

# Land Adjacent to Whittings Hill Primary School - Public Exhibition

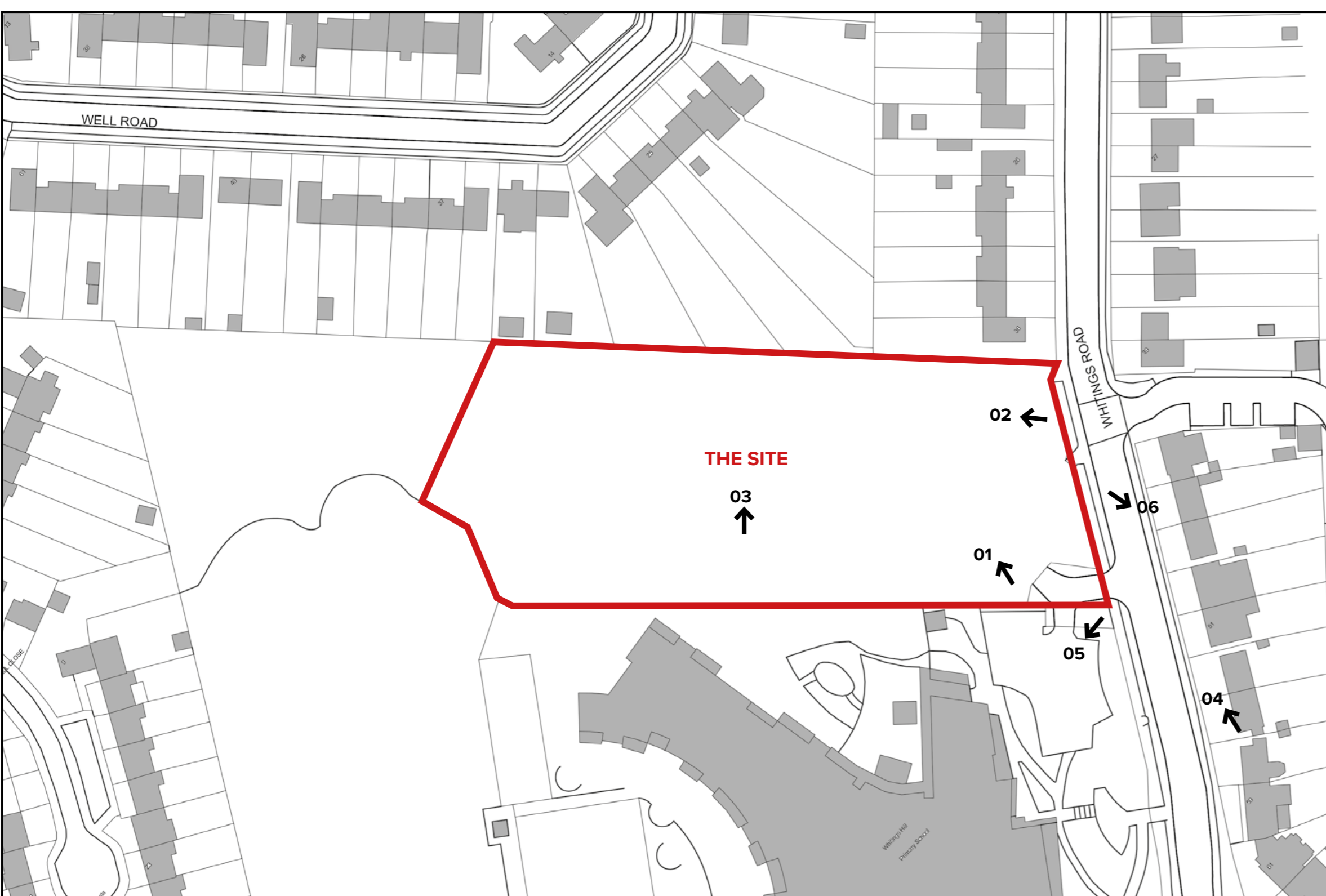
## INTRODUCTION



Aerial photograph  
Site is highlighted in red



Aerial photograph  
View of the site looking West



Existing Site Plan with Site photo locations

Welcome to the second public exhibition on the redevelopment of the land adjacent to Whittings Hill Primary School.

- As part of the strategy to deliver 2,364 homes per year within LB Barnet, the Whittings Road site, formerly occupied by the Whittings Hill school has been put forward for redevelopment to provide much needed new homes in the borough.
- Barnet Homes have commissioned award winning housing architects and a highly qualified design team to undertake this work.
- This proposal seeks to refresh and revise the planning permission approved for the site in 2016, which was achieved by Capita for Barnet Council.
- Its a fantastic opportunity to provide around 35 much needed, high quality, sustainable homes in the borough, (helping LB Barnet meet their target in line with the London Plan).
- Its an opportunity to turn a disused site into a high quality delightful tree lined square with beautiful landscaping.
- Provide new, high quality, sustainable homes that are sensitively designed with respect to the neighbouring homes and school.
- Provision of parking on site.
- Provide new landscaping that incorporates and protects existing good quality trees on site.
- We welcome your thoughts on the proposals and encourage you to feedback to the team here today or via the contact on the last board. Thank you.

## Client & Design Team



**Client**  
Barnet Homes was created by Barnet council to provide, manage, and maintain new homes in the Borough.

PETER BARBER ARCHITECTS

**Architects**  
Peter Barber Architects are an award winning design orientated practice, consistently delivering high quality, low rise exemplar residential schemes. In 2021 PBA won the RIBA Neave Brown Award for best housing project in the UK.

STATON COHEN Landscape Architecture

**Landscape Designer**  
Staton Cohen are developing high quality landscape proposals including new trees and extensive planting.



**Arboriculturalist & Ecologists**  
Brindle & Green are specialist providers of arboricultural and ecology consultancy services.



**Transport Consultant**  
Lime Transport have an in-depth understanding of the transport issues associated with development projects and dedication to providing expert advice.



**Planning Consultant**  
The planning consultants on the project offering planning advice to Barnet Home's development team.



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## SITE PHOTOS



View 01 - View looking West into the site



View 01 - View looking West



View 03 - Looking towards Northern boundary



View 04 - Looking towards front fence and current site entrance



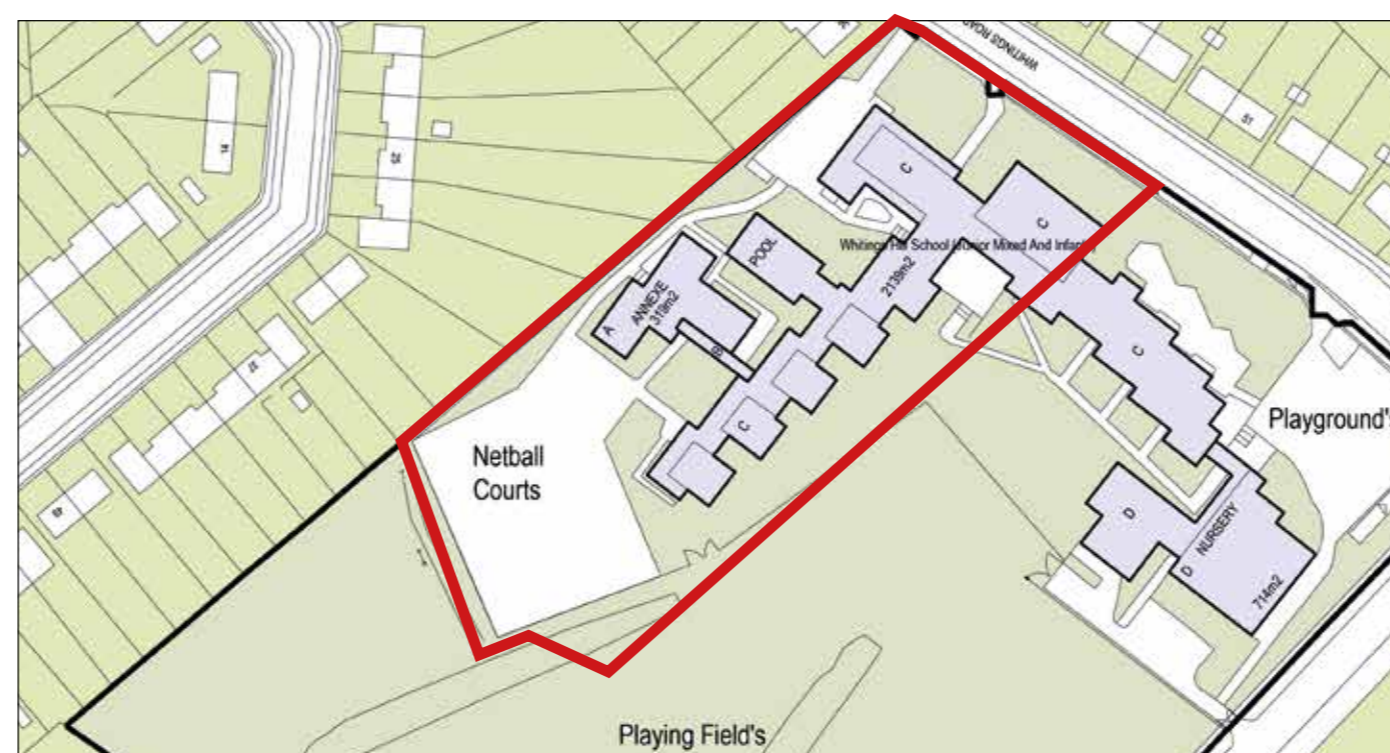
View 05 - Adjacent Whittings School



View 06 - Front Elevation of houses opposite site on Whittings Road

### SITE HISTORY

- In 2016 Capita, on behalf of the council, obtained planning consent for 33 residential units on the land next to Whittings Hill School on Whittings Road as part of a mixed tenure development pipeline.
- Since then, the development pipeline that included the site at Whittings Road did not proceed and the sites were reallocated for disposal, or delivery through other means. Barnet Homes, acting as development agent for Barnet Council, are now bringing forward a refreshed proposal for the site.



