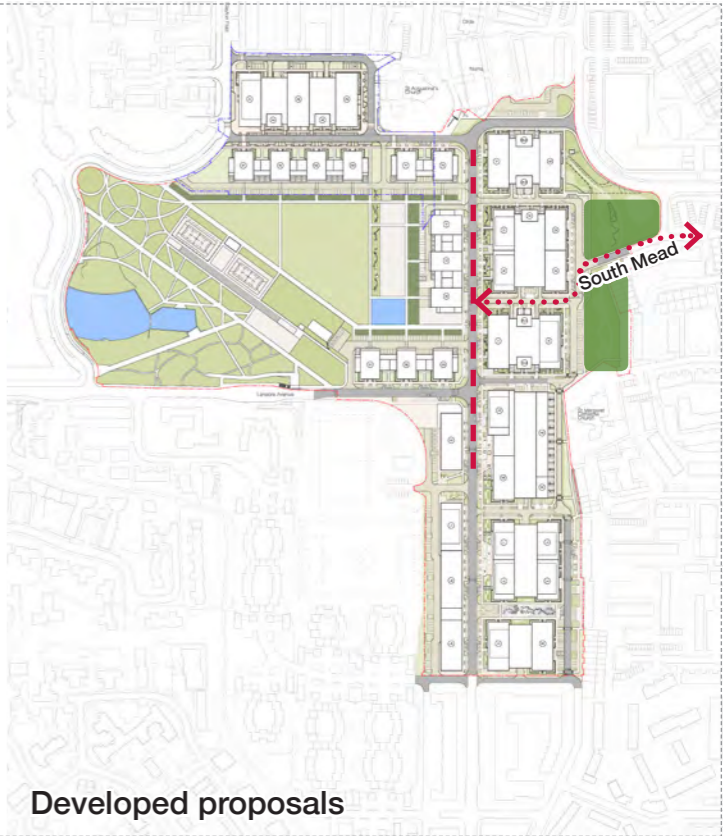


Figure 20: Developed masterplan proposals

South Mead

For our initial proposals, terraces of infill housing were proposed for the two plots to the east of the Estate, currently home to the Energy Centre and car parking.

The existing road, South Mead, was proposed to extend into the scheme to make a connection between the existing neighbourhood and the main north:south Avenue.

After reviewing local housing needs and demand, the number of larger homes within the scheme was reduced and the houses around South Mead were not required.

The extension of South Mead is retained in the proposals, with the housing plots being turned over to landscaping and play adjacent to the new Saracens High School.

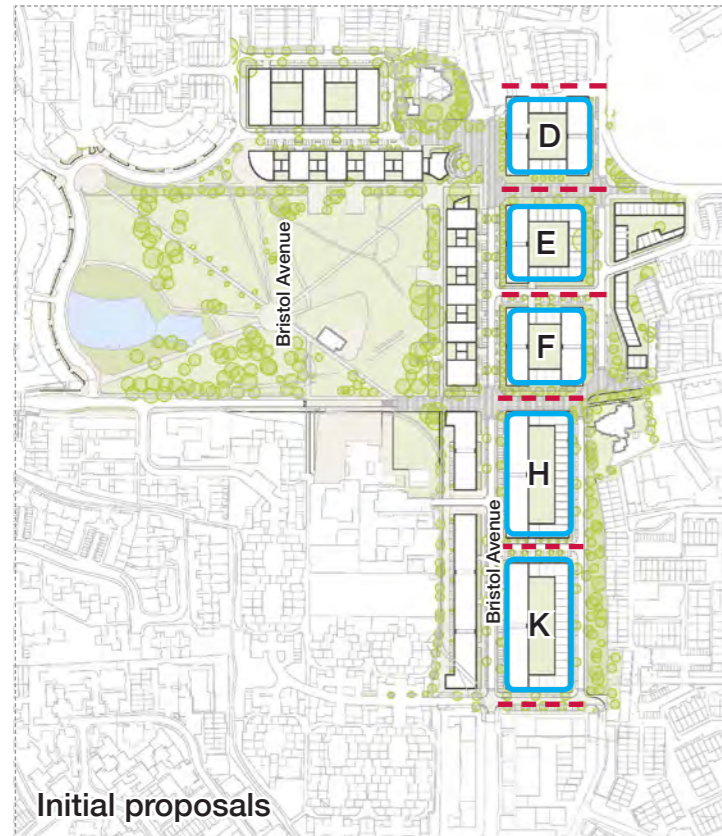


Figure 21: Early masterplan proposals



Figure 22: Developed masterplan proposals

Courtyard plot layout and massing

The Courtyard plots form the majority of the scheme to the east of Bristol Avenue. The typology consists of linear blocks on the east and west of single-storey landscaped podiums over parking and plant.

Between linear blocks, terraced townhouses back onto the podium creating additional front doors on the streets.

Plot D

Reduction in plot size and move south to ensure delivery within SPD plots 10:12 boundary line and provision of a new road connection to the north.

