

The following designs are indicative initial proposals, subject to further design development and community engagement

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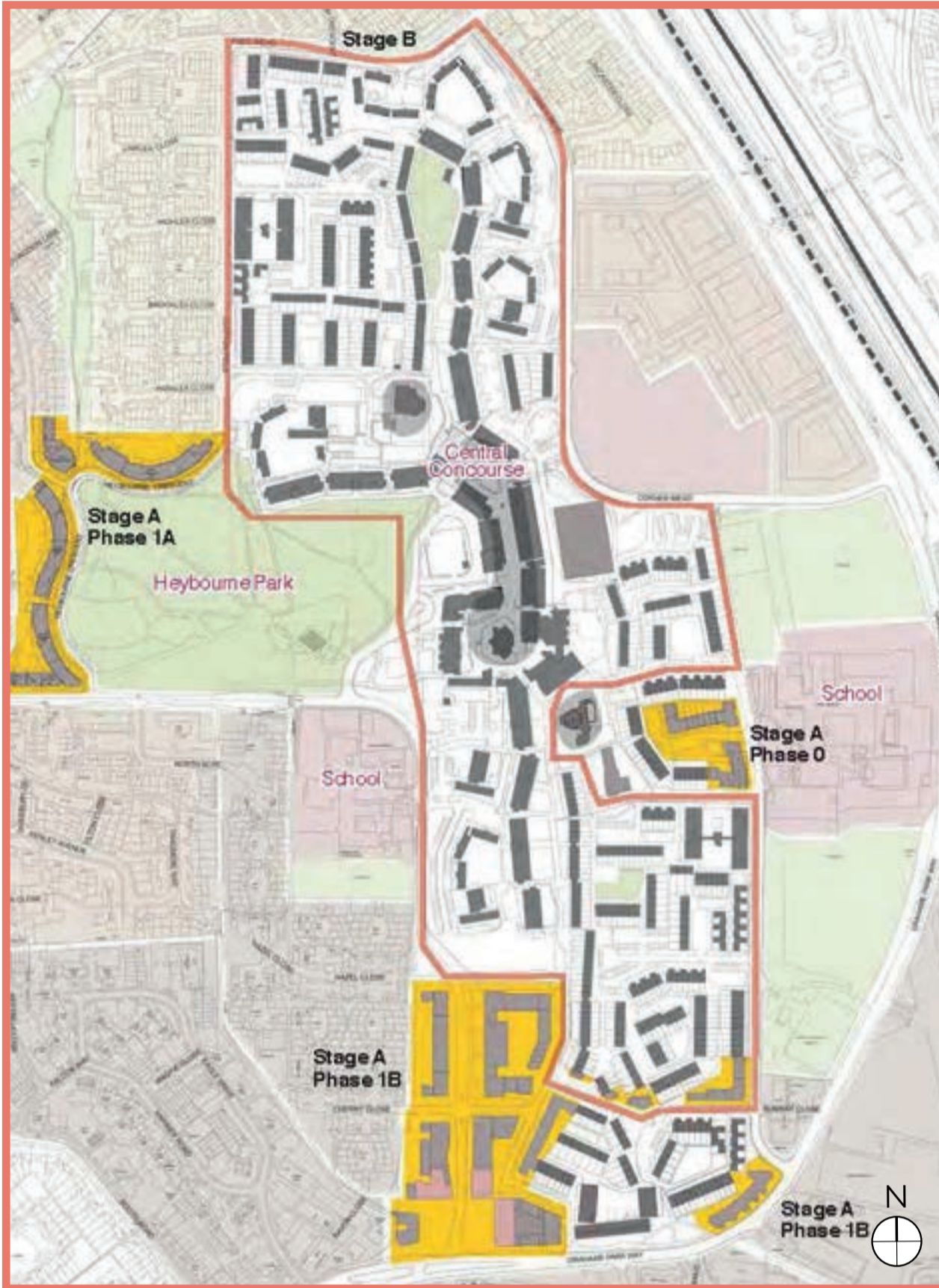
## PLACEMAKING

We would welcome your views on what you like or feel could be improved about this part of the estate as it is now. How could regeneration help to improve the homes, streets and spaces around Grahame Park North East?

Are there features that could be integrated into the designs for Phase One to improve any of the following:

- Accessibility & inclusivity
- Access to public transport
- Walking & cycling
- Car parking, car clubs & electric car charging
- Signage & wayfinding
- Community facilities, shops & services
- Open Spaces, play & recreation
- Safety, security & lighting

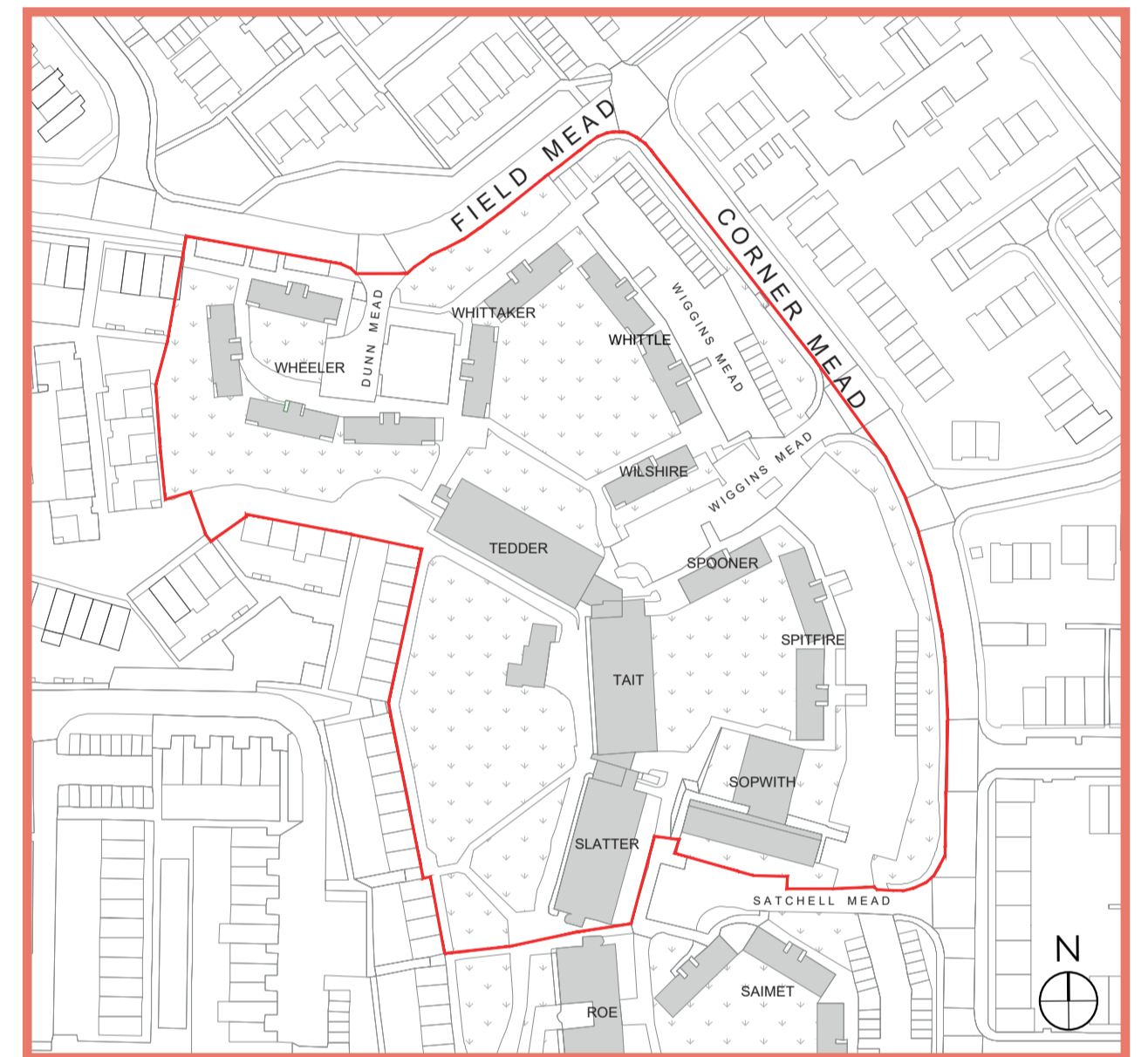
Join us and find out more about the emerging designs for this future phase of regeneration. Ask questions and have your say. Representatives from Barnet Homes and HTA – the project architects are on hand to talk to.