Historic OS map showing the demolished Whittings Hill School

### Elevation of 2016 Scheme by Capita. (15 03139 FUL)



### 2016 Approved Proposals:

- Proposal was a maximum of 4 storeys.
- Homes with rear gardens looked towards school.
- Included flatted block.
- Modern detailing in the architectural fenestration.
- Adoptable road surface for access road.

### New 2022-23 Proposals:

- All proposed new buildings are 2 or 3 storeys maximum
- No overlooking of the rear gardens or school
- Low rise house based scheme with all homes having own front door to the street.
- Sensitive detailing taking reference from the local area, with high quality brick details, glazing bars, in keeping with adjacent homes.

### PROJECT OPPORTUNITIES & CONSIDERATIONS

- To refresh and revise the planning permission approved for the site in 2016, which was achieved by Capita for Barnet Council
- To provide housing of a high quality design, that is to be bright and spacious.
- To develop a scheme that is considerate to the surrounding area in terms of its impact on amenity and privacy.
- To enhance the setting of the neighbouring area in keeping with the Local Plan and rationalising the existing building line.
- To design a scheme that achieves a level of sustainability that reduces energy costs and meets the Council's policies on Energy and Sustainability as much as possible whilst taking into consideration the constraints of the site.
- To design a scheme that achieves good levels of acoustic separation.
- To design a scheme that meets the NPPF, the London Plan and LB Barnet's adopted and emerging Local Plans.



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## COMMUNAL GREEN PRECEDENTS



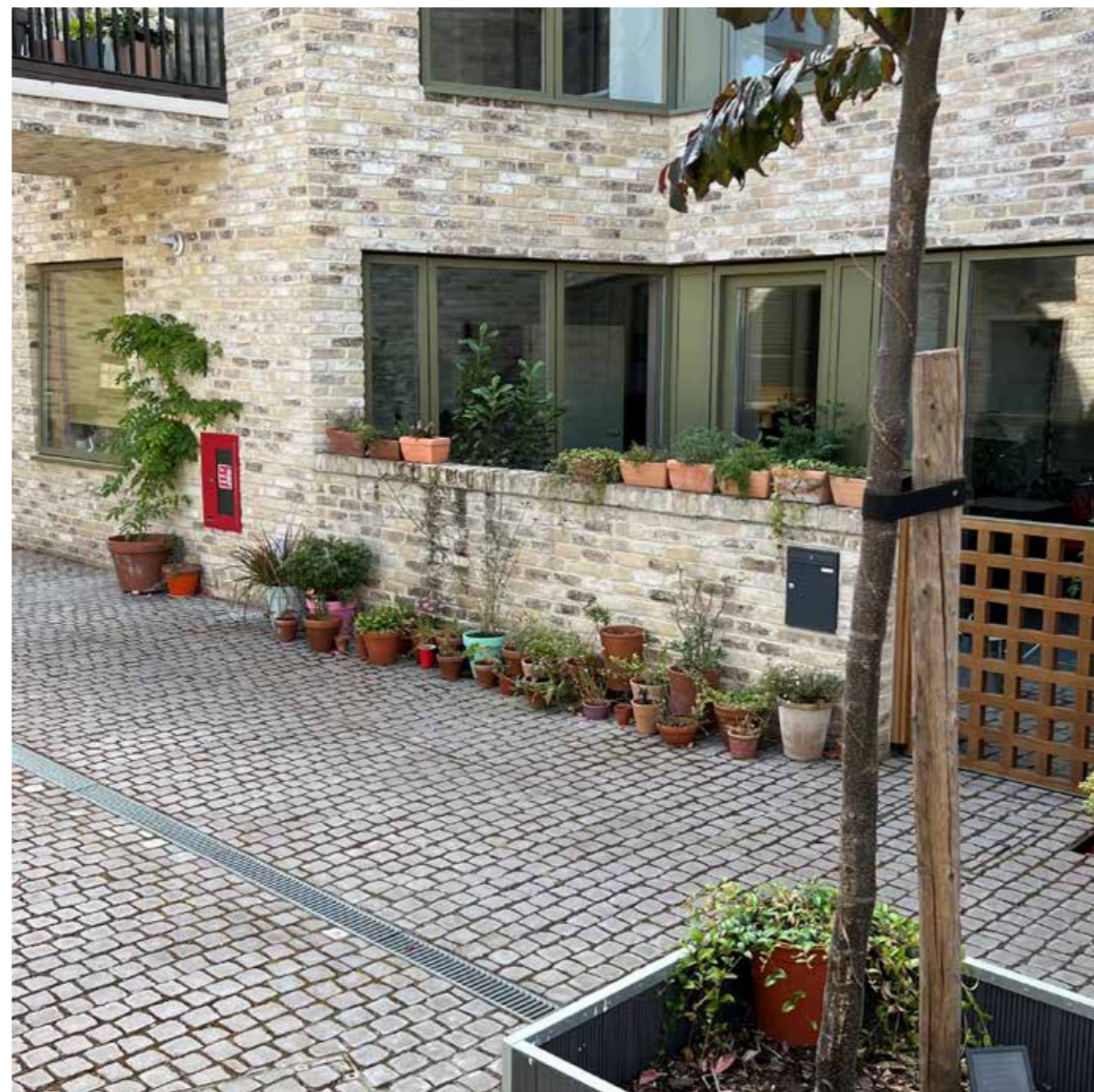
### Precedents of Communal Greens

The images above display aspirations for the project and examples of how Communal Village Greens provide space for local residents to gather as a community. They offer an area of shared amenity, respite and incidental play space for children that is well overlooked by residents.

