



# 6.0 Masterplan townscape strategy

## 6.1 Design principles

Our approach to delivering the vision for Grahame Park is driven by ten design principles.

These principles form the essence of successful communities and will ensure that the place we create integrates seamlessly into the existing neighbourhoods.

Our ten design principles are:



### Creating clear connections

It is vital that the new community embraces its neighbouring context. Intuitive movement through the site and seamless connections to existing routes will help integrate communities.



### Different characters across the site

Understanding the character of urban settings helps promote identity, way-finding, and a sense of belonging. New and retained green spaces are designed to create specific character areas throughout the neighbourhood.



### A network of streets and spaces

Streets provide connections and settings for living and working. A considered framework of street types provides a variety of settings for different uses and ways of living.



### A sense of identity and place

Residents should feel a natural sense of belonging to their home and their neighbourhood. Heybourne Park is designed to be an intrinsic part of the neighbourhood and picks up on materiality and details that will feel familiar to residents.



### A choice of different homes

Homes should meet the needs of a diverse and evolving community. A collection of building typologies provides a choice of living options meeting the needs for residents and families, whether existing or new members of the neighbourhood.



### Greener surroundings

The character of the neighbourhood will be defined by its landscape. The masterplan has been designed to maximise views of green space both from street level and from each home.



### Designing for daylight and views

Natural light is the foundation of a healthy neighbourhood. The considered placement of buildings maximises daylight and sunlight to homes and amenity spaces.



### Public & private areas

Private amenity spaces complement the public realm and are an essential part of the hierarchy of choices for residents. Residents have a varied choice of external spaces to promote a healthier and more relaxed lifestyle. Every home benefits from their own private usable outdoor space.



### Strong relationships between buildings

It is important that any new built form is understood to be a part of the wider context. New building forms are carefully designed to make best use of the opportunity while remaining sympathetic to the local townscape.



### Feel home before reaching your door

The experience of the journey to and from the home is vital in creating a sense of security and individual identity in a community. We consider all stages of this journey and introduce key moments along the way to help direct movement and build individual experiences within the masterplan.

Figure 1: The 10 design principles that inform the townscape strategy and help deliver the vision for Heybourne Park



6.2 Creating clear connections

Legibility across the site

- A simple hierarchy of streets connected by a strong central spine.
- Making Grahame Park simpler and easier to navigate.
- A safer public realm with no hidden corners.
- Integrating communities and neighbourhoods.
- Opening up the site to create a welcoming place.

Moments of connection

- Key civic spaces.
- Linking to community uses.
- Stitching into existing neighbourhoods.
- Creating new centres of activity and animation.

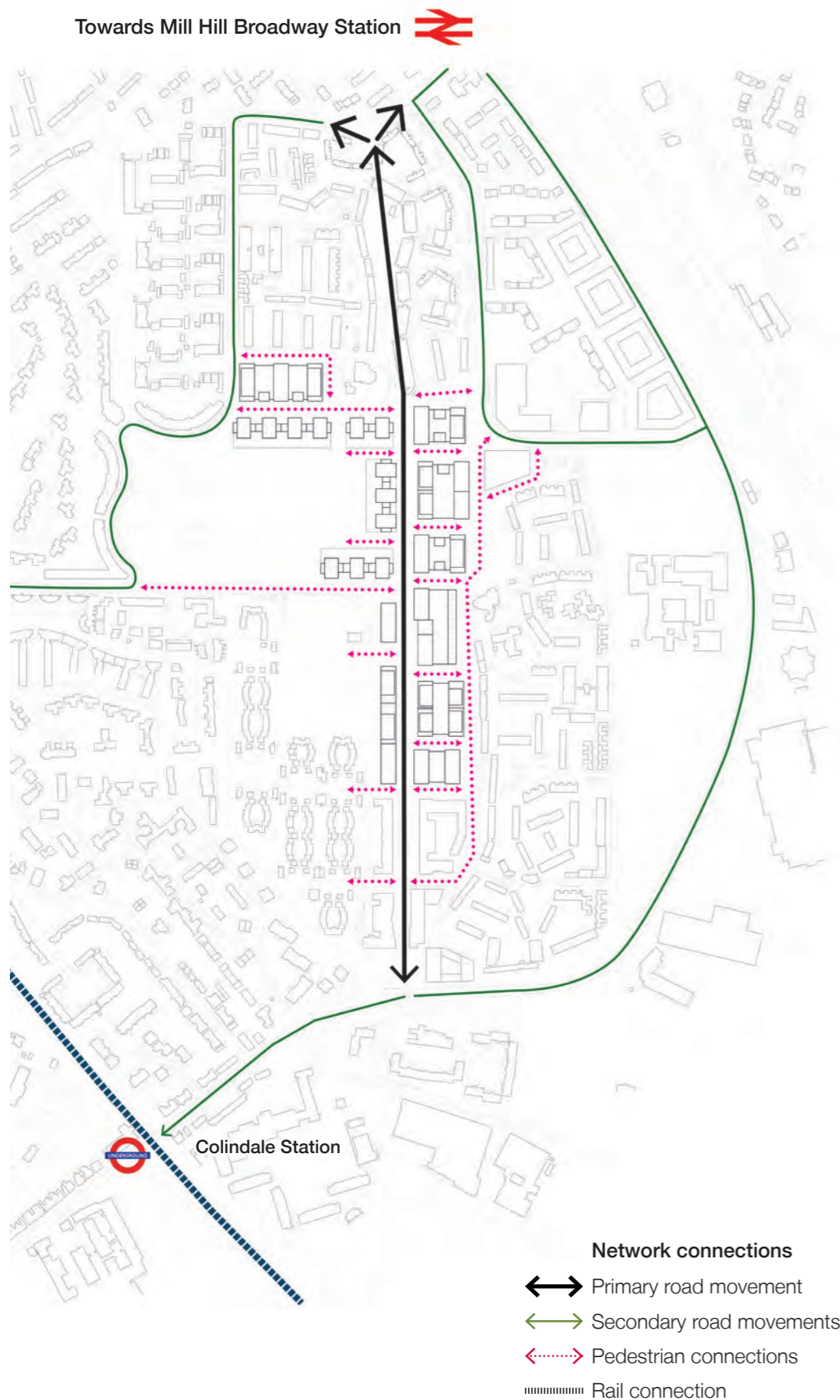


Figure 2: Primary network

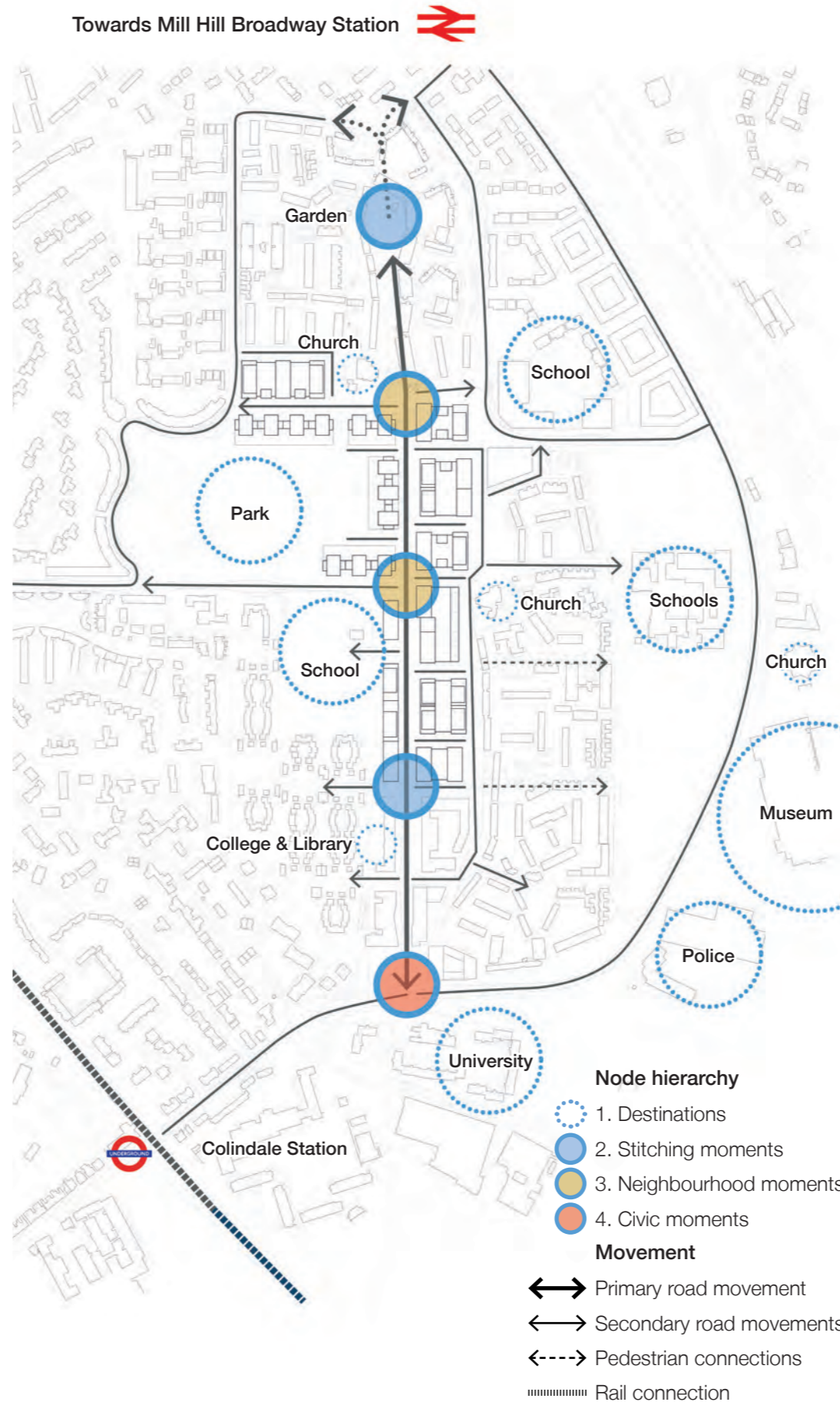


Figure 3: Nodes and key external community connections

## 6.3 A network of streets and spaces

- Establish a series of streets for living & working.
- Clearly define public and private boundaries.

### Places of movement

- Animate the streets through a rich mix of community uses, retail, leisure and homes.
- Stimulate life and passive observation throughout the day.
- Create a safe and accessible public realm.



Figure 5: Primary distribution: Bristol Avenue

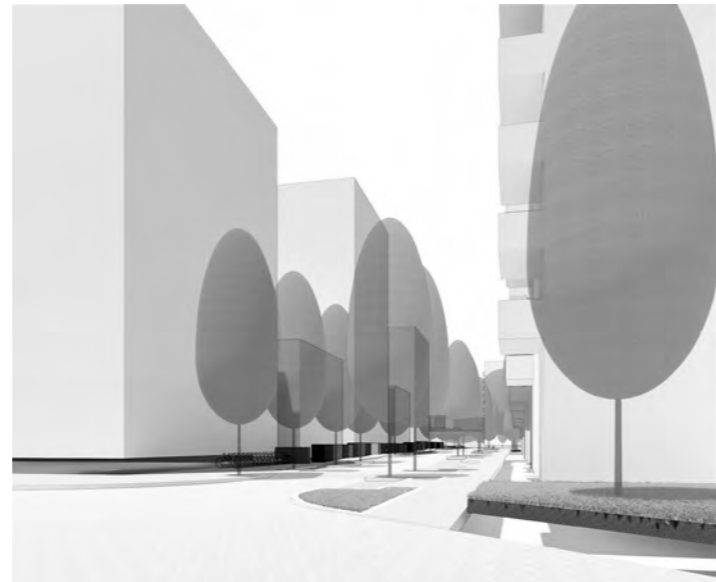


Figure 6: Secondary connection: Lanacre Avenue and Nighthawk Road



Figure 7: Tertiary circulation: Long Mead



- Legend**
- 1 Primary connection
  - 2 Secondary Links
  - 3 Neighbourhood routes

Figure 4: Key streets of connection and circulation



## A network of streets and spaces

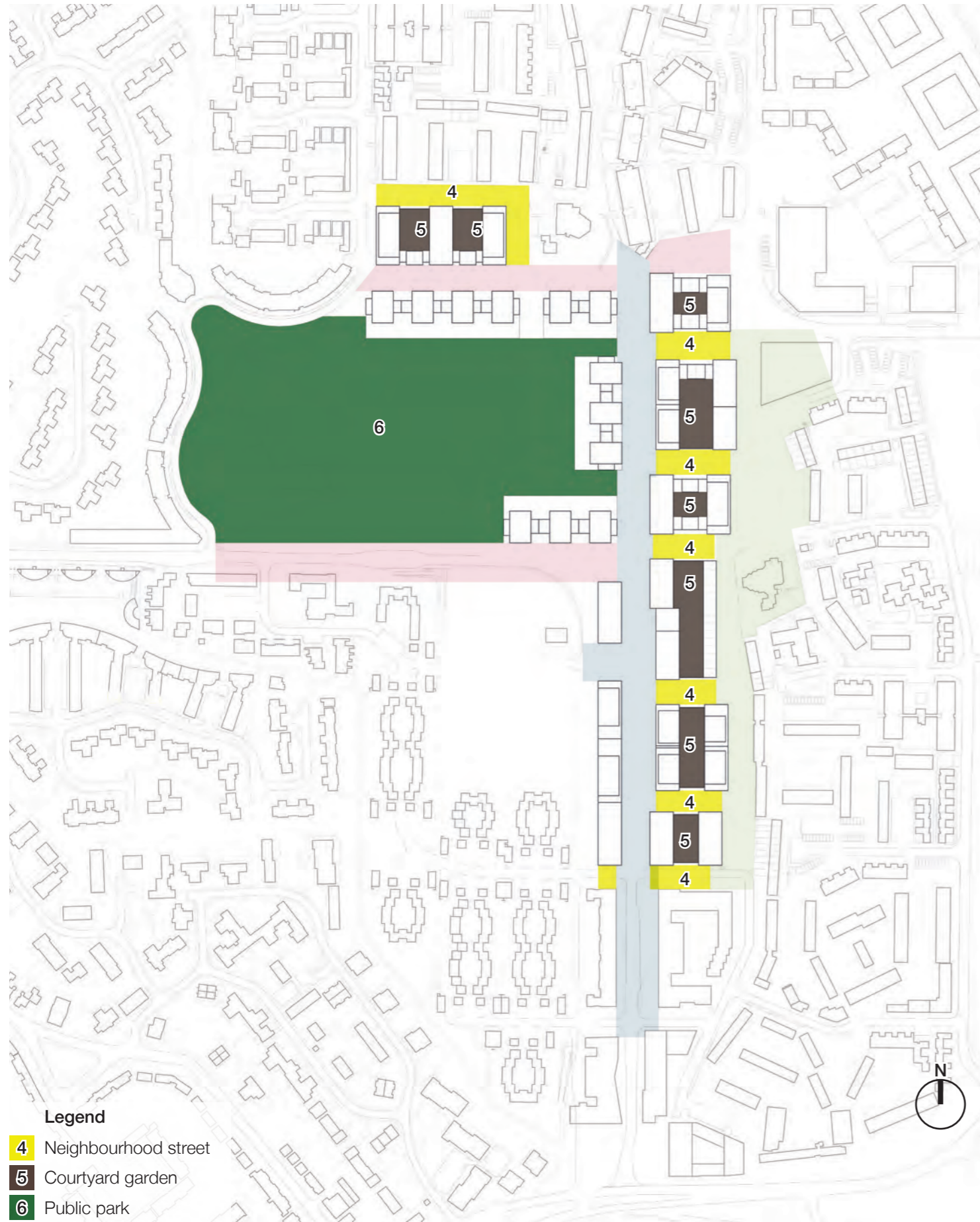


Figure 8: Key places of activity and rest

## 6.0 Masterplan townscape strategy

### Places of dwelling

- A collection of spaces for living and playing.
- Neighbourhood streets retain a residential character with front doors, private gardens and opportunities for local play.
- Raised courtyards provide semi-private space shared between neighbours, with views along the length of the masterplan.
- Heybourne Park provides a rich mix of activity and a large open space.



Figure 9: Neighbourhood streets

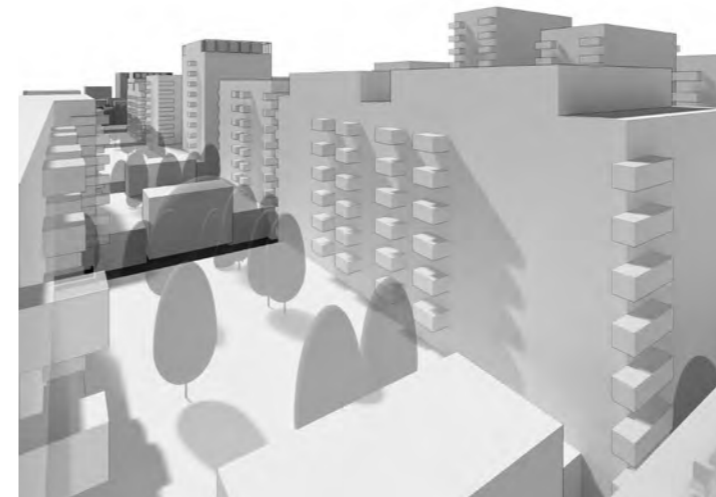


Figure 10: Courtyard corridor



Figure 11: Heybourne Park

### Legend

- ④ Neighbourhood streets
- ⑤ Courtyards
- ⑥ Heybourne Park



### 6.4 A choice of different homes

#### A range of home types and tenures

- Meeting the needs of the present and provide for the future so that communities can evolve and grow.
- Providing places where people wish to live and can be proud of their homes in an inclusive community.
- Provide a choice of living options for residents and families:
- **1 bedroom flats for rent and sale**  
Courtyard or street-facing homes accessed from a central lift and stair core. Access to private balcony amenity and shared amenity at podium, roof or grade.
- **2 bedroom flats for rent and sale**  
Dual aspect homes accessed from a central lift and stair core. Corner street setting or front:back park view. Access to private balcony amenity and shared amenity at podium, roof or grade.
- **3 bedroom flats for rent**  
Triple aspect homes with direct street access.
- **3 bedroom flats for sale**  
Dual aspect homes accessed from a central lift and stair core. Front:back setting with park view. Access to private balcony amenity.
- **3/4/5 bedroom townhouses for sale and rent**  
3 storey homes with front doors on the streets, private terraces at ground and first floor, parking on own driveway.