Grahame Park Special Planning Document (SPD) extract Initial stages of estate development



Grahame Park North East Site Constraints Plan



Grahame Park North East Phase 1 Extents Plan

## EXISTING PHOTOGRAPHS OF THE ESTATE



Existing view north to Tedder & Tait



Existing view south-east to Tait



Existing view west to Roe & Slatter



Existing parking courts



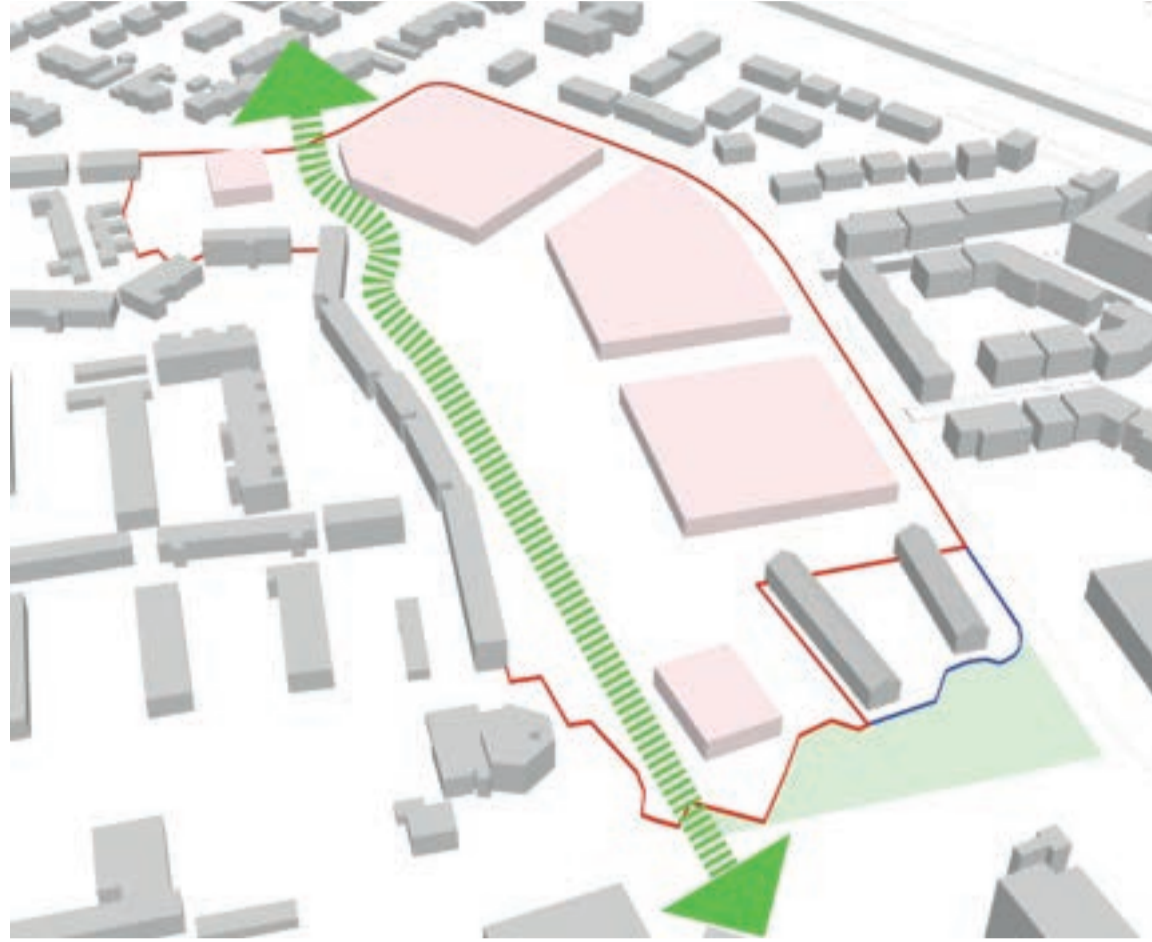
Grassed amenity adjacent to Spooner and Spiffire



Approach from Corner Mead

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## 4 PLACEMAKING 6 INDICATIVE MOVES TO CREATE A SUSTAINABLE NEIGHBOURHOOD



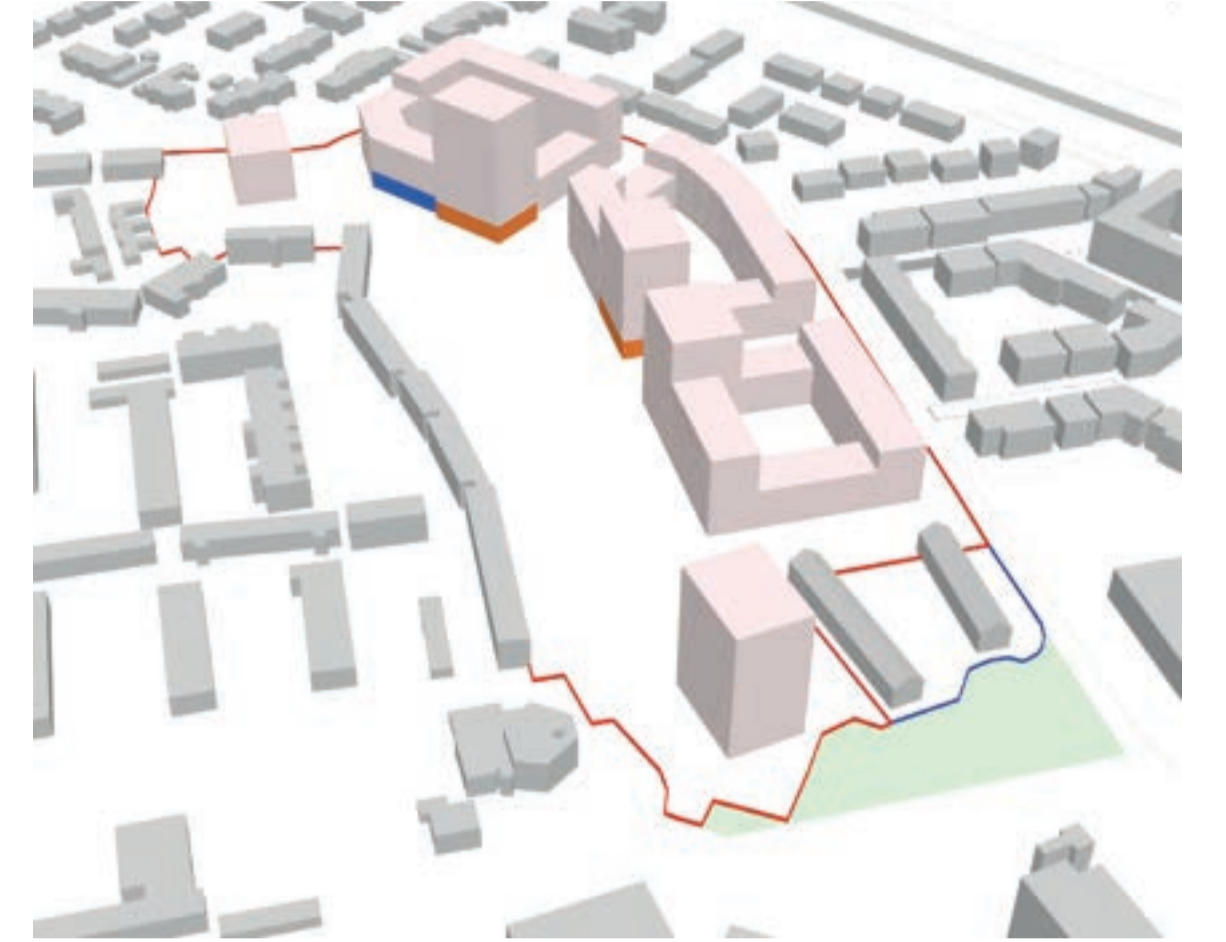
### 1. North-south green link

A key north-south pedestrian and cyclist route through the estate. An attractive landscaped walking route along the 'Green Spine'.