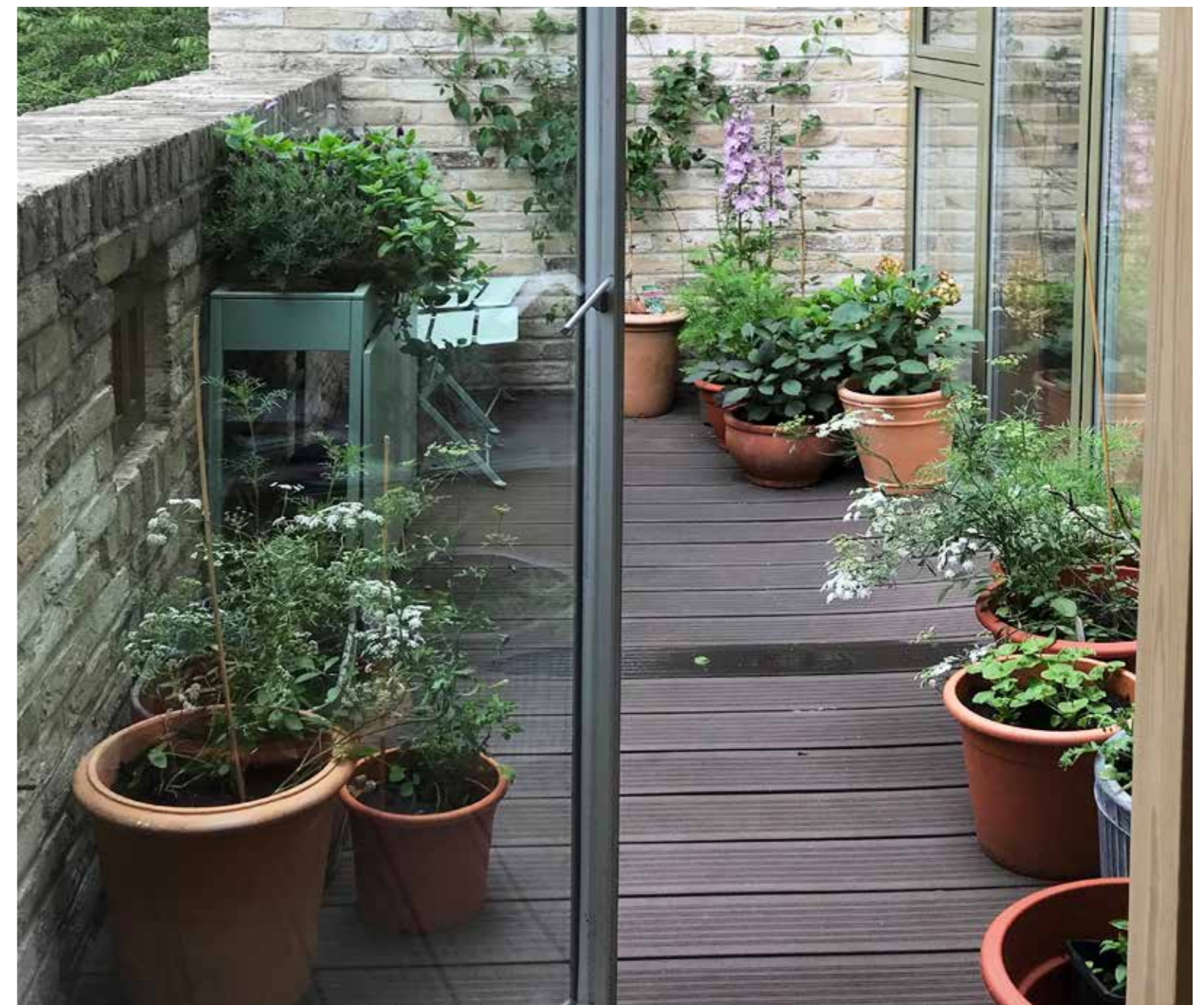
## COURTYARD HOUSE PRECEDENTS



Peckham Rd - Private Courtyards



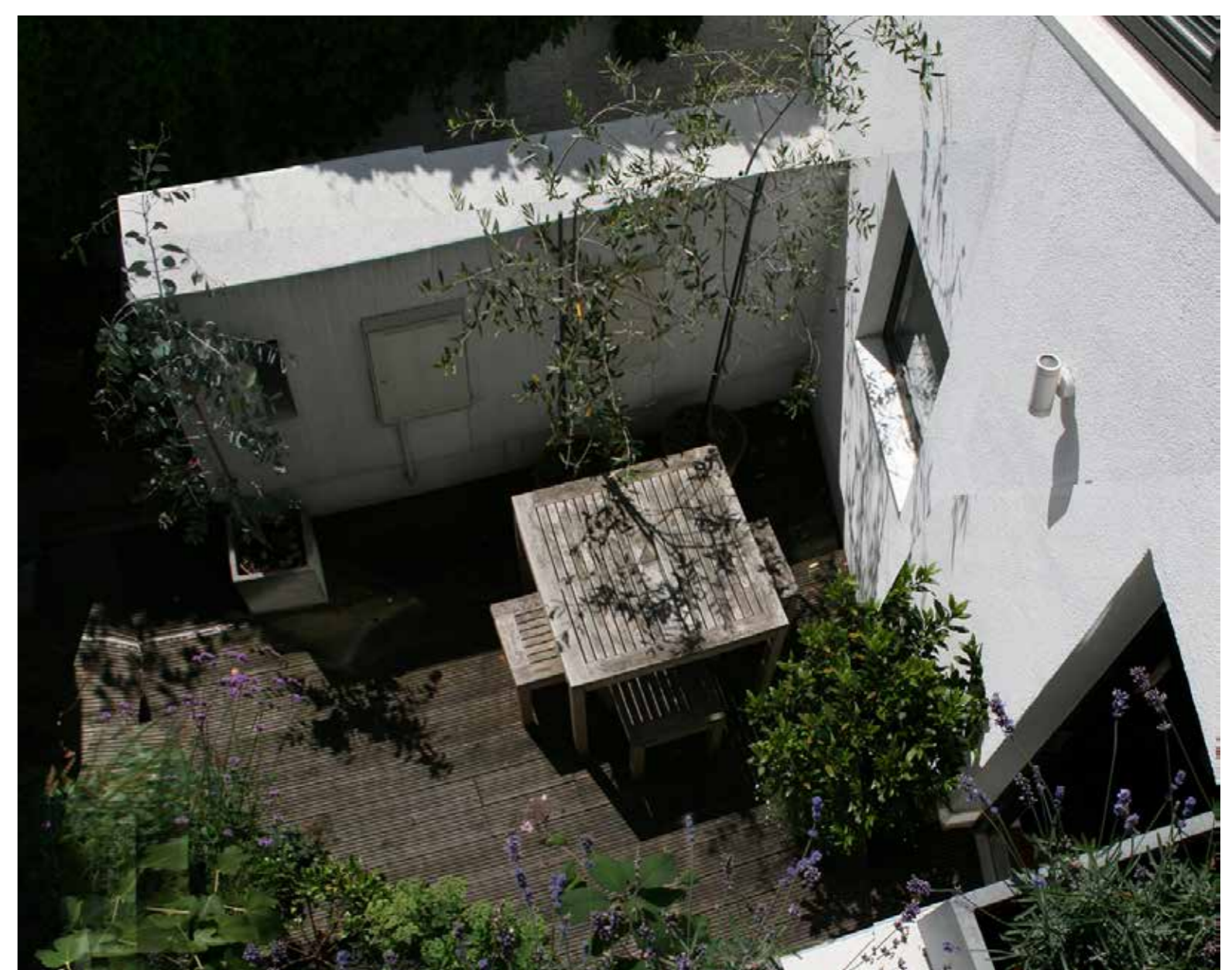
Peckham Rd - Shared surface streets



Peckham Rd- Roof Terraces



PBA Precedent - Colony Mews



Recently completed schemes showing housing with private sun-trap courtyards, gardens and terraces and inhabitation of private and shared amenity spaces by residents.



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## INITIAL IDEAS FOR THE SITE



Initial Sketch of communal green



Sketch Site Plan

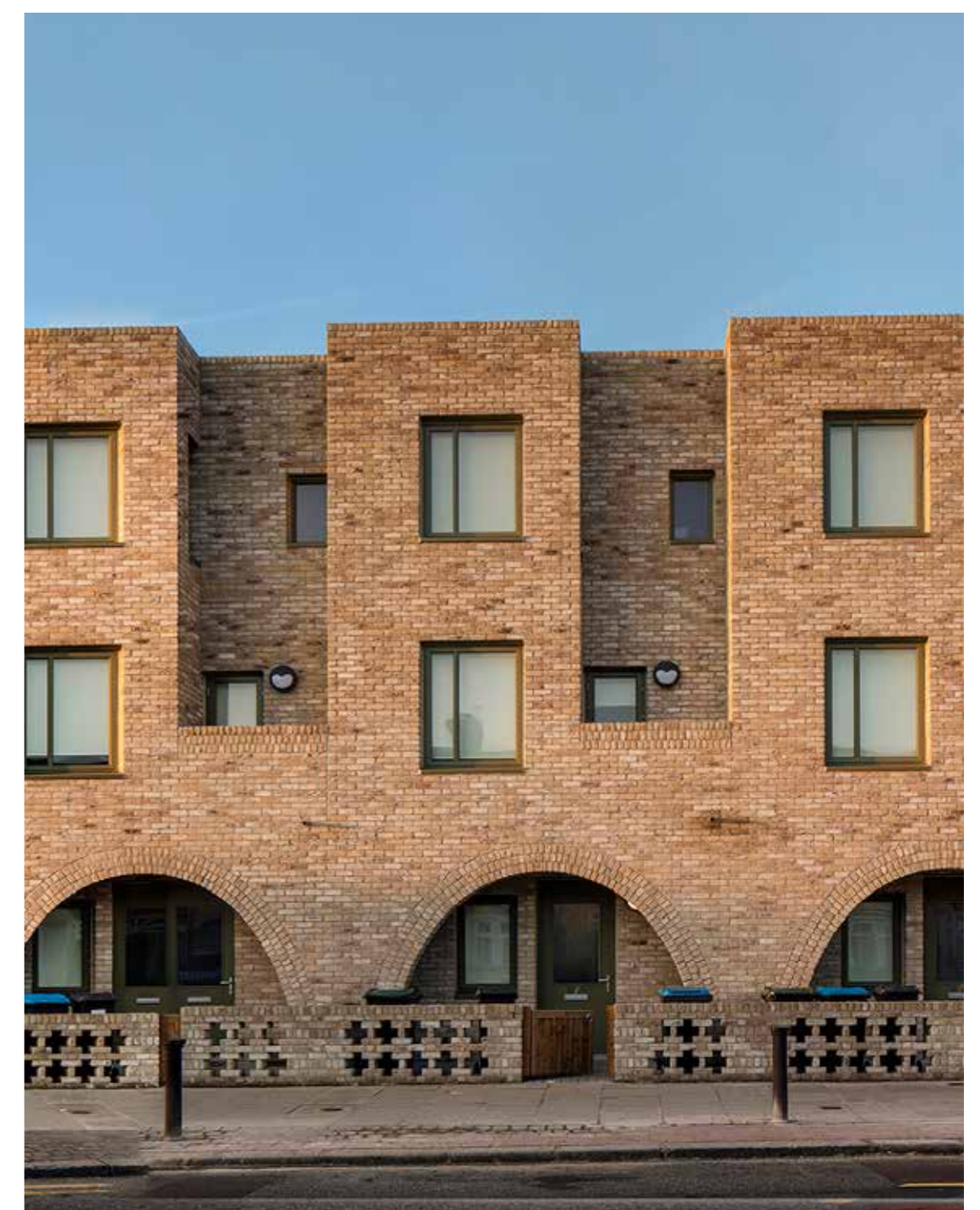
Initial sketch showing a proposal with homes arranged around a shared communal green. These homes all look towards the green and into their own private courtyards and gardens.

