SQUIRE & PARTNERS



60 The Bishops Avenue

Design and Access Statement

24002

12th June 2026

Document History

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1.0 Introduction

1.1 Executive Summary

Squire & Partners have been appointed by Dane Court Developments LLP to submit a full planning application for the refurbishment and redevelopment of the property at 60 The Bishops Avenue. This proposal seeks to transform the site from a large, existing single dwelling and associated outbuildings into a high-quality multi-unit development, in alignment with the emerging local context.

The proposed design presents a viable plan that not only meets the current housing demands but also respects the architectural heritage and character of The Bishops Avenue. Our approach aims to conserve the essence of the area while introducing modern, sustainable living spaces that offer significant benefits to the Bishops Avenue.

Our vision for 60 The Bishops Avenue is to create a development that harmoniously blends with its surroundings, providing residents with a high standard of living while enhancing the overall aesthetic and functional quality of the area. We are committed to delivering a project that not only meets but exceeds the expectations of the local community and stakeholders.



Fig. 1.1 Aerial view of the application site

2.0 Site Context

2.0 Context

2.1 Location

The site is located at 60 The Bishops Avenue in the London Borough of Barnet. It lies to the southern end of The Bishops Avenue in the Hampstead Garden Suburb Conservation Area. While it sits within the Hampstead Garden Suburb Conservation Area, it is important to note that it is not part of the planned Garden Suburb, and is not under the jurisdiction of the Hampstead Garden Suburb Trust.

It is currently occupied by a large, single family dwelling and associated outbuildings such as a pool house, garage and staff accommodation as well as a mature garden. The buildings are arranged broadly in a L-shape along the northern and eastern parts of the site, surrounded by a south west facing garden.