Plot E

Replacement of eastern terraced housing with courtyard block to compensate for reduced plots D/F and in response to wider setting with the omission of housing to the east.

Plots K/L

Additional road reacting to existing services and increasing permeability in the south; introduction of new Plot L.

Plots K/L

Replacement of terraced housing with courtyard blocks to increase density in the south closer to Colindale Underground Station.

Plots E/L

Plots moved East away from Bristol Avenue to create a varied width street with bands of landscaping addressing active ground floor uses.

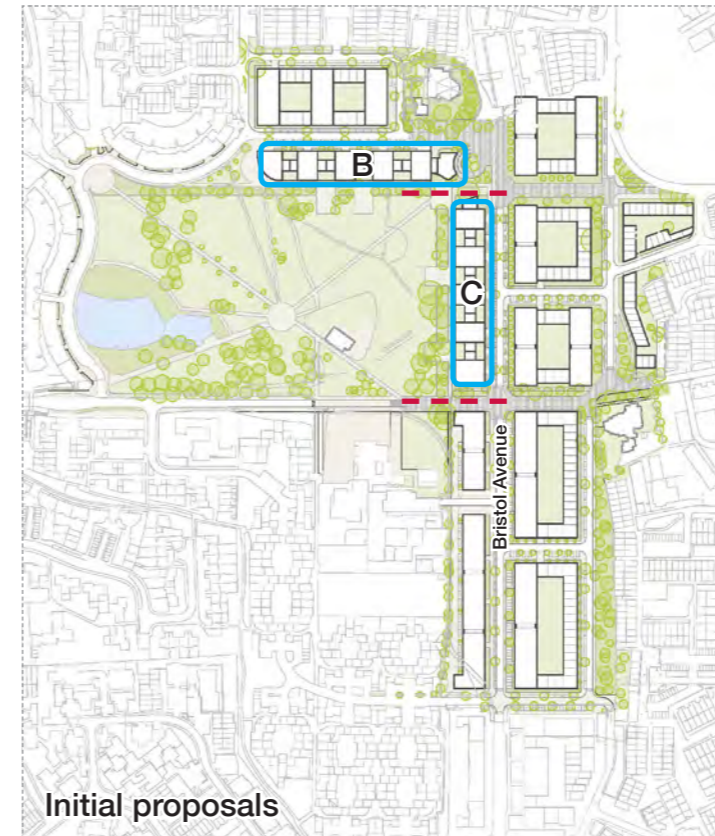


Figure 23: Early masterplan proposals

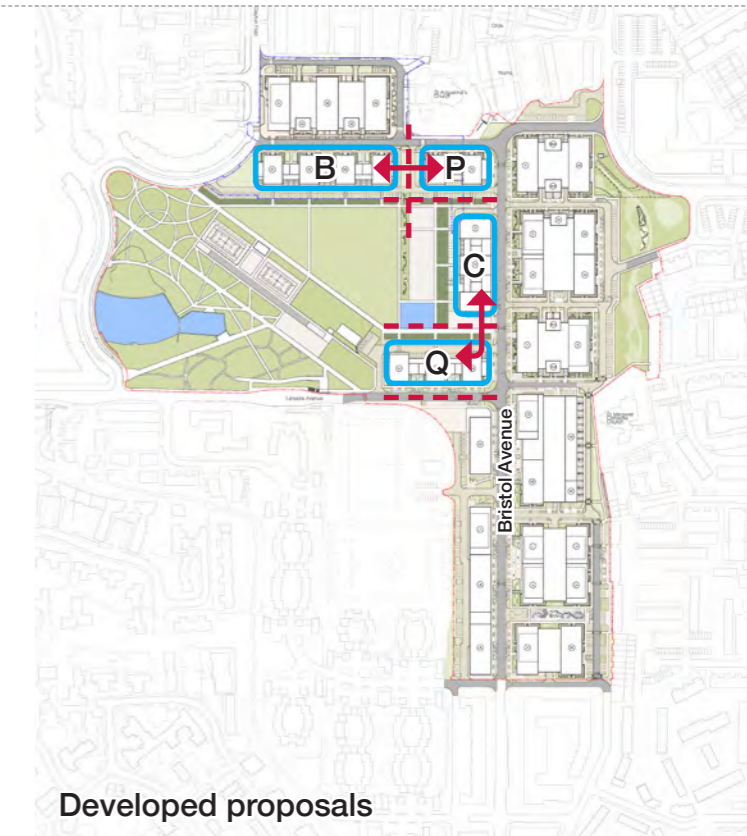


Figure 24: Developed masterplan proposals

Mansion plot layout and massing

The Mansion plots line the open space to the North and East of Heybourne Park, creating a strong urban edge to the landscape.

In the initial stages of design, these buildings were composed in two terraces of five mansion blocks.