### EMERGING KEY PRINCIPLES

- A low rise residential housing scheme
- Majority of dwellings are houses and have their own front door onto the street
- Proposal to achieve a good density on site with less massing than a flatted scheme
- Each dwelling has generous area/s of private open space
- Homes to be a mix of tenures for sustainable communities.
- Development adds security to rear gardens bordering the site by increasing passive surveillance of the site
- Finished in high quality red rustic brick in keeping with the local area with high quality brick detailing
- Existing mature trees protected
- Development provides parking space provision on site
- Shared surface prioritising pedestrian movement, helping slow vehicular traffic through the site



PBA Precedents  
LB Greenwich - Harvey Gardens



PBA Precedents  
LB Enfield - Ordnance Rd



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## INDICATIVE WHITINGS ROAD ELEVATION



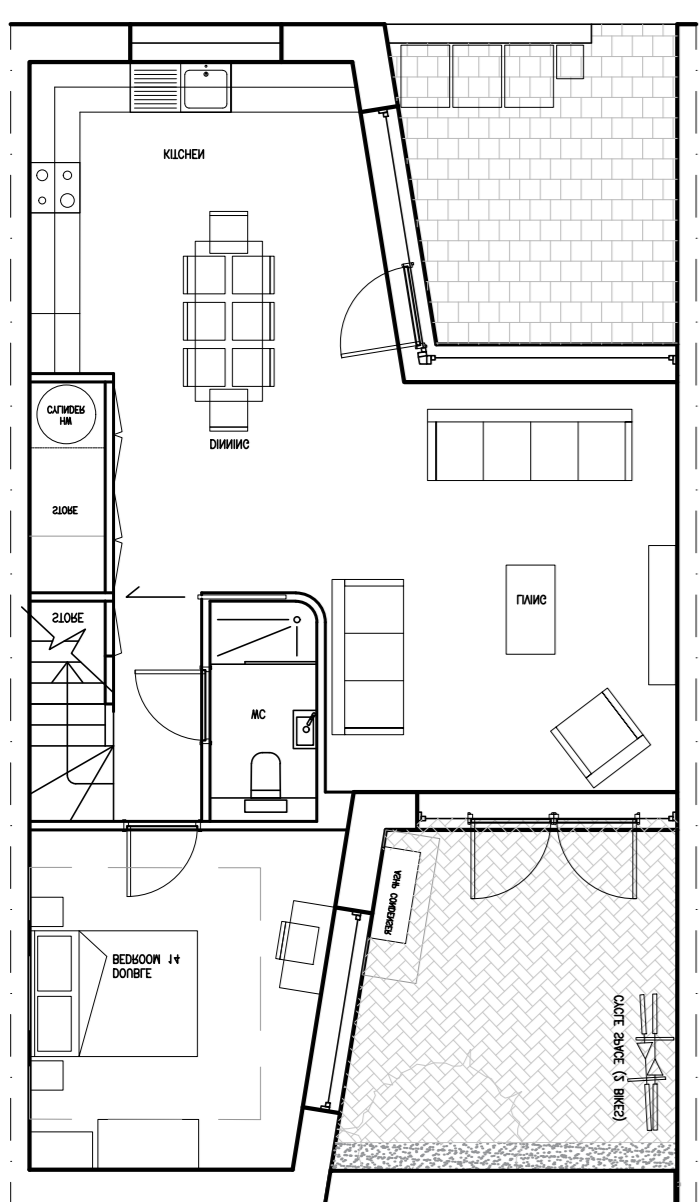
Initial Sketch showing homes fronting Whittings Road.

## MINIMISING IMPACT TO NEIGHBOURING PROPERTIES AND SCHOOL

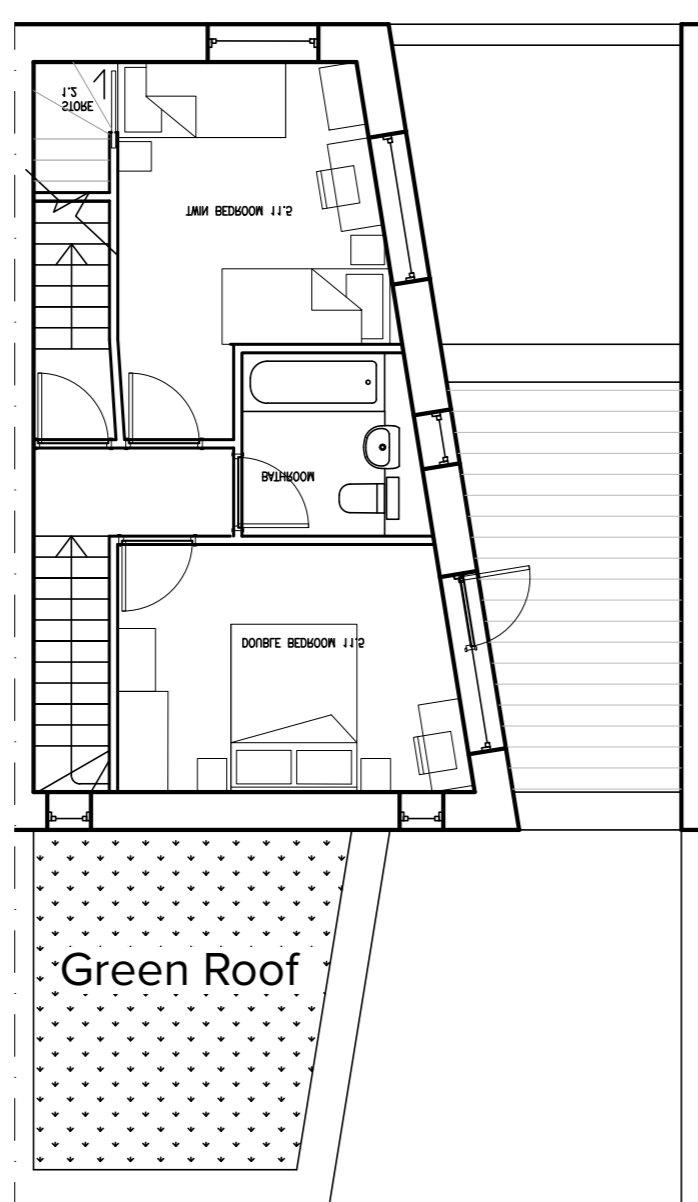


### Sketch perspective

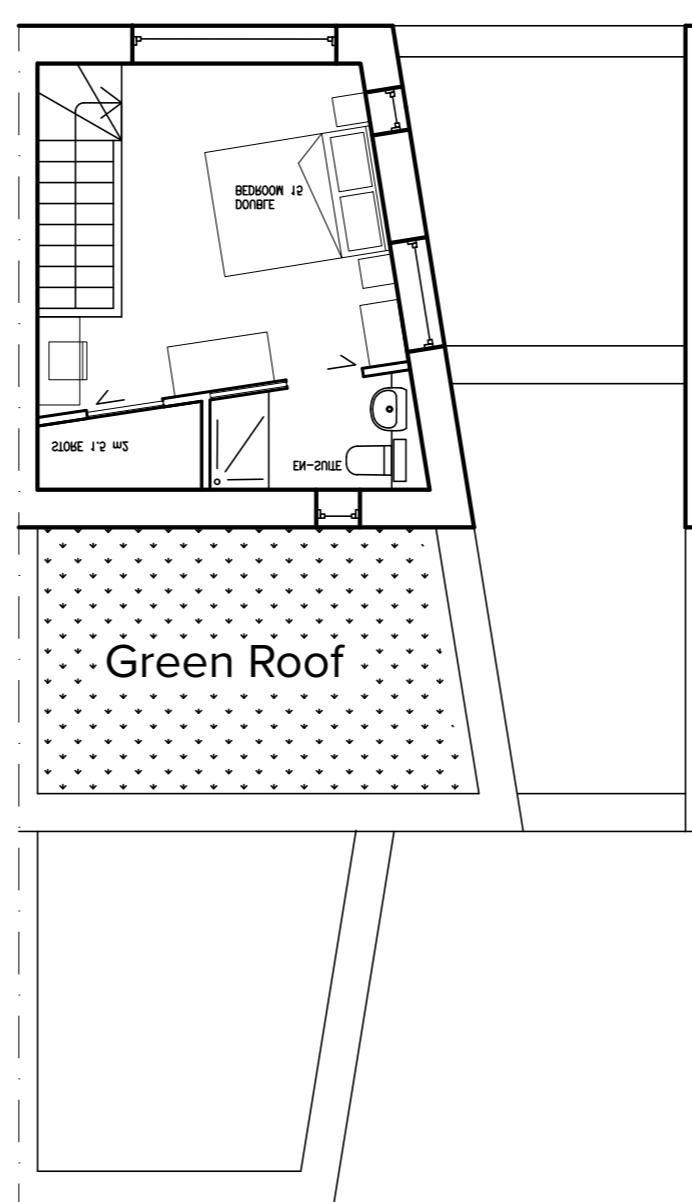
Initial sketch showing a view from the school playground to the North looking towards the proposal. The building massing is carefully considered, pulling away from the boundary with regular breaks to allow light and mitigate any sense of overbearing with small, high level, frosted windows to non-habitable spaces like staircases.



