

Barnet Local Plan Examination

Matter 10 – Site Allocations

Hearing Statement prepared on behalf of Marstead Living Limited September 2022

1. Introduction

- 1.1 This Statement has been prepared by Avison Young on behalf of Marstead Living Limited/IBSA, the owners of the Watchtower House and Kingdom Hall (WTHKH) site in Mill Hill (site allocation ref. 49).
- 1.2 Marstead Living has recently submitted a planning application for the redevelopment of the WTHKH site for 185 homes, comprising 175 x Specialist Older Persons Housing (SOPH) units (use class C2) and 10 x conventional dwellings (use class C3) plus a community facility. The application is pending determination (ref. 22/0649/FUL).
- 1.3 This statement sets out our comments with respect to the issues and questions raised by the Inspectors regarding Matter 10, as relevant to Site ref. 49 and our particular representations.

2. Question 1 – Are the proposed site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?

Question 2 – Is there any risk that any infrastructure requirements, site conditions and/or constraints might prevent or delay development or adversely affect viability and delivery?

- 2.1 Site ref. 49 is a vacant, previously developed, deliverable (for the purposes of the NPPF Annex 2 definition) site. The principle of allocating the site for development is entirely appropriate and justified.
- 2.2 Potential constraints, infrastructure requirements and adverse impacts associated with the allocation have been thoroughly explored and assessed as part of the preparation of planning application ref. 22/0649/FUL which is in accordance with the allocation. No significant barriers to development have been identified as part of this process which is the product of extensive joint working with LBB and other stakeholders. We consider provides clear evidence that development can be delivered on this site.

3. Question 3 – Are the site allocation boundaries justified?

- 3.1 The site allocation boundary for Site Ref. 49 accords with the ownership (title) boundary of the land owned by Marstead Living Limited/IBSA; the physical site boundaries; and the boundary of planning application ref. 22/0649/FUL which seeks approval for the redevelopment of the site. Accordingly, we consider the boundary to be justified. Refer to site ownership plan at Appendix A.

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- 4. Question 4 – Are the assumptions regarding the capacity of the sites in terms of density of development and net developable areas justified and what is this based on?**
- 4.1 Site Ref. 49 supports an indicative capacity of 224 homes.
- 4.2 Marstead Living were engaged in pre-application discussions with London Borough of Barnet (LBB) regarding the redevelopment of the WTHKH site over the period October 2019 to January 2022. We understand that the indicative figure of 224 homes was evidenced by provisional plans for the site discussed with LBB Officers as part of pre-application discussions.
- 4.3 A full/detailed planning application has subsequently been submitted for 185 homes, comprising 175 x C2 Specialist Older Persons Housing (SOPH) units and 10 x conventional C3 dwellings, plus a community facility, which is pending determination (application ref. 22/0649/FUL). The scheme is the product of extensive joint working with LBB and other stakeholders and we consider it to be the optimum deliverable capacity of the site for the type of specialist housing proposed, having regard to all relevant planning policy considerations particularly maintaining the essential characteristics of the Green Belt (openness).
- 4.4 Extracts from the Design and Access Statement that supports application ref. 22/0649/FUL are attached at Appendix B for reference. This demonstrates how the proposed new buildings are clustered in/around the areas of existing buildings, while extensive areas of existing hardstanding (car parking) are proposed to be removed in order to increase the proportion of the site that comprises genuinely 'open' greenspace compared to the existing.
- 4.5 As is typical for a C2 SOPH scheme, there are extensive communal facilities which are necessary to support the use. These take up approximately 10% of the total amount of floorspace. It would be reasonable to assume that the site would be able to support around 10% more homes if a conventional C3 dwelling scheme was brought forward (perhaps higher depending on the unit size mix), which would be allowed by the site allocation. Accordingly, we consider there to be clear evidence to justify an indicative capacity of at least around 200 homes for the WTHKH site (site ref.49).
- 4.6 We consider the Council's proposed modifications to Site Ref. 49 are necessary to make the allocation appropriate and justified.
- 5. Question 5 – What is the expected timescale for development in terms of lead in times and annual delivery rates, and are these assumptions realistic and supported by evidence?**
- 5.1 Site Ref. 49 indicates a development timeframe of 6-10 years. A full/detailed planning application has been submitted for redevelopment of the Site which is pending determination (application ref. 22/0649/FUL). The Applicant is also the intended developer/operator of the proposed scheme who is keen to deliver the development as soon as possible. On this basis we consider development could be delivered within year 0-5 rather than 6-10 years.
- 6. Question 6 – Does the Plan sufficiently make clear the infrastructure requirements for each of the allocated sites, together with the timing of and dependencies upon such infrastructure for their delivery?**
- 6.1 There are no infrastructure requirements listed for Site Ref. 49. The need for any off-site infrastructure upgrades has been assessed as part of the preparation of planning application ref. 22/0649/FUL, with no significant issues identified.

7. Question 7 – Are the proposed allocations and the associated development requirements and principles identified in Annex 1 of the Plan - justified, effective, consistent with national policy and in general conformity with the London Plan?

Question 8 – Are any further modifications required to ensure that the relevant policies for each site and/or their development requirements identified in Annex 1 are accurate and sound?

- 7.1 We consider the Council's proposed modifications to site Ref. 49 which removes the numerical percentage quantum figures for proposed uses to be necessary as these figures were not justified (as explained in our Regulation 19 representations). We consider that further modifications are necessary to ensure soundness, specifically with respect to being consistent with NPPF para 149(g) which provides the national policy basis that underpins the allocation.
- 7.2 The current drafting (incorporating the Council's proposed modifications) supports the redevelopment of the 'area of existing buildings'. In practice, limiting new development to the 'area of existing buildings' could prove to be overly restrictive when considered in conjunction with NPPF para 149(g) and therefore inconsistent with national policy.
- 7.3 The existing development at the WTHKH site comprises a sprawling complex of buildings, surface car parks and other hardstanding (i.e. not just buildings) set amongst gardens alongside a large area of open space. Refer to Appendix B for further details.
- 7.4 As per our representations to the Regulation 19 consultation, we consider that the entirety of the WTH site and the northern part of the KH site comprises Previously Developed Land (PDL) for the purposes of the definition at Annex 2 of the NPPF, in that it is land which is occupied by permanent structures and associated fixed infrastructure (including the associated curtilage). The exception at NPPF para.149(g) applies to the entirety of this PDL land, where the relevant policy consideration is whether the proposed development would have a greater impact on the openness of the Green Belt compared to the existing (i.e. a comparison exercise). This is different to (not consistent with) the draft allocation which restricts development to the 'areas of existing buildings' only.
- 7.5 In our representations to the Regulation 19 consultation we have suggested that, in order to ensure greater consistency with NPPF para 149(g), the allocation could be modified to state that the extent of the future developed area should not exceed the extent of the existing developed area (in terms of a total land area sqm/hectare), with the 'developed area' comprising land that accommodates permanent structures and associated fixed infrastructure and the spaces immediately in between them.
- 7.6 However, having regard to the Council's proposed modifications, a more straightforward solution could be to amend the (Council's proposed modified) wording as follows (new wording in red/deletions struck through):

Existing built-up area (buildings, car parks, and hardstanding) ~~Area of existing buildings~~ redeveloped for residential with supporting community uses while the site maintains the essential characteristics of the Green Belt, including retaining **at least the existing amount** ~~the areas~~ of undeveloped land.

Or,

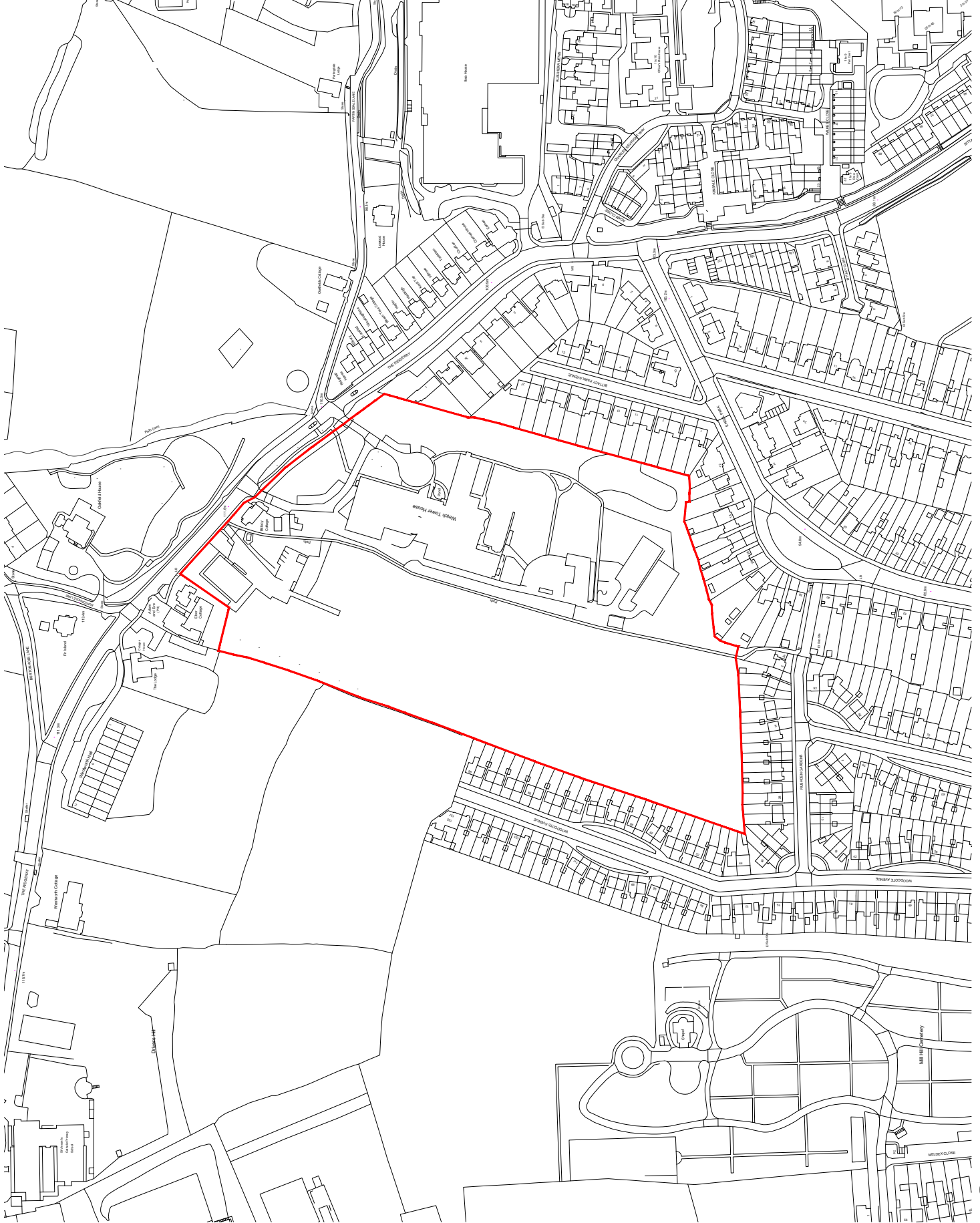
Site ~~Area of existing buildings~~ redeveloped for residential with supporting community uses while ~~the site maintains~~ maintaining the essential characteristics of the Green Belt **in accordance with the exception at NPPF para 149(g)**, ~~including retaining the areas of undeveloped land.~~