Figure 12: Linear type exploded view



Figure 13: Mansion type exploded view

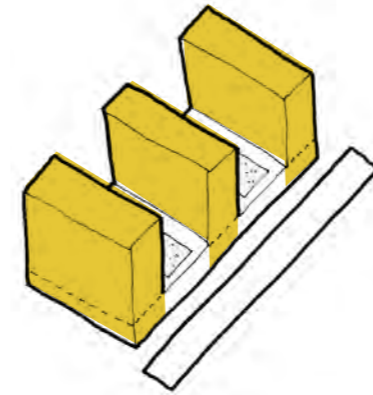


Figure 14: House type exploded view

#### 3 block courtyard homes



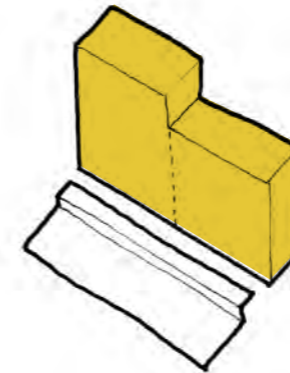
Figure 15: Courtyard typology precedent and diagram



#### Linear building



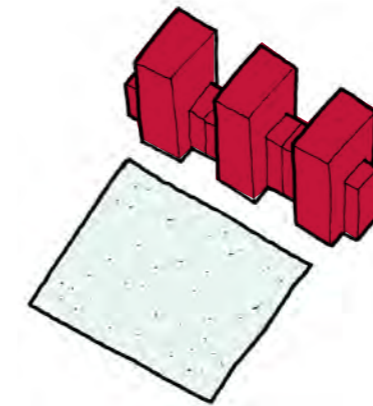
Figure 16: Linear typology precedent and diagram



#### Mansions - Parkside



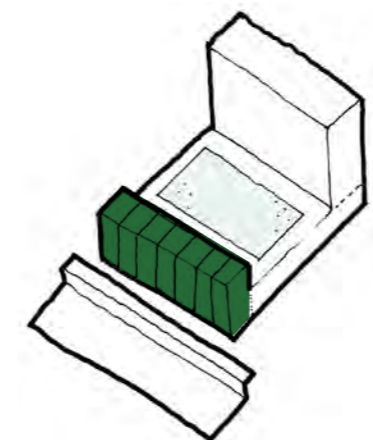
Figure 17: Mansion typology precedent and diagram



#### Terraced housing



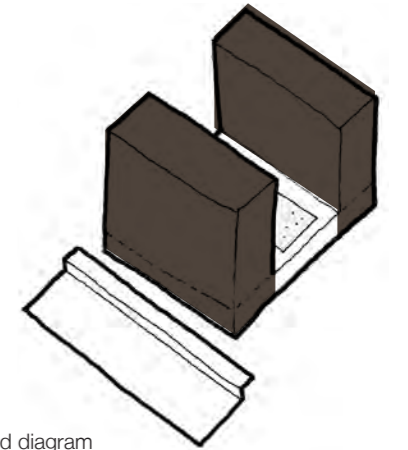
Figure 18: Terrace precedent and diagram



#### 2 block courtyard homes



Figure 19: Courtyard typology precedent and diagram



#### Moment building

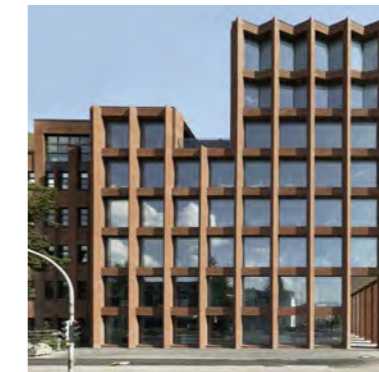
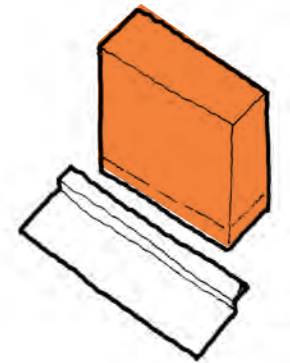


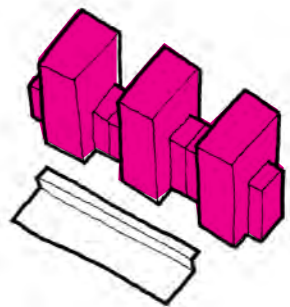
Figure 20: Moment typology precedent and diagram



#### Mansions - Avenue



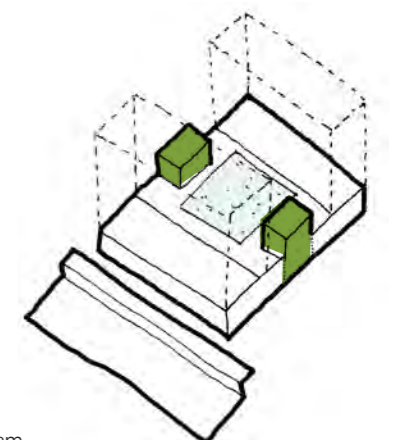
Figure 21: Mansion typology precedent and diagram



#### Townhouses



Figure 22: Townhouse precedent and diagram





## A choice of different homes

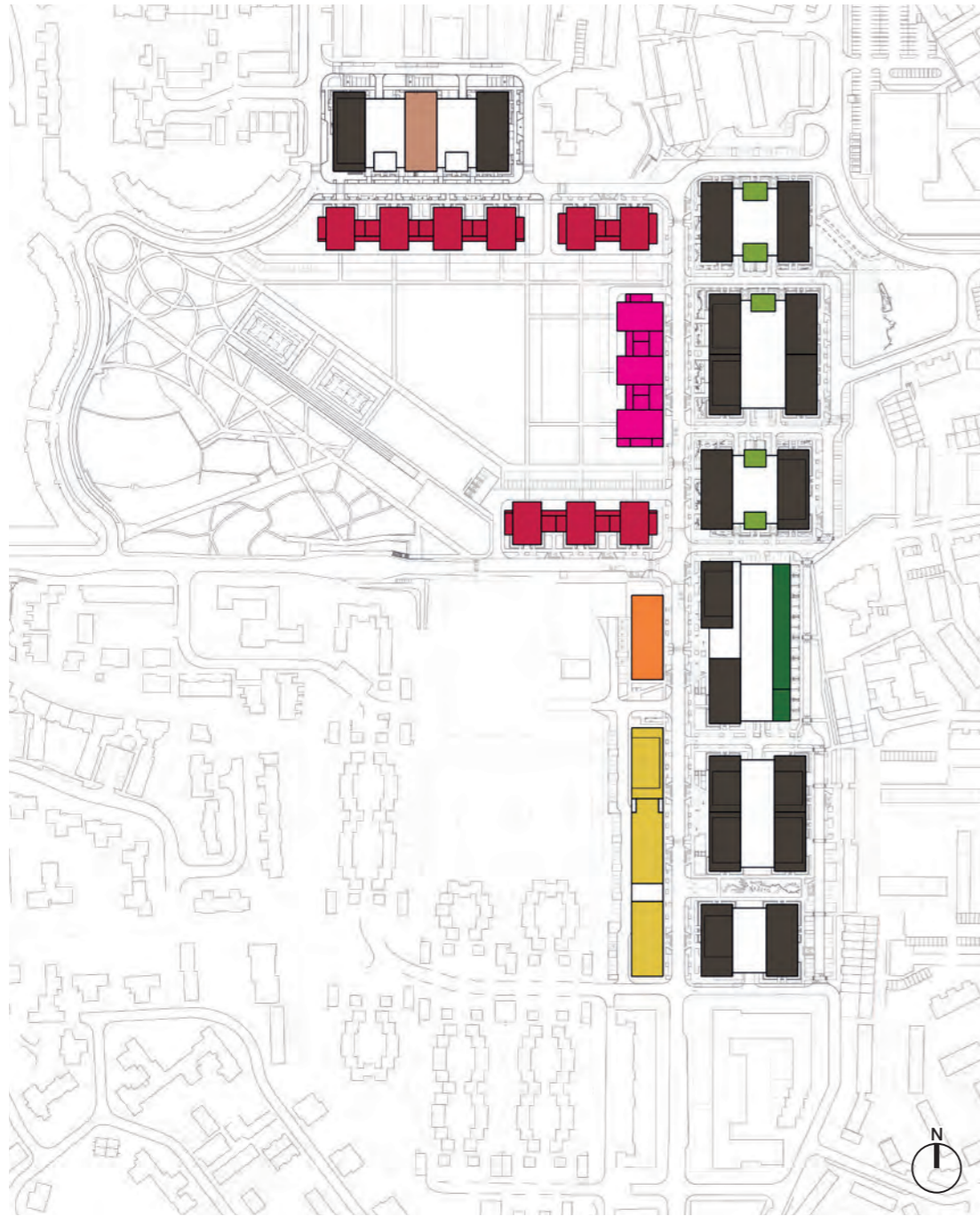


Figure 23: Building typology distribution plan

### Legend - typology

- Street-facing courtyard linear building
- Internal courtyard linear building
- Terraced linear building
- Standalone linear building typology
- East:west mansion building
- North:south mansion building
- Paired townhouses
- Terraced townhouses

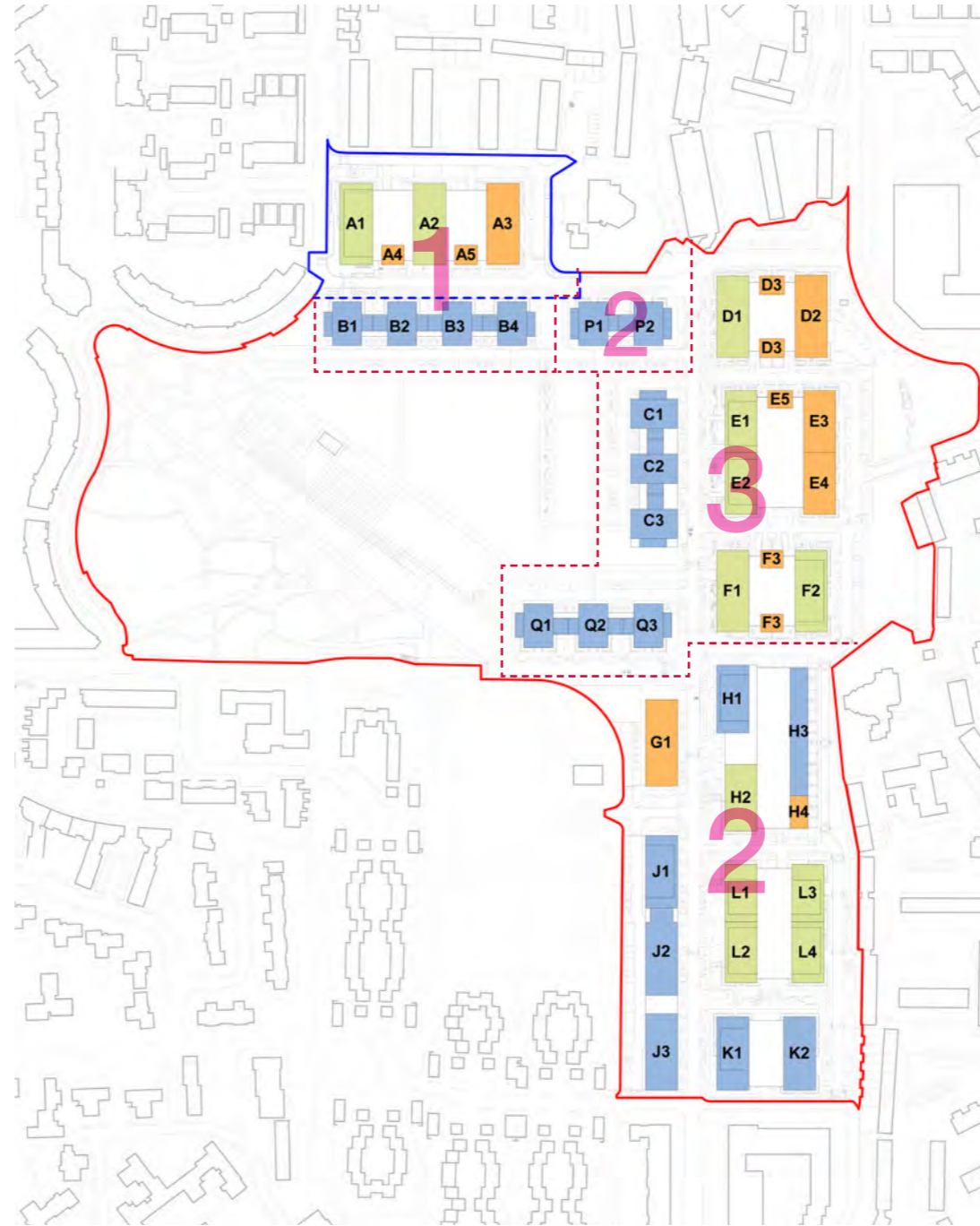


Figure 24: Tenure distribution plan and master phasing

### Legend - tenure

- Social Rent / London Affordable Rent
- Shared Ownership
- Private Market

## 6.0 Masterplan townscape strategy

### Tenure distribution

To create a diverse, mixed community, Market housing will form part of the tenure mix at Grahame Park.

The scheme has been developed to take account of draft policy as well as the current London Plan. DNLP Good Growth (Chapter 1 / Policy GG4) sets out the Mayor of London's strategic target for all new developments to feature at least 50% Affordable, subject to the appropriate level of re-provision (DNLP Policy H10) of Affordable and Social housing.

The masterplan has been configured to balance tenure distribution to avoid clustering of Social Rent / London Affordable Rent homes in one location, while gaining best value from the Shared Ownership and Market homes to contribute as much income as possible.

This income, along with other funding, will help pay for the regeneration of the Estate, including contributing to the improvements to Heybourne Park.

**Social Rent / London Affordable Rent / Shared Ownership** homes are distributed across the masterplan, typically benefiting from podium landscape gardens with secure internal parking.

**Social Rent / London Affordable Rent** maisonettes and townhouses with private front doors to the street are distributed across the masterplan.

**Market** homes are primarily clustered around Heybourne Park, and along the southern half of Bristol Avenue. A terrace of market sale townhouses is proposed at the east of Plot H, facing St Margaret Clitherow Church.

### External expression

Facade design will be tenure-blind, with no discernible difference to the townscape expression of different tenures in the same typology.

### Phasing

Market and affordable homes will be delivered in every phase of development, with the first homes to be built (Plot A - the Detailed Component) being 100% Affordable with a mix of Social Rent / London Affordable Rent and Shared Ownership homes.

6.5 Designing for daylight and views

Orientation

- No single aspect north-facing homes.
- 74% of homes arranged on north:south axis.
- Linear buildings make the most of the site orientation.
- Maximises sunlight onto courtyards and streets.
- Minimises over-shading to the north.

Aspect

- All homes have **views out across landscaped spaces** with trees and planting.
- Over **60%** of homes across the masterplan are **dual aspect or triple aspect**.
- **Family homes** on gable ends benefit from corner **dual aspect living spaces**.
- Single aspect homes are east or west facing.
- Park-facing mansion typology has **100% dual aspect homes**.

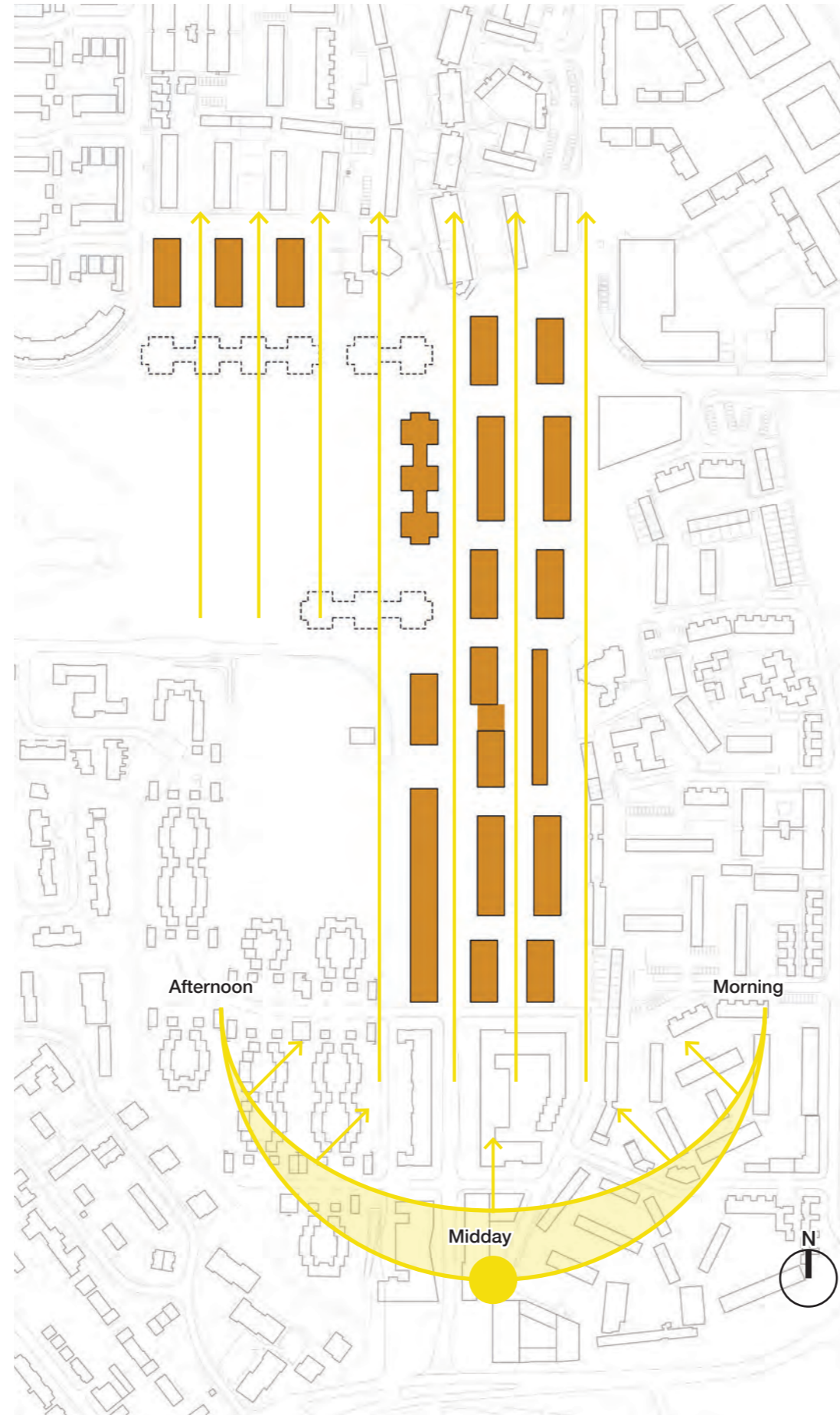


Figure 25: Majority of buildings aligned north:south to face east or west, opening up views and letting in sunlight