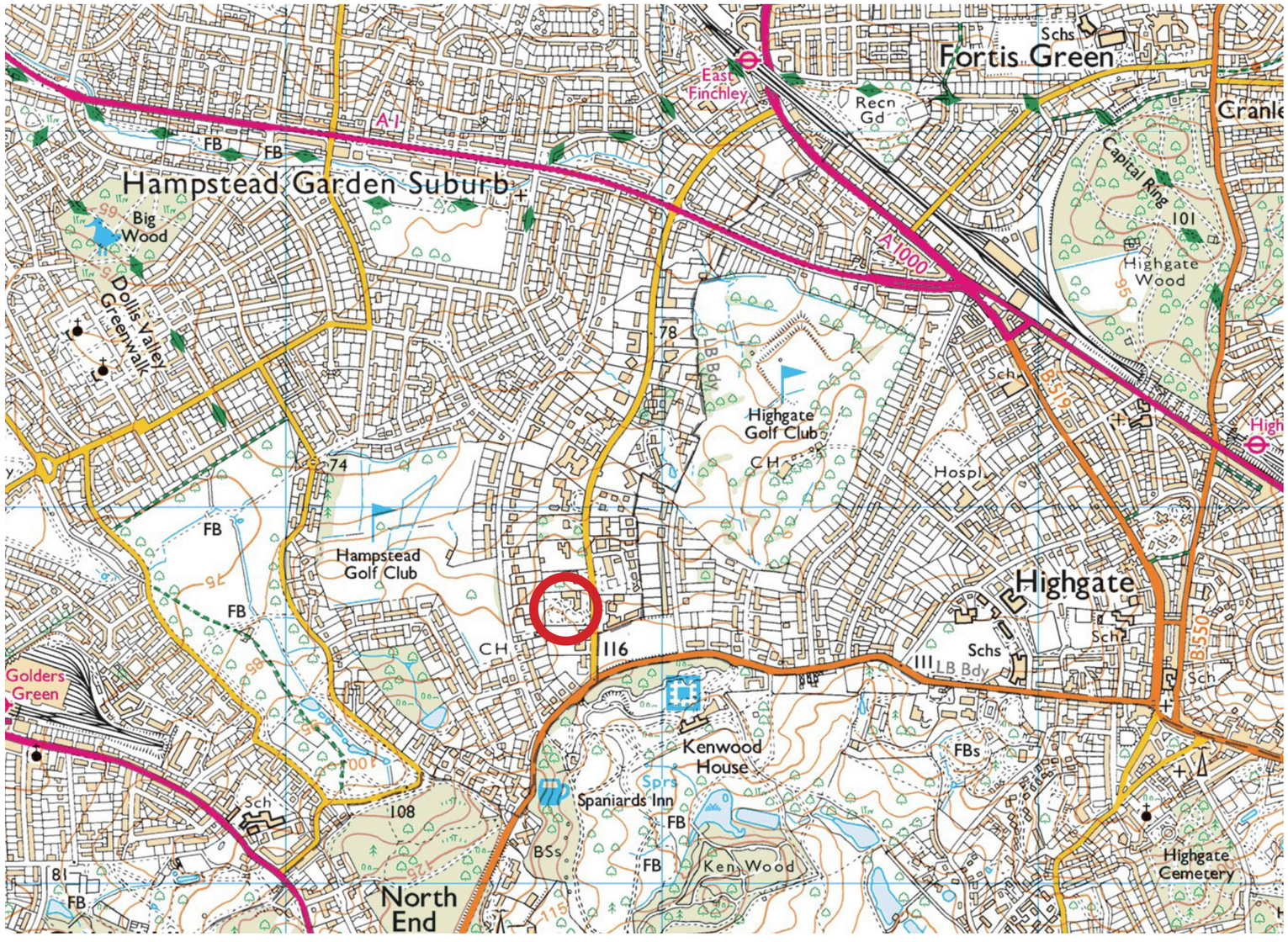


Fig. 2.1 Site Map showing the surrounding landmarks and context



Fig. 2.2 Aerial View



Fig. 2.3 View from North East



Fig. 2.4 View from North West



Fig. 2.5 View from South West



Fig. 2.6 View from South East

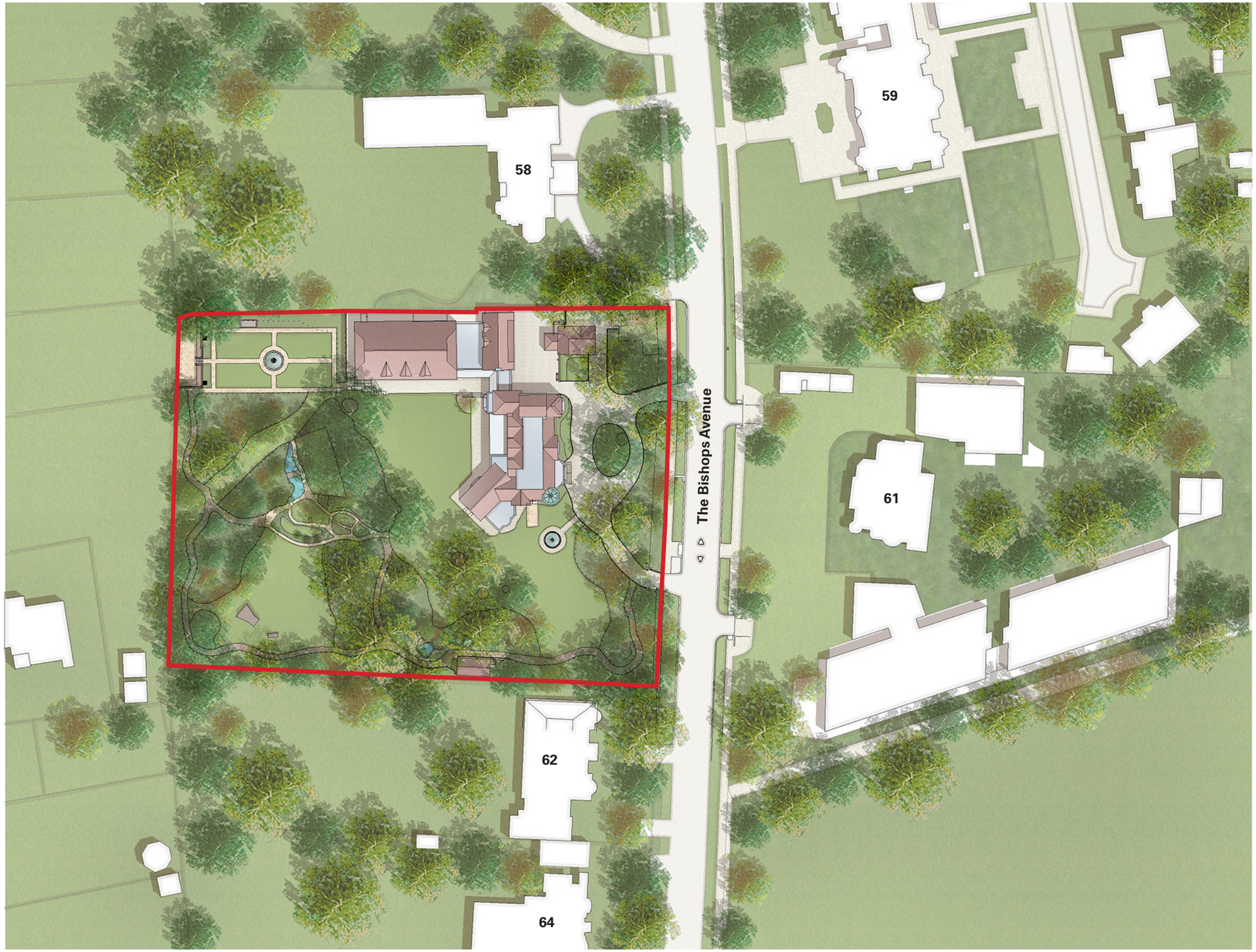


Fig. 2.7 Site Plan

2.2 Environmental Analysis

The site orients itself east-west, with the front of the dwelling facing East along The Bishops Avenue, whilst the rear faces West onto the garden.

The prevailing wind on the site comes from the south-west. The Bishops Avenue to the east of the site is the nearby thoroughfare where vehicular traffic will contribute to a certain amount of noise.