Responding to consultation with St Augustine's Church and comments from the GLA and Design Council CABI, the terraces have been broken up to introduce more permeability to the north and east, and more definition to the south of the Park.

This change resulted in the creation of two new plots, P and Q.

5.0 Masterplan design

5.8 Masterplan height and massing development

In addition to plot configuration, height and massing have evolved as a result of sunlight / daylight and townscape development.

In the initial design stage, the majority of the blocks had a consistent height of around eight storeys in the south of the site and around ten storeys in the north.

The site layout changes described earlier in this chapter resulted in a smaller building footprint in the masterplan, creating additional public realm and landscaping.

To avoid the loss of homes from this reduction in building footprint, heights of the remaining buildings were increased to compensate.

The strategy for location of height within the masterplan is explained in more detail in **Chapter 6** of this document which discusses Townscape.



Figure 25: Early masterplan proposal axonometric (With illustrative proposals for plots 13+)

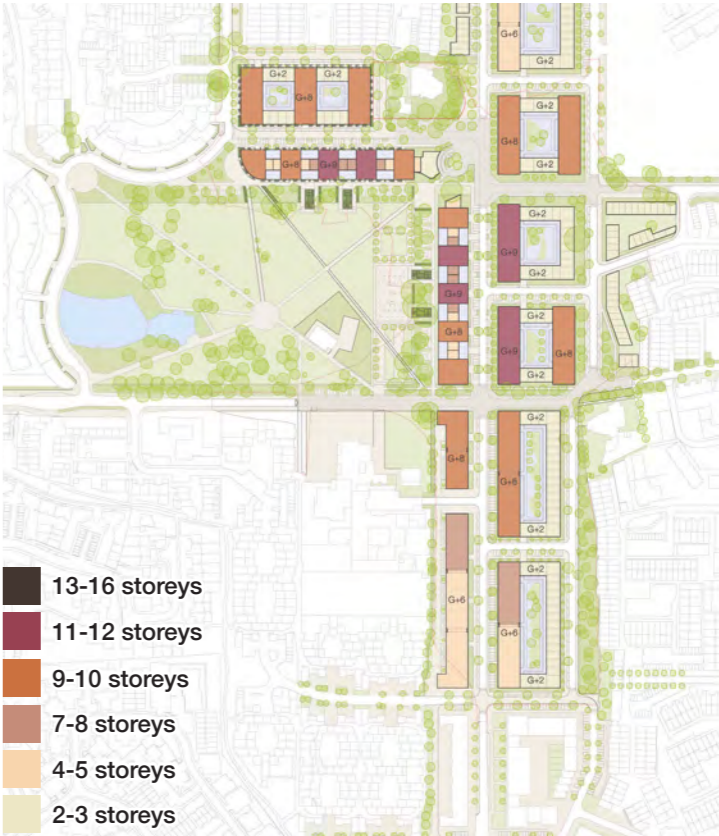


Figure 26: Early masterplan proposal height plan



Figure 27: Developed masterplan proposals

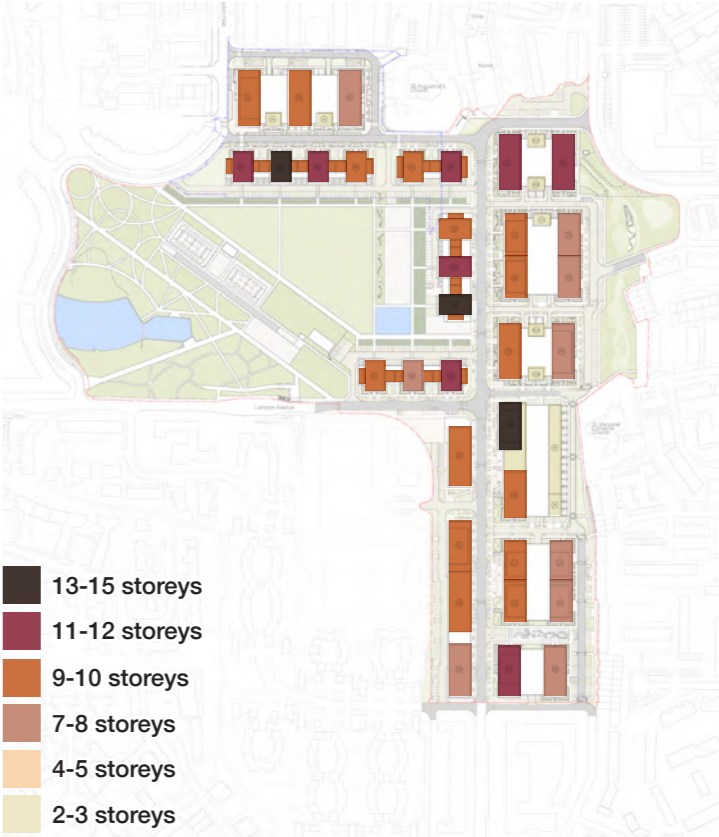


Figure 28: Developed masterplan proposal height plan