Avison Young

6th September 2022.

Appendix A – Site Ownership

— Site Boundary



0m 10 20 30 40 50m
1:2500

Rev.	Description	By	Date
P1	Site Location Plan		09.03.21

Client	Manstead Living		
Project	Watchtower House		
Title	Site Location Plan		
Status	Purpose of Issue	RIBA Stage	
S2	ISSUED FOR PLANNING	04	
Project No.	Drawn	Scale	Rev.
1823	TB	1:2500 (A1)	P1
Drawn By	TB	Checked By	P1
Drawn No.		Checked No.	
1823-BG-ZZ-00-DR-A-00.100			

Appendix B – Extracts of Design & Access Statement



Extract of Design & Access Statement

Watch Tower House

The Ridgeway, Mill Hill

Prepared by: Barr Gazetas



Application Description

"Demolition of existing buildings and structures, and redevelopment of the site including construction of new buildings and refurbishment of and extension to Bittacy Cottage - comprising specialist older persons housing (Class C2) with ancillary communal facilities, residential dwellings (Class C3) and a community facility (Flexible Class F4/F2/E) alongside public open space, provision of car and cycle parking, associated landscaping and associated works."

Introduction

This Design & Access Statement has been prepared by Barr Gazetas Architects on behalf of the Applicant, Marstead Peak Ltd. in support of regeneration of land and buildings known as Watch Tower House and Kingdom Hall. The Applicant purchased the land in 2020 and has a vision for the site to deliver an improved design, creating a new exemplar of retirement living with a focus on higher design standards for space, quality, wellbeing, sustainability and placemaking. The application will deliver over 3ha of public open space as well as a much-needed community hub and café/ farm shop.

In summary, the Proposed Development comprises the demolition of all existing buildings, with the exception of Bittacy Cottage, and the construction of:

- A 175 unit Specialist Older Persons Housing scheme on the site of Watch Tower House with ancillary residential and community facilities, incorporating a retained and extended Bittacy Cottage (Class C2);
- A 9 unit affordable residential block on the site of the Kingdom Hall (Class C3);
- A circa 400 sq.m. GIA Community Hub building on the service yard at Kingdom Hall (Flexible Class F4/F2/E); and
- 3ha public green space south of the Community Hub, alongside significant improvements to the public right of way which bisects the Site.



1.1 The proposed development on the Watch Tower House site comprises residential accommodation with ancillary communal facilities, provided as a single unified/integrated development, managed by a single operator who will provide a range of on-site services (including care under a separate contract), where occupancy is restricted to persons over the age of 65 years.

1.2 The **residential accommodation** will comprise:

Occupancy:

Occupancy restricted to people of the age of 65 years plus 'qualifying dependants' (spouse (or person living as such), family member, close friend or carer)

Care:

In-home/on-site 'personal' and 'nursing' care services (as defined by COC) will be available to residents which will be provided via a JV between the Operator and a 3rd party provider. The permanent on-site staff will include a nurse during working hours (supported by an out-of-hours on call service), who will provide nursing care services. This will be supplemented by physiotherapy, Occupational Therapy, Hydrotherapy and other associated services. Prior to purchasing a unit, the primary resident will be invited to undertake a Health Assessment to explore the level and type of personal care and support and assistance they require. Such assessments will be regularly updated.

Residents will be provided a minimum personal care service package which is expected to comprise a minimum of 4 hours of personal care and support a week. This would include provision of available activities (if required) supporting personal care and general support with day-to-day living that maximises personal mobility and independence such as:

- Management/arrangement of the delivery of prescription medication or meals to the door
- Organisation and facilitation of external visits, including use of managed transport options
- Domestic assistance which could include cleaning, laundry and other domestic support
- Visits by registered nurses to provide nursing care and administer drugs and general medical support
- Optional wellbeing checks
- Organised rehabilitation
- Intimate/personal assistance such as feeding, bathing and toileting
- Services:

'Management office to provide day to day assistance to all residents and to coordinate and organise the provision of personal care
Full serviced' development including the operation of the above communal facilities, provision of car club, 24/7 concierge, cleaning, laundry, estate management/maintenance etc
Access to community/recreational facilities, including treatment rooms and other accommodation suitable for the provision of care services



Marstead Living proposes to deliver modern and thoughtfully designed homes for a retired generation who seek social engagement and an active lifestyle in a full amenity environment.










We aspire to give senior people complete peace of mind, help them live independently in the comfort and security of their own homes, and engage in meaningful social interaction within a vibrant peer community.

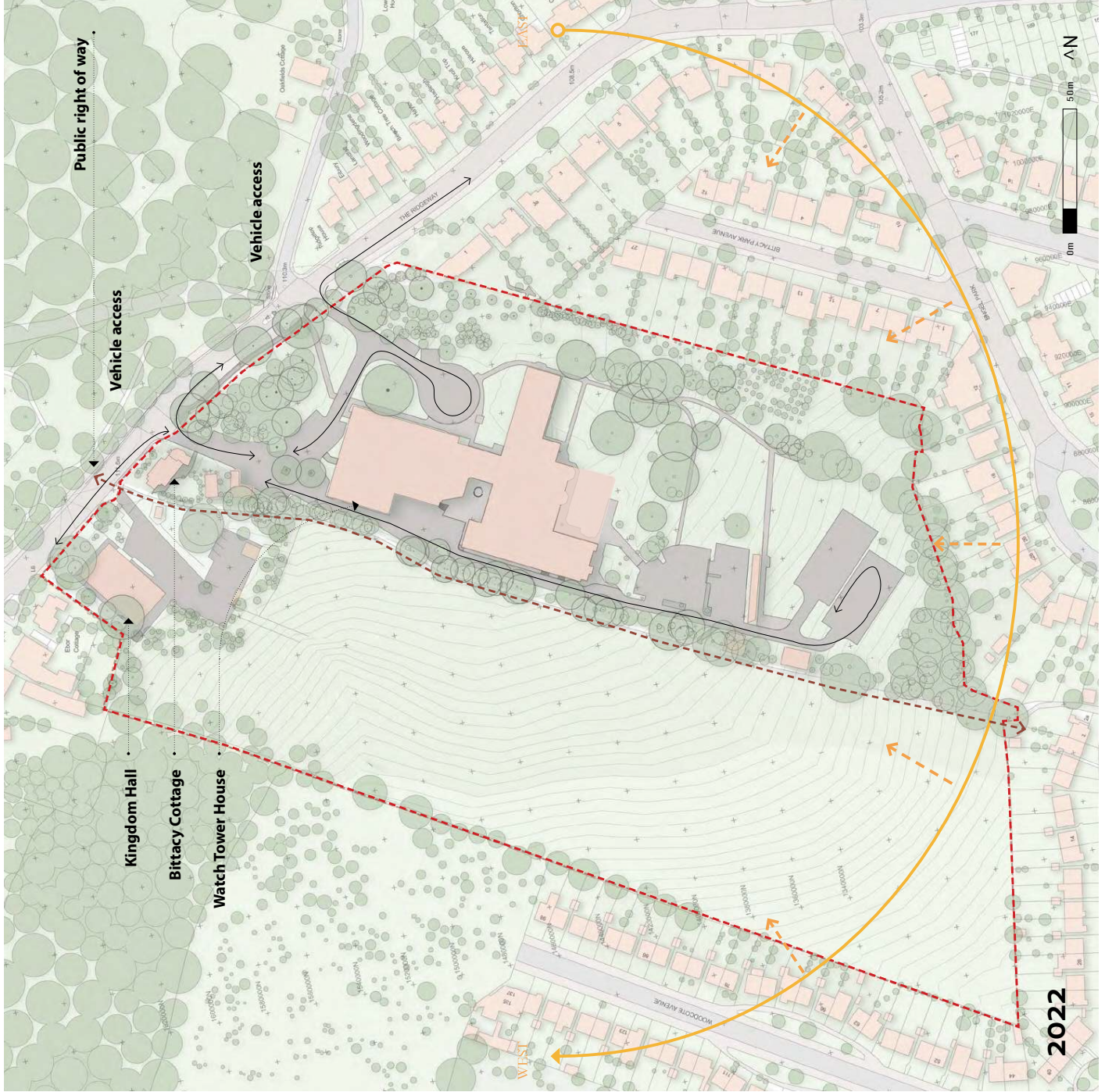
- Not a care home
- Dynamic and actively engaged communities
- Prolonged independence
- Thoughtfully designed homes
- Integrated in local community
- Hospitality and community driven
- Full-service living
- High quality communal services
- Best-in-class domiciliary care
- 24/7 Nurse on-site
- Well-being and longevity
- Intellectual engagement
- Safety and security
- Shared club cars and bikes
- Pandemic-proof