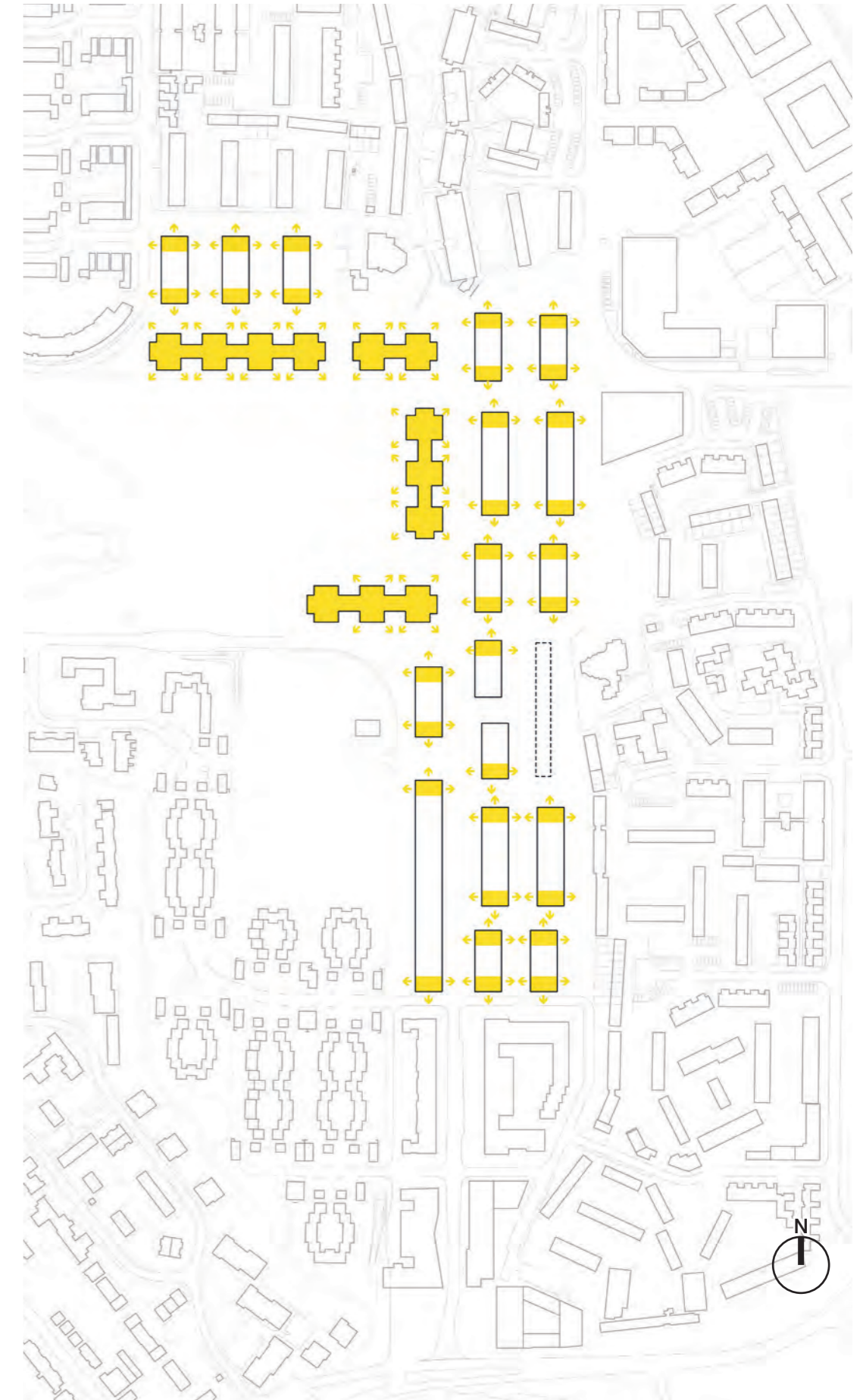


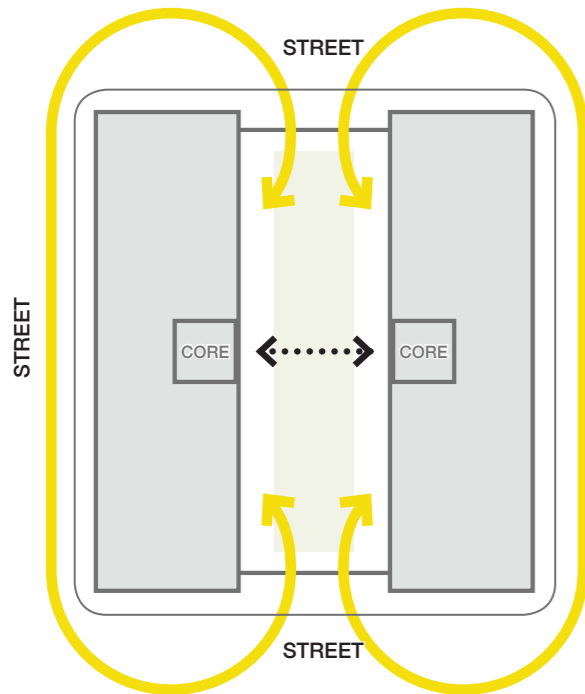
Figure 26: Dual aspect homes on mansion type buildings and all external corners of north:south linear buildings





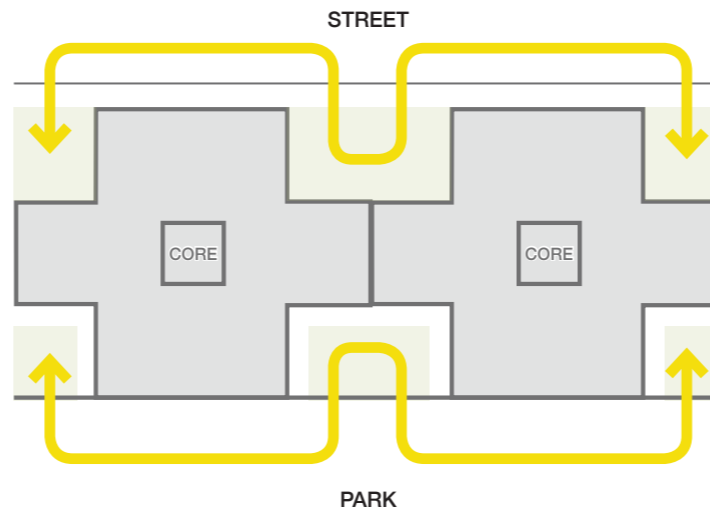
### Linear building principles

### Mansion building principles



Linear blocks have cores on the internal façades to maximise aspect and animation to the primary external frontage to the streets.

Overlooking is minimised in the courtyards.



Mansion blocks have no front or back, with frontage folding in and out with landscape.

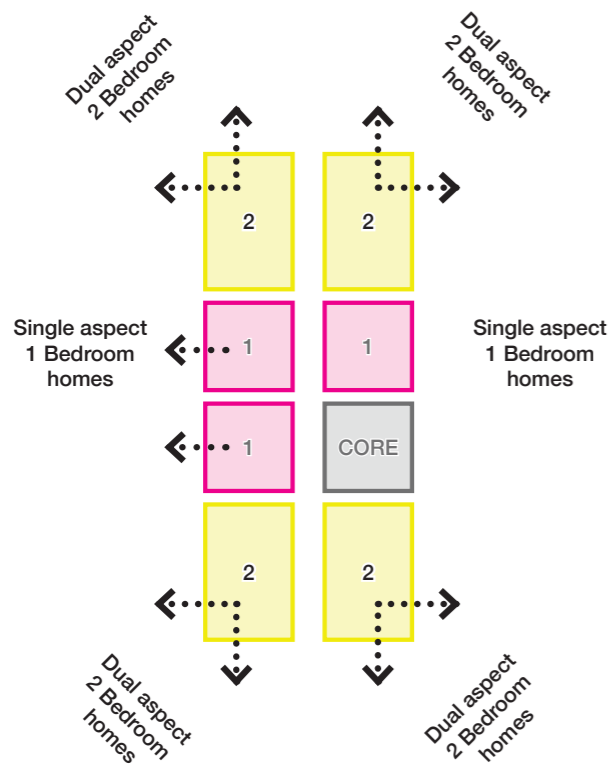
Centralising the core creates 100% dual aspect homes in a cross-shaped floor plan.

#### Linear blocks

- No Single aspect North facing homes.
- Dual aspect 2 Bedroom homes.
- No North facing 1 Bedroom homes.

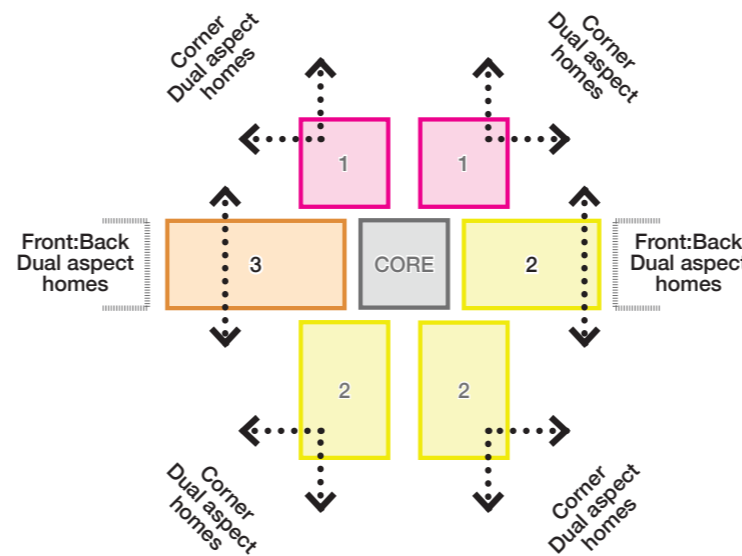
#### Mansion blocks

- 100% Dual aspect homes.
- Variety of home types.



Linear blocks create dual aspect homes on the corners.

Family homes are located here to maximise light and views from the living space.



Mansion blocks create two choices of dual aspect homes: front:back or corner.

Front:back creates more options for larger dual aspect homes.

## 6.0 Masterplan townscape strategy

### 6.6 Strong relationships between buildings

The buildings within the masterplan can be said to have strong 'relationships' between each other where they have been designed as a whole composition, using scale, massing, typology, materials and articulation to achieve harmony in the place.

Key aims:

- Respecting existing and emerging context;
- Lining key streets and spaces;
- Creating a strong sense of neighbourhood;
- Marking moments in the townscape;
- Enhancing wayfinding; and
- Establishing principles for further expansion.