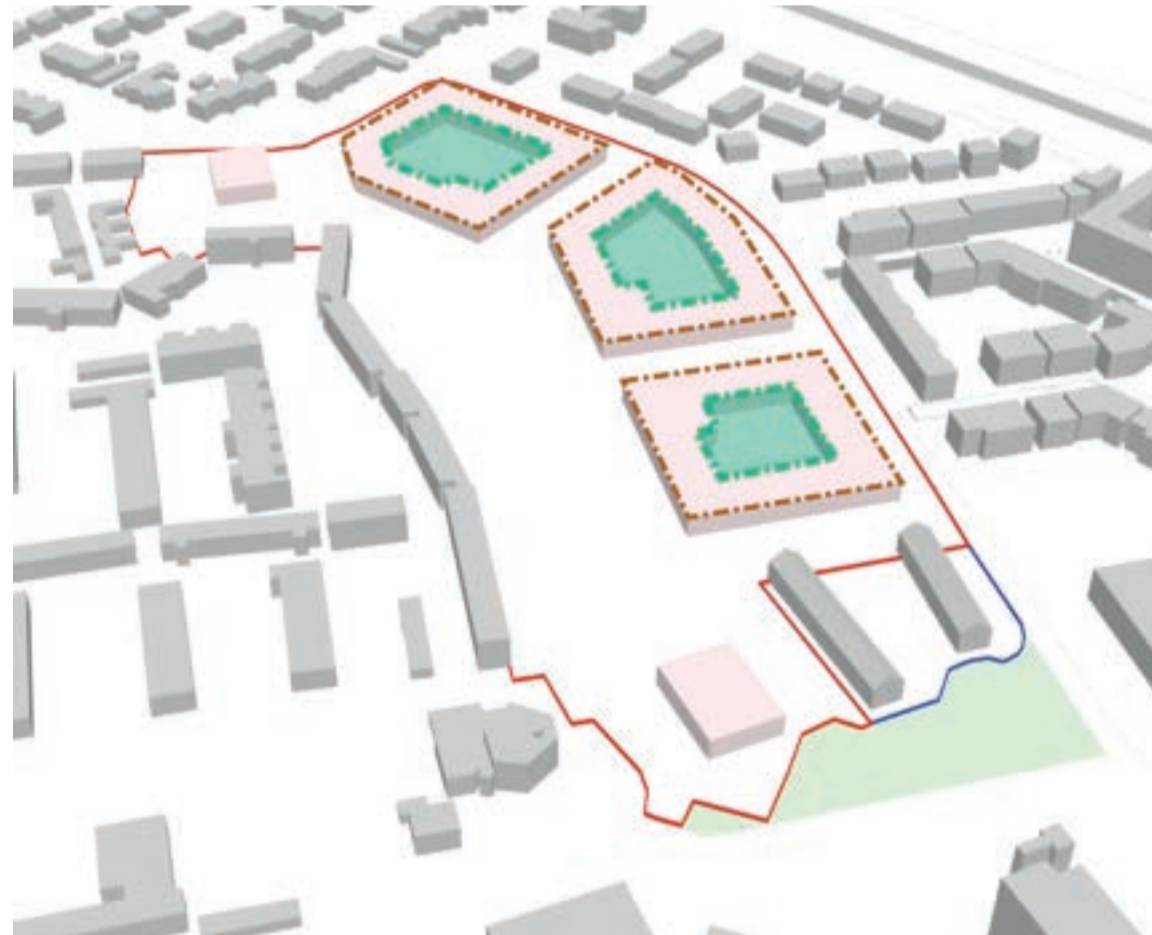
### 2. East-west permeable links

Creating new east-west street links across the estate. Existing road junctions and mature trees will be retained where possible.



### 3. Commercial and community uses

Shops and community uses create a destination for residents at the heart of the regeneration site.