Site Analysis:

- The following pages relate to the existing site and focus on the following:
- Existing green space (not made up ground)
- Tree coverage. The amount of existing trees within the boundary
- Building massing. The extent of the existing buildings within the site boundary
- The extent of hard standing and made up ground

**Site area:
7.28 ha**

-  Vehicle Access
-  Public Right of Way
-  Sun Path
-  Existing Buildings
-  Existing Roads
-  Existing Paths
-  Existing Trees
-  Existing Green Space
-  Site Boundary







Existing Structures:

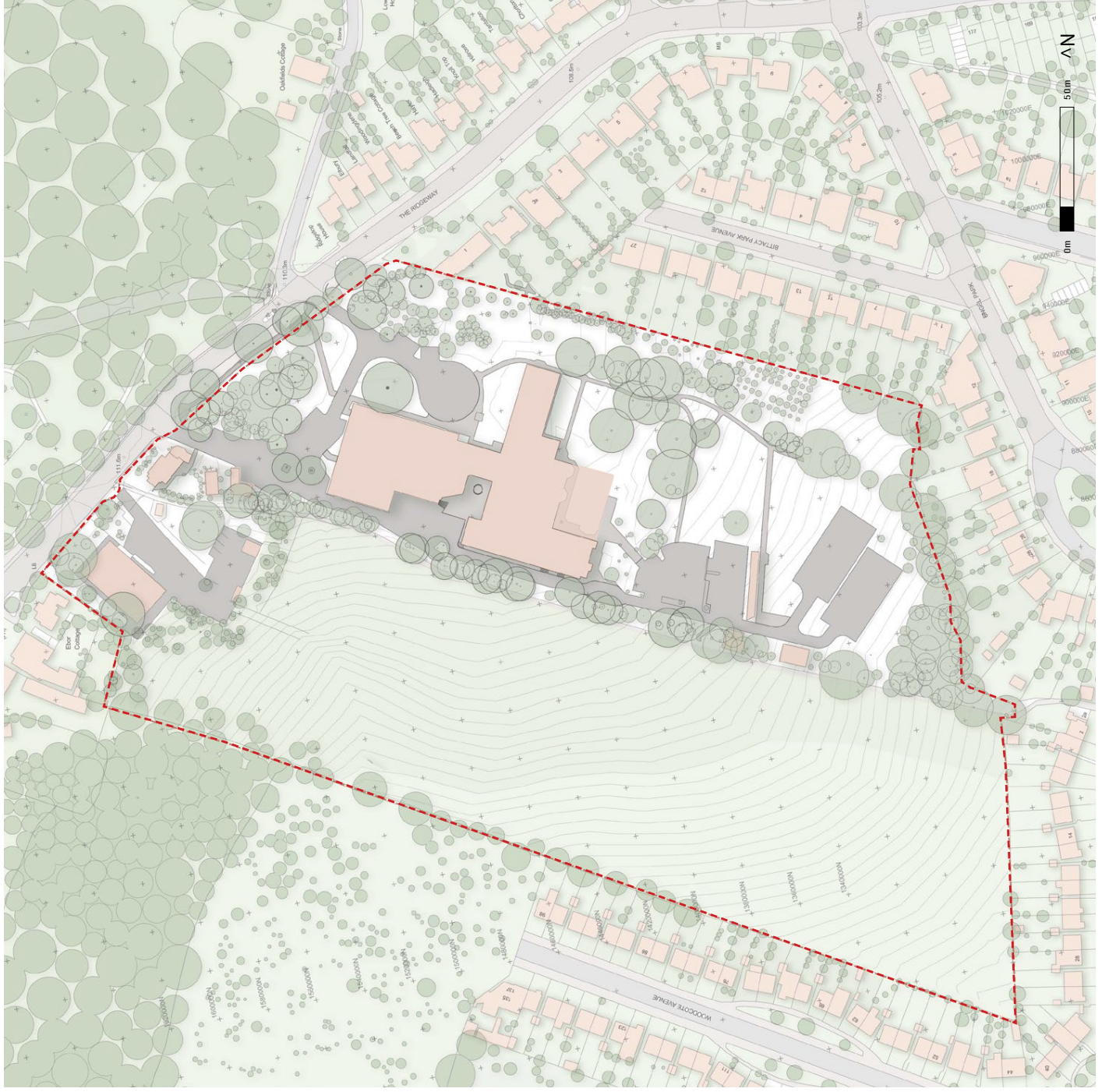
The site has 3 principle buildings; Watch Tower house, Bittacy cottage and Kingdom Hall. The operations of the site are supported by a range of ancillary buildings, mostly sheds, which are spread out around the grounds. The total existing combined building footprint is 5,651m²

Developed land:

A development envelope has been calculated for the existing (see appendix A) which indicates the existing currently developed land.

Currently the site is 23% developed.

-  Existing Buildings
-  Existing Roads
-  Existing Paths
-  Existing Trees
-  Existing Green Space
-  Site Boundary



4.04 Masterplan Principles

Site Strategy

01 / Remaining site

This is the site without any built form.

02 / Identifying site zones



- Zone 01: Welcome to Marstead, link between public and private
- Zone 02: Residential development
- Zone 03: Gardens and biodiversity
- Zone 04: Affordable housing
- Zone 05: Public green space