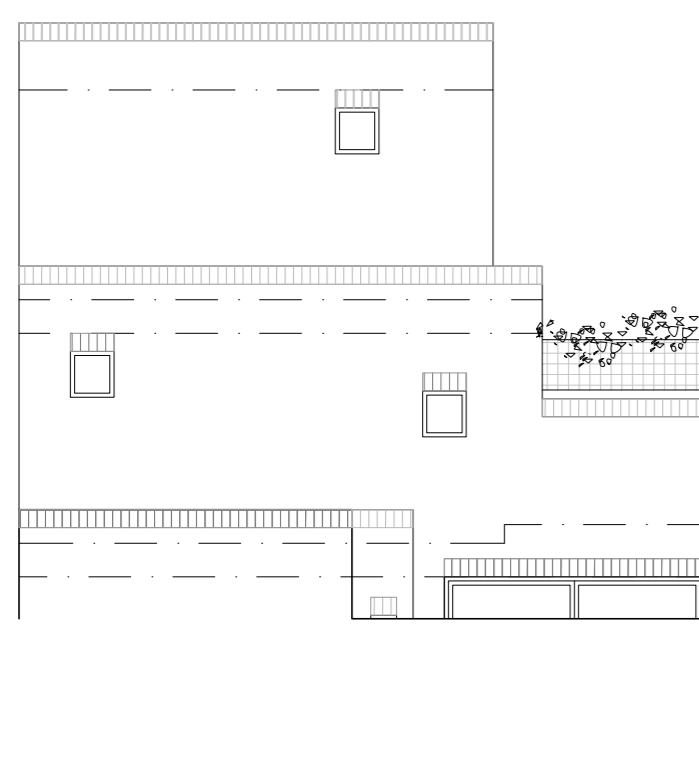
Ground Floor



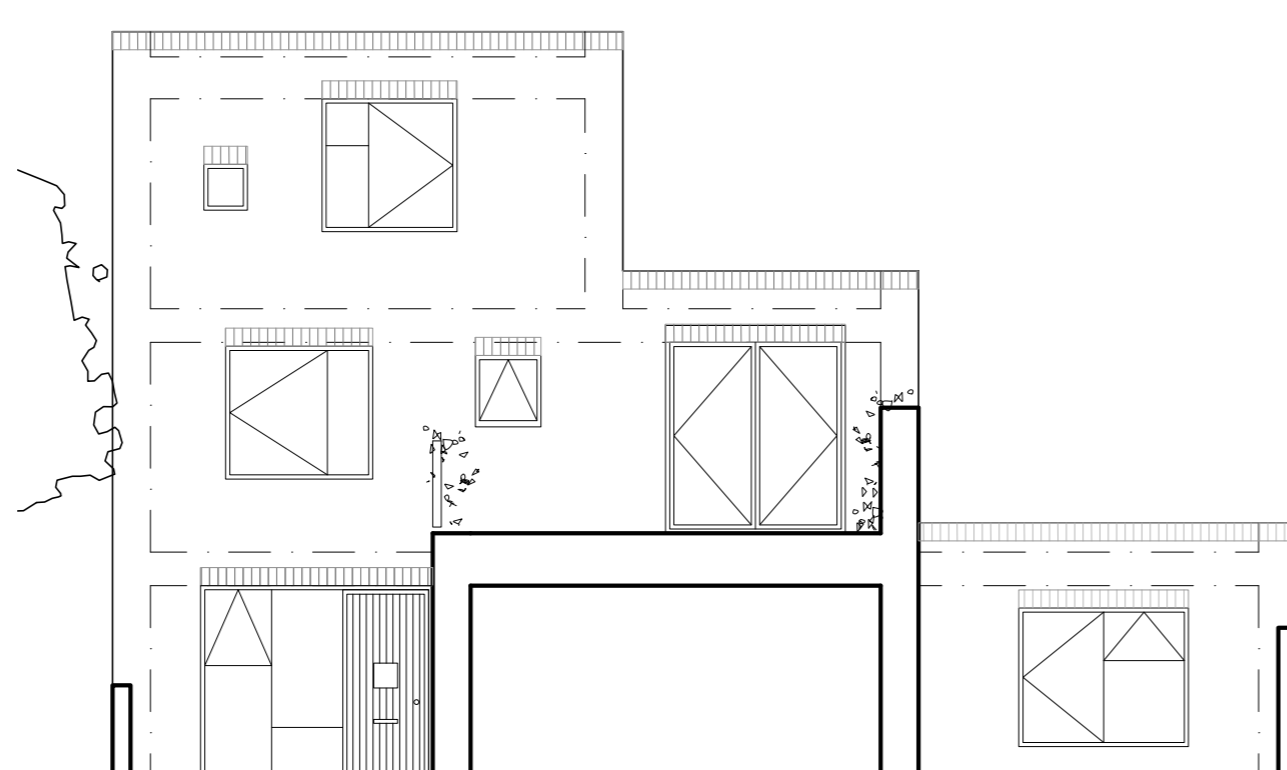
First Floor



Second Floor



Rear Elevation



Section



**PBA Precedent**  
LB Greenwich - Rochester Way

### NO OVERLOOKING OF GARDENS/HOMES ALONG REAR BOUNDARIES

- The courtyard typology of the proposed homes have been designed so that they do not rely on windows overlooking rear boundaries with residential properties or gardens.
- Rear boundaries are to have a 1.8m fence with a timber trellis on top.

### REDUCED MASSING

- All homes are a maximum of 3 storeys (this is a reduction from the 4 storeys of the previously approved application (designed by others) on the site)
- All mews homes step down to the rear to substantially reduce massing along site boundaries
- The massing at first and second floor is further pulled away from the boundary to reduce on any sense of overbearing.

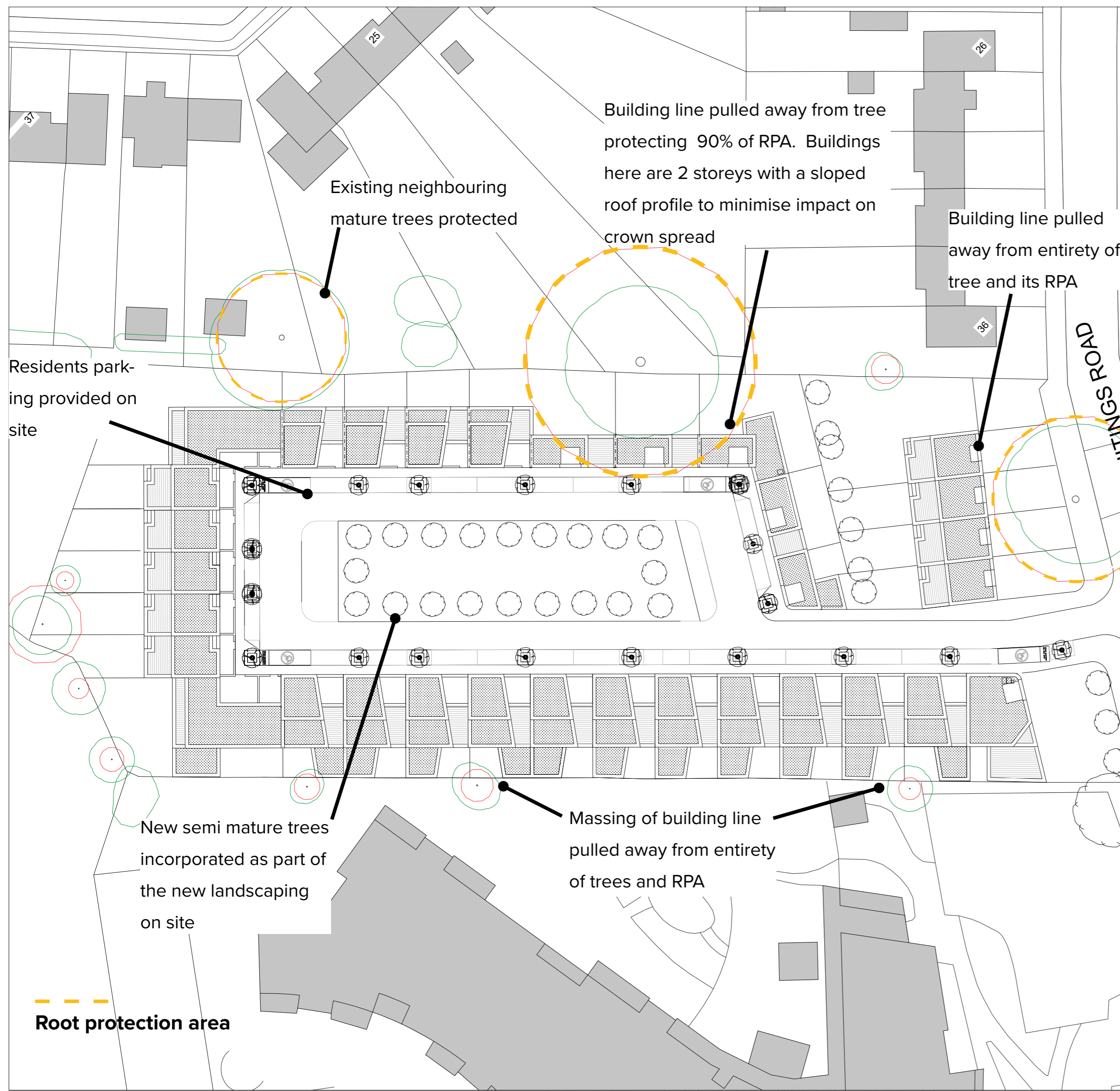
### SUSTAINABILITY

- The new homes will exclude reliance on fossil fuels and target net zero operational carbon. This will be done by the exclusion of gas boilers and sustainable measures such as highly thermally efficient homes, air source heat pumps and solar PV panels.



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## PROTECTION OF EXISTING MATURE TREES AND PROVISION OF PARKING



Site plan showing proposed parking on site and mature trees around which the proposal has been designed.