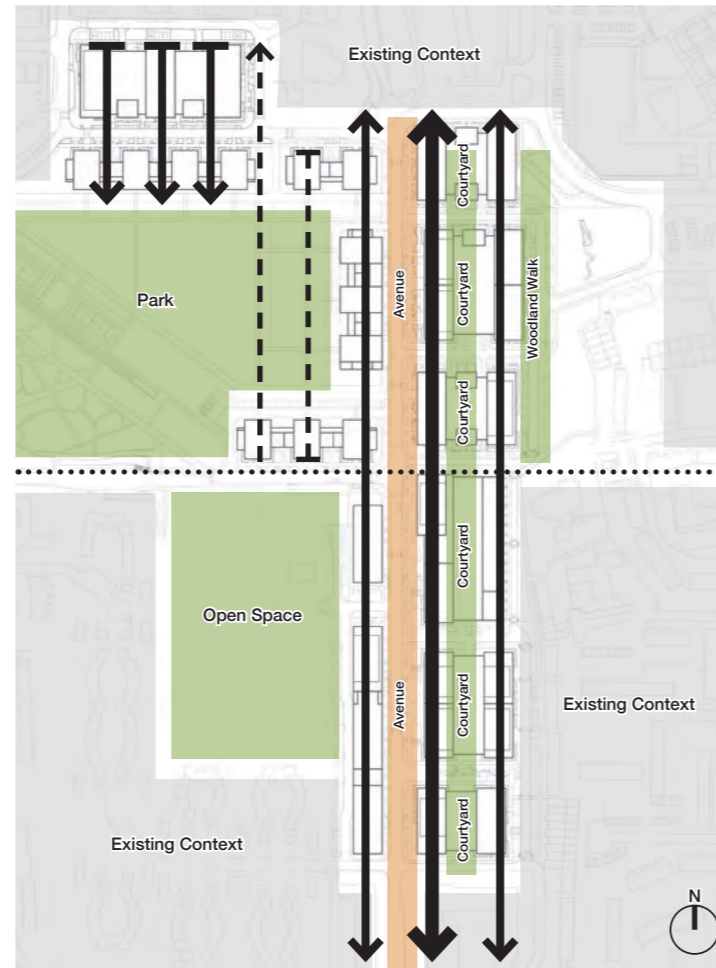


Figure 27: Establishing strong north:south axes with existing and proposed

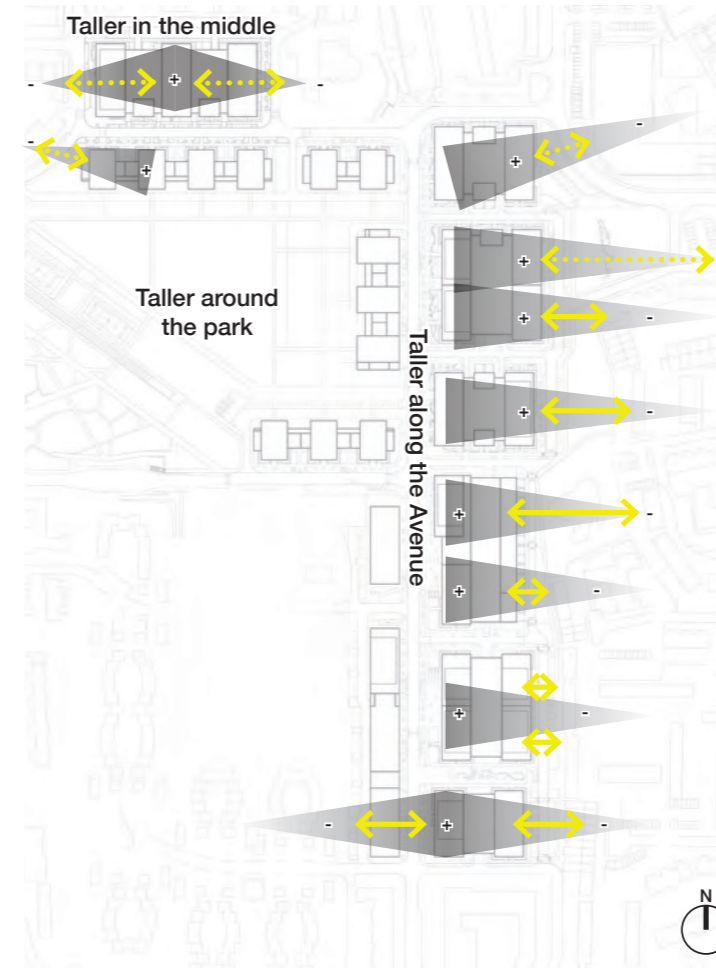


Figure 28: Scaling down to immediate context

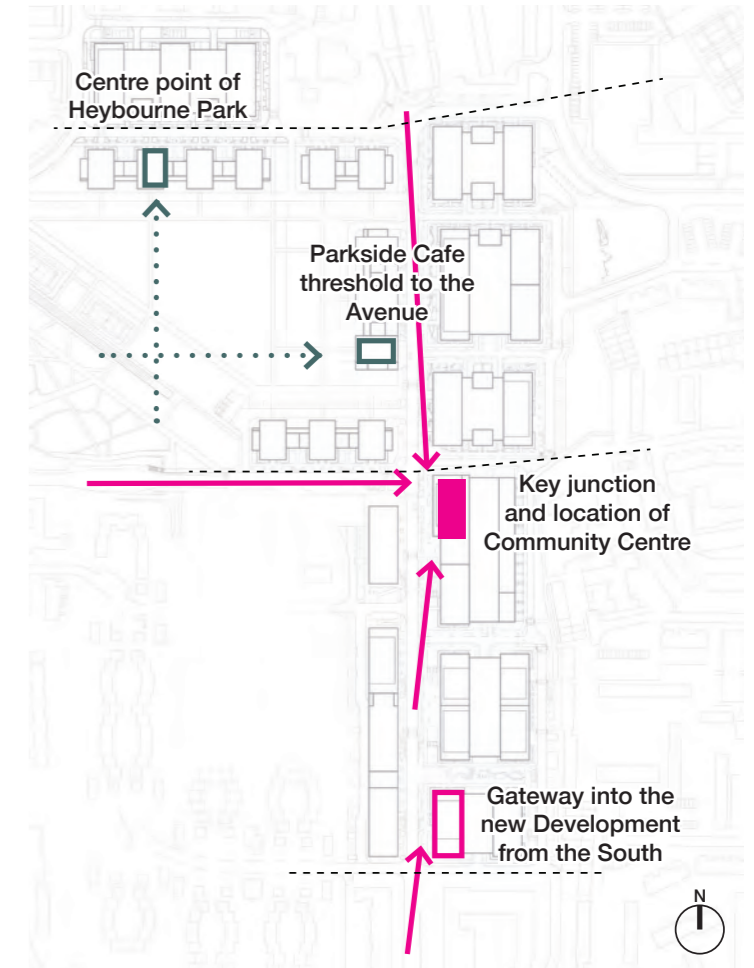


Figure 29: Markers in the skyline at gateways and significant locations

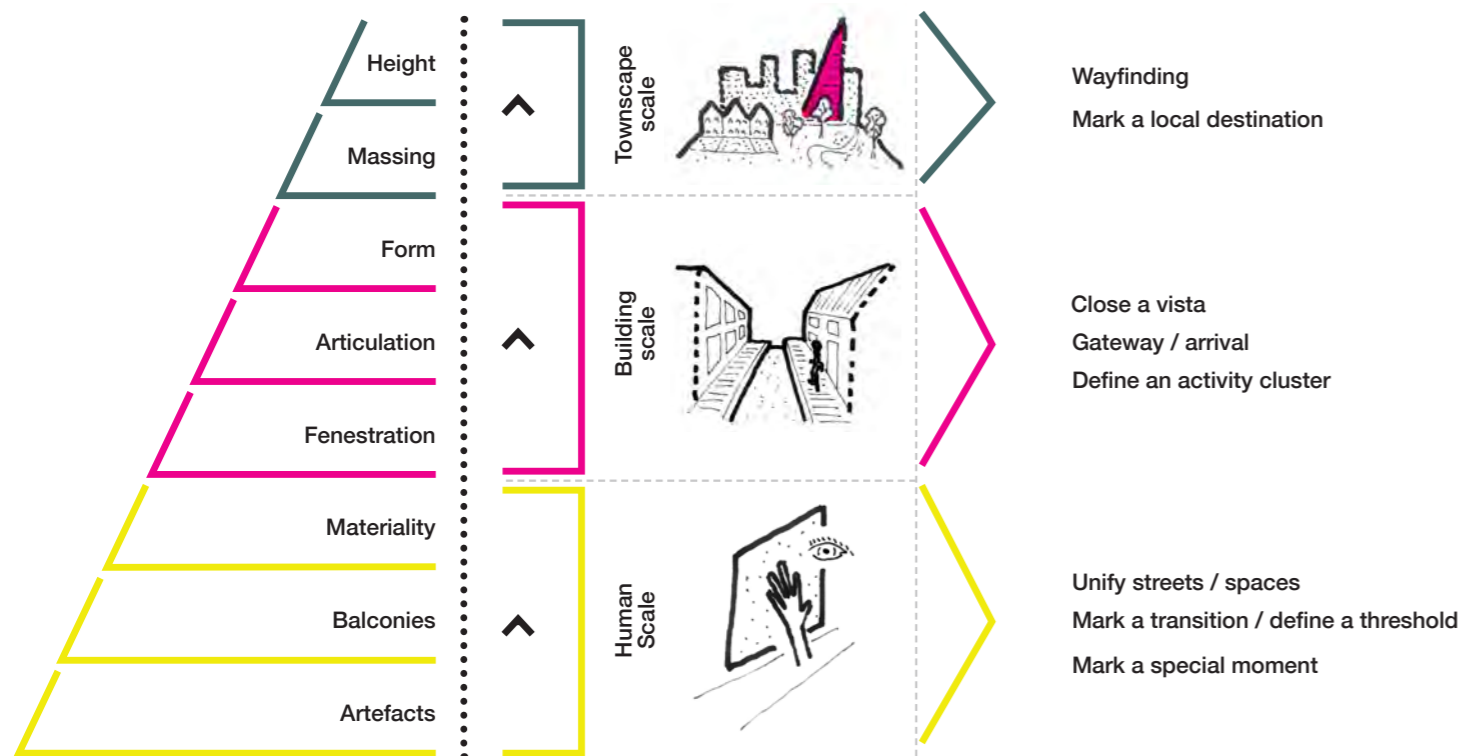


Figure 30: Height gradient to existing context



Figure 31: Height gradient to existing context



## Strong relationships between buildings

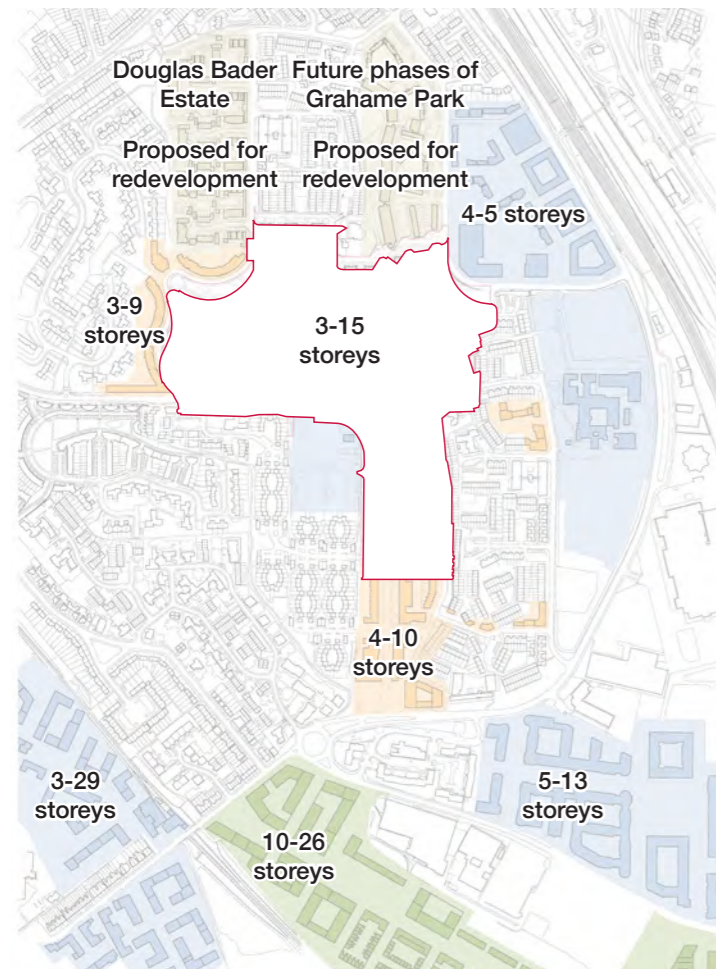


Figure 32: Emerging local height context in new developments

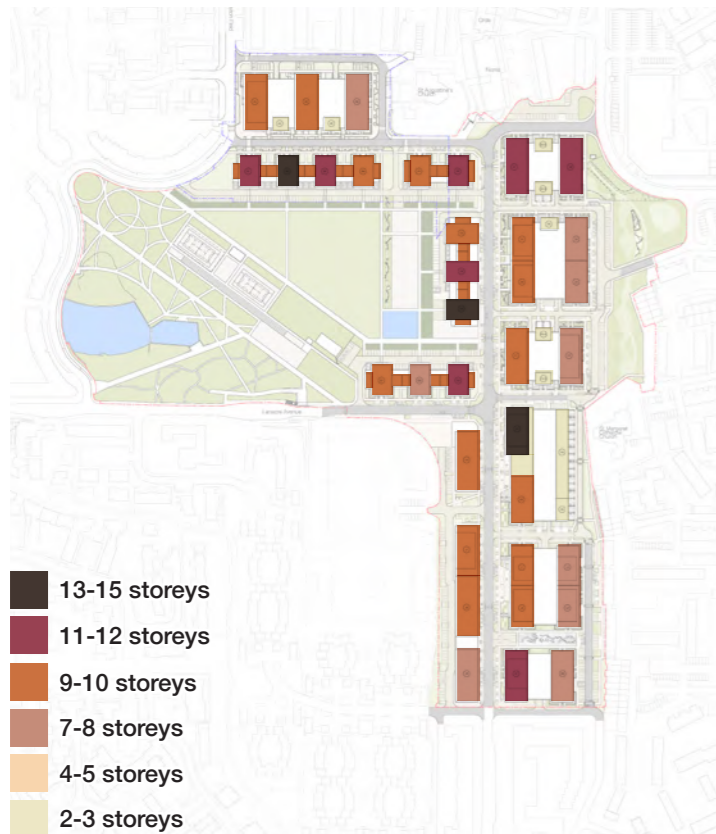


Figure 33: Developed masterplan proposal height plan



Figure 36: Fine-tuning the height for townscape and spatial qualities

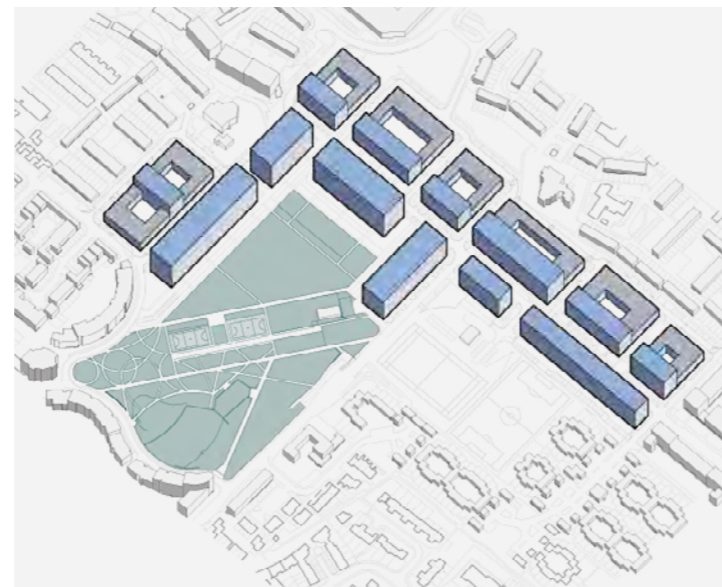


Figure 35: Height moved towards the Park and Avenue

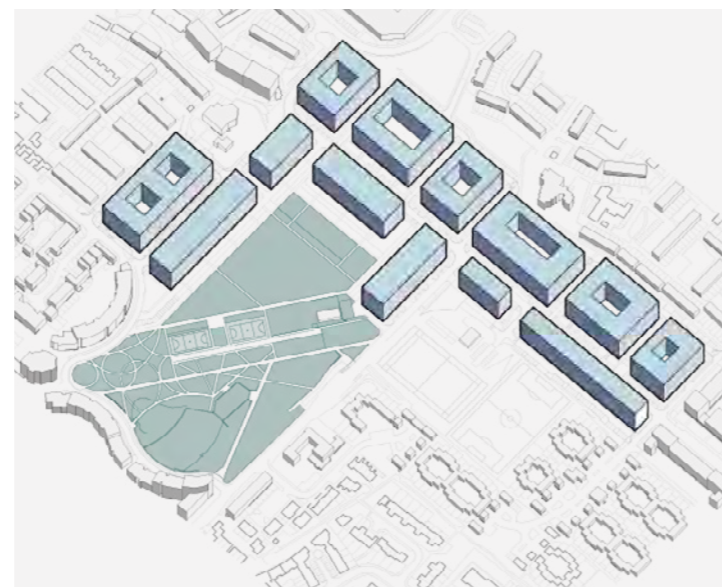


Figure 34: Baseline courtyard massing with uniform height

## Principles for height

### The changing face of Colindale

Until relatively recently, Colindale and the wider area was composed of medium to low-scale buildings, with the existing Grahame Park Estate comprising some of the largest residential buildings in the area.

Redevelopment of the wider Colindale area began in the mid 2000s and included Stage A of Grahame Park, Beaufort Park, and the Peel Centre redevelopment.

The designation of a London Plan Opportunity Area and publication of the Colindale AAP (CAAP) in 2010 has further guided development in this area. There has been an increased focus on delivering new neighbourhoods comprising large-scale developments which have redefined the predominant building scale in a dynamic, rapidly evolving local context.

Locally, there has been a significant uplift in height and density, and several new buildings have received planning permission for more than 25 storeys, including towers of 26 and 29 storeys near Colindale Station.

The **Colindale Gardens** and **Beaufort Park** schemes to the south of the Site each feature a typical 'shoulder' height above 10 storeys.

### Future regeneration

The immediate surroundings of the Development Site are also in the process of changing, with medium-rise flatted blocks replacing low-rise and terraced housing to the south of the site on Bristol Avenue (which included commercial and community buildings up to 8 commercial storeys) and the former Barnet College site to the north east.

The Douglas Bader estate to the north west of the site is also proposed to be redeveloped, introducing taller, flatted blocks to replace predominantly 2-storey prefabricated homes.

### London Plan / DNLN

Policy 7.7 of the London Plan, and policies D2 and D8 of the DNLN, describe the need for design quality in development, especially around taller buildings, typically defined as >30m (10 storeys). It is recognised that, to achieve challenging targets for delivery of new genuinely affordable homes, taller buildings can make a significant contribution to local regeneration.

## 6.0 Masterplan townscape strategy

The London Plan states that:

- Taller elements should relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm.
- Height should be used to reinforce the spatial hierarchy of the local and wider context, aiding legibility and wayfinding.
- Tall buildings should not adversely impact local or strategic views or the setting of historic buildings and conservation areas.
- Higher buildings should have ground floor activities that provide a positive relationship to the surrounding streets.

### Masterplan proposals

The proposals for Grahame Park take account of the retained and emerging local context as well as policy direction at a local and London-wide level.

The buildings are typically proposed as mid-rise, between 7-12 storeys, with some lower elements at 3 storeys, and some taller elements at 13-15 storeys.

A **Historic Environment** assessment was undertaken during the preparation of the development proposals, and concluded that, in the context of other taller buildings locally to relevant heritage assets, the proposals will not have a significant impact.

The massing of the scheme has considered the impact on townscape as well as environmental factors such as wind and sunlight.

### Proposed height strategy

The distribution of height and massing within the masterplan has been considered to maximise the positive townscape effects and minimise the negative environmental effects. The masterplan will:

- Reinforce the major public spaces of the Avenue and Heybourne Park (fig 35) by focusing height here;
- Create wayfinding markers by locating taller elements at key masterplan locations (fig 36);
- Relate to the existing context by scaling down at the edges alongside neighbouring buildings;
- Provide a mix of low-rise, mid-rise and taller buildings in the townscape composition;
- Orientate linear buildings north:south rather than east:west to reduce shadows; and
- Articulate east:west buildings, reducing height to allow views and light to pass between taller elements.



### 6.7 Different characters across the site

#### Rendering the void: frontages and settings

A room in a house is defined by the walls, windows, floor, fitted and loose furniture.

Equally, the urban character of an outdoor space is defined by the frontages of buildings, the space they contain, the gaps between buildings, and planting and street furniture.

#### Different places for different activities

Different rooms serve different functions, some with more light and space, some more intimate and private.

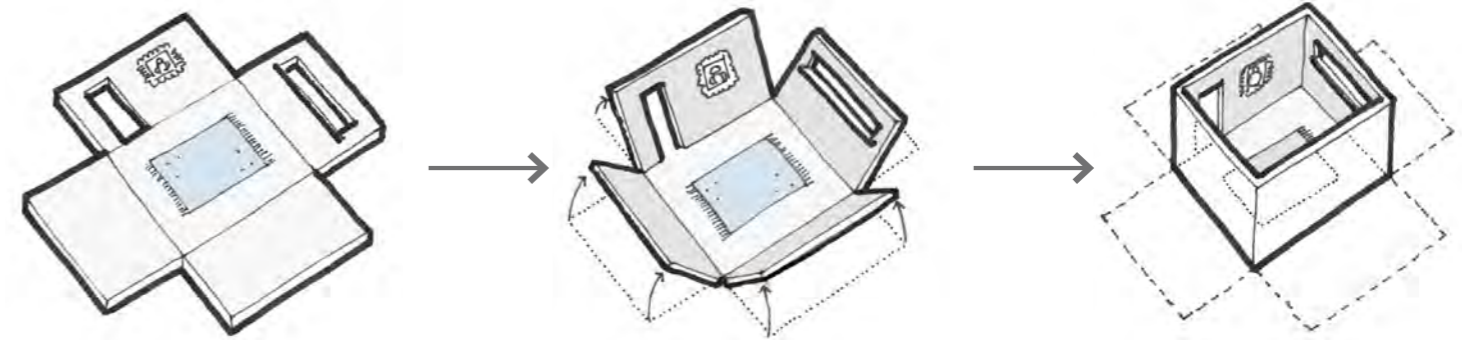
Different outdoor spaces serve different functions; some with more public movement, some with more private dwelling.

#### Balancing consistency and variety

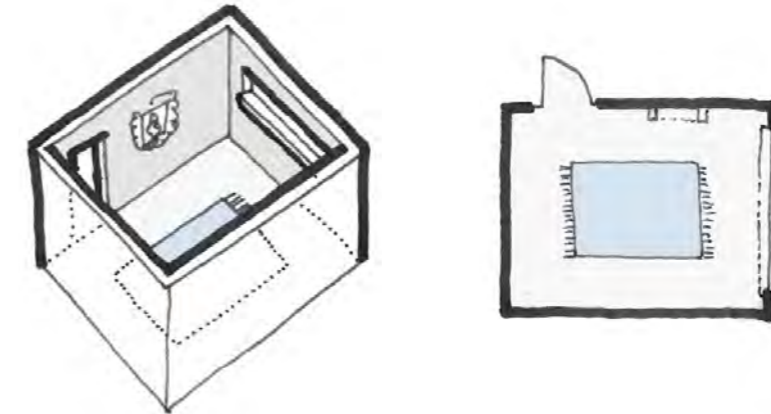
To create a rich sense of place, it is important to maintain a balance between consistency and variety.

The whole regeneration should feel like one place, but be composed of different neighbourhoods with individual distinctiveness.

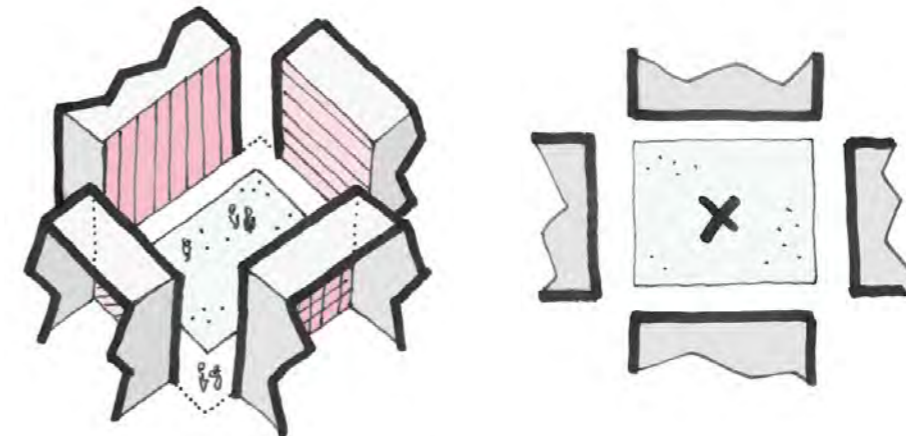
#### Walls define the space around an area of floor



#### Walls and floors combine to create internal rooms

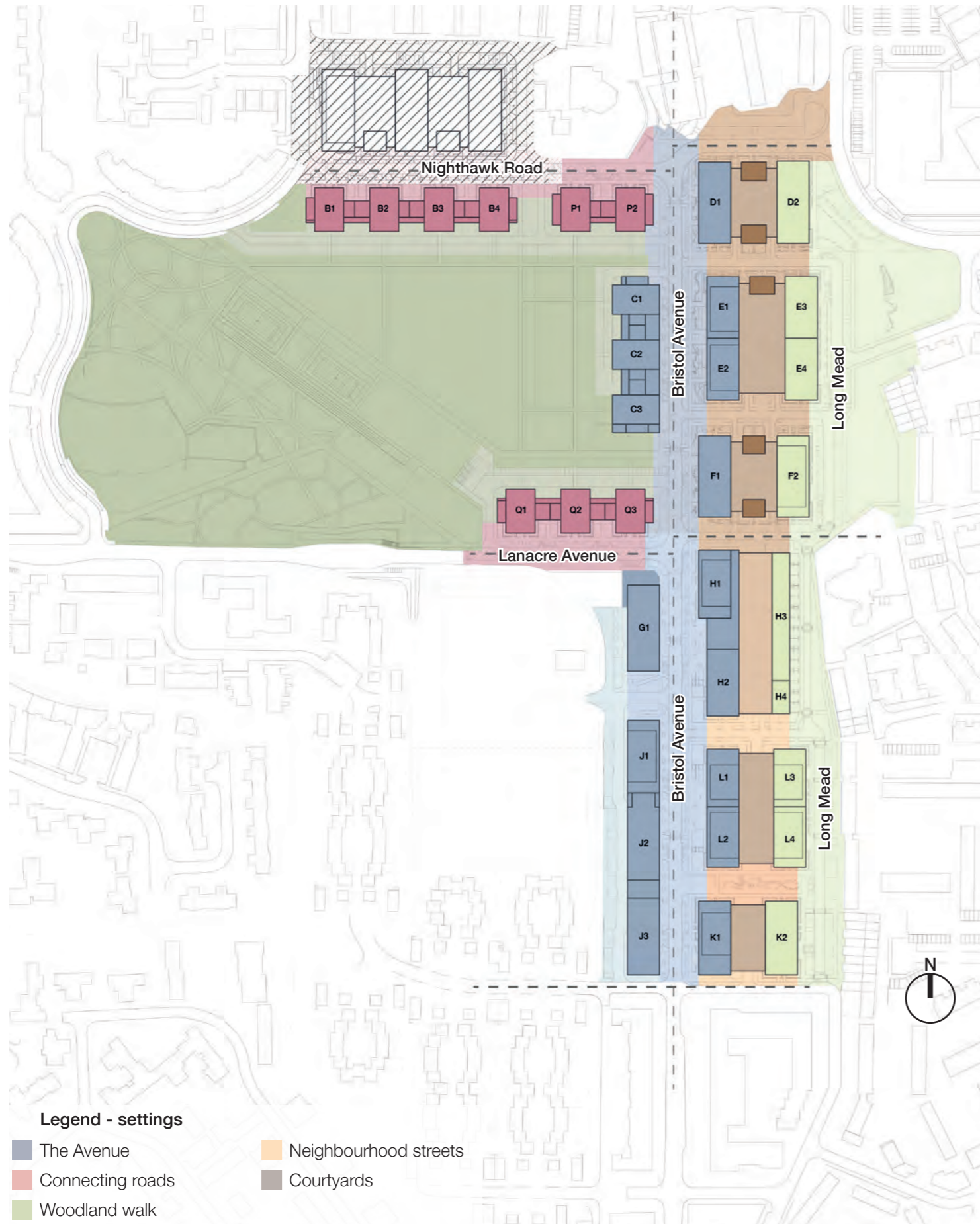


#### Buildings and landscape combine to create outdoor rooms





## Different characters across the site



### Legend - settings

- The Avenue
- Connecting roads
- Woodland walk
- Neighbourhood streets
- Courtyards

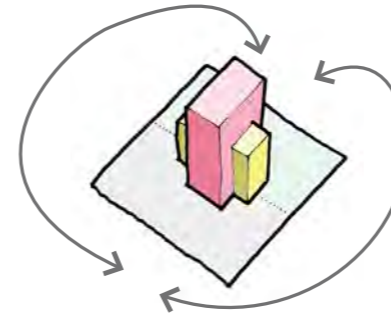
Figure 37: Masterplan settings and primary roads

## 6.0 Masterplan townscape strategy

### Building frontages respond to key settings

The facade language for each different buildings is defined by its setting in accordance with the Design Guidelines.

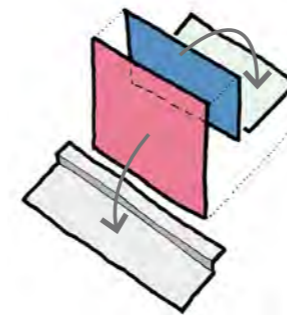
The different building typologies react differently to the settings, either carrying the language around to all façades, or acting as a mirror and reflecting the specific setting each facade is facing.



#### Mansion buildings

Pavilions with common façades around the block.

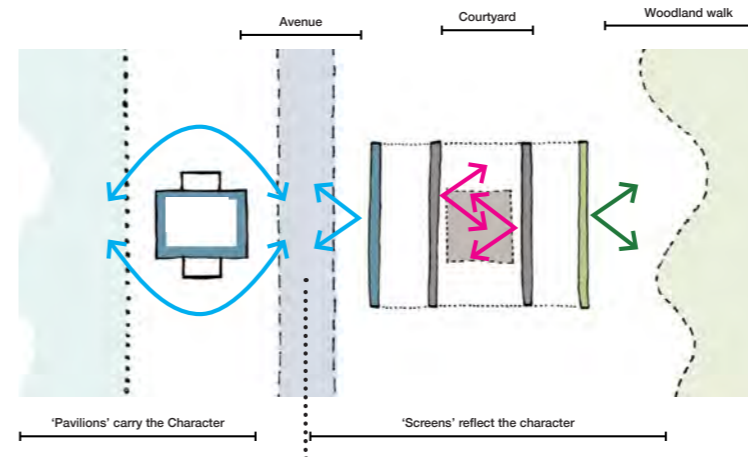
Principal setting determines all façades.



#### Linear buildings

Façades are flat screens which differentiate between settings.

Individual façades respond to their settings.



### A hierarchy of settings

The hierarchy of setting is first defined by the nature of the spaces between buildings. Key settings in the masterplan relate to how public they are and the kind of movement and activity which takes place within them:

#### The Avenue

Bristol Avenue is the major thoroughfare which runs through the whole site, creating a key wayfinding route and hosting most non-residential and commercial uses which support the people living in the Development and the wider area.