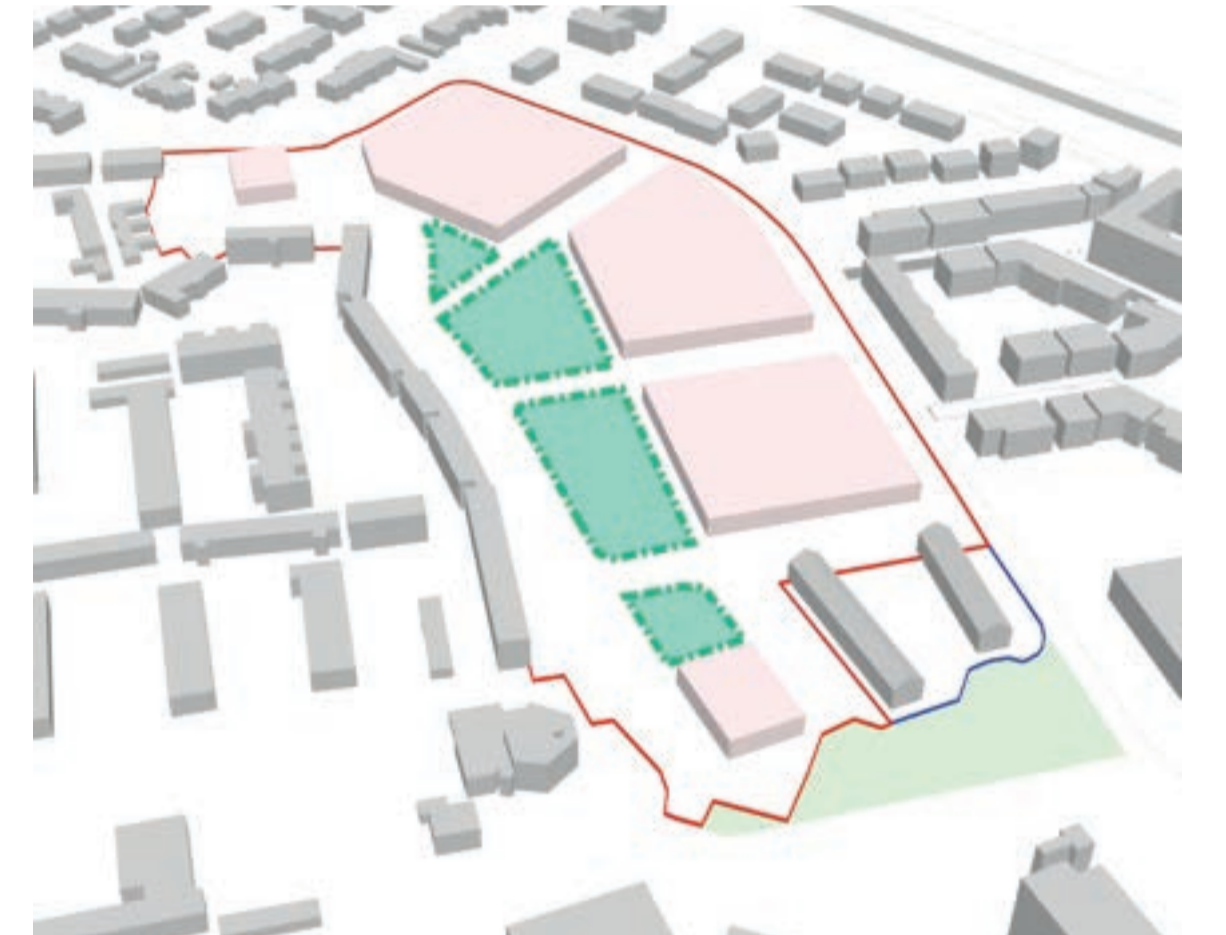
### 4. Courtyards and perimeter blocks

Landscaped courtyards for residents enclosed by a perimeter of Mansion Blocks. Potential for secure podium car parking. Flats, family maisonettes, and wheelchair adaptable homes with generous space standards and private amenity space.



### 5. Retain existing trees and ecology

As many existing trees will be retained as possible, and there will be extensive new tree planting.



### 6. New play and open spaces

Create high quality play and biodiverse open spaces that can be used by all.

## A NEW GREEN NEIGHBOURHOOD

The indicative Phase 1 masterplan proposals illustrated here envisage a new green neighbourhood of tree-lined streets that makes getting around safer and more accessible for everyone. There will be opportunities for community initiatives such as community gardens, local facilities and community spaces plus play areas for all ages.

The aim is to create a distinctive special character for Phase 1 using high quality materials and soft planting.

Are there specific community features you would like to see within the new neighbourhood?

What is missing in the local area that could be provided within Phase 1?



Phase 1 Proposed View North across the new 'Village Green'

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## LANDSCAPE

Biodiverse swales and rain gardens are proposed to provide more sustainable drainage throughout Phase 1, also providing opportunities for a playable landscape, particularly within the western park, as well as creating wildlife corridors and habitats. The play proposals have the potential to provide 1,081sqm of under 5-s play and 803sqm of 5-11's.

Under 5 year olds' play would be within the enclosed courtyards close to homes, secure and well overlooked. 5-11 year olds' play would be located within the new park, accessible to the whole community whilst still being well overlooked. The indicative designs propose robust materials that have been selected to blend with the character of the landscape. There

would be a transition in colour and material where new carriageways meet existing junctions, from tarmac to block paving. The civic plaza is a key space for residents to meet and socialise, designed with high quality stone paving. The footpaths would be a mixture of block and slab paving whereas the paths in open space would be resin bound gravel.

Porous paving would be used to allow rainwater to flow through it, particularly within parking bays. Street furniture can be provided in key spaces where public/residential uses are most focused and to minimise clutter in other areas. Bins, bike storage and seating would all be provided to aid in the creation of attractive usable streets.



LAP under 5s doorstep play  
1,081m<sup>2</sup> required



LEAP 5-11s play  
803m<sup>2</sup> required



NEAP 12-17s play  
508m<sup>2</sup> (Off-site provision)