### TREES

- There are three primary existing trees on site which include;
  - A large oak tree along the Whittings Road boundary with a TPO ( 15/ TPO/011 )
  - Two oak trees along northern boundary within existing rear gardens
- PBA have worked in close collaboration with arboriculturalists at Brindle & Green to ensure the proposed design has carefully considered these important, mature oak trees located close to the site boundaries.
- The design has been tailored to accommodate the RPA's and extent of crown spread by pulling back the relevant building lines when within close proximity.
- **These trees are protected and sensitively incorporated into the proposed scheme**
- **A high number of high quality semi-mature new trees are proposed around the shared surface mews, within the central green space and in some new private gardens**

### PARKING

- Provision of a total of 31 car parking spaces, as well as secure and covered cycle parking on site.
- Lime transport have conducted surveys and analysis to review existing conditions within the vicinity of the site, outline the development proposals and how they will be integrated into the existing transport infrastructure.
- It is considered that any over-spill parking is likely to be associated with visitors to the site
- Parking stress along Whittings Road represents 58% of the available capacity on this street, with 20 unoccupied spaces before practical capacity is reached.
- There is sufficient capacity within 200m of the site, and along Whittings Road specifically, to accommodate any potential over-spill car parking in the vicinity of the site.
- **The on-site car parking provision for residents is above the anticipated demand based on local car ownership rates.**

## MATERIAL PRECEDENTS



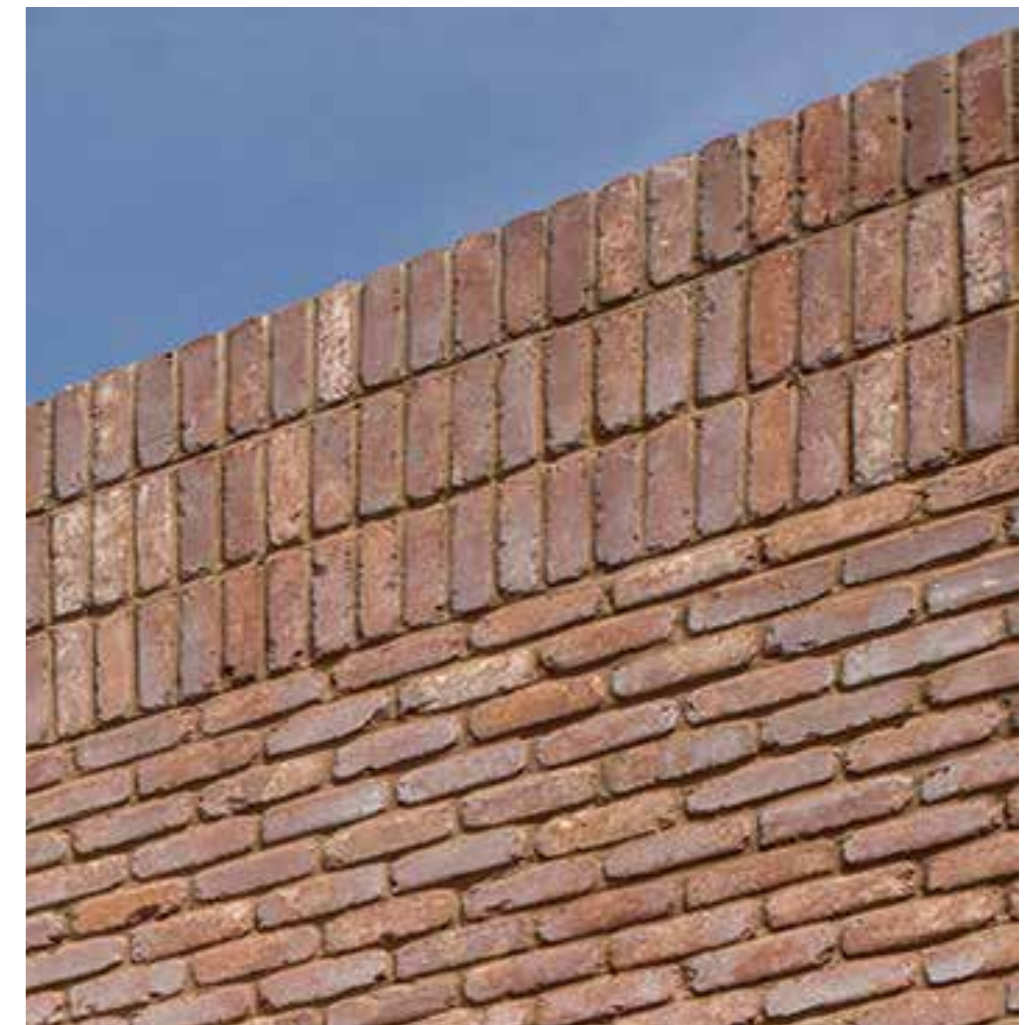
Door and window fenestration



Solid timber gates and trellis'



Green roofs that improve site ecology



Rustic and varied brick choice



Brick details such as arched window heads and brick on edge parapets



Shared surface mews street



Cobbled paver and integrated flush planters

Recently completed schemes showing good quality robust materials used in recent projects



# Land Adjacent to Whittings Hill Primary School - Public Exhibition

We held a public consultation on Monday 5th December and have since collected feedback from those who attended or viewed the proposals online.

These boards outline what 'YOU SAID' and what 'WE DID' in response, sharing how the proposals have developed as a response to your feedback.

## 1 NEW HOMES - YOU SAID:

Overall you supported the proposal for new homes at the Site and had a desire for more affordable homes in the local area.

### WE DID:

- We're proposing 35 New high quality homes.
- There are to be predominantly larger family type homes of between 3 - 4 beds.
- The scheme is proposed to be policy compliant 50:50 tenure mix of affordable and private housing across two sites. The exact tenure mix for this site is currently being assessed and will be confirmed as part of the planning application submission.



## 4 MATERIALITY - YOU SAID:

You liked that the proposal was to be constructed and finished in brick, and be in keeping with the local area.

### WE DID:

- We're proposing high quality, rustic brick that's varied in tone.
- The exact brick will be 'conditioned', requiring Planning Officer approval before construction to ensure it's high quality to ensure its high quality and complements the surrounding properties.



Rustic varied red brick - Wienerberger Retro Cottage

Rustic varied red brick on a previous PBA project - Enfield

Rustic varied red brick on a previous PBA project - Barnet

## 2 DESIGN PRINCIPLES - YOU SAID:

You liked and had a preference for the good design our proposals showed and the precedents (including previous projects) that informed our proposals.

You supported our approach for a low rise residential scheme, with a preference for individual houses.

### WE DID:

- We're proposing a low rise residential scheme of maximum 3 storeys.
- The proposal comprises individual homes each with its own front door to the street.
- Different typologies such as courtyard houses, town houses and cottage flats arranged around a tree lined communal green as well as having their own private amenity space.



PBA Precedent - Cottage flats

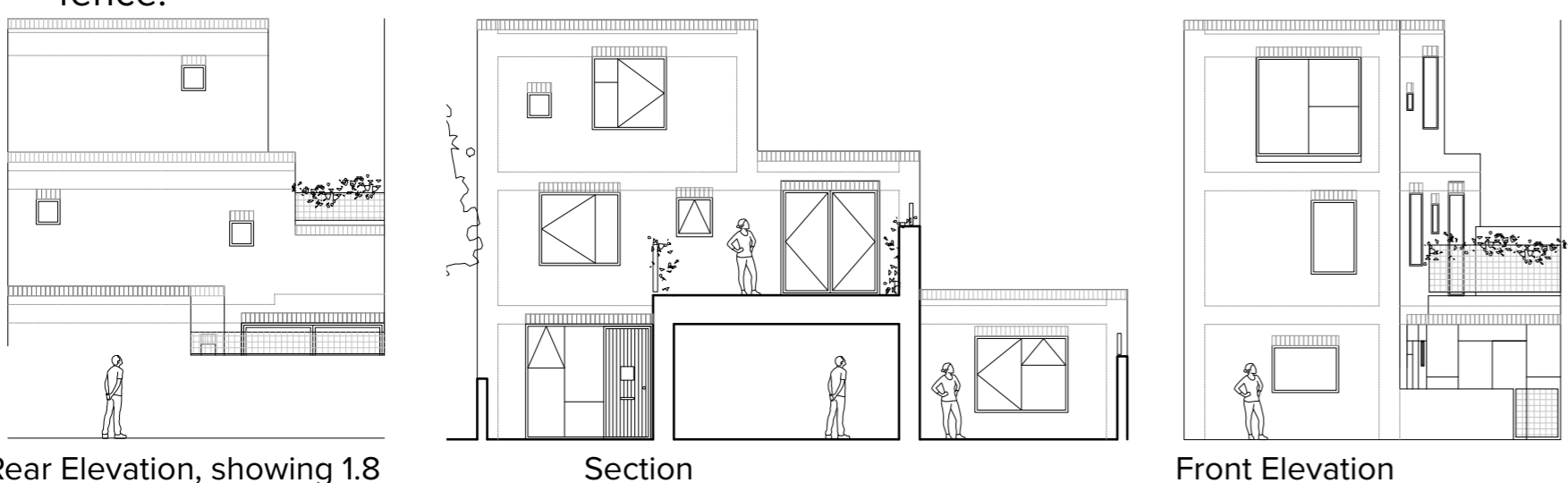
PBA Precedent - Courtyard Houses

## 3 SECURITY - YOU SAID:

Owing to the development bordering the school, you'd like to see that it ensures security and maintains privacy for the school.