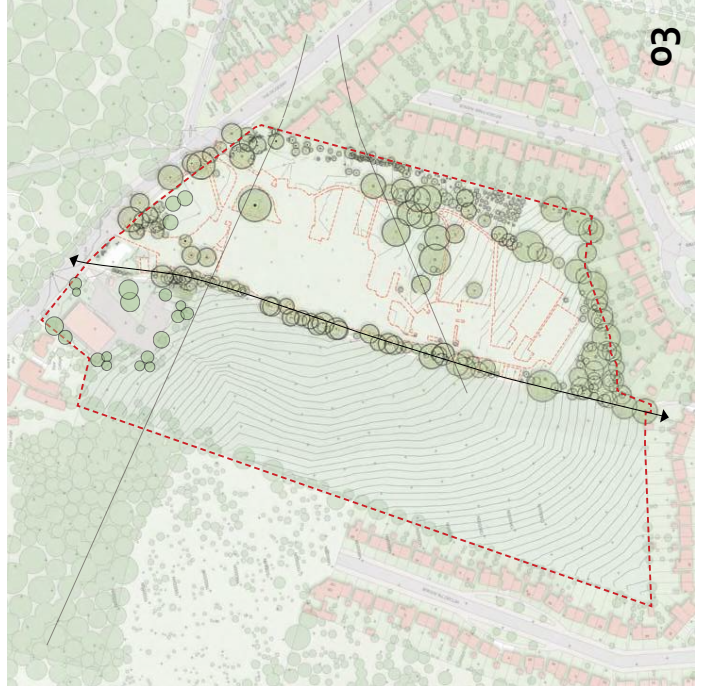
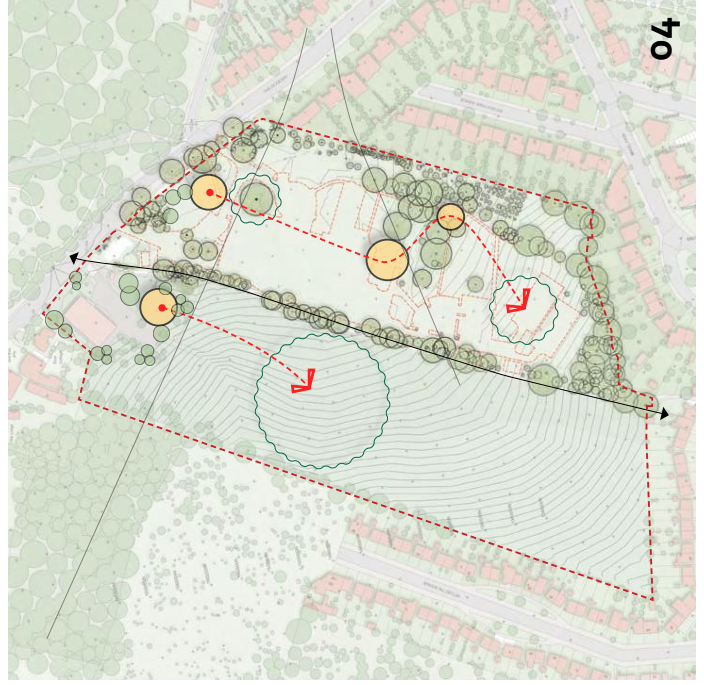
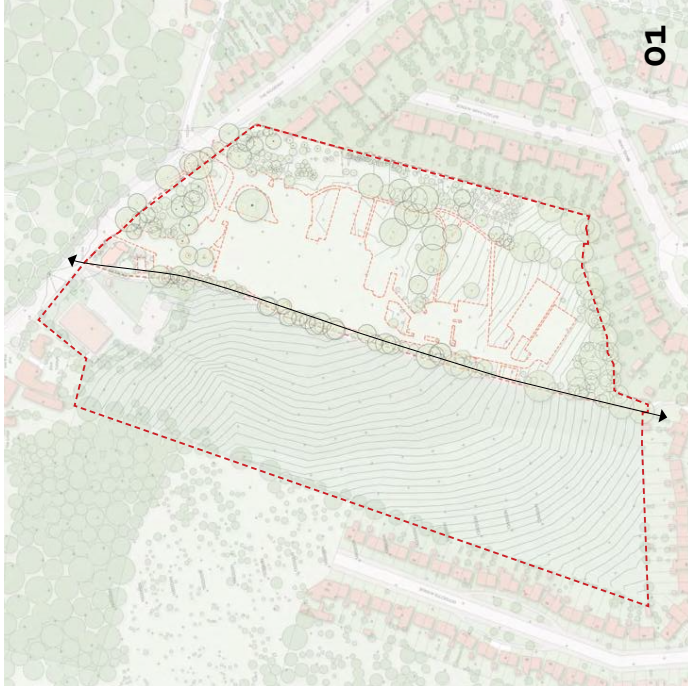
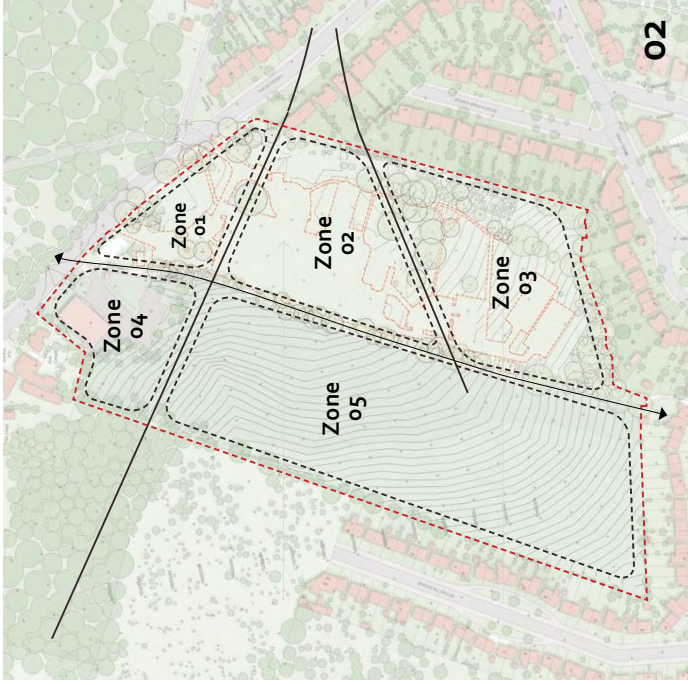
03 / Tree strategy

The retention of trees is a guiding principle. The Ridgeway, east and west boundary coverage is of significance to the character of the site and conservation area. The few trees that are removed or relocated as part of the proposals will be mitigated with proposed supporting planting measures.

04 / Progressive Amenity

The master plan allows progressive facilities from The Ridgeway through to the natural wild garden at the south. A series of buildings will provide the residents a wide range of services and facilities.

-  Amenity
-  Trees
-  Public right of way
-  Boundary



4.05 Masterplan Principles

Site Strategy

05 / Remaining Mass

After overlaying zone identification, tree root protection areas and the amenity strategy, we are left with the mass as illustrated in diagram 05.

06 / Primary Arteries



The transition from north to south in this design is key so we have introduced two core arteries to the scheme.

07 / Secondary Arteries

To connect the primary arteries we have introduced several East-West links, allowing fluid circulation.

08 / Proposed Massing

The master plan is nestled within the trees and provides the best balance of architecture, community, landscape and biodiversity enhancements.

-  Amenity
-  Trees
-  Public right of way
-  Boundary
-  Residential buildings



4.12 The Masterplan

01 / Masterplan headlines

- Retention of trees along The Ridgeway
- Extended basement car parking - limited above ground parking
- 5.7% Increase in green space
- Further Increased space between building
- Reduction of roofline
- A sensitive design response to the height, scale and massing of the buildings, including provision of a staggered building height profile to reflect the sloping nature of the site landform.
- Conservation of the visual balance of large-scale buildings and trees on the skyline in terms of views of the well-trees ridge line from surrounding areas;
- Conservation of the site tree/shrub vegetation framework and the well-treed character of the site through sensitive location of buildings and roads, including set back of buildings from the site boundary vegetation.
- Strengthening of the tree/shrub vegetation framework, particularly along the site boundaries.
- Sensitive location of buildings with regard to the visual permeability across the site, the sense of openness of the green belt and the character and visual facility of external views.



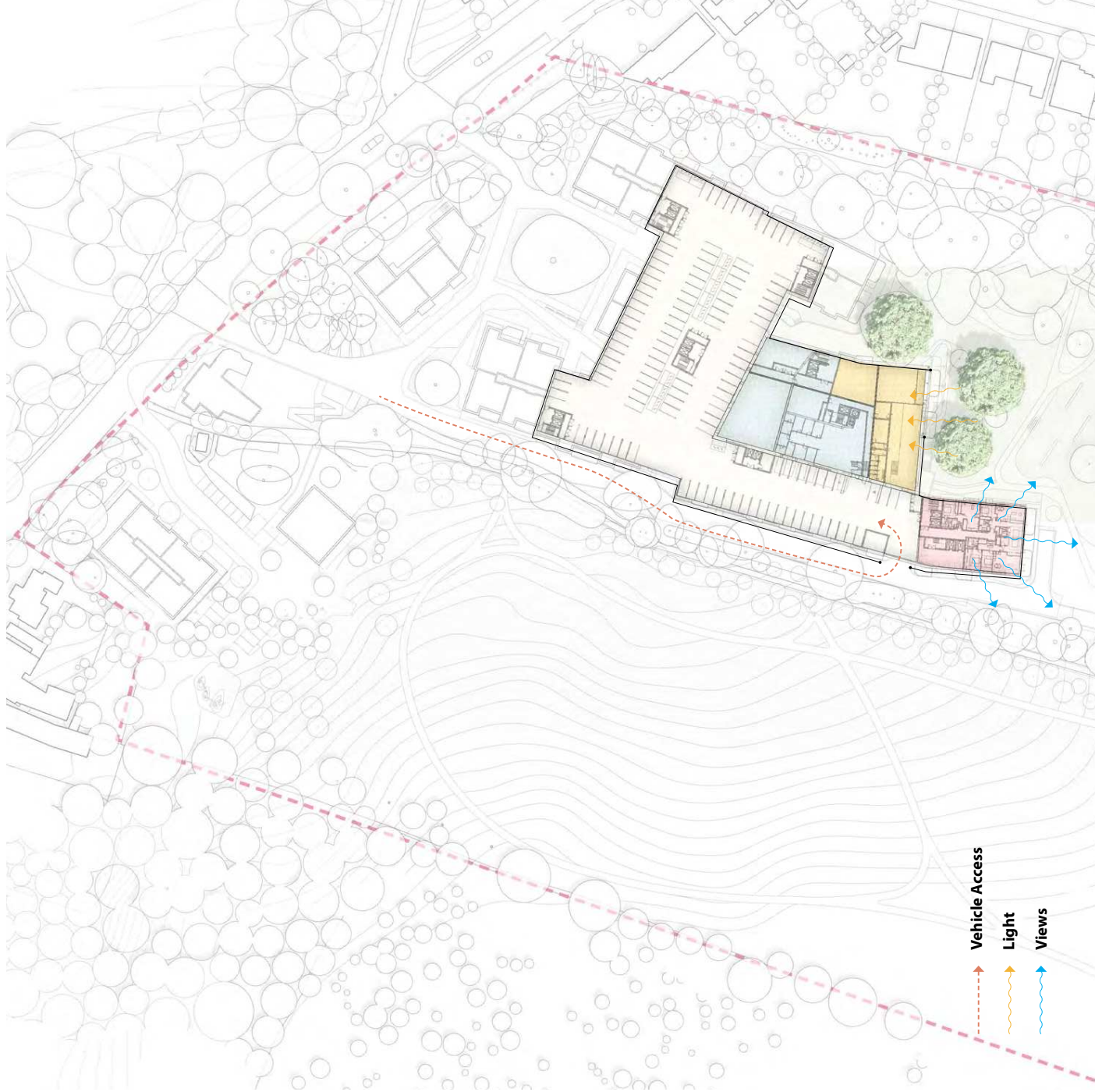
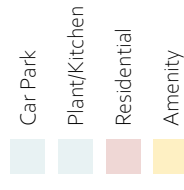
5.02 Masterplan Basement

Proposed Basement

The proposed basement connects 7 of the principle buildings and the amenity area in building 6. Below building 6 is an extension to the resident's amenity space housing the pool and wellbeing facilities along with the pool. The basement will also provide parking for residents and access for deliveries to the kitchen along with a centralised refuse store. Vehicular access for residents and serving is gained along the west carriageway via a gateway that is secured, and each core is accessible from the basement save from the Ridgeway gate building. In addition to providing a central parking area, the basement has the following additional benefits:

- Car parking removed from ground level allowing for the retention of trees on the east boundary including the oak tree (T93).
- The removal of car parking and hard landscaping from the east and west boundary.
- An Increase in the distance between the buildings.
- Step free and weather-proof routes through the basement to connect to each building and the central amenity facility.
- Accessible parking spaces close to the building cores.
- Simplification of the refuse strategy and reduced access requirements for the refuse truck.
- Convenient storage for cycles and mobility scooters via lifts from the ground floor level and separate to the car access.