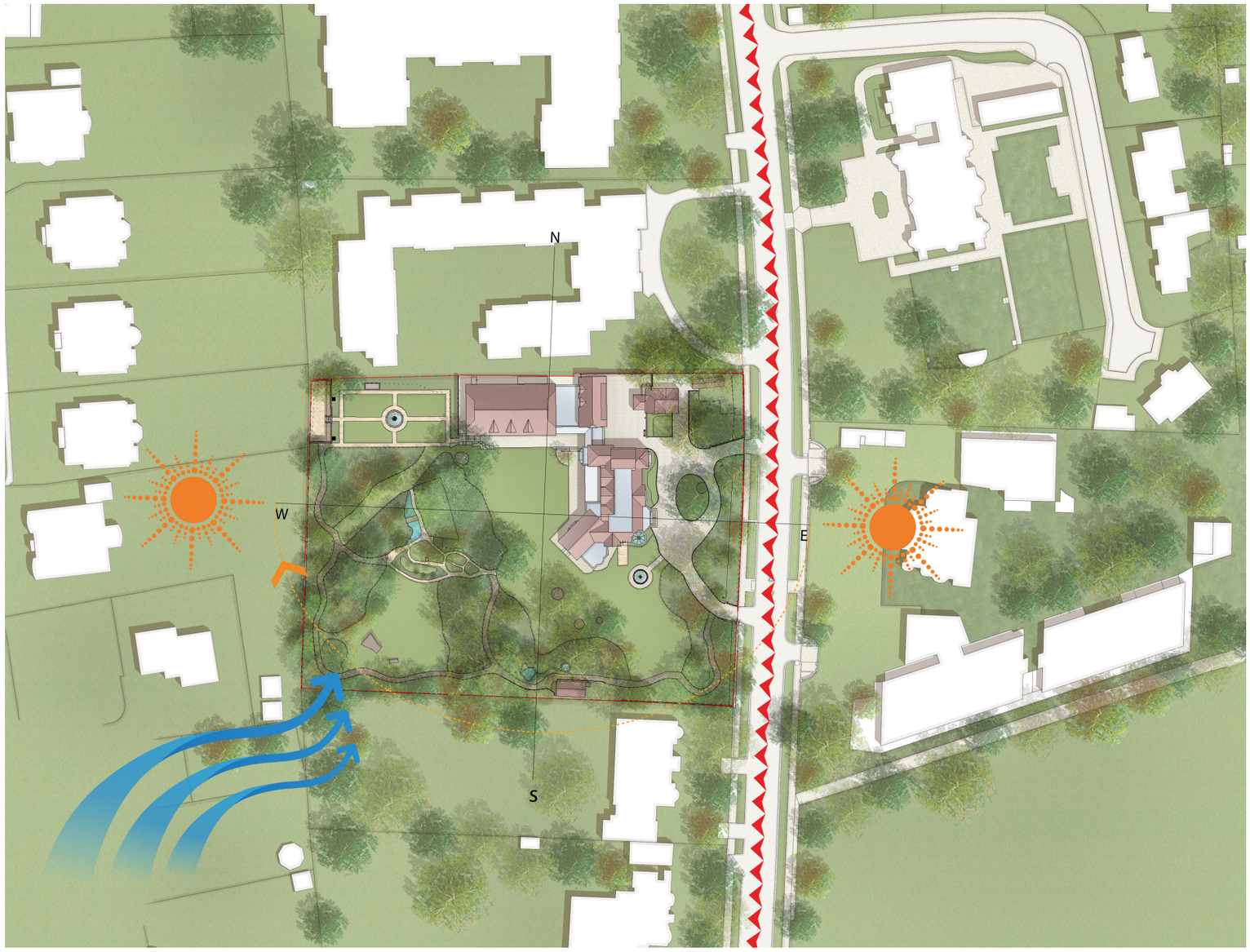


Fig. 2.8 Environmental Analysis

2.3 Surrounding Context and Character

2.3.1 The Bishops Avenue

The Bishops Avenue located in the London Borough of Barnet, near Hampstead and Highgate, this avenue is renowned for its grand architecture, lush greenery, and a distinct atmosphere of privacy and affluence. The surrounding context and character of The Bishops Avenue are shaped by its proximity to historic landmarks, cultural sites, and green spaces that add to its unique charm.

2.3.2 Kenwood House

Just to the southwest of The Bishops Avenue lies Kenwood House, a stunning neoclassical villa set within the expansive Hampstead Heath. This historic house, with its extensive art collection and beautifully landscaped gardens, offers a tranquil retreat and cultural enrichment, further enhancing the appeal of the area.

2.3.3 The Bishops Avenue Mansions

The mansions along The Bishops Avenue are surrounded by extensive, meticulously maintained gardens, often featuring mature trees, manicured lawns, and private drives, contributing to the area's green and secluded ambiance.

2.3.4 Hampstead Golf Club & Highgate Golf Club

Both Hampstead Golf Club and Highgate Golf Club are located nearby, providing exclusive recreational opportunities for residents. These clubs are nestled within lush landscapes, offering picturesque views and a serene environment for golf enthusiasts.

2.3.5 The Henrietta Barnett School

Located just to the north of The Bishops Avenue, The Henrietta Barnett School is one of the UK's most prestigious grammar schools, attracting families seeking high-quality education for their children. The school's proximity adds to the area's desirability for affluent families.

2.3.6 Hampstead Garden Suburb

Adjacent to The Bishops Avenue is Hampstead Garden Suburb, a planned development founded by Dame Henrietta Barnett in the early 20th century. This area was designed to provide an excellent quality of life with wide roads, plentiful gardens, and aesthetically pleasing homes, reflecting a commitment to harmonious living for all social classes.