The Avenue has a grand scale defined by linear buildings and lots of public, active uses at ground level, with few private entrances or private gardens. It is a route designed for circulation and a coming together of people.

#### Connecting roads

The connecting roads, Lanacre Avenue and Nighthawk Road, run east:west one block back from the Park, providing public transport and servicing connections within the masterplan and out to the wider area.

The connecting roads are defined by an irregular, stepping frontage of mansion blocks, gables of linear blocks, and existing buildings typically set back from the road, along with significant tree planting.

#### Woodland walk

To the east of the site, the Long Mead road winds north:south, with both building lines and landscaping stepping in and out to create pockets of difference and maintain existing tree planting and topography.

Defined on the west by residential front doors and differing scale buildings, the east is predominantly low rise existing buildings to the south, with the church giving way to open landscape at the north.

#### Neighbourhood streets

The short east:west streets are quieter residential settings which connect more public spaces. Streets are typically defined by front doors and access to car and cycle parking areas.

#### Courtyards

The semi-private courtyard gardens within the spine of podium buildings have no consistent layout but feature a common palette of tree planting to create an elevated woodland.

Shared spaces only accessible to residents of the blocks, these are the most private of the open spaces.



**Crossing thresholds, initiating change**

The major public settings of the Avenue and Connecting roads define thresholds in the site, over which something must change about a building's facade design to aid wayfinding and help defined neighbourhoods.

The key elements which can change are colour and articulation.

- **Colour**  
Palette 01 or 02 buildings must change colour at a neighbourhood threshold.
- **Articulation**  
Façades with a strong vertical emphasis must change to façades with a strong horizontal emphasis at a local threshold.

Materiality can be used to reinforce changes in colour and articulation, but is in itself not a change. For example, a buff-coloured vertical brick-clad building and a buff-coloured vertical terracotta-clad building would be treated as the same.

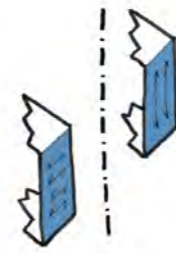
For buildings alongside each other on a street sitting between the thresholds, that key element (colour or articulation) must be consistent to establish common streets.

**Change one thing, keep one thing the same**

By maintaining some consistency across a threshold, adjoining character areas will be distinctive but not jarringly different, creating an overall balance

**Crossing the north:south threshold**

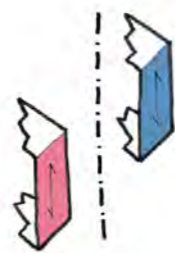
Articulation threshold change.



- Maintain colour.
- Change articulation.

**Crossing the east:west thresholds**

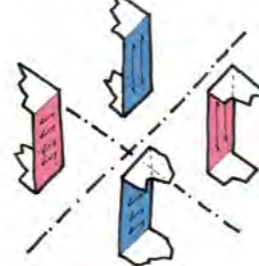
Colour threshold change.



- Change colour.
- Maintain articulation.

**Crossing a junction**

Significant threshold changes.

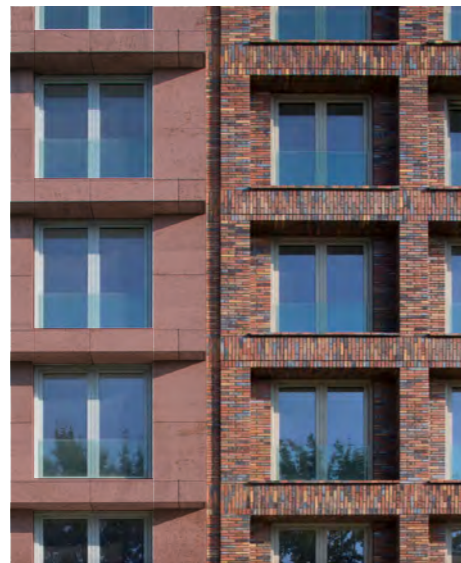


- Change colour and articulation north to south.
- Change colour but maintain articulation east to west.

Figure 39: Threshold change diagrams



Change of articulation, consistent colour



Change of material, consistent colour



Change of colour, consistent material

Figure 40: Precedent images showing changes in articulation, materiality and colour

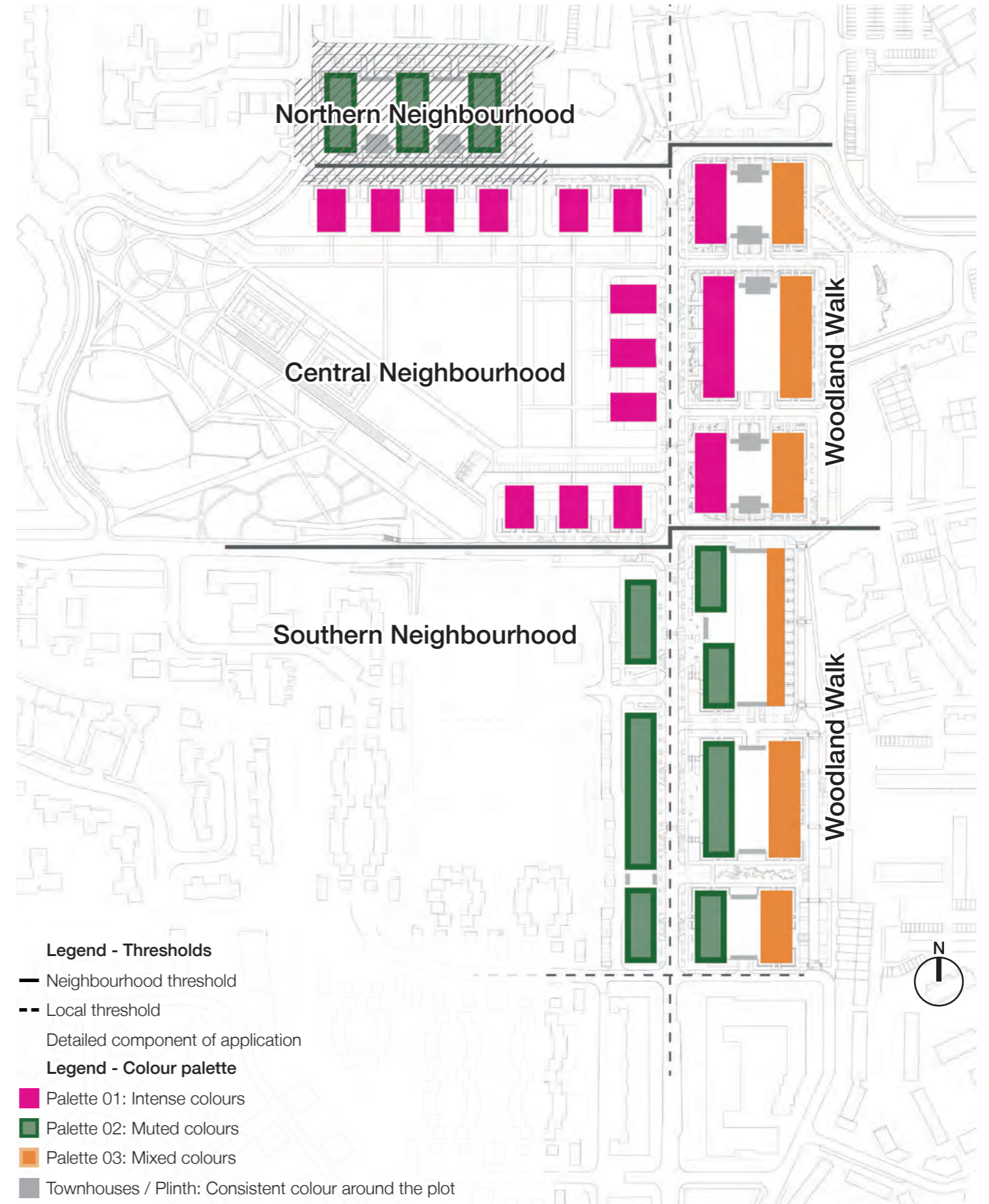


Figure 38: Masterplan threshold continuity and change diagram



## Different characters across the site

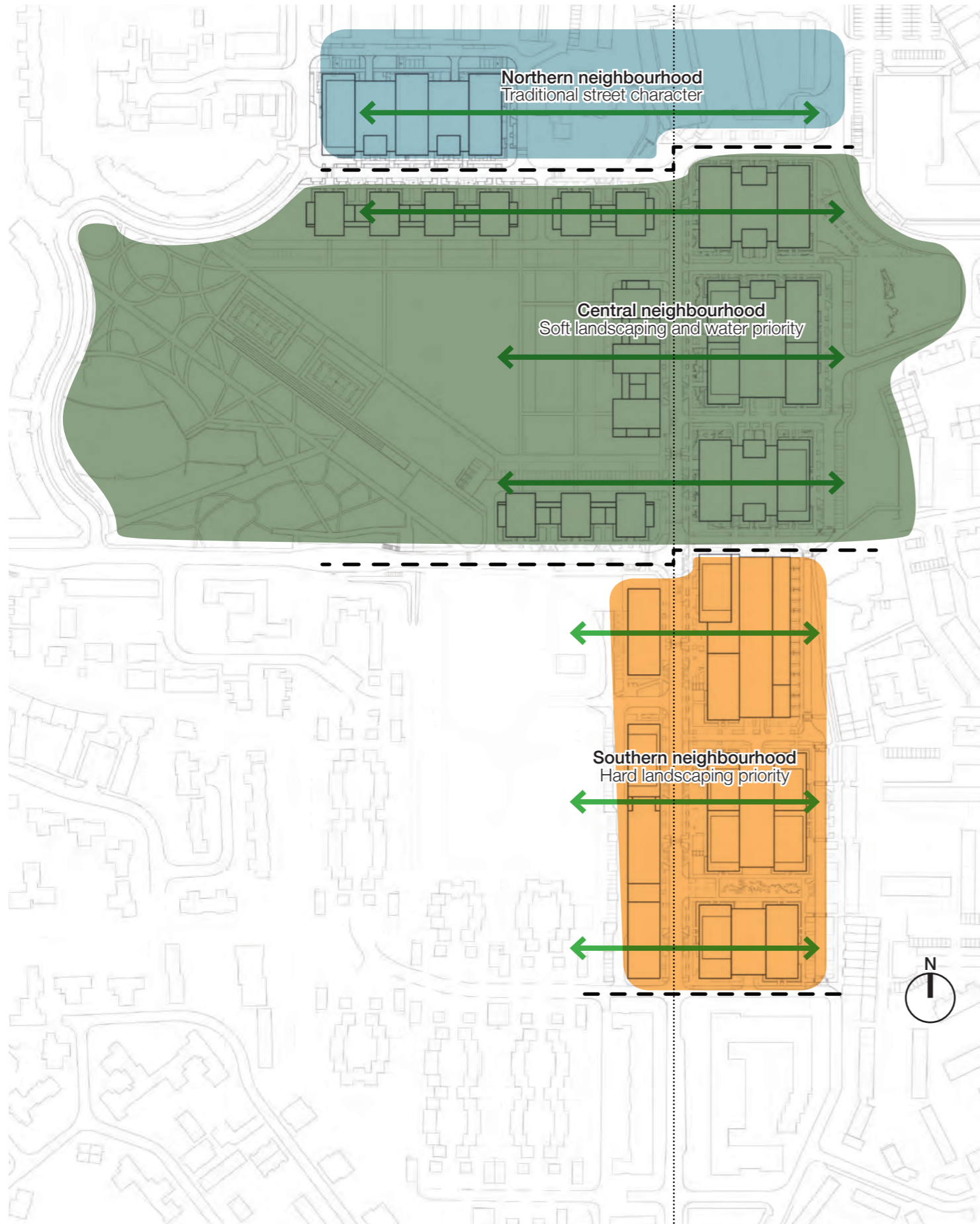


Figure 41: Masterplan landscape consistency

## 6.0 Masterplan townscape strategy

### Bands of landscape consistency

Divided by the two key Connecting roads, the character of the landscaping and types of planting defines three different neighbourhoods:

#### 1. Northern neighbourhood

Stitching into the existing surroundings, the northern neighbourhood is implied by Plot A and sets the scene for future phases of the masterplan.

Including extensive existing tree planting, the Northern neighbourhood will have traditional roads with street planting and on-street parking.

#### 2. Central neighbourhood

Extending the reach of the park through the streets and into the woodland open space, the Central neighbourhood features wide streets with rain gardens, swales and other sustainable water features in the landscape.

#### 3. Southern neighbourhood

The most urban of the three neighbourhoods, playing host to the community buildings and access to the nurseries and Saracens school fields, public spaces in the south are predominantly hard paved for flexible outdoor uses and play within the streets.

### Multi-layered neighbourhoods

The combination of façades and landscape create areas of commonality and variety within each neighbourhood to deliver a richly layered townscape from a simple palette of changing elements.





6.8 A sense of identity and place

Existing built context

The primary material used for existing and new residential buildings in the Grahame Park area is brick. The notable exception to this rule is the first stage of the Regeneration at Heybourne Crescent, west of the Park. Here, drawing a firm line of contrast to the existing context, the architect PTEa selected a palette of render and green-coloured panelling.

Learning from the surrounding area

Studying the existing surrounding context and buildings around Grahame Park allows the design team to learn from past decisions and build on previous successes.

Understanding that re-development does not stand alone and should engage with its context, we aim to pick up materiality that will feel familiar to residents, and ensure the changing Grahame Park continues to be an intrinsic part of the existing neighbourhood.

Looking at the local context in the zones around the site will allow us to choose materials to work with the prevailing neighbourhood character and respond to each building's location.

A diverse context

The consistency of the existing Estate marks it out as a single, homogeneous whole, and creates a singular sense of place. Unfortunately, the social challenges associated with the current built form feed into negative perceptions of "The Estate", reinforced by the common palette and style.

By contrast, the surrounding buildings employ a range of different facade materials, construction and colour palette, each deliberately distinguishing itself from the Estate, creating a diverse collection of buildings which have no common thread.

The challenge of transition

A key challenge for the Development will be to stitch the new buildings into their existing context to bring aspects and cues from surrounding buildings together, providing a transition from old to new and creating a coherent neighbourhood.