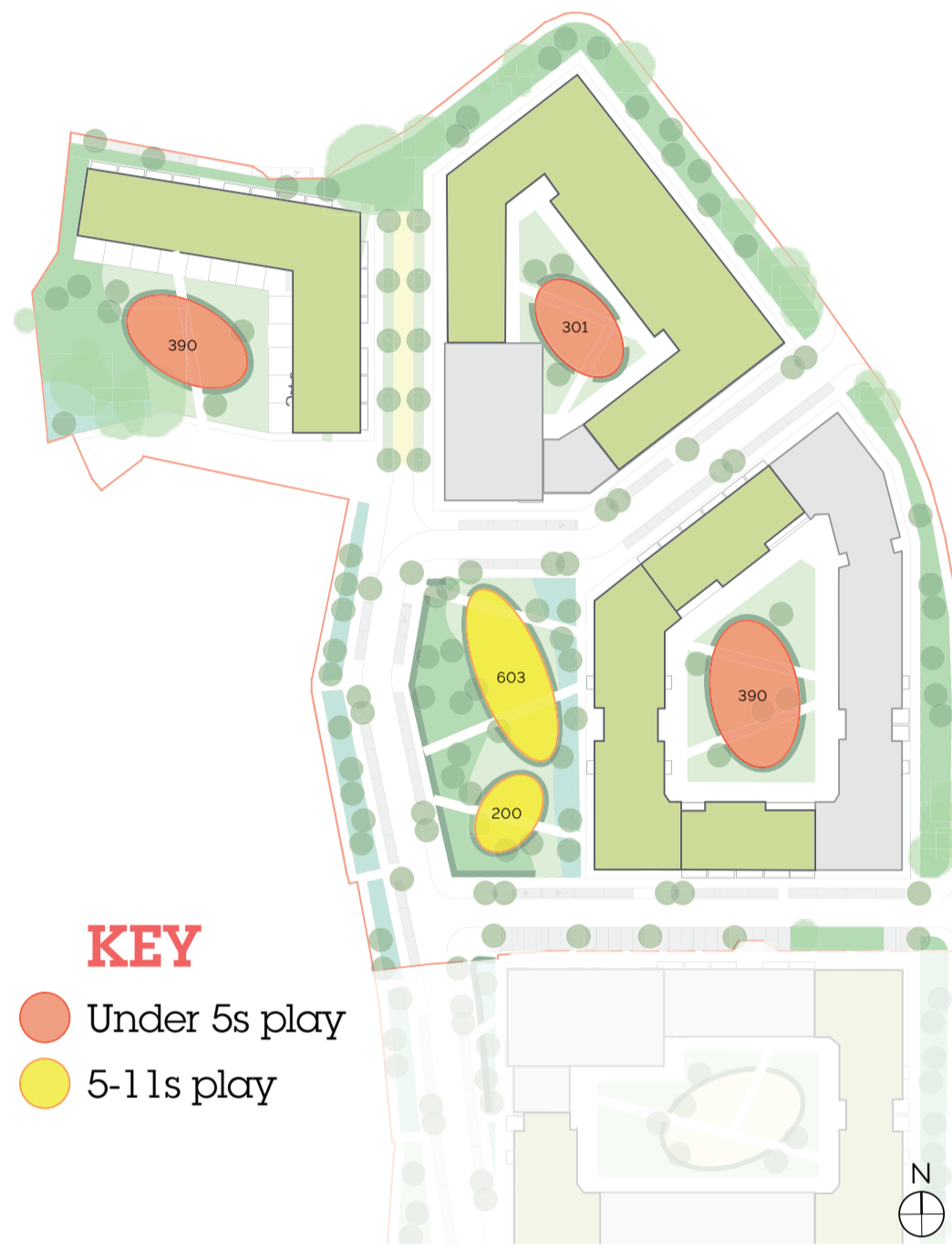


Street Furniture

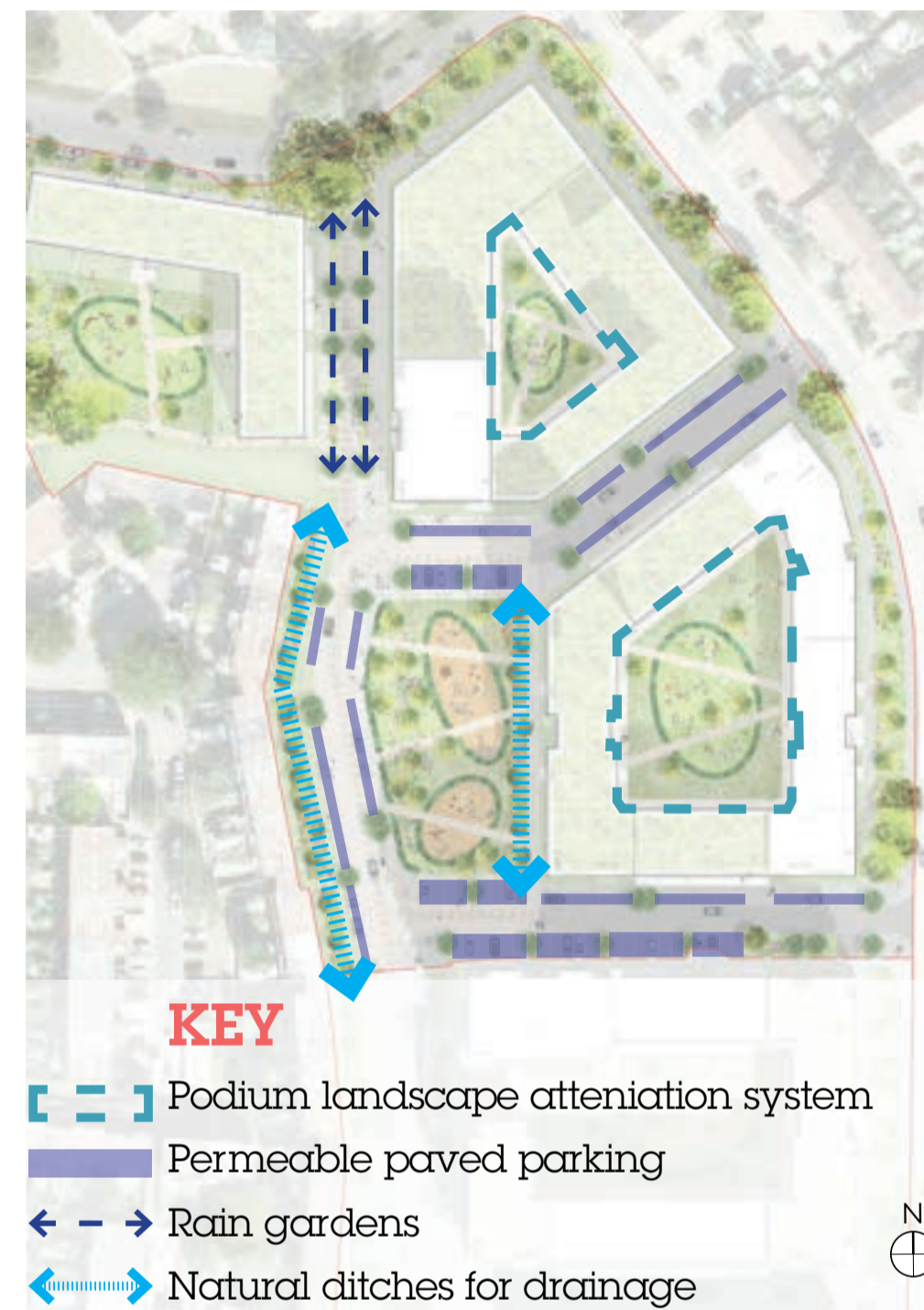


On-site play facilities

### Indicative Play Provision



### Sustainable Drainage



Natural ditches for sustainable drainage



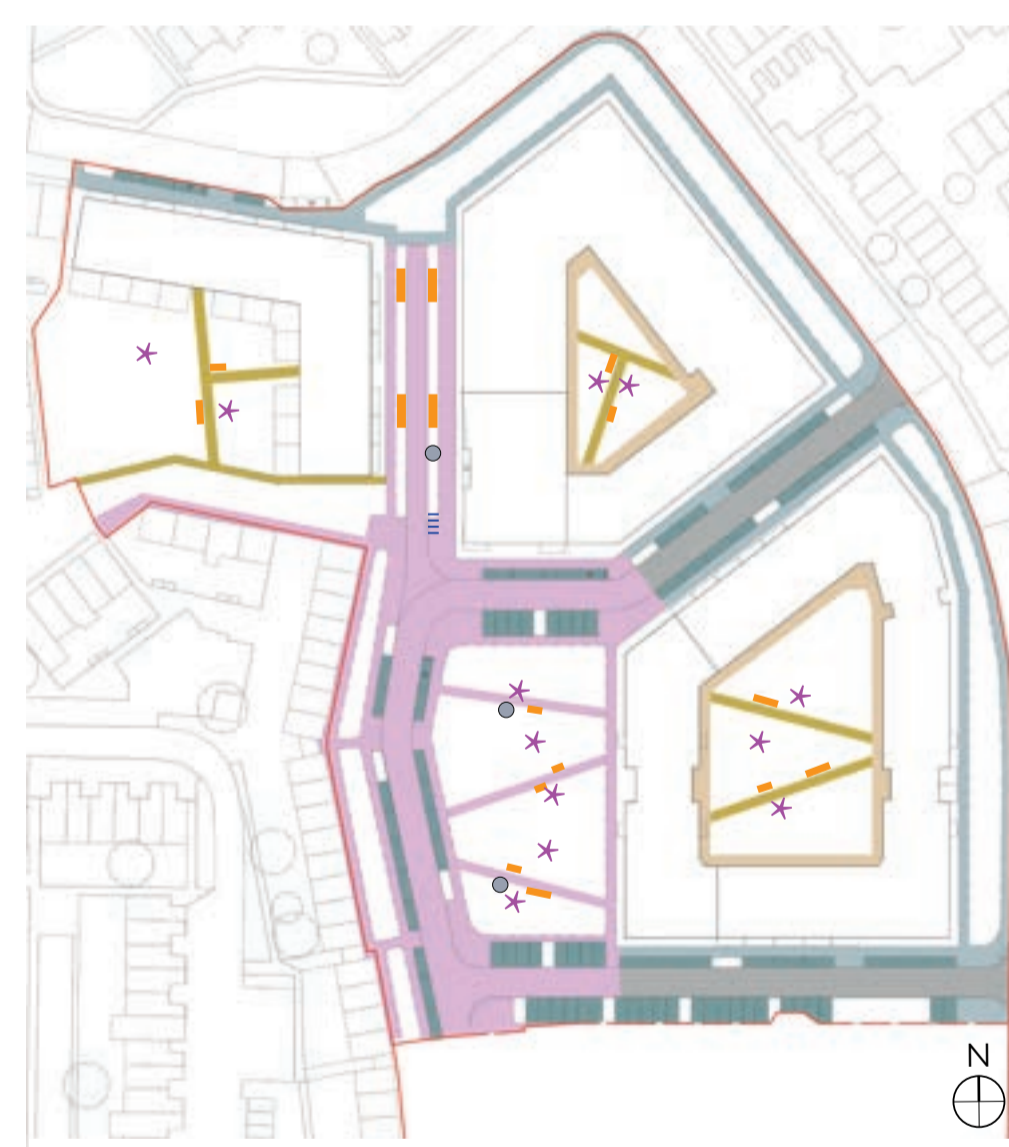
Planted Rain Gardens

### Urban Greening Factor



Urban Greening Factor Calculations			
Surface Type	Area (m <sup>2</sup> )	UG Factor	Sum (total Area x factor)
Semi Natural Vegetation	2309	1	2309
Intensive Green Roof	4936	0.8	3948.8
Standard Trees	1640	0.8	1312
Flower rich perennial Planting	763	0.7	534.1
Rain Gardens	1871	0.7	1309.7
Hedges	120	0.7	72
Amenity Grass	1440	0.4	576
Permeable paving	2425	0.1	242.5
Total contribution			10304.1
Total Site Area			24445
<b>Urban Greening Factor</b>			<b>0.421523829</b>

### Street Furniture & Materials



Street furniture



Concrete block paving



Resin-bound gravel  
Stone block/slab paving

- KEY**
- Podium landscape attenuation system
  - Permeable paved parking
  - Rain gardens
  - Swales
  - Carriageway: tarmac. Approx area: 2532m<sup>2</sup>
  - Central plaza: block paving. Approx area: 2532m<sup>2</sup>
  - Footways: Concrete slab paving. Approx area: 1456m<sup>2</sup>
  - Parking bays: permeable concrete block paving. Approx area: 1054m<sup>2</sup>
  - Footpaths: permeable resin bound gravel. Approx area: 413m<sup>2</sup>
  - Courtyard paving: concrete block paving. Approx area: 667m<sup>2</sup>

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## LANDSCAPE

Existing open space and trees will be retained as far as possible. Additional tree-planting creates a woodland belt running North-South through Phase 1.