Collectively these benefits enable more focus on the quality of the above ground residential experience and landscape without the pressures of accommodating the servicing and parking requirements.







5.03 Access and movement

The access and movement around the site has been designed to provide clear separation between pedestrians and vehicles.

The existing carriageway along the west boundary to Watch Tower House site is being retained as a primary vehicular access route, leading to the basement car park and centralised refuse store. A route for emergency vehicles is provided as a secondary vehicle route to serve buildings along the east boundary, however this is predominantly a pedestrian space.

Primary pedestrian routes are provided via the existing enhanced pedestrian route off the Ridgeway. 2 principle pedestrian routes are provided on the streets that lead south from the cedar tree. The western path is fully pedestrian and the eastern path is a shared surface which has been designed to accommodate emergency services vehicles.

The site's landscaping strategy includes a network of secondary pedestrian routes through the existing wild areas, new formal gardens and the large open field.

-  Building Access
-  Primary Vehicular Access
-  Secondary Vehicular Access
-  Primary Pedestrian Access
-  Secondary Pedestrian Access
-  Public Right of Way



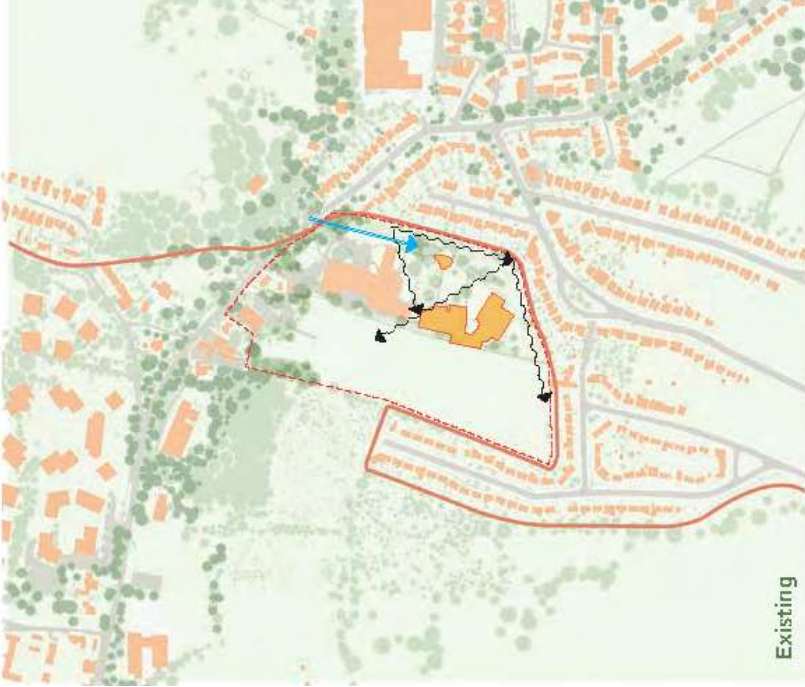
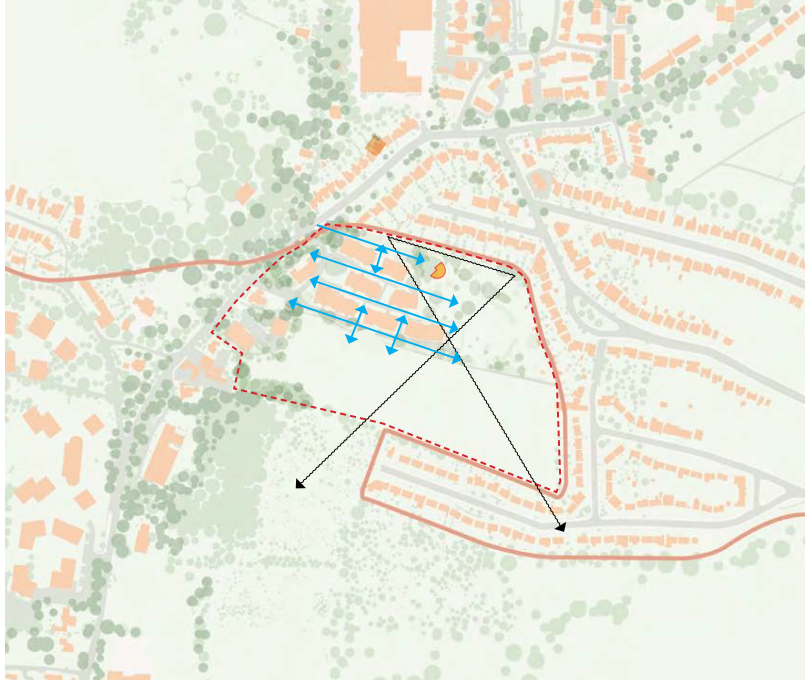
5.04 Visual Openness

Existing massing

The below plan shows the existing single built massing is contained within a tree lined green belt space and the openness of the greenbelt is limited.

The proposed massing

The proposed massing is broken down and provides increased openness in both north to south orientation and east to west. The tree lined boundaries are not effected by the proposals.



— Existing building

↔ Visual permeability through building cluster

↗ Maximum 'cone of green space visibility' in south part of site

■ Areas of buildings and/or hard standing within maximum 'cone of green space visibility'

PLEASE REFER TO LANDSCAPE VISUAL IMPACT ASSESSMENT MORE DETAIL

5.06 Building Heights & Topography

Affordable Housing
2 Stories with a single storey set back along The Ridgeway

Community Hub
1 Storey from Ridgeway, set into the topography to form 2 Stories

Bittacy Cottage
2 Stories

The Ridgeway Gate
3 Stories

Building 02
4 Stories

Building 03
4 Stories

Building 04
3 stories, land slopes down to conceal an additional storey

Building 05
5 Stories

Building 06
5 Stories

Building 07
3 and 4 Stories

Building 08
5 Stories

Garden Pavilion
1 Storey

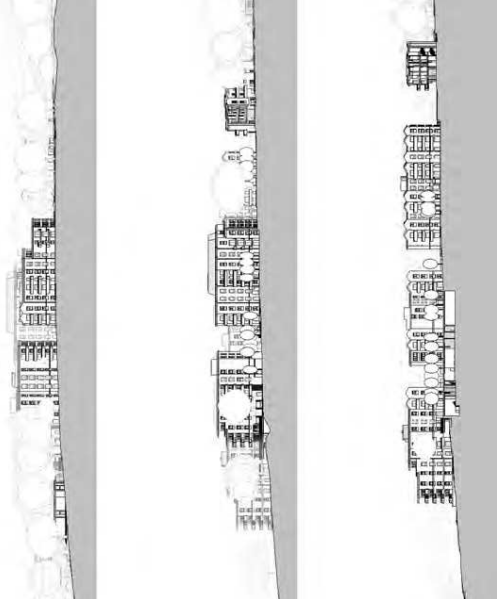
AN 0m 1 Storey 50M

Site Topography

The topography of the site has been utilised to reduce the impact of the development on the local townscape. The site slopes down hill from The Ridgeway to the north, at first gradually and then steeply. The existing building contains more storeys at the southern part of the site, the proposals implement the same strategy; a consistent roofline can be achieved by increasing the number of storeys to the south.

Building Heights

The building heights have been carefully sculpted based on several key views surrounding the ridgeway and the greenbelt. The largest massing is towards the south east of the site where the tree canopies are the tallest, and the most sympathetic massing lines the ridgeway and the south west of the site, where views of the site are more prominent.



5.07 Building Uses

Building Uses

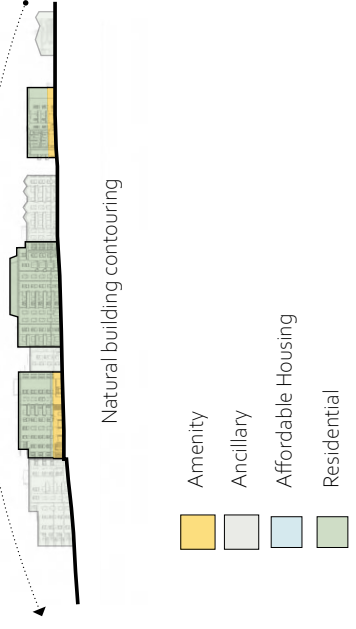
The proposal includes multiple building uses from ancillary and amenity buildings to the residential blocks and affordable housing.

Amenity Strategy

There are proposed to be two types of amenity provided on the site, public and private.

Along The Ridgeway a community hub including flexible space and a cafe will link the community to the newly opened field to the south. Building 1, houses a reception, cafe and a farm shop also open to the public.