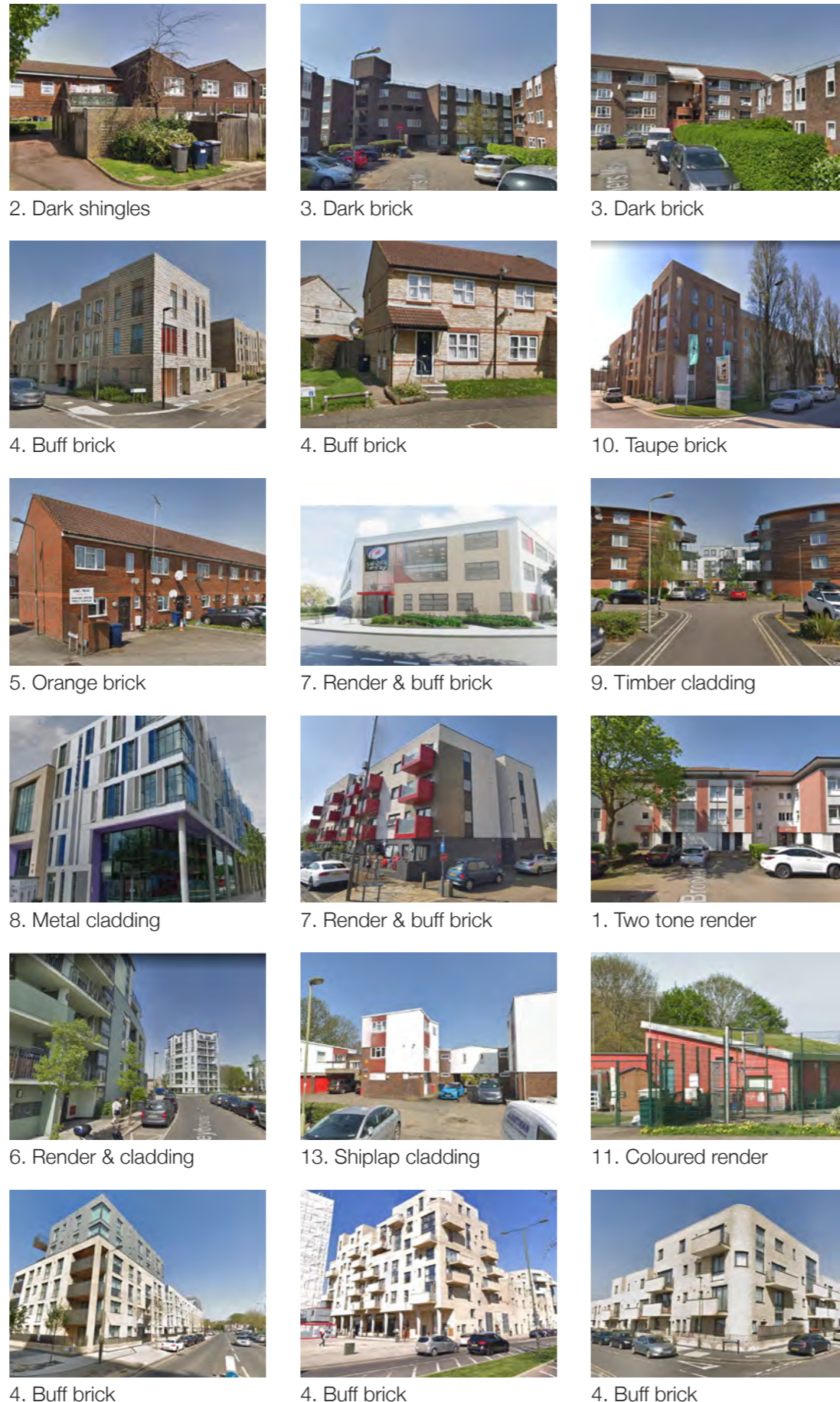


Figure 43: Masterplan built context photography

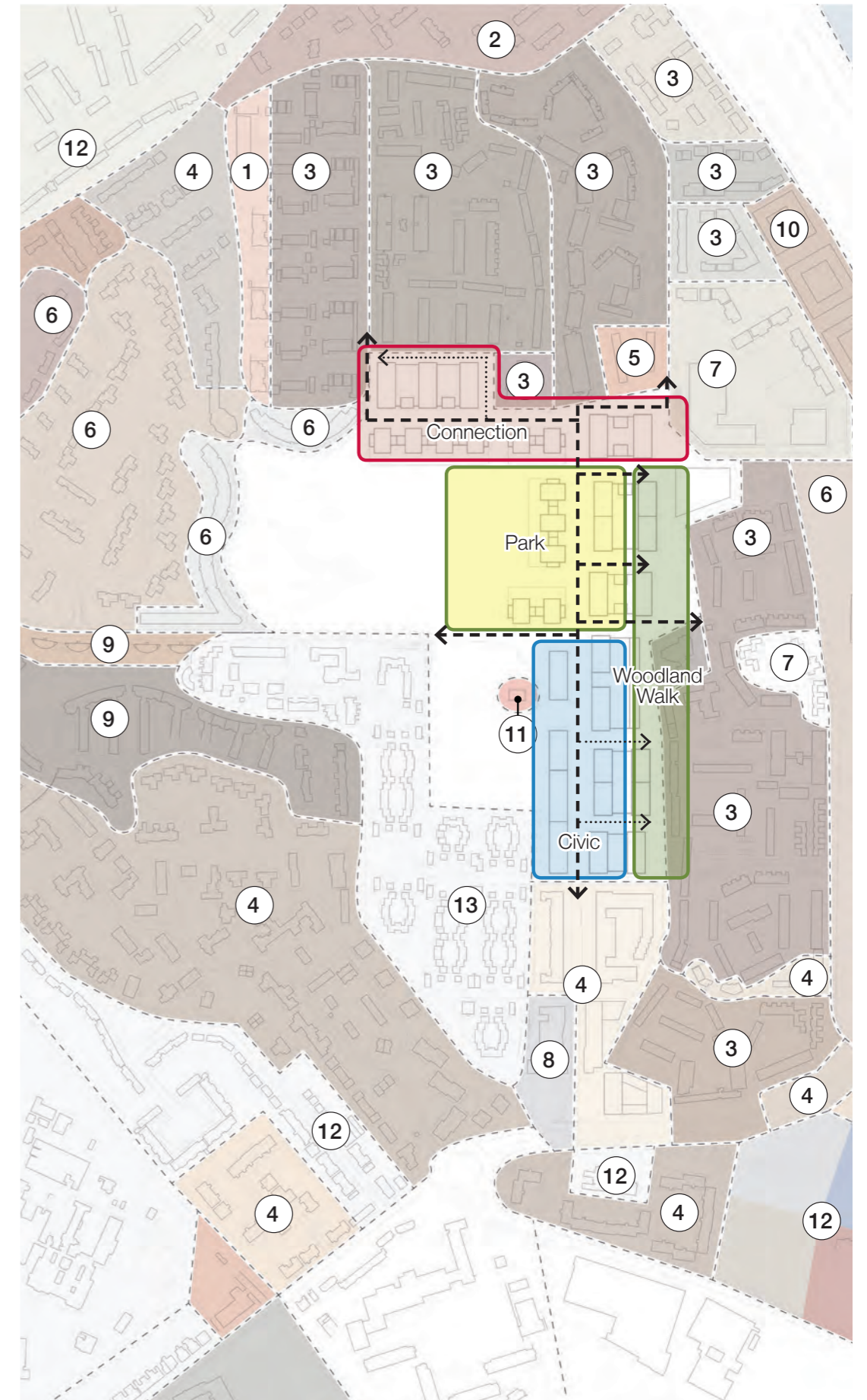


Figure 42: Masterplan built context diagram



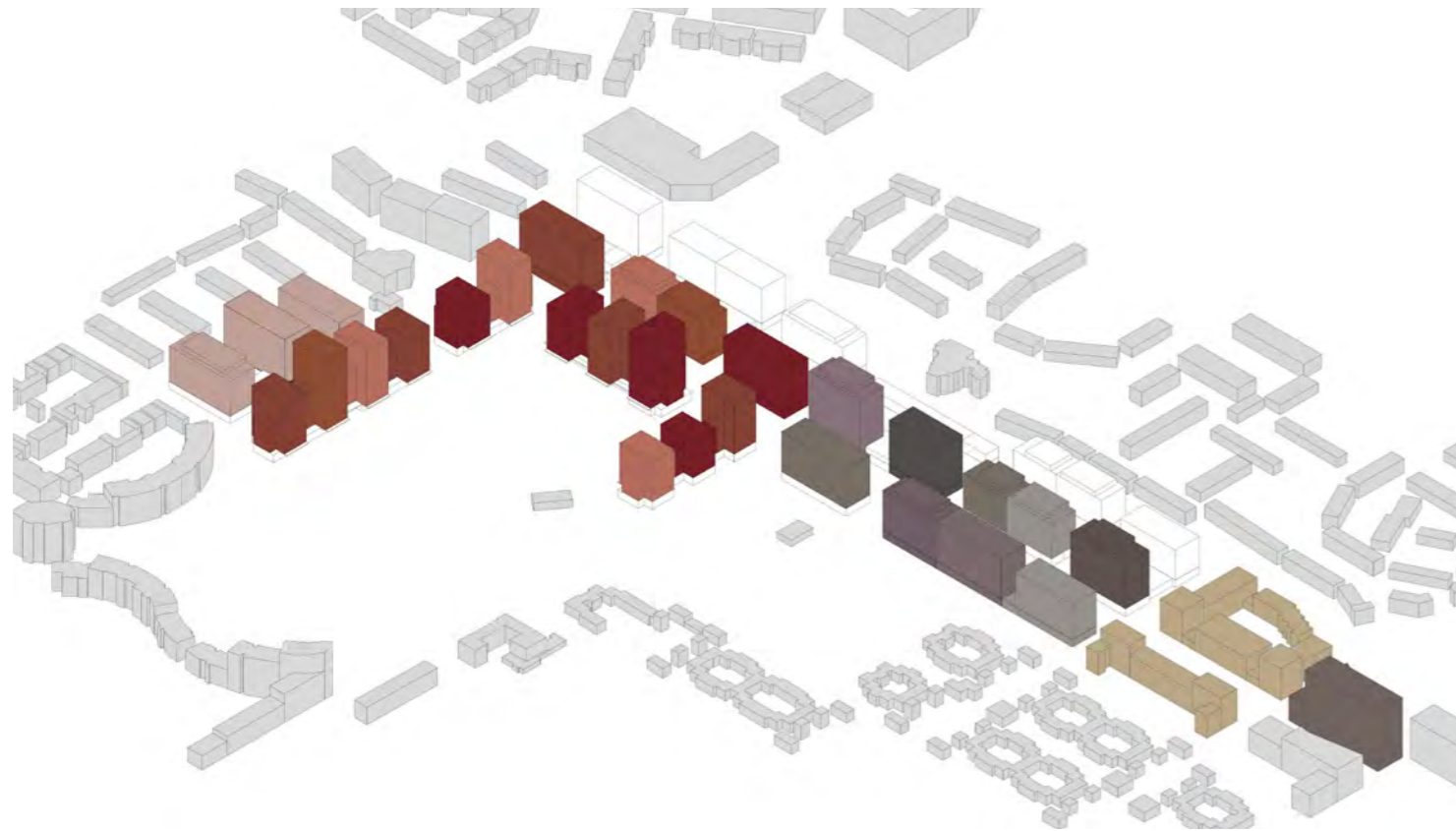
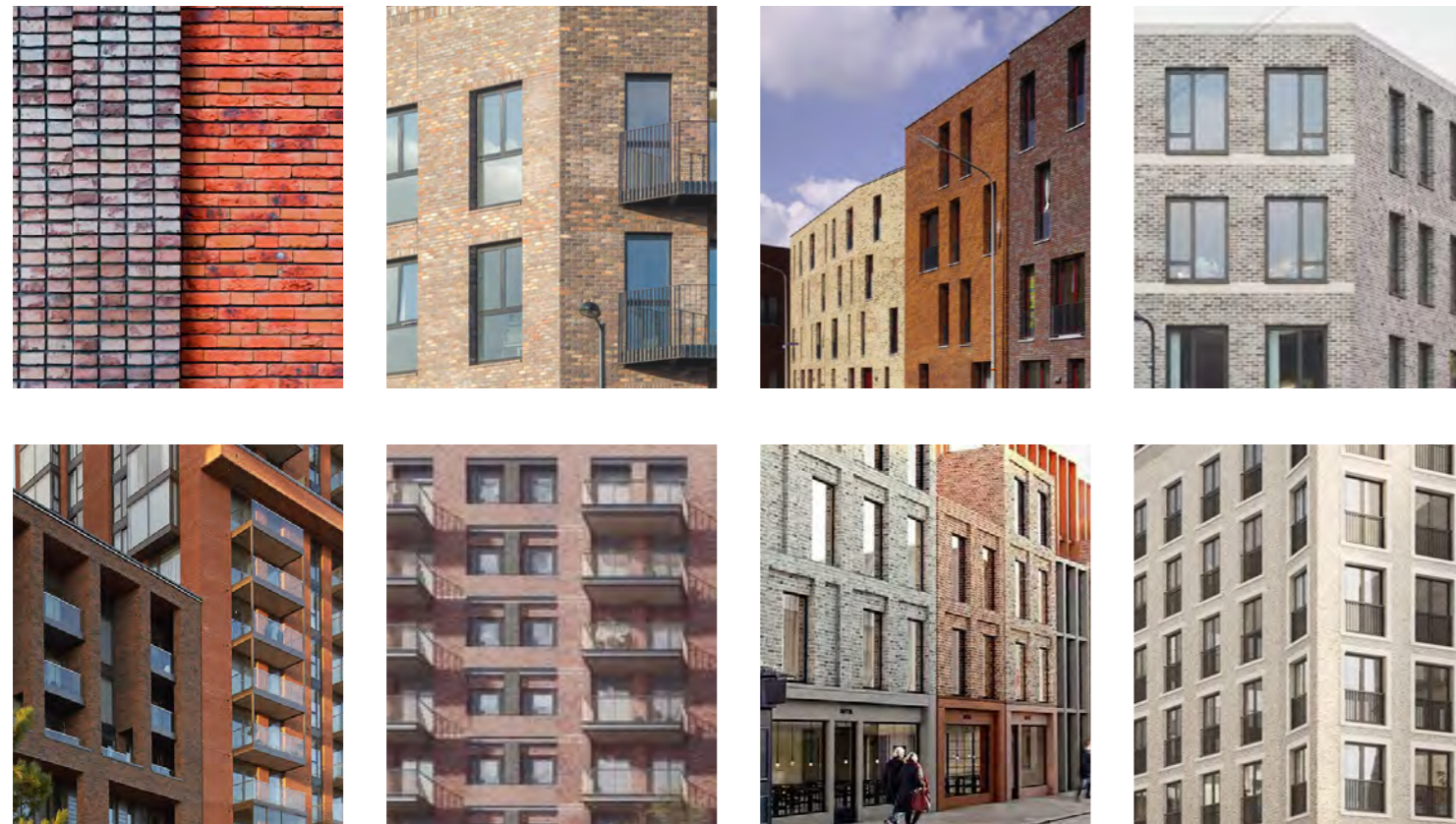


Figure 44: Illustrative brick palette axonometric



- Palette 01  
Intense colours
- Palette 02  
Muted colours
- Palette 03  
Mixed colours
- Palette 04  
Whites

Figure 45: Illustrative brick palette precedents

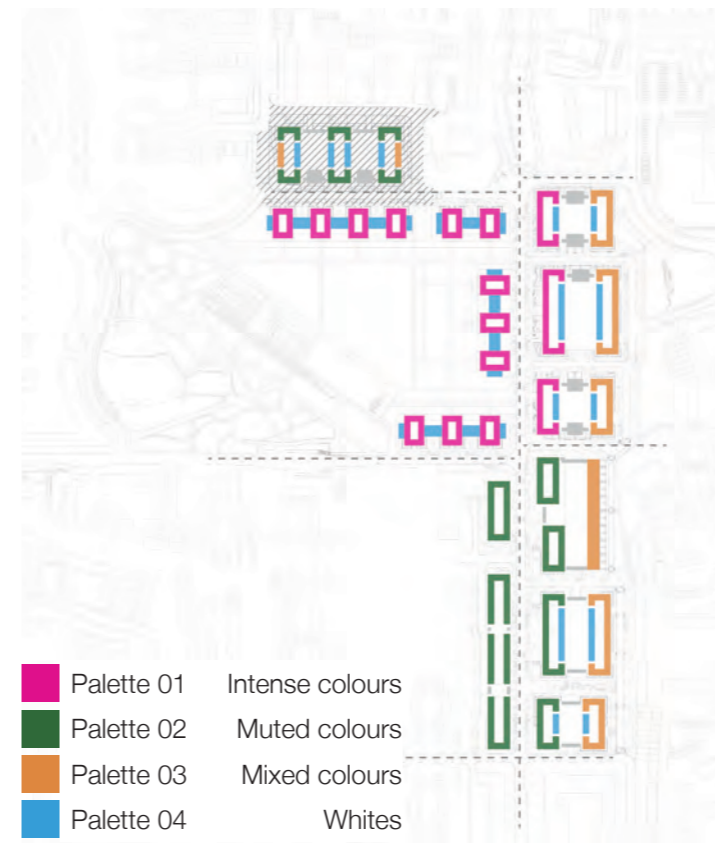


Figure 46: Illustrative brick palette diagram

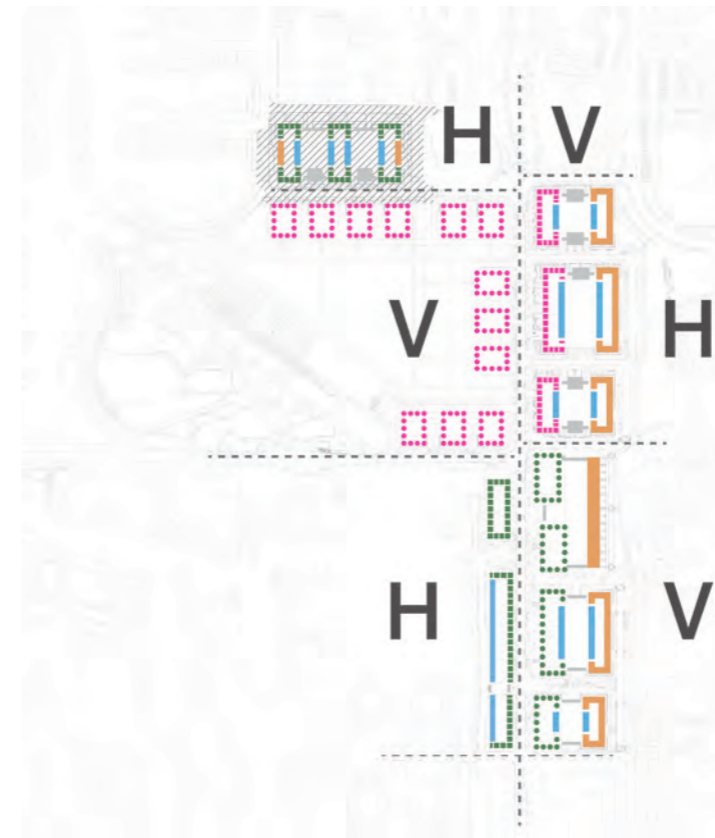


Figure 47: Zones of horizontal and vertical facade expression

**Timeless brick construction**

The external expression of buildings within the Proposed Development will be primarily brick in keeping with the prevailing language of the wider Colindale area.

The selection of a traditional, robust building material like brick will give a timeless quality to the buildings allowing the new to stitch into the existing.

**A diverse palette of colour**

Unlike both the existing Estate and the early phases of development which had predominantly single-colour brickwork across large areas of the site, the proposed masterplan intends to deliver diversity through different architectural treatment of the individual buildings and façades, working to create a rich townscape within a common language.

**Varying facade articulation**

Along with colour, the key variable across the masterplan will be articulation. A building can be either:

- Vertical** Strong vertical facade elements;
- Horizontal** Strong horizontal facade elements;
- or
- No hierarchy** Surfaces or balanced grids.

**Thresholds and incremental change**

While it is important for buildings to have diversity, it is just as important to make transitions smooth to create a consistent neighbourhood feel, not a 'zoo' of different buildings. As such, changes from one block to another should be relatively small, allowing a progressive evolution of facade design across the whole development.

Key thresholds divide clusters of palette and articulation to being neighbourhood character aiding sense of place and wayfinding.

**Striking a balance**

To provide the right balance between diversity and consistency, guidelines and rules have been established by the **Masterplan Design Guidelines** which respond to several key factors:

- Location** Where is the plot in the masterplan?
- Setting** What is the facade facing onto?
- Typology** What kind of building is it?
- Neighbours** What is the adjoining building like?

6.9 Greener surroundings

Existing green space

The current Estate is green around the margins, with the extensive open space of Heybourne Park along with localised lawns to the north west and south providing the most usable amenity.

Multiple unusable smaller grass verges exist in a no-mans land of publicly accessible space leading up to front doors of private dwellings.

To the centre of the site, the primary spaces around the Concourse are hard paved with large areas devoid of green at street level or within tree canopy.

The majority of existing mature trees were planted in the 1970s with the building of the Estate, and have established on the haphazard lines of the existing buildings.

Greener streets and open spaces

A key strategic move in the masterplan is the redistribution of green space to create a more balanced environment.

- A network of streets with hedges, shrubs and trees provide human-scale greening of the public realm.
- Hard paved parking courts are internalised, with street parking interspersed with trees.
- Gardens at podium level provide shared amenity space for residents.
- Biodiverse roofs to most buildings enhance ecological value of the green space with habitats for pollinators and invertebrates away from core amenity spaces.
- All existing trees removed to make way for buildings will be replaced with new planting at better than 1:1. Younger, healthier trees will replace older, disease-prone and damaged specimens.

Character areas reinforced through planting

Tree, shrub and ground-cover planting will differ between different areas of the site to reinforce the landscape settings and different neighbourhoods in the development.