The reconfigured existing park has the potential to encompass new tree planting, understory woodland and wildflower meadow planting, a new pedestrian route and play trail for 5-11 year olds. The central park

terminates in a new civic plaza that links the new community centre and ground floor commercial units creating a pedestrian-friendly environment allowing spill out space for shops, cafes and community events.

Wide tree lined streets with integrated sustainable drainage can aid in the creation of a new green quarter within the Grahame Park Estate.

In addition to the reconfigured central park and civic square, each residential block would benefit from a communal courtyard with opportunities for under 5's doorstep play, communal recreation, growing and socialising.

The central 'village green' space is proposed as being 1,750m<sup>2</sup> (18,836 sq ft) in size - that's equivalent to over 6 tennis courts.



Grahame Park North East Phase 1 Indicative Landscape Concept Plan

## URBAN GREENING FACTOR (UGF)

We have undertaken early stage Urban Greening Factor calculations for the current proposals. As a residential scheme it will be required to achieve a minimum of 0.4 UGF.

Based upon the early indicative designs it is possible to achieve a 0.4 UGF score. This is based on primarily ground floor and courtyard planting with approximately 5,200sq m of green roofs across the development.



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## SUSTAINABLE HOMES

Early proposals for Phase 1 aim to deliver a wide range of types and sizes to accommodate the varying needs of local residents. With a focus on energy efficiency and lowering bills new homes will benefit from environmentally

conscious design principles and cutting edge technologies to provide a home which is cheaper to run and better for the environment. It is proposed 505 mixed tenure new homes will be delivered in Phase 1 of the regeneration.

Are there specific features you would like to see within the new homes?  
Are there any post-pandemic needs to be addressed within the homes?



Proposed site plan indicating storey heights

## HOMES

### 505 Mixed Tenure Homes

- 6 Storey Flats Over Maisonettes
- 7 Storey Mansion Block
- 8 Storey Mansion Block
- 10 Storey Mansion Block
- 14 Storey Tower (6 flats per floor)

## ENERGY

New homes will be designed with comfortable environments for living that can also reduce energy consumption and lower energy bills. Key strategies to produce and conserve energy for the development are:

- Air Source Heat Pump units
- Electric boilers
- High performance glazing
- Efficient building fabric
- Solar panels
- Rainwater harvesting
- Improve air tightness of the building to reduce heat loss
- Reduce areas of glazing to reduce heat loss but also large enough for good levels of daylight and sunlight

## OVERHEATING

Key strategies which help tackle overheating:

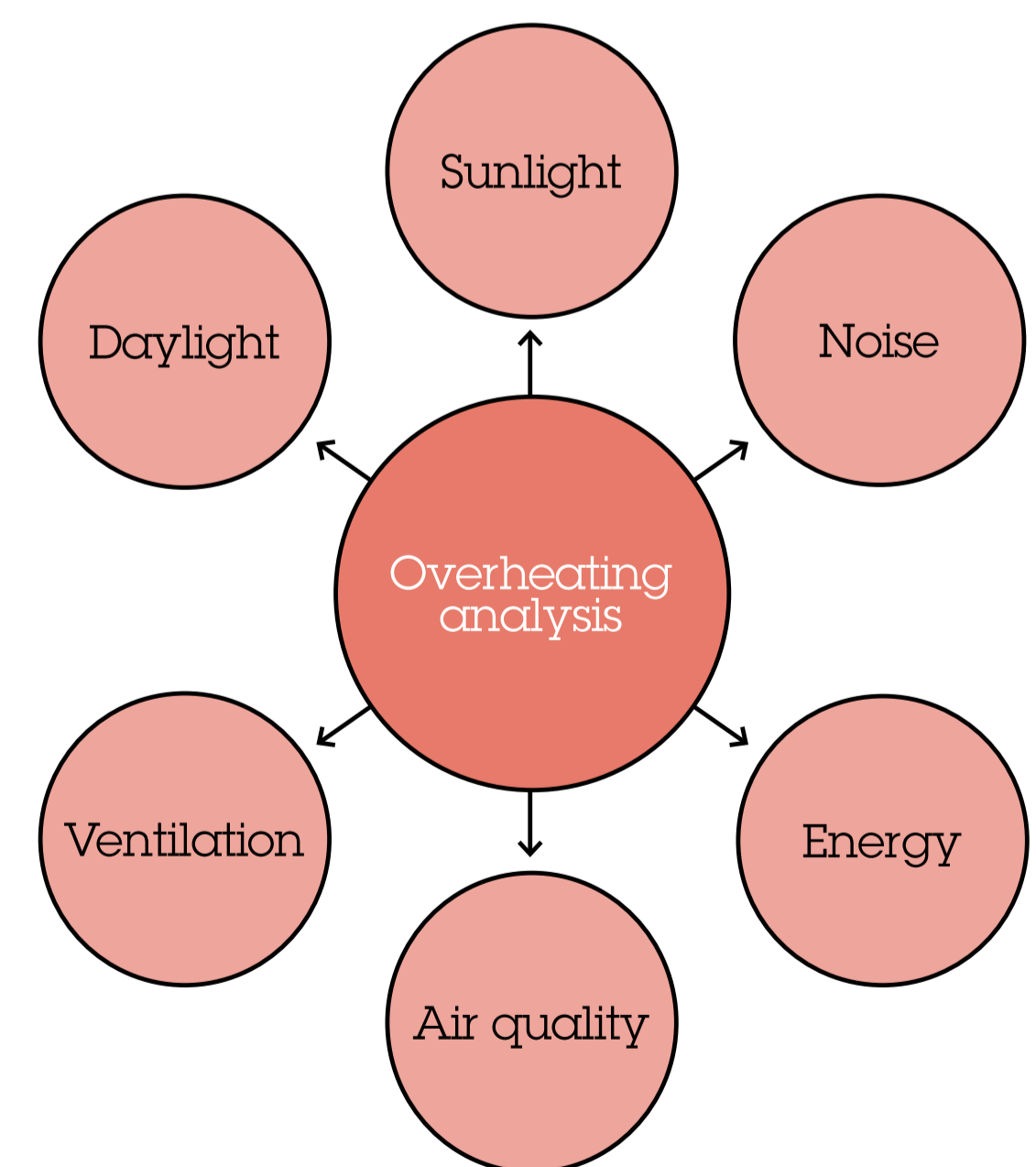
- Maximisation of dual aspect units
- Promote cross ventilation
- Glazing with a low g-value,
- Mechanical Ventilation and Heat Recovery units with a boost mode
- Recessed windows for shading.
- Balconies for shading
- Street trees for shading

## INDICATIVE FAMILY MAISONNETTES



3 Bedroom 5 Person Maisonette

4 Bedroom 7 Person Maisonette



What else could be included into the designs to help improve residents' comfort?