### WE DID:

- We met with Whittings Hill Primary School leadership and representatives to discuss with them our proposals, and how our design can mitigate these points.
- The design has carefully considered maintaining privacy with the school. The massing of the proposed homes has been designed to step back from the school boundary.
- Any windows at the rear of these homes are designed to be small, high level, frosted windows to non-habitable spaces (e.g. staircases). Therefore there is no direct overlooking into the school.
- A 1.8m brick fence with an additional 0.5m timber trellis above is proposed as the boundary between the school and these homes, an improvement to the existing timber fence.



Rear Elevation, showing 1.8 brick fence with 0.5m trellis

Section

Front Elevation



Ground Floor plan

First Floor plan

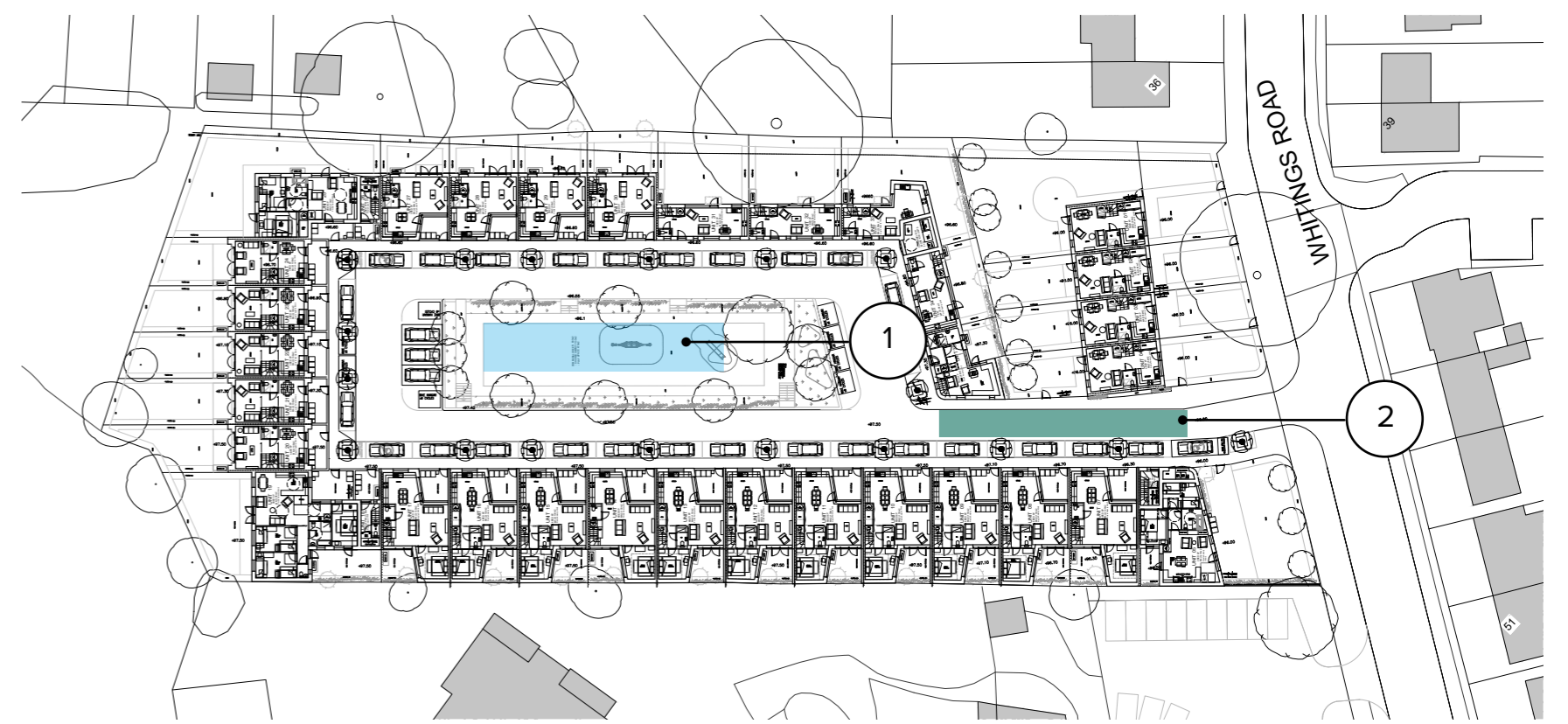
Second Floor plan

## 5 SUDS AND DRAINAGE - YOU SAID:

You'd like to see a Site wide SUDS Strategy. You queried whether the development would exacerbate issues of localised flooding from the school pond.

### WE DID:

- A site wide strategy for surface water drainage has been designed by our consulting Civils Engineers based on the parameters of the site and the proposed scheme.
- As part of the landscaping strategy, it incorporates areas for water attenuation (a detention basin) in the central green in case of future severe storms to temporarily hold water.
- The SuDs strategy further uses permeable pavements for private drainage attenuation.
- Attenuation tanks underneath the road surface will also supplement the attenuation volume in the detention basin.



1. SuDs Detention Basin in communal green 2. SuDs Attenuation tanks under road

## 6 HIGHWAYS, PARKING, TRAFFIC - YOU SAID:

You queried whether the development would ensure visibility for children at crossing points. Furthermore, a query was raised on whether there would be parking from the development along Whittings Road.

### WE DID:

- We are proposing a total of 31 car parking spaces for the new homes. This number of car parking spaces is in line with the local car ownership data. The on-site car parking provision for residents is above the anticipated demand based on local car ownership rates.
- Whittings Road is currently a controlled parking zone due to the immediate adjacency of the school. Any over-spill parking is likely to be away from this zone and mostly associated with visitors to the site. There is capacity for an additional 56 vehicles to be parked in the surrounding 200 metres, before practical capacity is reached (at 85%).
- It's predicted that the scheme is likely to generate up to 87 vehicle movements (including servicing trips) throughout the day with nine vehicle trips in the morning and seven in the evening peak. It is considered that the proposed development will have a minimal impact on the surrounding roads.



- The site access way has been designed with ample 4 meter radius and terminates at a perpendicular angle with Whittings Road to visibility splays for road safety.
- The shared surface road is designed as a traffic calming feature to slow vehicular use.
- Signage systems will be incorporated to inform and make aware all road users of school children and other pedestrians.



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**VISUALISATION OF PROPOSAL** - A view from the communal green, a shared amenity space for the scheme around which are arranged courtyard and town houses along a shared surface tree lined street.