Fig. 2.9 Kenwood House

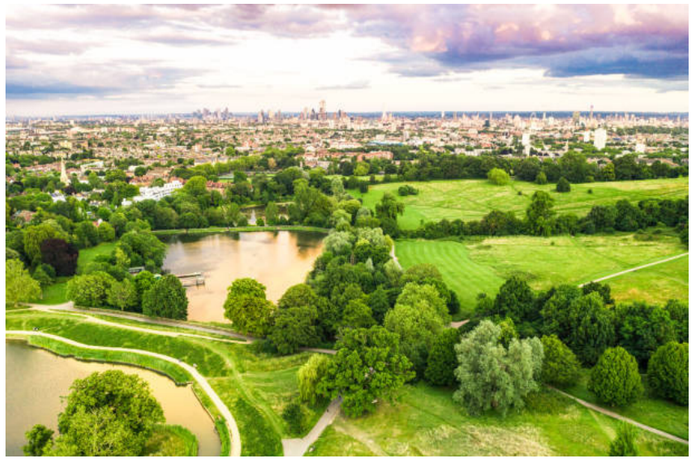


Fig. 2.10 Hampstead Heath



Fig. 2.11 Hampstead Golf Club / Highgate Golf Club



Fig. 2.12 Henrietta Barnett School



Fig. 2.13 Hampstead Garden Suburb



Fig. 2.14 Spaniards Inn

2.3.7 The Spaniards Inn

A short distance away, The Spaniards Inn is one of London's oldest and most historic pubs, dating back to the 16th century. This iconic establishment has long been associated with local legends and provides a charming connection to the area's rich history.

2.4 Heritage Context

2.4.1 Hampstead Garden Suburb Conservation Area

The Hampstead Garden Suburb Conservation Area is one of the most significant and well-preserved examples of early 20th-century town planning in the UK. It was established in 1907 by Dame Henrietta Barnett, with the aim of creating a community that combined the best elements of town and country living. The area was designed to promote a high quality of life, with a focus on open spaces, greenery, and aesthetically pleasing architecture.

In 1968 Hampstead Garden Suburb was designated as a conservation area by Barnet Council in recognition of its special character. This is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". And there are numerous listed building from Grade I to II* in the area.





Fig. 2.15 Hampstead Garden Suburb Free Church (Grade I Listed)



Fig. 2.16 St Jude's Church (Grade I Listed)



Fig. 2.17 Henrietta Barnet School (Grade II* Listed)



Fig. 2.18 22Temple Fortune Lane (Grade II Listed)



Fig. 2.19 80-88 Corringham Road (Grade II Listed)



Fig. 2.20 6-16 Asmuns Place (Grade II Listed)



Fig. 2.21 22 Hampstead Way (Grade II Listed)



Fig. 2.22 Meadow Court (Grade II Listed)

2.4.2 Hampstead Garden Suburb Urban Typologies



* Including consented developments



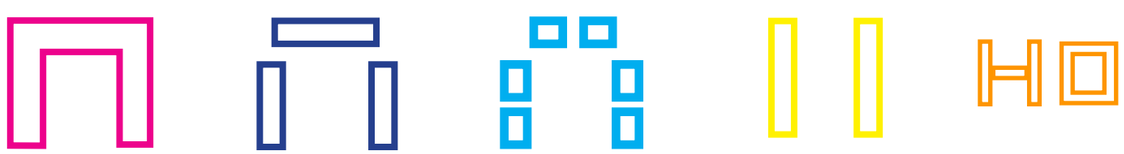




Fig. 2.23 Milton Close



Fig. 2.24 Meadway Court (Grade II Listed)



Fig. 2.25 Emmott Close



Fig. 2.26 Lytton Close (Grade II Listed)



Fig. 2.27 Meadway Court (Grade II Listed)



Fig. 2.28 Waterlow Court (Grade II* Listed)



Fig. 2.29 Bigwood Court & Southway Court (Grade II)



Fig. 2.30 Litchfield Square & Hampstead Way (Grade II)

2.5 Historic Context

2.5.1 Early Origins

The Bishops Avenue traces its roots to the late 19th century. Named after the Bishops of London, who owned vast estates in the area, the avenue emerged during the Victorian era's suburban expansion as developers sought to create a prestigious residential area.