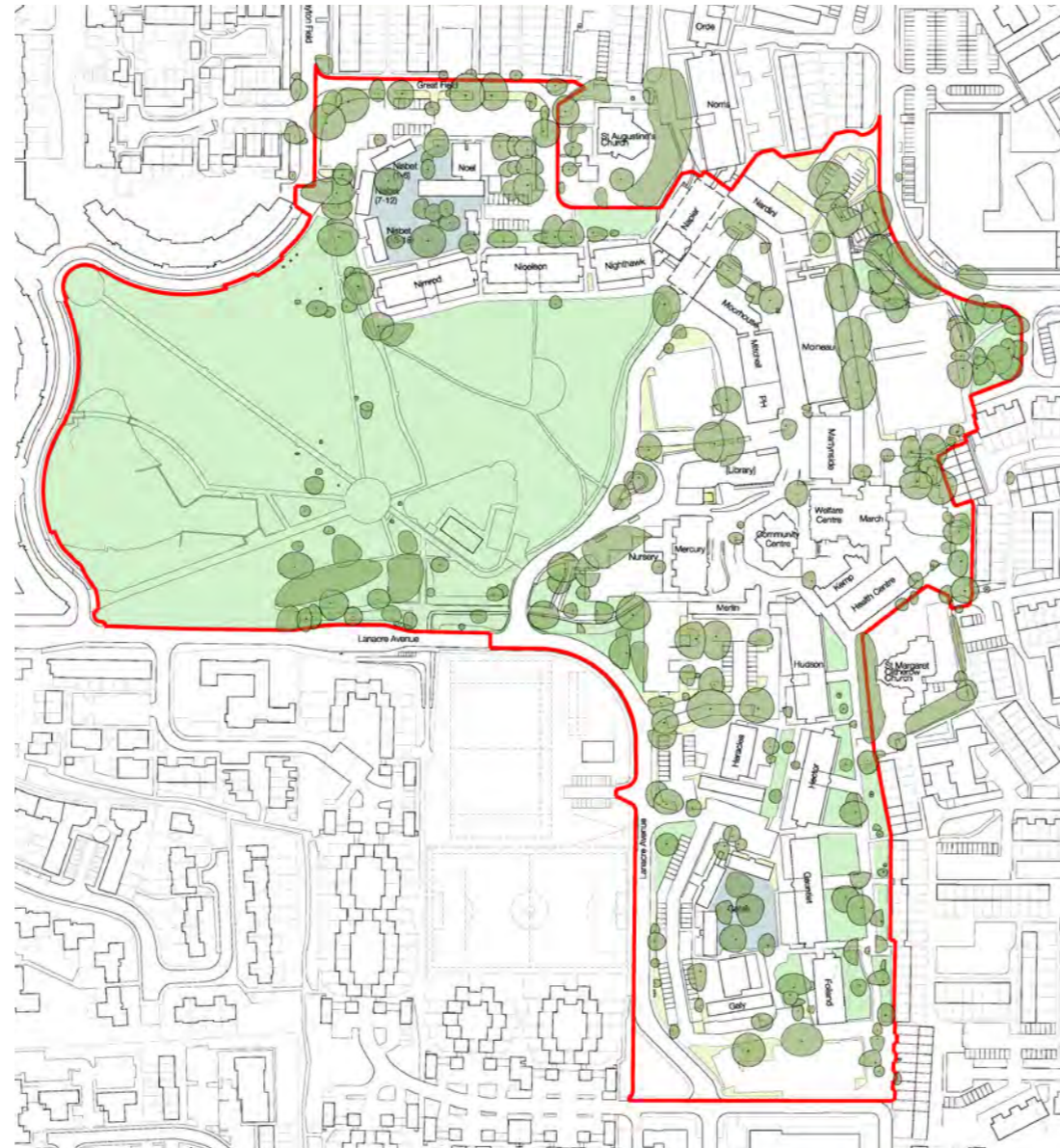


Figure 48: Existing soft landscape and tree planting



Figure 51: Proposed soft landscape and tree planting



Figure 49: Existing estate green space distribution



Figure 50: Existing hard paved public realm



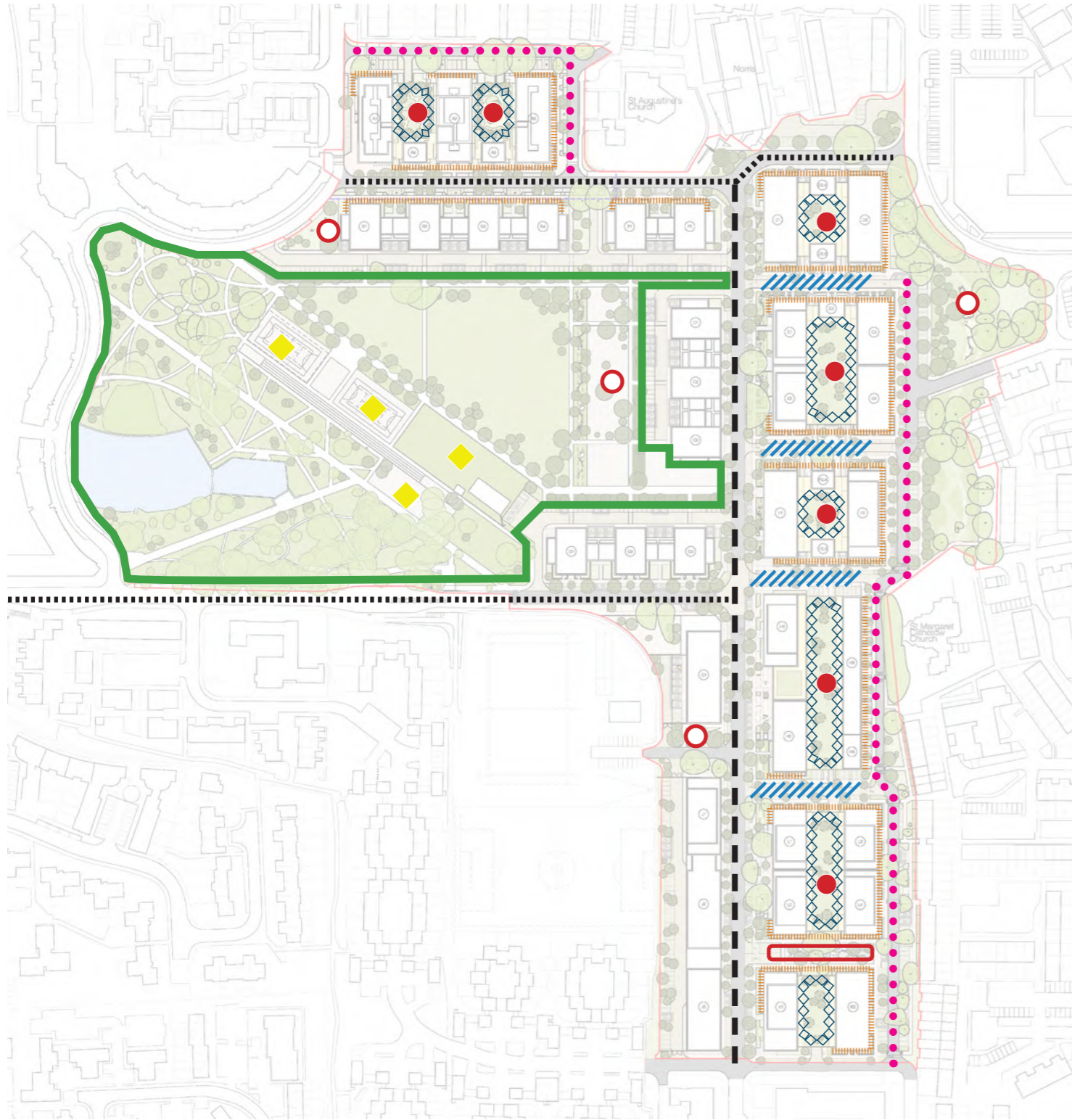
Figure 52: Proposed masterplan green space distribution



Figure 53: Green streets



## Public & private areas



- |  |                       |  |                         |  |                   |
|--|-----------------------|--|-------------------------|--|-------------------|
|  | Heybourne Park        |  | Home Zone streets       |  | Courtyard gardens |
|  | The Avenue            |  | Public Children's' play |  | Private gardens   |
|  | Connecting roads      |  | Secure childrens' play  |  | Play street       |
|  | Neighbourhood streets |  | Sports facilities       |  |                   |

## 6.0 Masterplan townscape strategy

### 6.10 Public and private areas

#### Existing condition

The current Estate suffers from a lack of distinction between public and private open spaces, creating large areas of landscape which have fallen into a poor state due in part to the uncertainty over ownership and responsibility.

Grassed areas run hard up to building edges, where front doors and private windows of ground level dwellings face directly into the public realm with no buffer, barrier or defensible space.

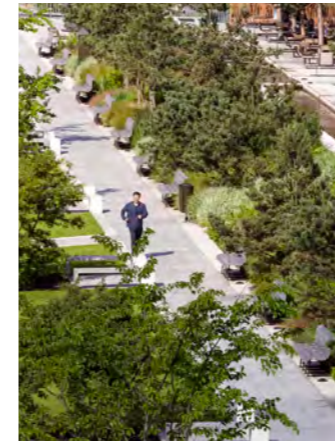


Figure 54: Public open space



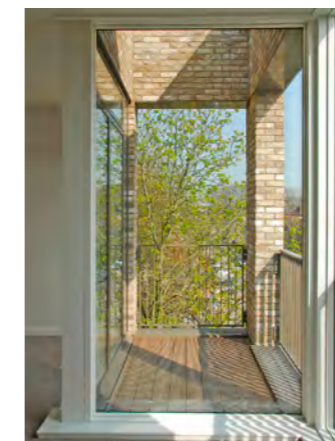
Figure 55: Buffer treatments



Figure 56: Semi-private space



Figure 57: Private space



#### Hierarchy of privacy

The proposed Development will create open space in three tiers of privacy, with clear delineation and boundary treatments dividing one tier from another:

#### Private space

- Demised terraces which provide a defensible buffer between public realm at ground floor, or semi-private gardens at podium level.
- Private hard-paved roof terraces or balconies at upper levels, accessed directly from living areas within private dwellings.

#### Semi-private space

- Un-demised raised gardens accessible to all residents of a block, typically shared between two to four buildings.

#### Public space

- Large open space in Heybourne Park .
- Streets and garden spaces along the Avenue.
- Play street at the south of the site.

Each private space looks out over a more public space, giving visual amenity as well as actual usable space to the residents.

## 6.11 Feeling home before reaching your door

### The Remembered Journey

The intangible sense of 'home' is the fundamental ambition of placemaking within the development.

A key strategic move in the masterplan is the concept of feeling 'at home' as far as possible from reaching your own front door.

Key to delivering this is a sense of safety, security, pleasure and memorable experiences during a journey home: We have considered all stages of this 'Remembered Journey' by introducing key moments along the way to help direct movement and build individual experiences within the masterplan:

- **Arrival in the place;**  
Turning into a street with the first view of the development.
  - **Arrival in your neighbourhood;**  
Identifiable skyline, buildings and planting which differentiate large areas of the development.
  - **Familiar streets;**  
Unique settings composed of different activities, façades, trees and play elements.
  - **A sense of address;**  
Unique buildings which feel part of the neighbourhood but stand out as noticeably different from their neighbours.
  - **Common areas;**  
Generous and pleasant shared spaces around and within the buildings which are designed harmoniously with the individual homes
  - **Your own front door;**  
Identity on a street or corridor with clear numbering and subtle differences in colour and detail.
  - **Comfortable homes;**  
Designed to meet or exceed national standards and reflect modern ways of living.
- and;
- **Private outdoor space;**  
Looking back onto the landscape from dedicated outdoor amenity as an extension to the living space.

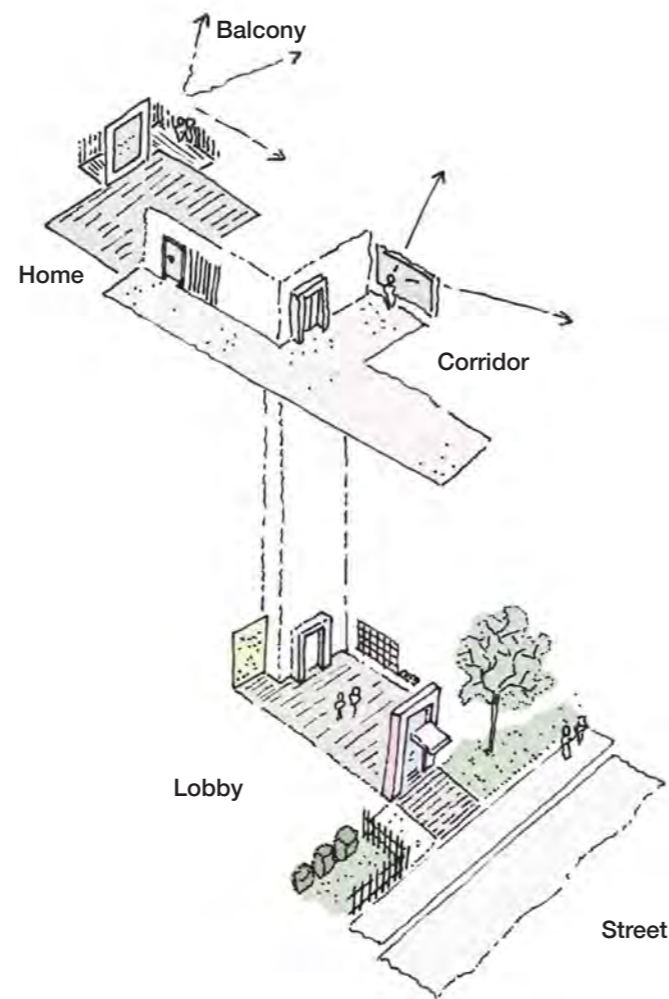


Figure 62: Elements of the Remembered Journey



Figure 58: Park Character

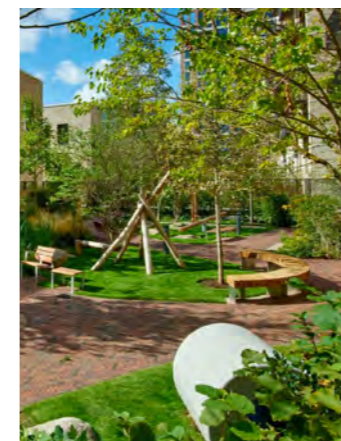


Figure 60: Courtyard garden character



Figure 59: Avenue Character

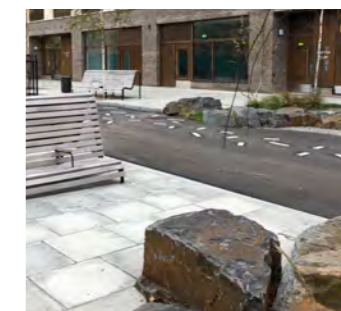
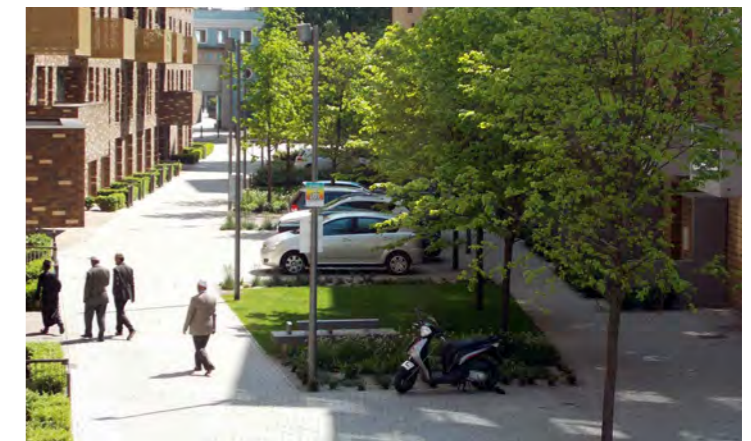
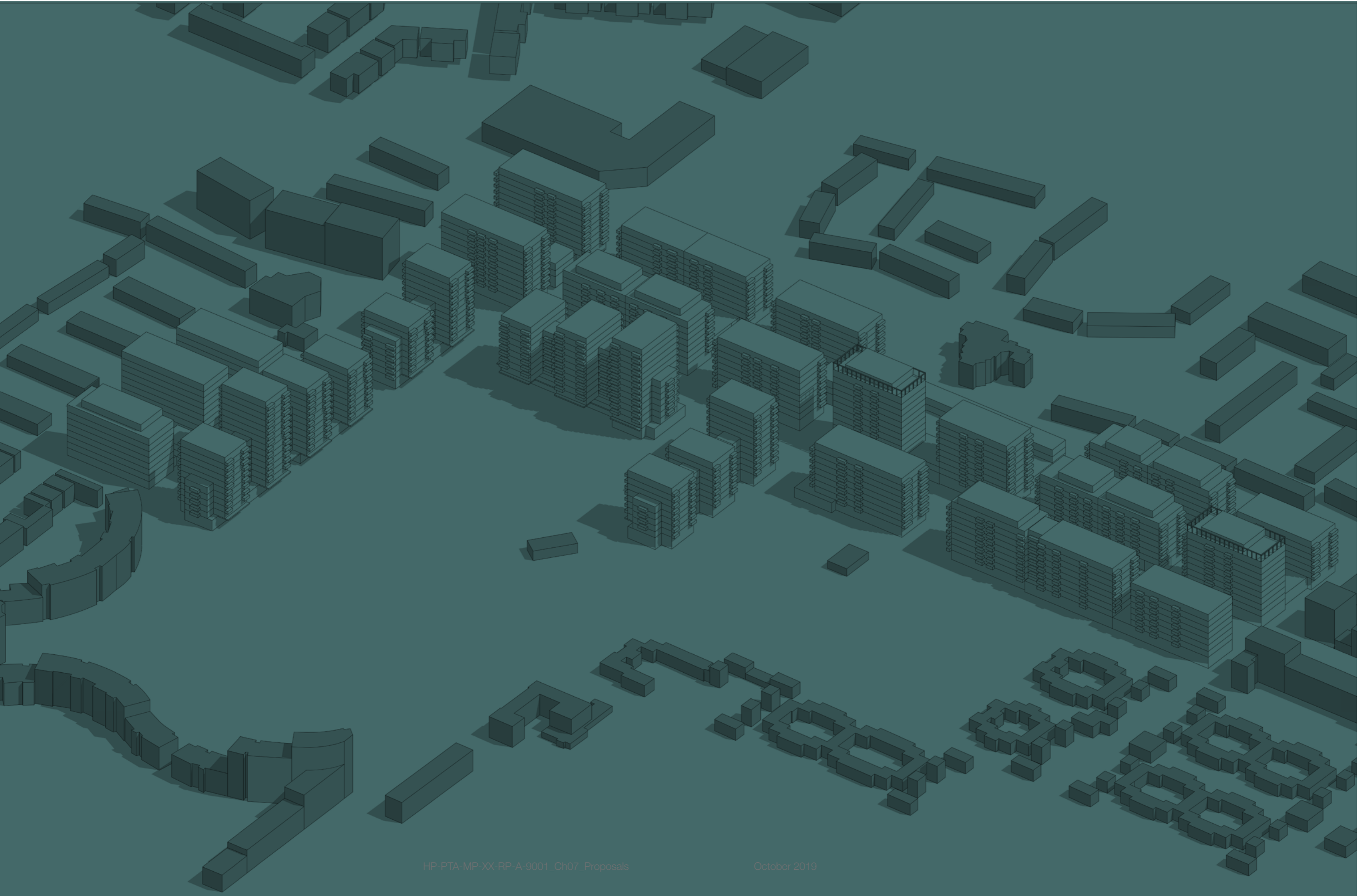


Figure 61: Neighbourhood street



## 7.0 Masterplan proposals

### 7.1 Site layout

#### Parameter plots

The Proposed Development masterplan is arranged into 8 development parameter plots described by **Parameter Plans** and the **Design Guidelines**.

These parameter plots comprise either a single plot (Plots A/C/G/J/Q) or multiple plots (Plots BP/DEF/HKL).

Multiple plot parameters allow for flexibility in the exact positioning of roads and sizing of buildings, controlled by Design Guidelines.

#### The Detailed Component

To the north of the Site, Plot A forms the Detailed Component of the application. Proposals for Plot A are described in **Volume 2** of this document.

#### The Outline Component

The remaining site comprises a further 12 illustrative building plots which are arranged either side of a central vehicle access road (Bristol Avenue) and lining the north and east of the Heybourne Park open space.

#### Public open space

Based upon the Detailed Component and the illustrative masterplan within the Outline Component, the building footprint occupies 32,300sqm of a total site area within the redline measuring 132,300sqm.

Allowing for local areas of private landscaping to ground floor homes, the proportion of Public Open Space measures over **70% of the site**.