\* Minimum required refers to Nationally Described Space Standards or the London Plan where applicable  
\*\* Additional internal area is required to meet the needs of wheelchair accessible households  
\*\*\* Minimum required refers to Building Regulations ADM Volume 1 - Part M43

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## SUSTAINABLE HOMES

A wide range of flat and maisonette types and sizes will be proposed within Phase 1 including 1, 2, 3 and 4 bedroom homes. Each home will be designed to maximise usable space and minimise circulation, with very good daylight, ventilation and multi-aspects. Each room will

be a regular shape and easy to furnish allowing for resident choice.

Home office space will be proposed to allow for home-working and study. All homes will have their own private amenity space – a spacious balcony, terrace or garden.

Are there specific features you would like to see within the layouts of new homes?

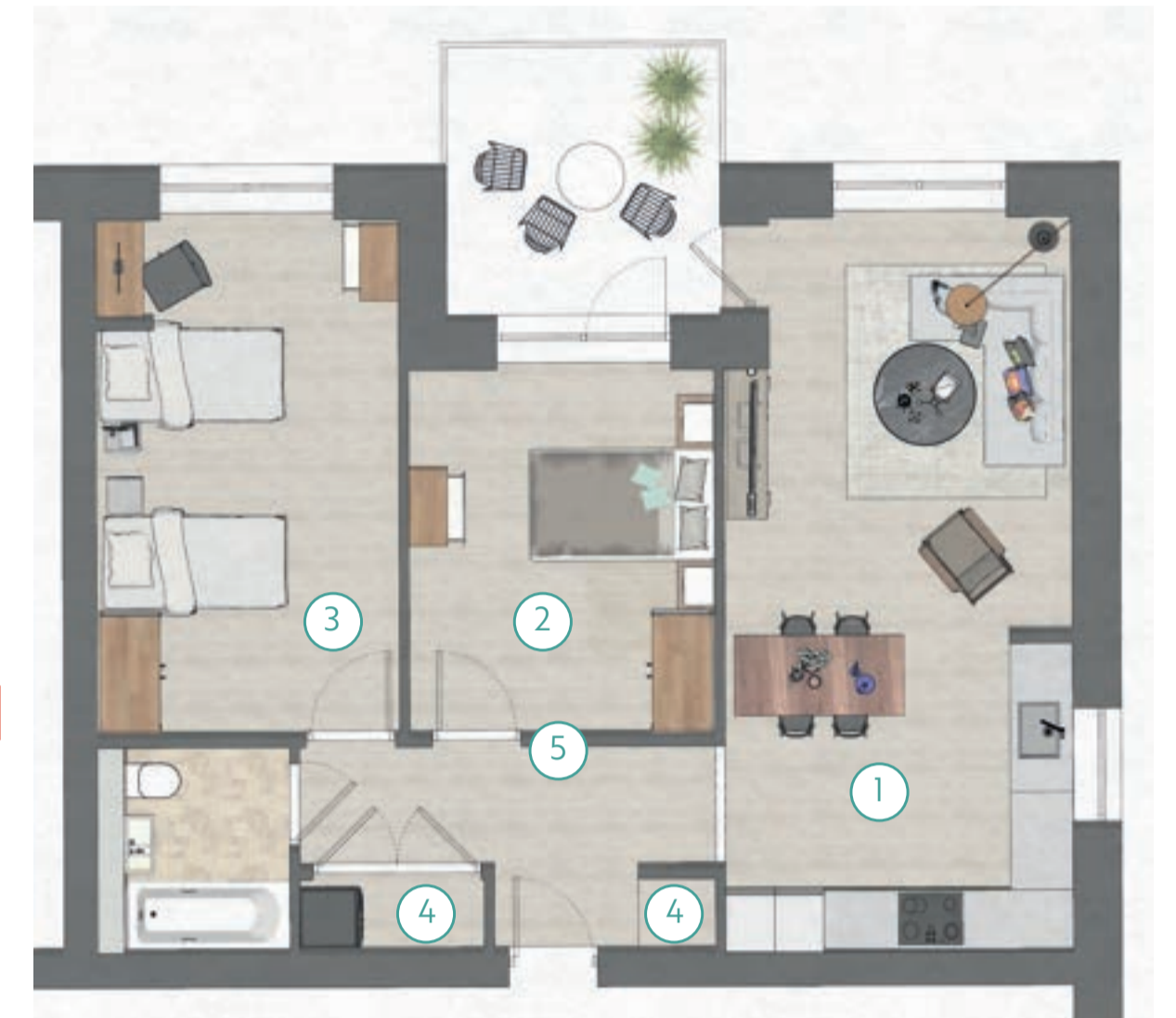
Are there any post-pandemic needs to be addressed within the homes?