Towards the centre of the site, in building 6, a club house and leisure facility is proposed for the private use of the residents



Accommodation Aspect & Flat Types

In response to GLA comments on the need to reduce the number of single aspect dwellings, we have reorganised the buildings to ensure that 72% of apartments are dual aspect. Where an apartment is single aspect, an arrangement of a large bay window and adjoining balcony add additional windows, bringing southern light and view into the apartments

The larger apartments are always located on the corner, single aspect units are predominantly 1 bedroom or smaller 2 bedroom types, and they benefit from a wide frontage on the facade with a bay window on the living room and a full length balcony for outdoor amenity.

- ↕ **Dual Aspect: 72%**
- ↔ **Enhance Single Aspect: 28%**

C2 Residential Mix

Unity Type	Units	Mix (%)
1 bed	26	15%
2 bed	127	73%
3 bed	22	12%
Total	175	100%

- 1b2p / 65m²**
- 1b2.5p / 75m²**
- 2b4p / 90m²**
- 2b4.5p / 95m²**
- 3b6p / 110m²**
- 3b6.5p / 120m²**

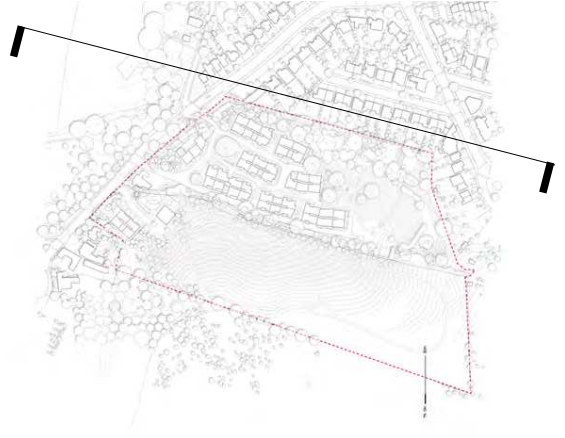


5.11 West Elevation: Proposed Masterplan



Existing building outline

5.12 East Elevation: Proposed Masterplan



--- Existing building outline

5.14 Spatial Impact Assessment Green Space



5.15 **Spatial Impact Assessment**
Developed envelope



Developed Land : 20,454m²

Proposed Developed Land - Reduction 13.5%
- 3,099 m²

Developed Land : 17,445m²

5.16 **Spatial Impact Assessment**
Footprint and Hard standing

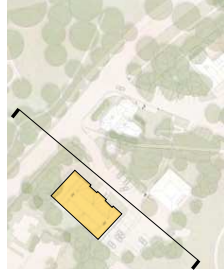
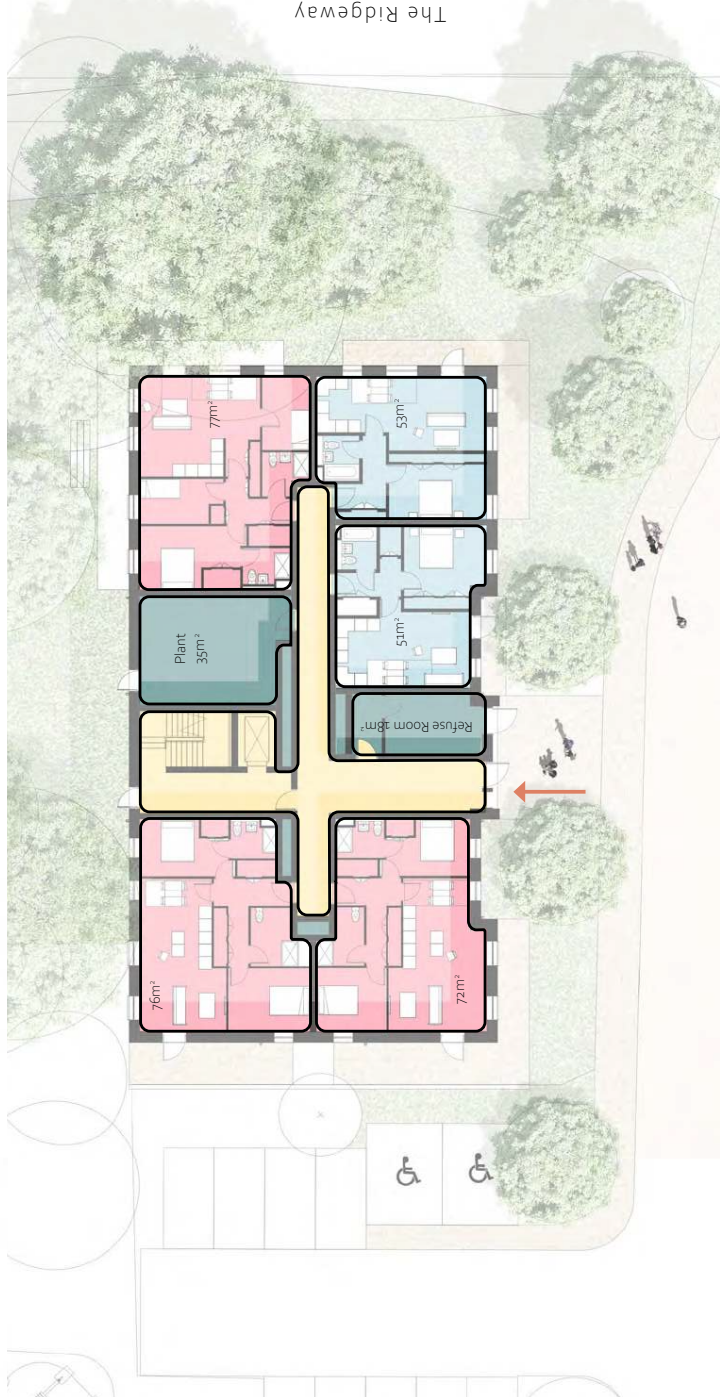




6.07 Affordable Housing

The affordable housing building replaces the existing Affordable housing. The building is one of the most visible from the Ridgeway and has been designed to respond sensitively to both the Green Belt and Conservation Area. The building has been designed as a two storey apartment building with a clay tile roof presenting 3 gables to the principle elevation. The architectural expression has drawn on local precedents from the arts and crafts era to ground the building in its context. The footprint is the same as the existing hall.

Unity Type	Units	Mix (%)
1 bed	2	22%
2 bed	5	56%
3 bed	2	22%
Total	9	100%

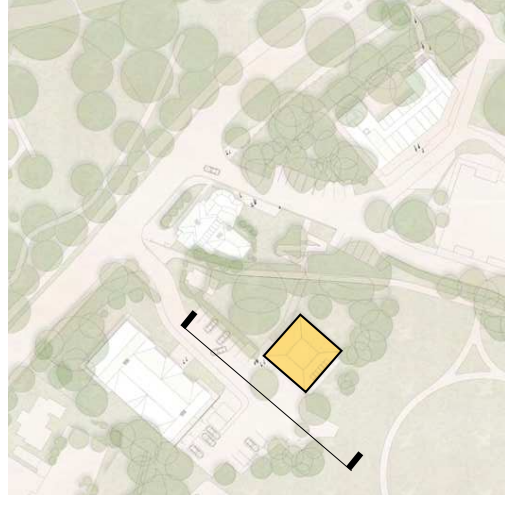
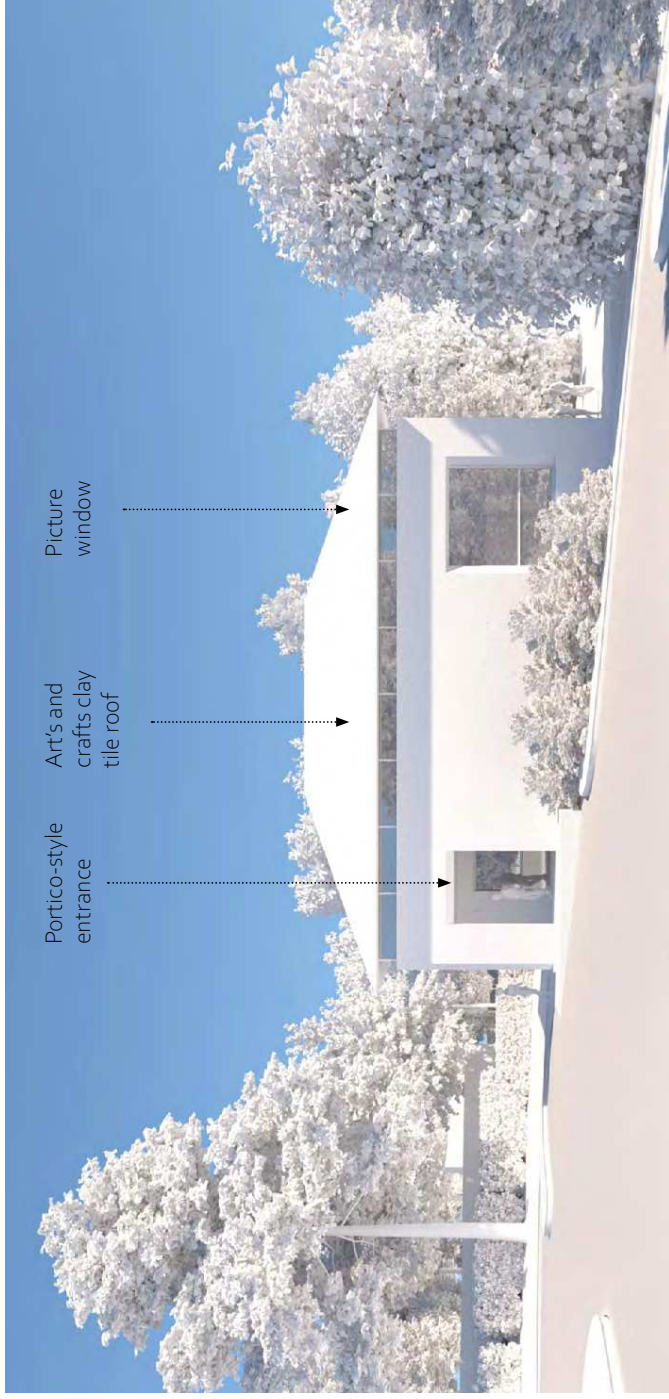


Local character and design intent reference

6.10 The Community Hub

The community hub will be delivered to offer highly valued community facilities available to the wider Mill Hill community. The building will include flexible spaces of various sizes over 2 floors as well as ancillary self contained services such as WC, storage and kitchenette. A small part of the building will be designated as a community park kiosk accessible from the outside south facade offering access to the open space and London skyline.