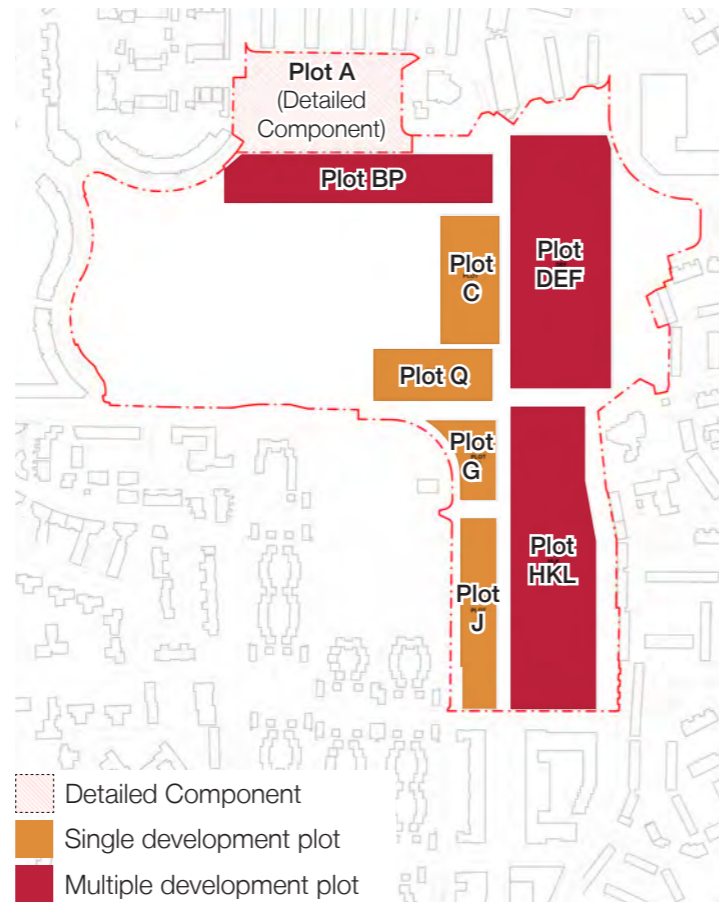


Figure 1: Parameter plan showing Development Plots

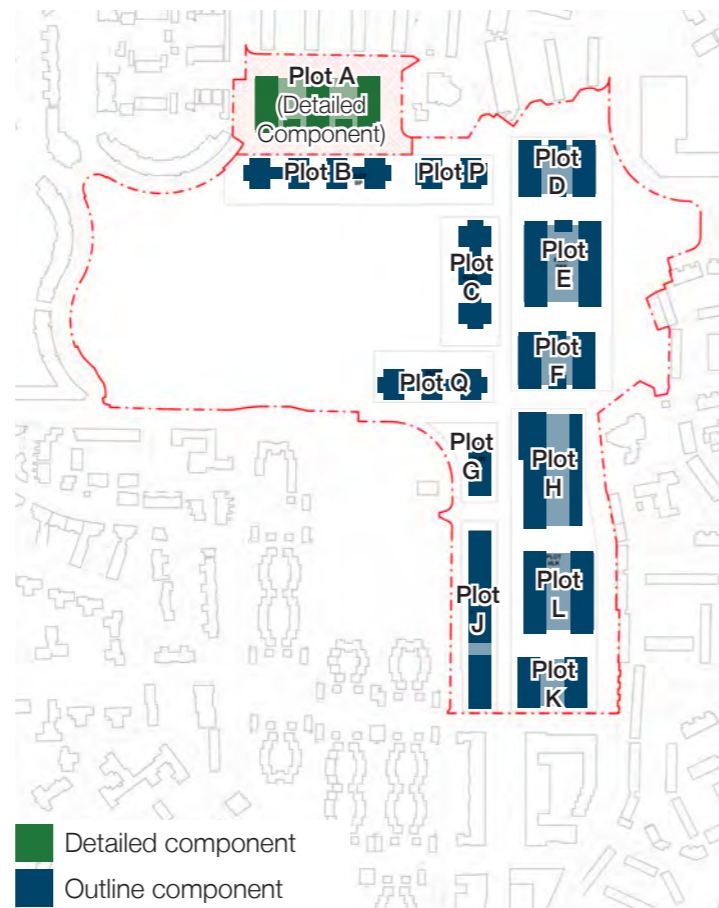


Figure 2: Illustrative masterplan plot configuration

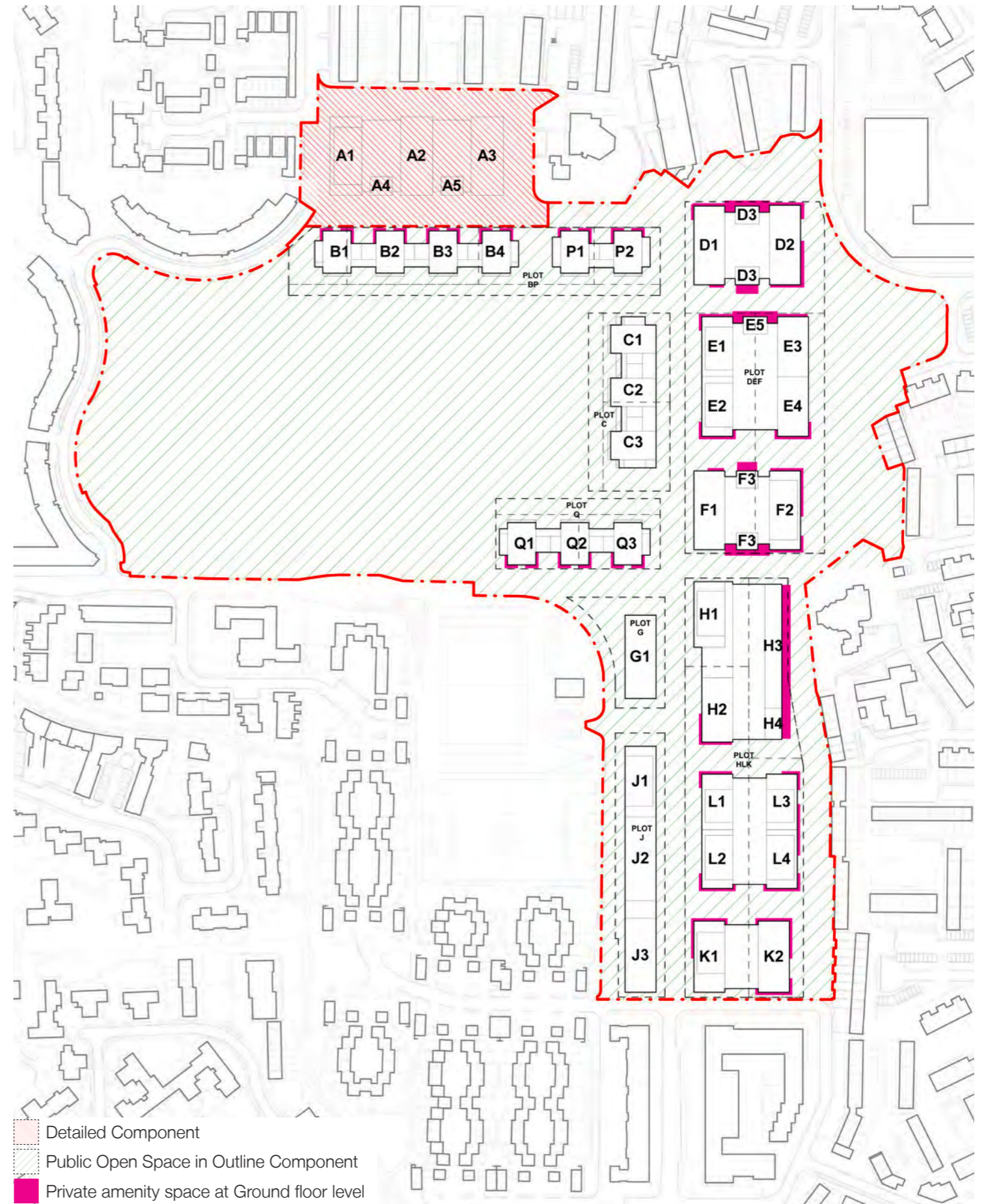


Figure 3: Illustrative masterplan showing plots and area of public realm / private space at ground floor

## 7.0 Masterplan proposals

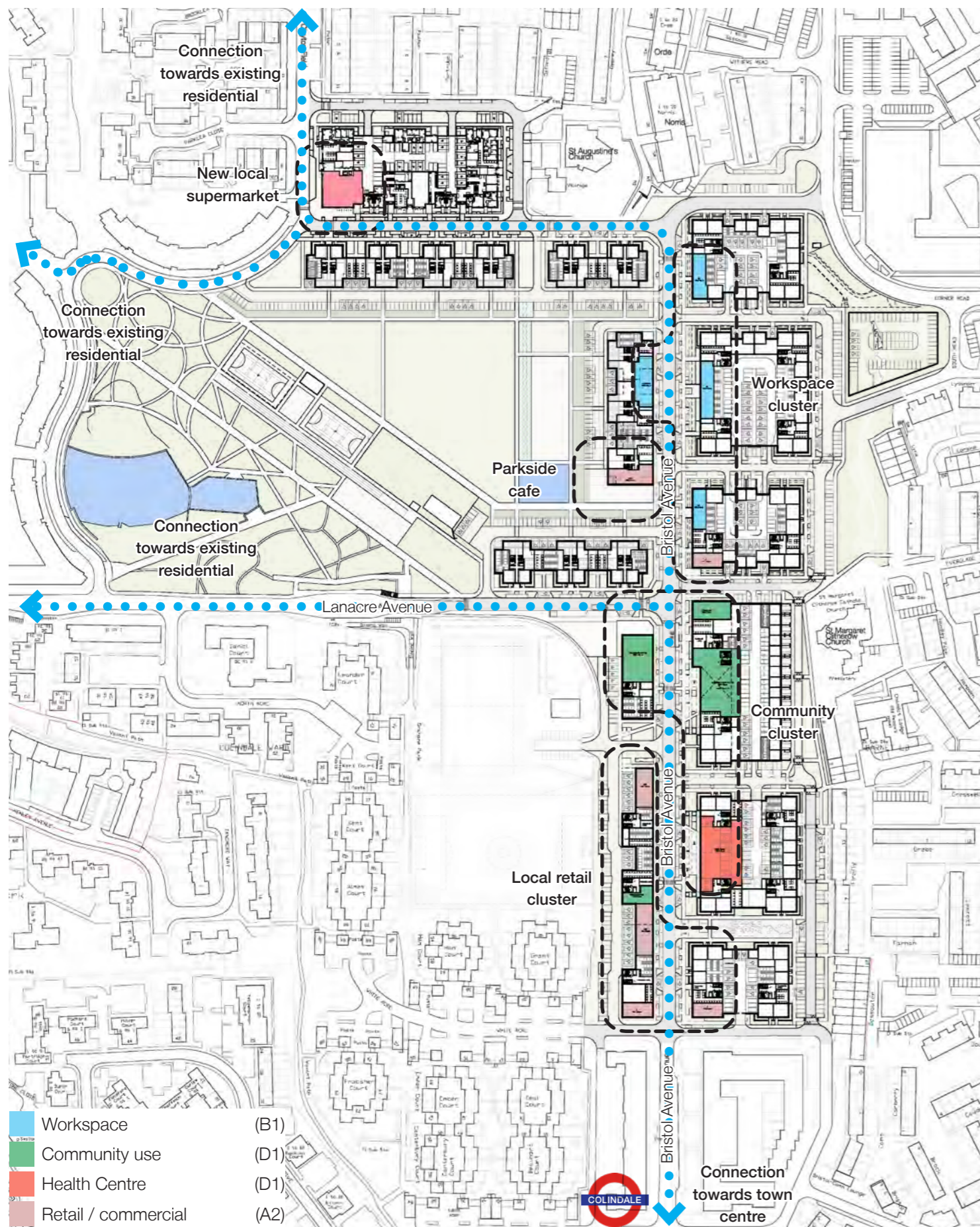


Figure 4: Illustrative ground floor masterplan showing plots and location of non-residential uses



Figure 5: Composite parameter plan showing primary ground floor use

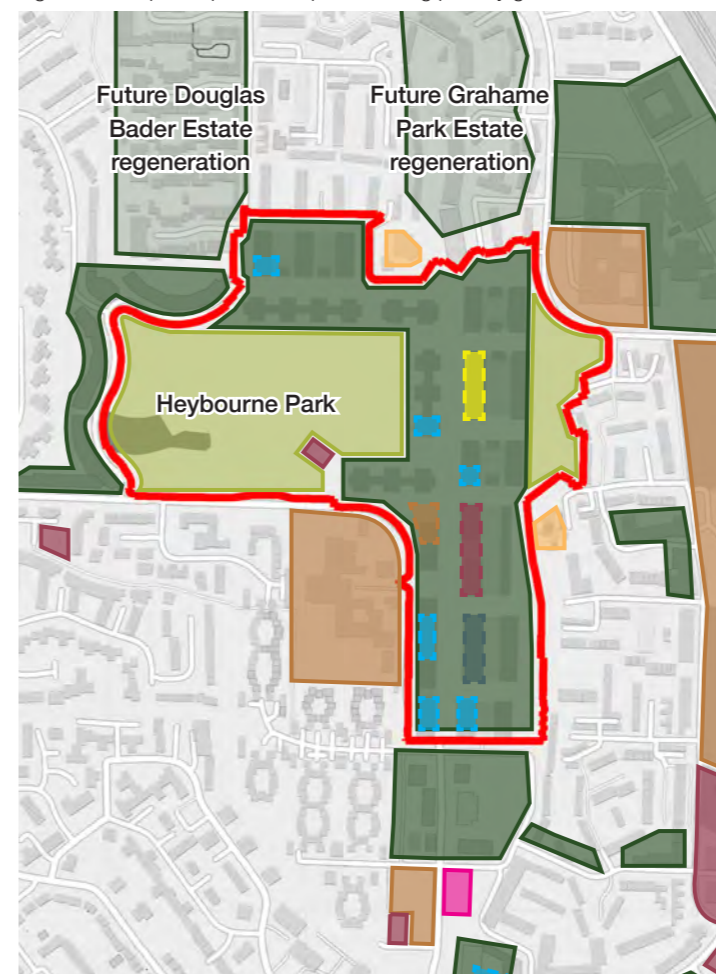


Figure 6: Proposed land use plan in surrounding context

### 7.2 Use

The Proposed Development retains the primary Residential (C3) use of the existing Estate, with supporting uses to provide services and to create an active public realm.

#### Non residential clusters

The strategy for non-residential uses clusters active frontages along Bristol Avenue and Nighthawk Road, following the primary access routes describes in **Chapter 9** of this document.

A **Local retail cluster** is proposed to the south of the site, closest to Colindale and the existing office and educational uses delivered in Regeneration Stage A. All pedestrian and cycle movements between the north of the site and Colindale is funnelled through this stretch of Bristol Avenue, allowing for good footfall for convenience retail.

Moving north, a **Community cluster** is proposed along Bristol Avenue to the south of Lanacre Avenue, with the Housing Office, Nursery, Community Centre and Health Centre set along a wider section of the Avenue with potential for spill-out into the public realm.

The northern section of Bristol Avenue could host a **Workspace cluster**, with flexible space available for hotdesking, SMEs and business support training.

Two discrete locations in Plot A and Plot C provide respectively for a **Local Supermarket** and a **Parkside Cafe** at significant intersections in the masterplan.

#### Flexible planning use classes: A1 / A2 / A3 / B1 / C3 / D1 / D2

It is intended that all non-residential uses will be assigned as 'flexible space' within the Outline Component of the masterplan, allowing for the development and distribution of specific spaces to be refined with each Reserved Matters Application.

## 7.0 Masterplan proposals

### 7.3 Amount

#### Key masterplan areas

- Site area **13.23 Hectares (32.73 Acres)**
- All use classes floor area **217,800 sqm GEA**
- Residential + ancillary area **211,850 sqm GEA**
- Non-residential area **5,950 sqm GEA**

#### Number of homes

Across the hybrid masterplan, there will be up to **2,088 new homes** built, including the 209 homes within the first, detailed phase of the Development.

The illustrative masterplan will provide an indicative mix of homes with **5,390 total habitable rooms**

Habitable Rooms / Dwelling **2.6 HR / D**

The proposals include flats, maisonettes and houses:

Single-storey flats	1,963 homes	94%
Two-storey maisonettes	96 homes	5%
Three-storey townhouses	29 homes	1%

#### Plot breakdown

The masterplan for the 12 plots in Outline (B:Q) has the following illustrative breakdown of homes and potential maximum non-residential area by plot:

Plot	Homes	Non-residential area (sqm)
A	209	440
B	219	-
C	169	530
D	166	205
E	206	250
F	136	325
G	72	465
H	152	1,900
J	220	650
K	113	140
L	196	1,045
P	106	-
Q	124	-
	<b>2,088</b>	<b>5,950 sqm GEA</b>

#### Tenure split by homes

<i>Affordable</i>	1,045 homes	<b>50.1%</b>
• Social Rental	348 homes	16.6%
• Shared Ownership	699 homes	33.5%
<i>Private Market</i>		
• Private Market	1,043 homes	49.9%

#### Tenure split by habitable rooms

<i>Affordable</i>	2,718 hab rooms	<b>50.4%</b>
• Social Rental	1,038 hab rooms	19.3%
• Shared Ownership	1,680 hab rooms	31.1%
<i>Private Market</i>		
• Private Market	2,672 hab rooms	49.6%

#### Tenure split by residential floor area

<i>Affordable</i>	105,925 sqm	<b>50.0%</b>
• Social Rental	39,192 sqm GEA	18.5%
• Shared Ownership	66,733 sqm GEA	31.5%
<i>Private Market</i>		
• Private Market	105,925 sqm GEA	50.0%

#### Residential developable area

The total Plot area within the redline boundary of the site is **132,510 sqm**, or **13.25 Hectares**.

For the purposes of this calculation, as a reflection of the developable area, we have omitted the land allocated specifically to Heybourne Park.

The revised total plot area is therefore **87,754 sqm**, or **8.78 Hectares**.

#### Residential density

Dwellings / Hectare	<b>238 D/Ha</b>
Habitable Rooms / Hectare	<b>614 HR/Ha</b>

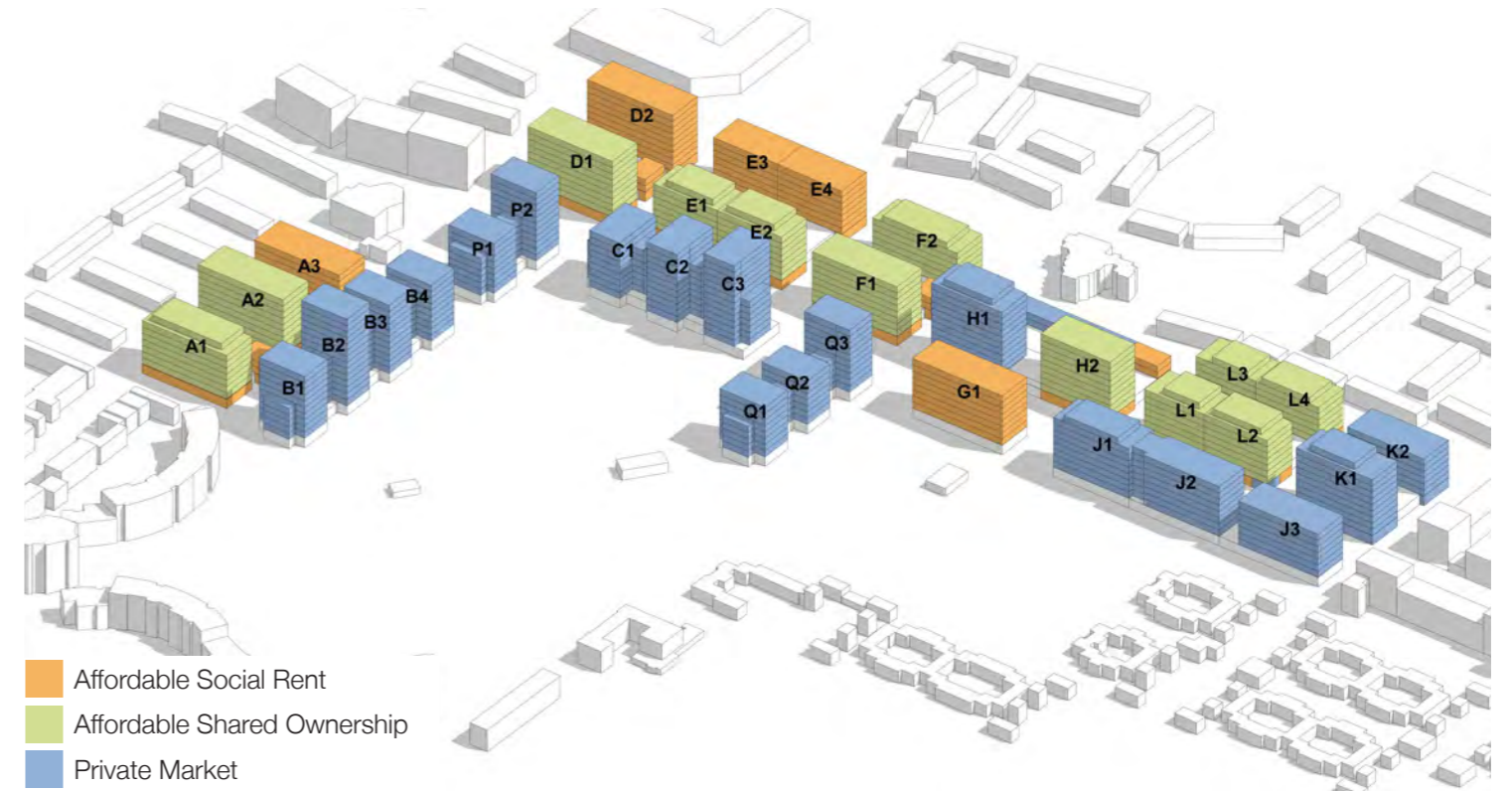


Figure 7: Illustrative masterplan tenure axonometric



Figure 8: Illustrative masterplan tenure distribution plan

#### Floor Area Ratio (FAR)

FAR is the ratio of a building's total floor area (gross floor area) to the size of the piece of land upon which it is built. It is a measure of site density.

$$\text{FAR} = (\text{Gross External floor Area}) / (\text{Area of the plot})$$

The total maximum GEA for the Development is proposed to be **217,800 sqm**.

$$\begin{aligned} &217,800 \text{ sqm GEA} \\ &87,754 \text{ sqm Plot} \\ &= \mathbf{2.48 \text{ FAR}} \end{aligned}$$