## INDICATIVE FLATS FOR ALL



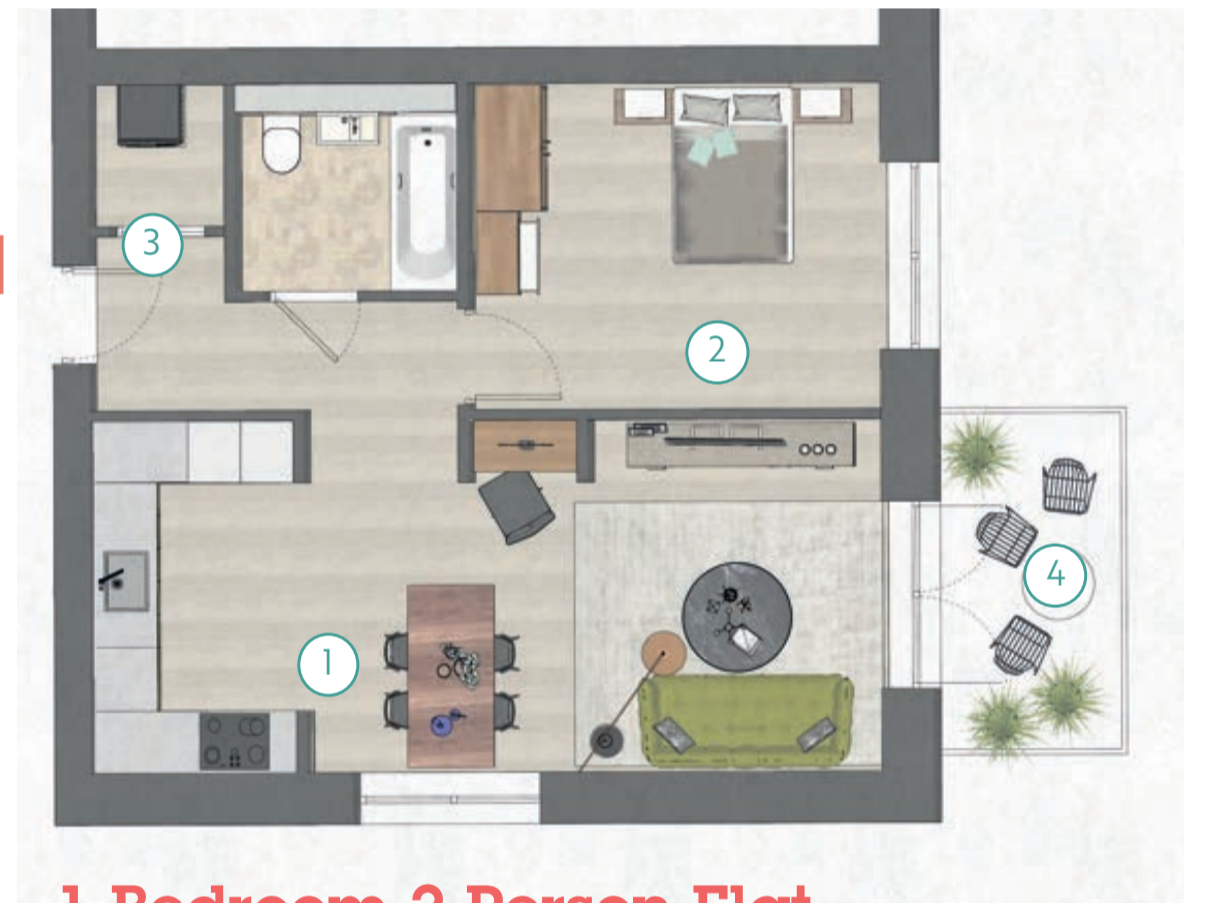
3 Bedroom 5 Person Flat

2B4P Flat			
	Proposed	Minimum Required*	
Total GIA	71.6m <sup>2</sup>	70 m <sup>2</sup> **	
1 Kitchen/Living/Dining	27m <sup>2</sup>	27 m <sup>2</sup> **	
2 Bedroom 1	12.2m <sup>2</sup>	11.5 m <sup>2</sup>	
3 Bedroom 2	17.m <sup>2</sup>	11.5 m <sup>2</sup>	
4 Storage	2.1m <sup>2</sup>	2 m <sup>2</sup>	
5 Amenity	7.4m <sup>2</sup>	7 m <sup>2</sup>	



2 Bedroom 4 Person Flat

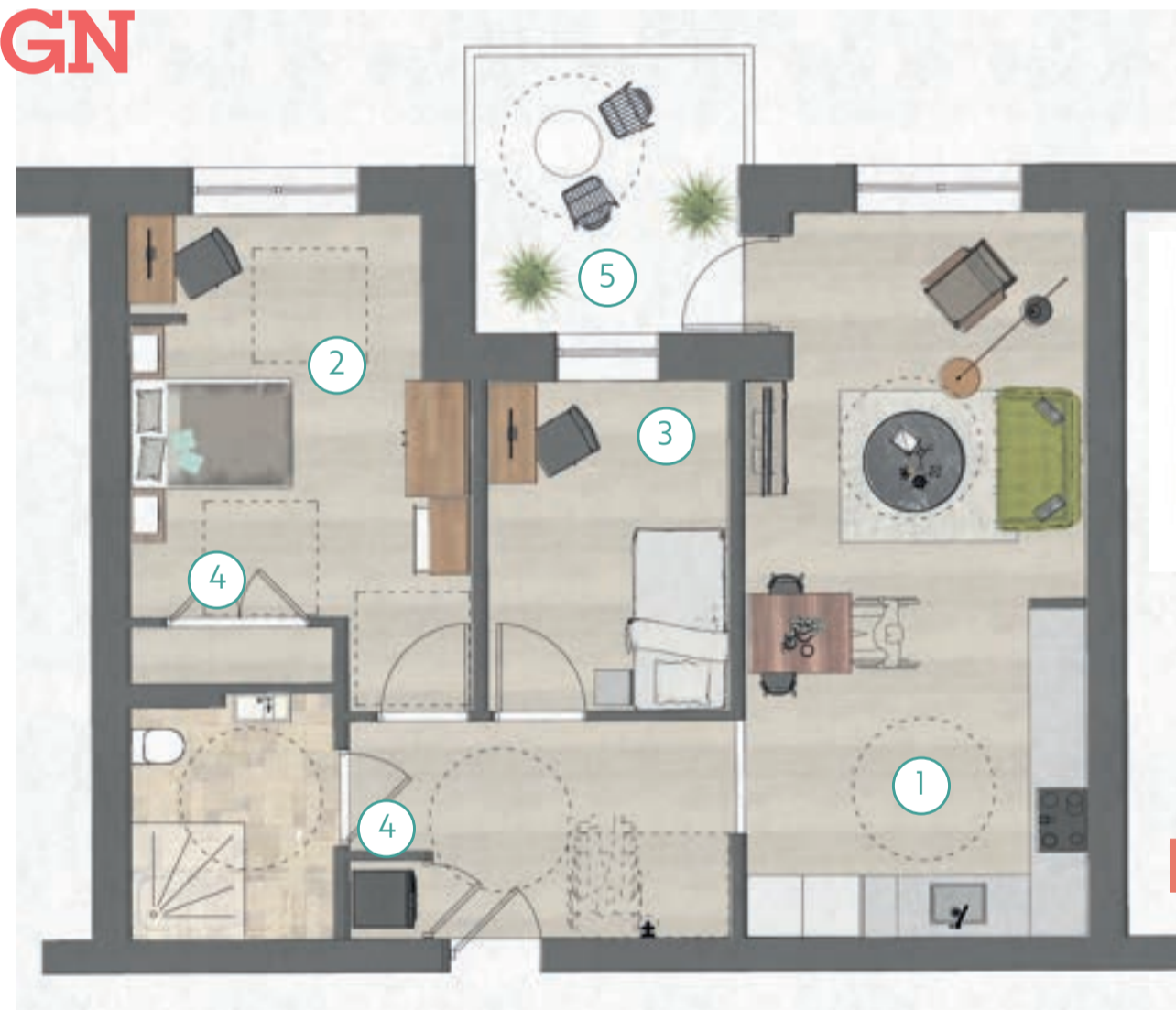
1B2P Flat			
	Proposed	Minimum Required*	
Total GIA	50.9m <sup>2</sup>	50 m <sup>2</sup> **	
1 Kitchen/Living/Dining	26m <sup>2</sup>	23 m <sup>2</sup> **	
2 Bedroom 1	12.6m <sup>2</sup>	11.5 m <sup>2</sup>	
3 Storage	1.8m <sup>2</sup>	1.5 m <sup>2</sup>	
4 Amenity	5.4m <sup>2</sup>	5m <sup>2</sup>	



1 Bedroom 2 Person Flat

## INCLUSIVE DESIGN

A minimum of 10% of homes will be designed for wheelchair users, located throughout the phase and across tenures. These homes will be designed to be accessible and adaptable to allow residents to lead active independent lives, with extra space allowance for wheelchairs and other care needs. All communal areas will also be designed to be safe, legible and foster community interaction.



2 Bedroom 3 Person Wheelchair Adaptable Flat



2B3P WCH Flat			
	Proposed	Minimum Required*	
Total GIA	70.8m <sup>2</sup>	61 m <sup>2</sup> **	
1 Kitchen/Living/Dining	27.2m <sup>2</sup>	27 m <sup>2</sup> **	
2 Bedroom 1	16m <sup>2</sup>	13.5 m <sup>2</sup>	
3 Bedroom 2	9.1m <sup>2</sup>	7.5 m <sup>2</sup>	
4 Storage	2.0m <sup>2</sup>	2 m <sup>2</sup>	
5 Amenity	7.8m <sup>2</sup>	6 m <sup>2</sup>	

## ADAPTABLE DESIGN



Option to create ground floor bedroom and upper floor living

Option to extend at ground floor to increase living space

Option for additional ground floor bedroom

Homes will be designed simply to readily allow for longer-term adaptation to suit residents' ever-changing needs. Room layouts may be capable of being changed and homes extended if required. We also recognise that cultural and multi-generational needs may require flexibility.

What are the current mobility needs of residents on the estate?

Are there any particular accessibility issues faced by residents?

How else might Grahame Park Estate become more inclusive?

Are there currently cultural and multi-generational needs within this part of the estate?

What other flexible design features should be considered?



Interior view of a residents' entrance lobby



Maisonette gallery access promotes resident interaction

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