Development in the Late 19th and Early 20th Century:
In the 1880s, the avenue began to take shape with the construction of grand residences designed to attract wealthy Londoners. By the early 20th century, it had become one of London's most exclusive addresses, drawing aristocrats and affluent families. The architectural styles varied, reflecting the popular tastes of the Victorian, Edwardian, and neo-Georgian periods.

2.5.2 Mid-20th Century

The avenue's reputation grew in the mid-20th century, attracting both old-money residents and new international buyers, particularly from the Middle East. It became known as "Billionaires' Row" due to its concentration of extremely wealthy residents.

2.5.3 Late 20th Century to Present

In the late 20th and early 21st centuries, The Bishops Avenue's status as one of the world's most expensive streets solidified. However, its reputation diminished in recent years as properties were left unoccupied and in some cases neglected. This led eventually to the demolition and redevelopment of a significant number of single dwellings, transforming the character of the street to multi-occupier buildings.

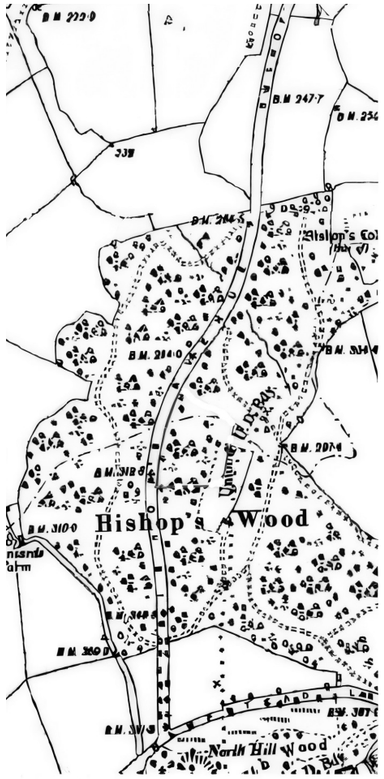


Fig. 2.31 Map, 1896

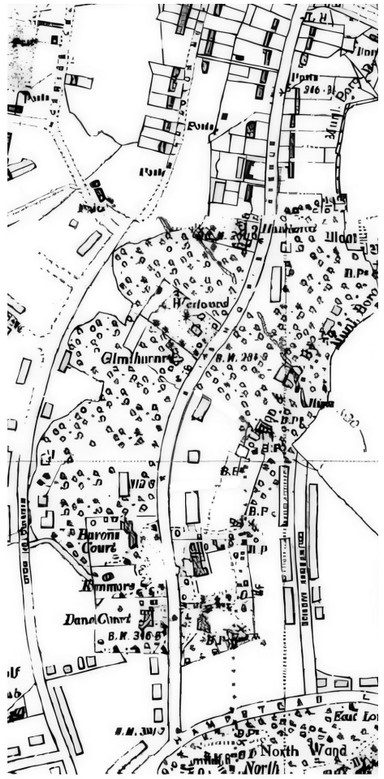


Fig. 2.32 Map, 1935

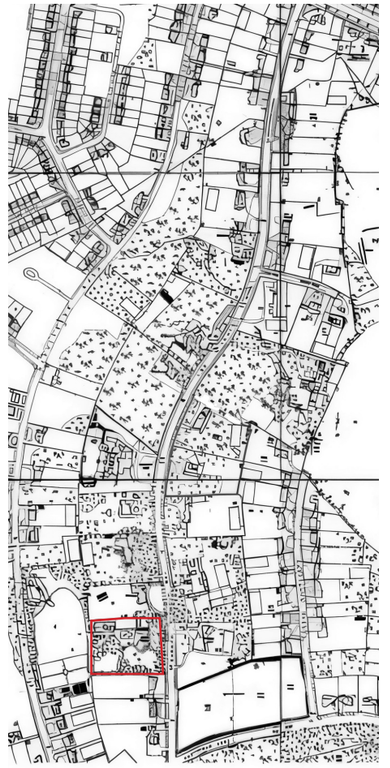


Fig. 2.33 Map, 1952

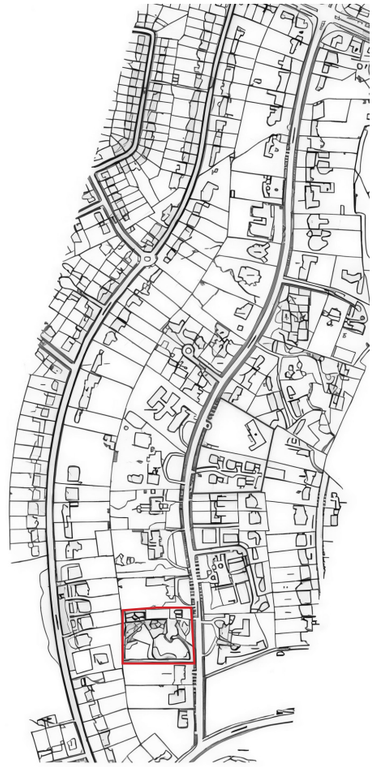


Fig. 2.34 Map, 2014

2.5.4 History of The Bishops Avenue

1853 - OS Map



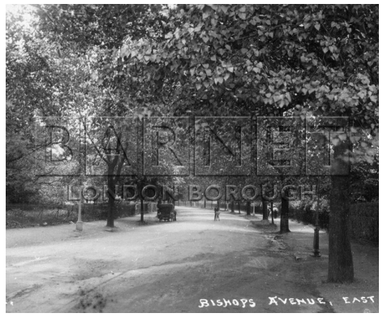
1853, pre-1898
the Bishop of London hunting park

1898 - First Phase