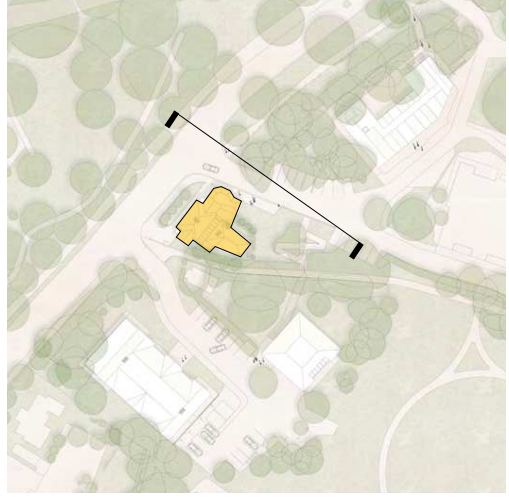
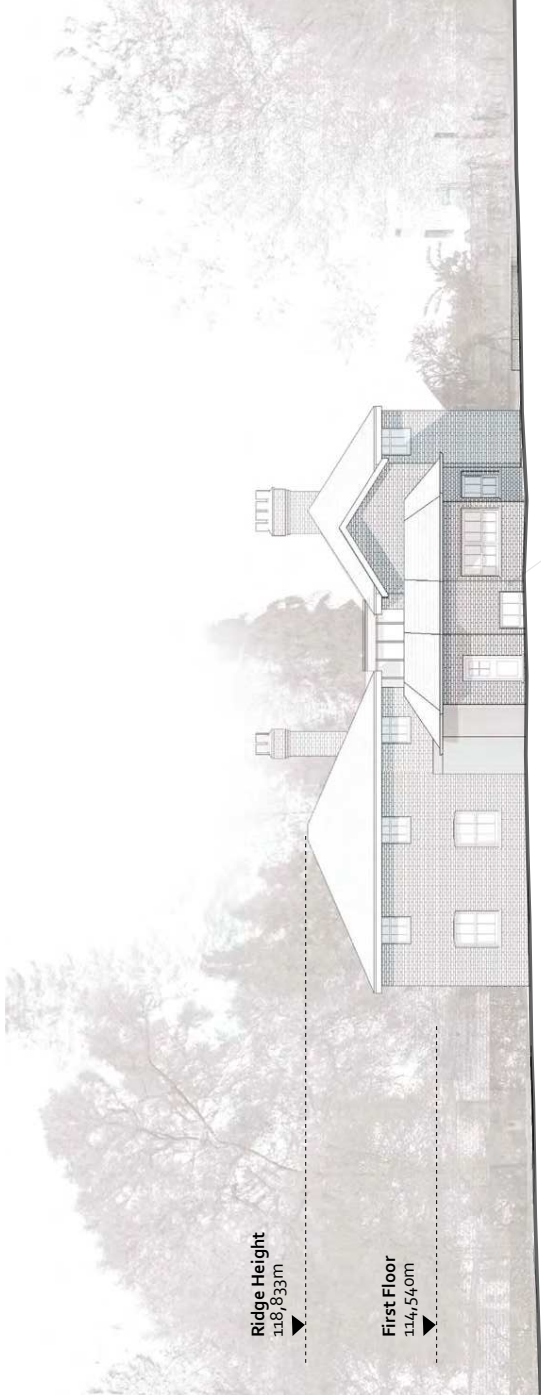
Different local opportunities are being explored to offer spaces to hire for community functions.



6.13 Bittacy Cottage

The existing building of Bittacy Cottage is to retain its Ridgeway facade and side octagonal extension whilst extending the building to the rear over 2 floors.

The building is to become the operations' hub for Marstead Living offering office space, breakout area, changing rooms and external garden for staff. In addition, the building will offer reception and office space for specialised personnel offering care (such as a nurse & domiciliary care).



6.16 The Ridgeway Gate

The Ridgeway Gate

The Ridgeway gate building is to be delivered on The Ridgeway behind the existing tree line. It acts as the development's permeable front facade offering not only an access point to residents and visitors through a reception/concierge and security area but also a space for the wider community to enjoy. It is designed to create a place for the residents' to integrate with the wider Mill Hill community. This will be achieved by offering desperately needed local amenities in form of a farm shop, deli/newsagent and cafe.

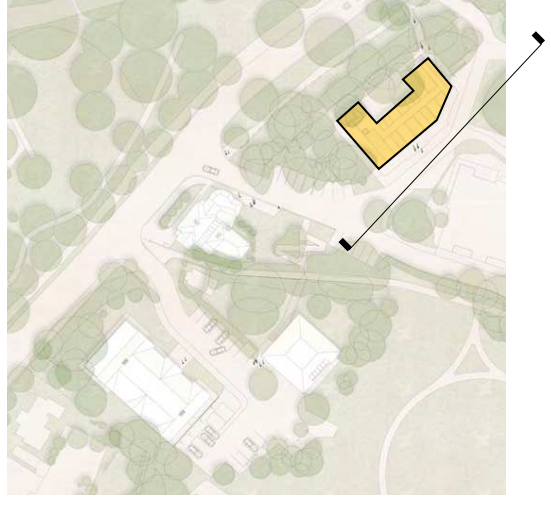
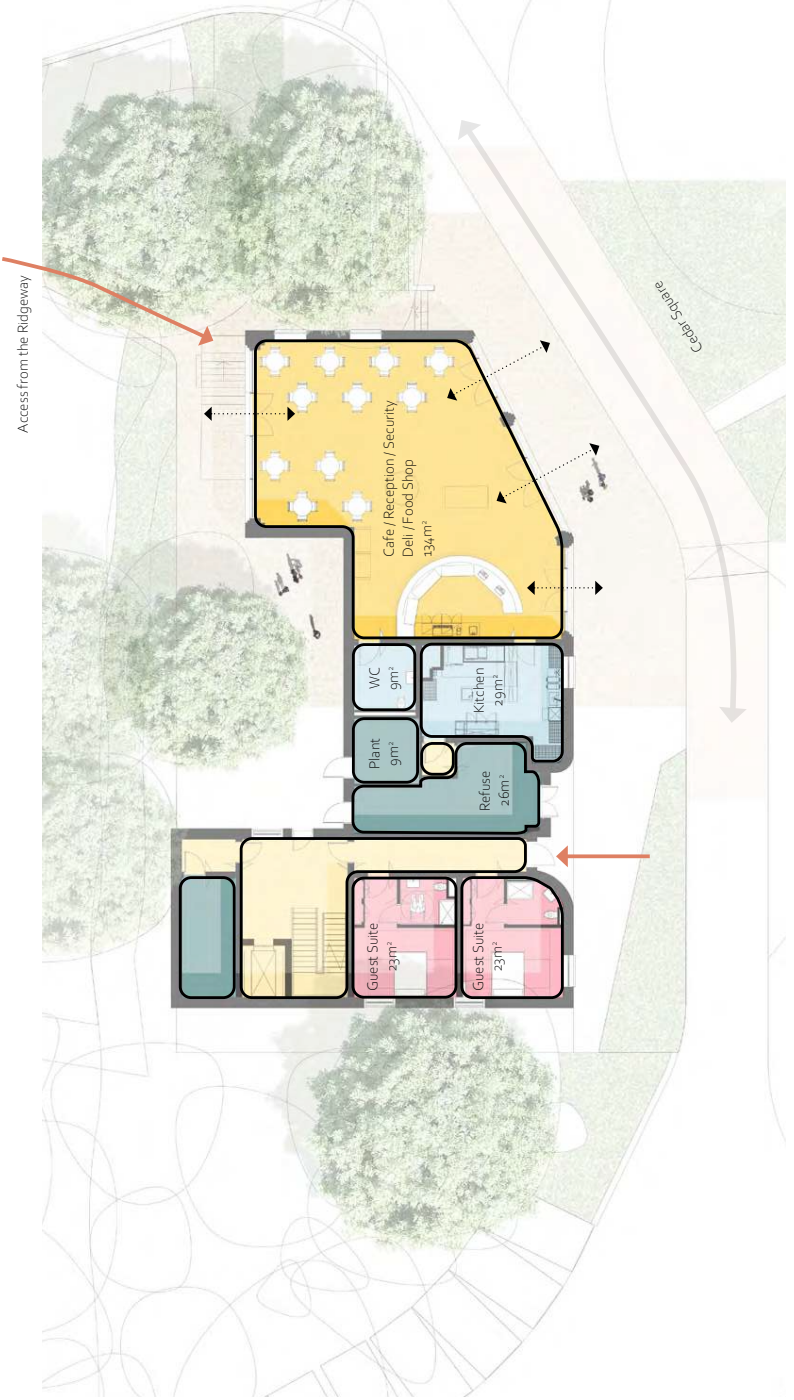
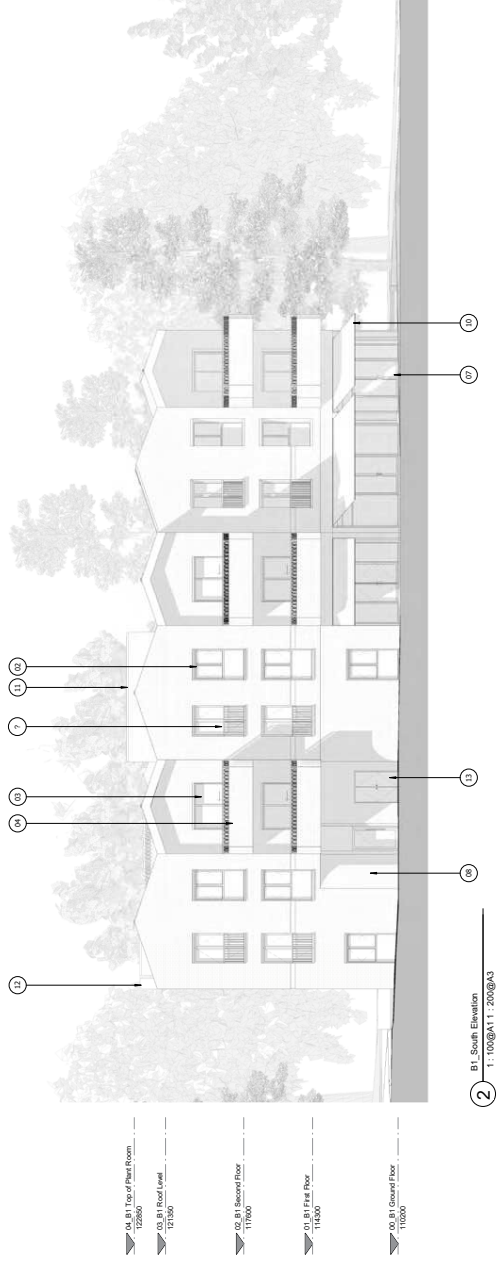