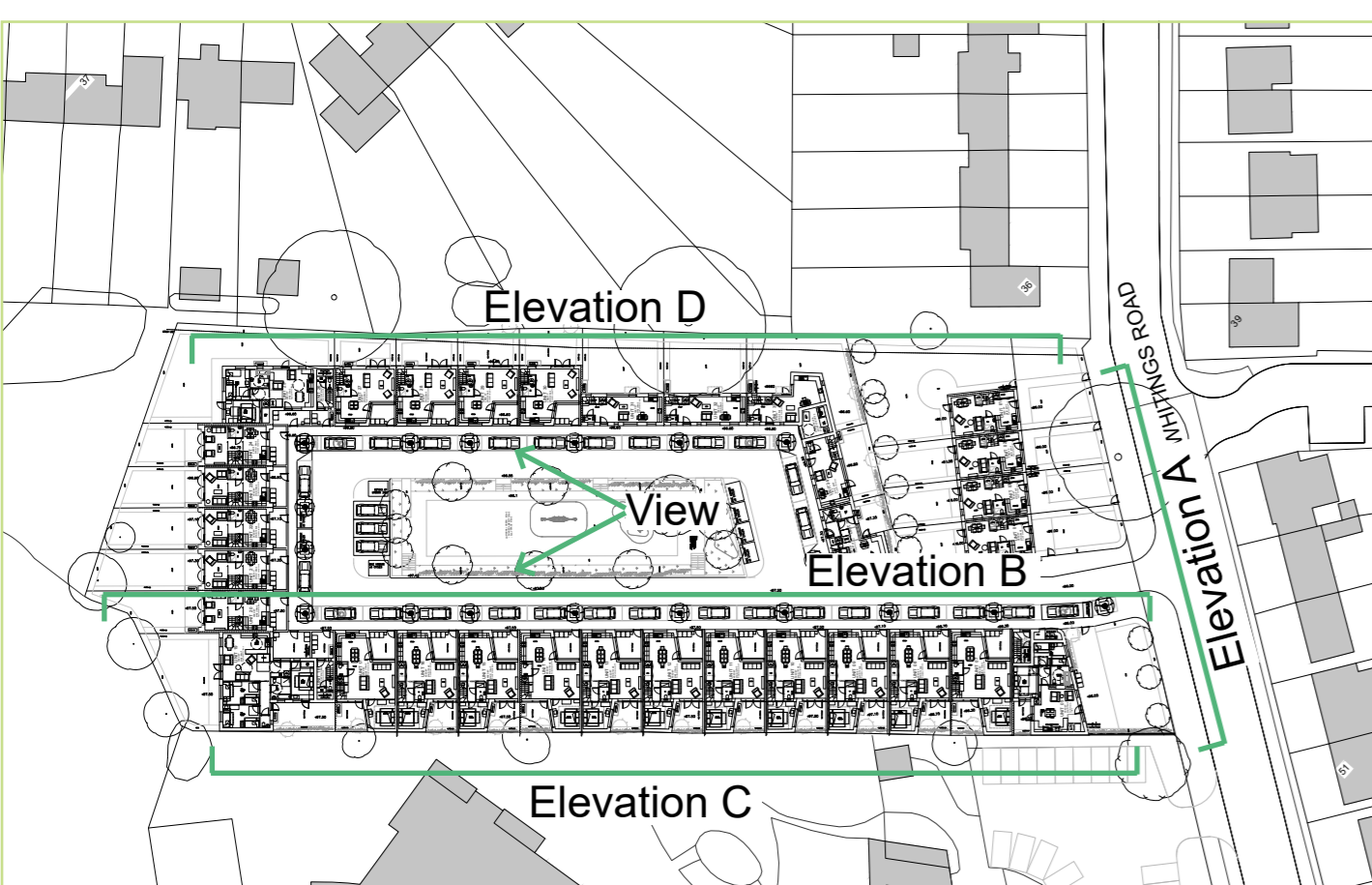


Elevation A - Along Whittings Road



Elevation B - Cross Section within the site

## Key Plan





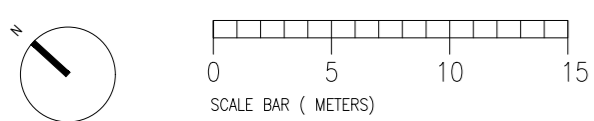
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Ground Floor Plan

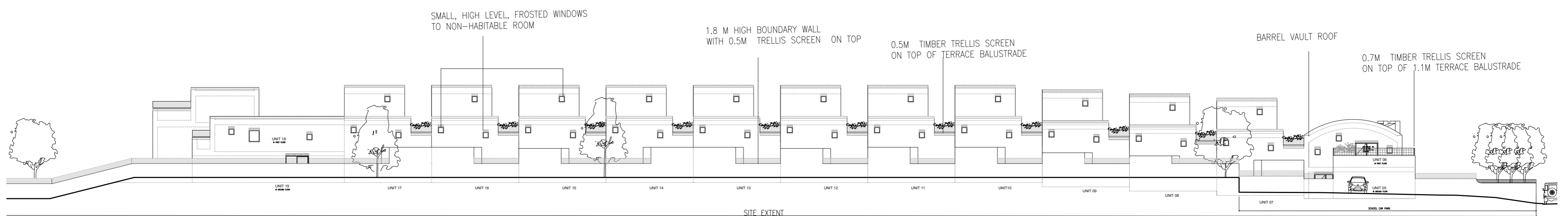
Ground Floor Plan Key:

- Homes
- Refuse & Recycling Stores
- High quality hard landscaping
- High quality grassland / planting
- Existing Trees
- Proposed Trees

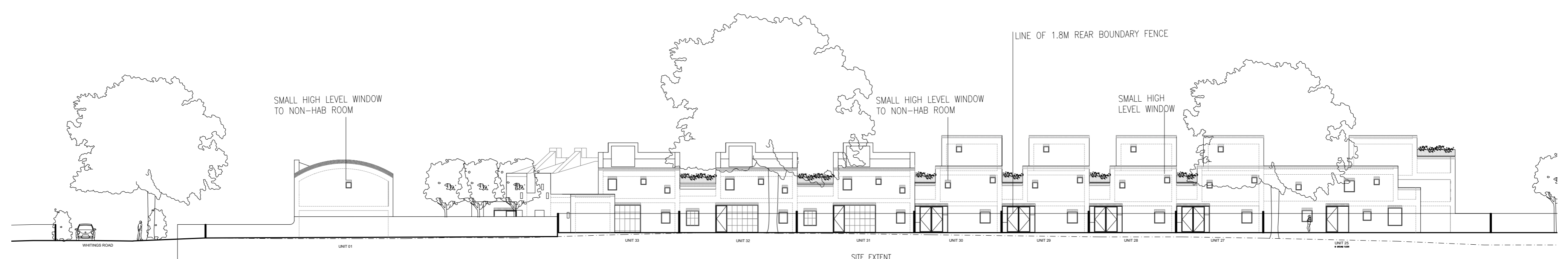


## YOU TOLD US YOU LIKED:

- The proposals' overall design and architecture.
- The scheme being a maximum of three storeys ( a reduction from the previously approved 2016 scheme)
- The scheme finished in a high quality rustic red brick
- The provision of more family homes in the area.
- The proposal for a "lovely" communal green for future residents



Elevation C - Elevation / View from School



Elevation D - Elevation / View from rear gardens Wells Road



# Land Adjacent to Whittings Hill Primary School - Public Exhibition

## SUMMARY

- **35 high quality homes laid out around a new accessible and delightful tree lined street.**
- **Mature established high quality trees will be retained.**
- **Provision of parking for residents on site**
- **The new homes are low rise and have no appreciable impact on light. (Maximum of 2 storeys tall along Whittings Rd - a reduction on the height of the previously approved 2016 planning scheme), and a maximum of 3 storeys at the rear of the site.**
- **Architectural character of the proposal is sensitive and sympathetic to the neighbouring homes in the area and the adjacent school site.**
- **Resident's outlook will be greatly improved: with the enhancement of the existing area with new landscaping and trees, improving the street-scape**
- **Natural surveillance of the area will be greatly improved.**
- **Provision of a new play area / garden in the green space.**



## PETER BARBER ARCHITECTS - PROFILE

Peter Barber Architects are an award-winning design orientated architectural practice established in 1989. The practice was awarded the first ever RIBA (Royal Institute of British Architects) Neave Brown Award in 2021 for the best affordable housing project in the UK, and have been short-listed to the final three in 2022.

PBA are considered to be experts in delivering high quality, exemplar residential schemes in complex urban sites, working in close collaboration with Planning Authorities and local communities, winning national awards for conservation and restoration. The projects are of an extremely high quality that consistently exceed expectation whilst maximising the development potential of the site and improving existing context for local residents.

PBA pride themselves on designing carefully considered architecture with lively picturesque façades, and sensitive urban designs that contribute positively to the existing area for local communities. PBA revisit built housing projects to see how new and existing residents are getting on. All projects are informed by a thorough understanding of existing and new resident's needs.

The Practice's varied portfolio of work is underpinned by a consistent commitment to radical solutions and excellence in design and high quality of the schemes is reflected in the awards the practice has won:

### Practice Awards

- 2022 RIBA National and London Award: Kiln Place
- 2021 NLA Awards Category Winner: Housing
- 2021 RIBA Neave Brown Award for Housing Winner: McGrath Road
- 2021 RIBA National and London Award: 95 Peckham Road
- 2021 RIBA National and London Award: North Street
- 2021 RIBA London Award: McGrath Road
- 2021 RIBA London Award: Holmes Road
- 2020 NLA Awards Category Winner: Housing
- 2020 Building London Planning Award Winner: Beechwood Mews



## FURTHER INFORMATION AND CONTACT

### TIMELINE

Below is our timeline for Whittings Road. We will be hosting another consultation event to show you the more detailed proposals early in 2023:

- 5 Dec 2022 ● First public consultation event
- 8 Feb 2023 ● Second public consultation event
- Spring 2023 ● Submission of planning application
- Autumn 2023 ● Decision by Strategic Planning Committee
- Early 2024 ● Work starts on site

### HOUSING TENURE MIX

Barnet Homes are developing this planning application alongside another proposed scheme on Moxon Street, EN5.

There is a significant need for affordable housing in the borough and they are committed to providing a policy compliant 50:50 tenure mix of affordable and private housing across the two sites.

The exact tenure mix for each site is currently being assessed and will be confirmed as part of the planning application submission.

### LOOKING AHEAD TO CONSTRUCTION

- We understand that one of the greatest concerns neighbours can have about a new development is the potential disruption caused by construction works. Should the application be approved the construction period is planned to be approximately 18 months.
- A Construction Management Plan will be agreed with Barnet Council prior to works commencing.
- Construction traffic routes will be agreed in this plan.
- Deliveries and collections will be scheduled to avoid coinciding with residential waste collections or morning and evening rush hour traffic.
- Dust and pollution will be kept to a minimum.
- Should residents have any queries during construction the contractor will have a dedicated community engagement or resident liaison officer. Their
- Contact details will be readily available before construction starts.

**Thank you for taking the time to visit our second public consultation on the proposals for the Whittings Road site. We hope that you found the event informative.**

### FEEDBACK

These boards summarise the information that will be submitted for planning. Nonetheless we encourage you to still provide your feedback. This can be done via the feedback forms provided or by visiting our website [www.barnethomesengage.org](http://www.barnethomesengage.org).

If you need any assistance or have any questions about the proposals, please speak with a member of the team. We welcome your feedback by Wednesday 22nd February 2023. After the planning application is submitted there will also be a statutory period of consultation where you will have the opportunity to comment on the planning application.

The team can also be reached by using the details below:

- ✉ [WhittingsRoad@barnethomes.org](mailto:WhittingsRoad@barnethomes.org)
- 🌐 [www.barnethomesengage.org](http://www.barnethomesengage.org)
- ☎ **020 8080 6587** (Philip Goldstone, Senior Project Manager, Barnet Homes)
- ✉ Philip Goldstone, Senior Project Manager, Barnet Homes  
3rd Floor, 2 Bristol Avenue, Colindale, London, NW9 4EW