Illustration of Cedar Square with the Ridgeway Gate in the background

6.19 Public Green Space

02 / Public Green Space

3ha of previously inaccessible open space is being opened to the public.

Planning Policy Context

NPPF para. 141 requires that once Green Belts have been defined, local planning authorities should plan positively to enhance their beneficial use, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land. London Plan Policy G2 goes on to support the enhancement of Green Belt land to provide multi-functional beneficial uses for Londoners.

In this context, the objectives of the All London Green Grid (as accounted for in Core Strategy Policy CS7 and draft Local Plan Policies GSS13 and ECC04) are also relevant considerations, specifically including the policy objective to deliver a new regional park within the designated Green Belt/Metropolitan Open Land in the 'Brent Valley and Barnet Plateau' Green Grid area (the Site is located within this area). In practice this new Regional Park is intended to comprise a series of component parts principally comprising existing open green spaces and the linkages between them. The policy objective is to improve the spaces to maximise long term benefits to residents (and biodiversity etc), which in many cases will require accessibility improvements.

Opening up the field for public access will make a significant contribution to these national, regional and local policy objectives and will deliver substantive enhancements to the GB as a consequence – a significant public benefit.

Existing public right of way



6.2.1 Public Green Space

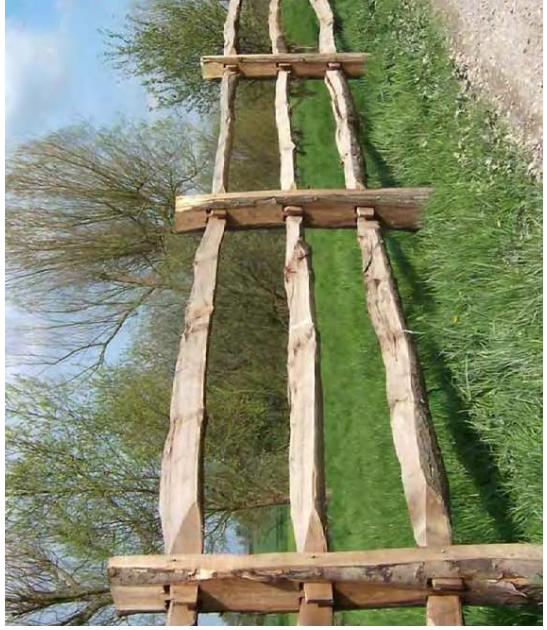
Proposed public right of way

Character Area Objectives

- Public access throughout the year
- Widening of the PROW to create a more usable route
- Creation of viewing space to enjoy views over London
- Tree planting to strengthen visual containment and mitigate tree loss on site to maintain biodiversity levels
- Replacement of 1.8m high chain link fence with 1.2 m high timber post and rail fence
- Periodical farmers market and community events

Key Considerations

- Existing grassland meadow enhanced for biodiversity
- Existing borehole



Existing PROW

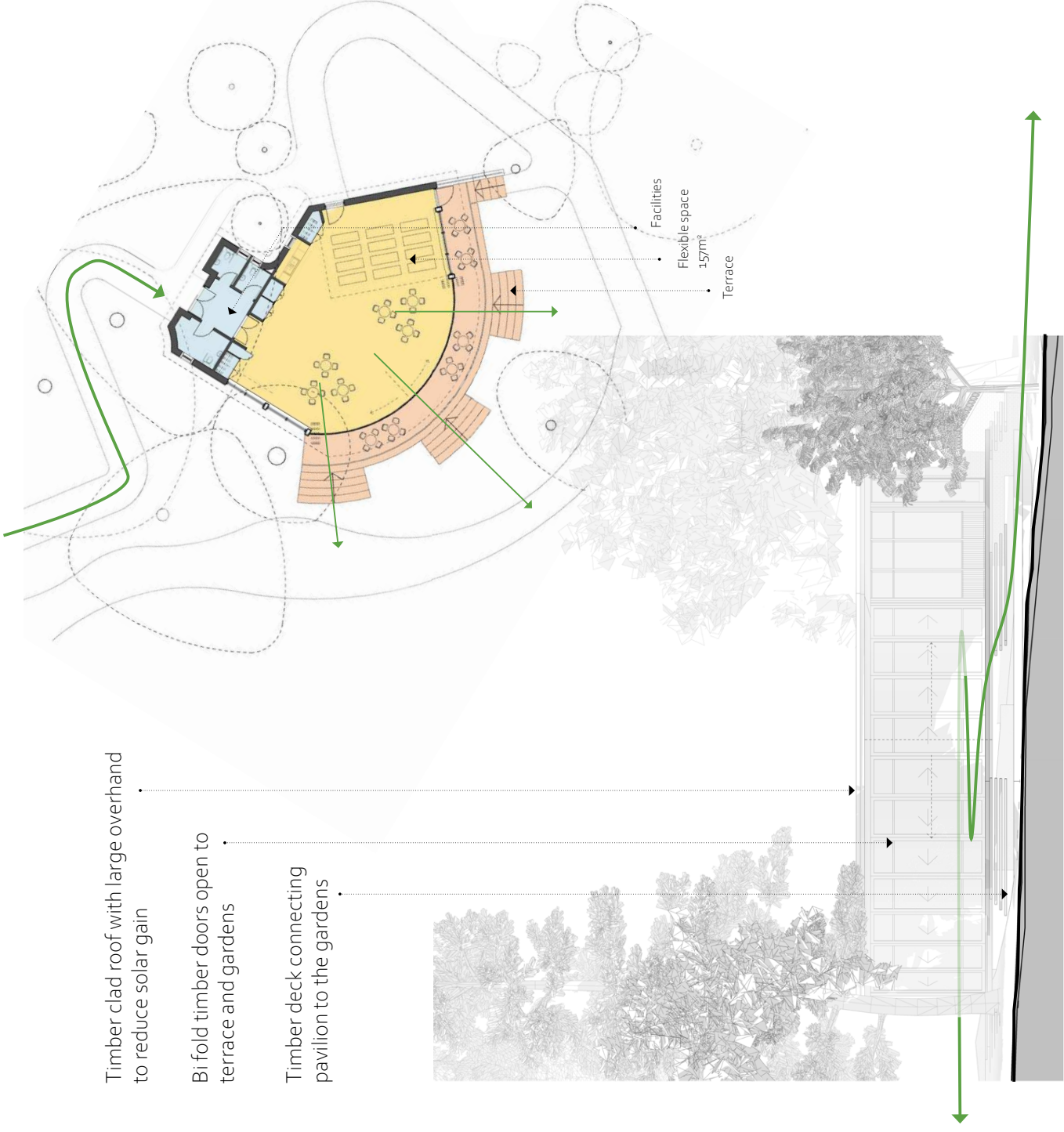
EXTERIOR
ARCHITECTURE

6.48 The Garden Pavilion

Timber clad roof with large overhand to reduce solar gain

Bi fold timber doors open to terrace and gardens

Timber deck connecting pavilion to the gardens



The Garden Pavilion

The garden pavilion responds to the unique characteristics of its location with the site. Set amongst the copse of mature trees to the south east of the residential development, the pavilion's shape and aspect is designed to weave around existing trees and take advantage of an elevated view of the proposed landscaped gardens. Micro pile foundations and a lightweight construction ensure the pavilion's impact on the landscape is minimal

Three clear components

- Open public space
- Facilities
- Deck/terrace

Precedents