First House by George Sainsbury
and few others including Dane Court

1919 - OS Map



1920 - Historic Picture



1933 - OS Map



Second Phase - 1933
Expanding residential area in
the Bishops Avenue

Third Phase - 1946
Little changes thereafter until 1960s



1946 - RAF Aerial Photo

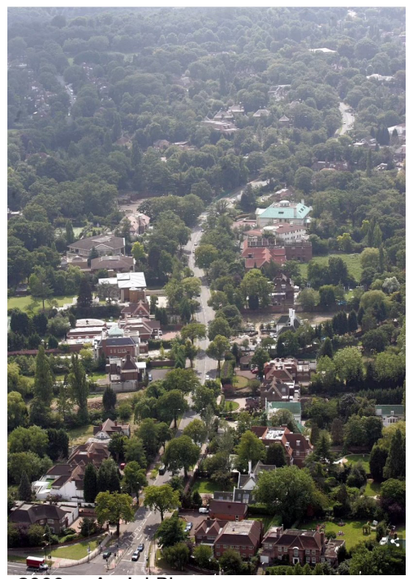


1999 - Aerial Photo



Fourth Phase - from 1980s
Mid part of the Bishops Avenue replaced with
larger houses

Around 2000
Called Billionaire's row



2000s - Aerial Photo

2010 - Aerial Photo



2010
Some large houses in the Bishop's Avenue
were being derelicts

from 2019
More multi-unit apartments and
carehome developments emerged





2019~ - Care homes and apartments

2.5.5 Historic Characteristics of The Bishops Avenue

Red brick dominates The Bishops Avenue as the most common facade material, though white render or stone façades are also present.
Roof scape are dominated by Dormers set in a variety of tiles roofs ranging from slate to tiles of various colours.

To address the locally listed building status of the current building on site and justify replacement any new design needs to reference and respond to the local materials, character and predominant building features. This does not mean that pastiche needs to be applied and modern materials, design and methods of construction need to be shunned.


Strathen,
No 34, The Bishops Avenue


Eliot House (white walls)


Toprak Mansion


Kenstead hall


No 64, The Bishops Avenue


Key Buildings of The Bishops Avenue


Allingham Court


No 49, The Bishops Avenue


The Towers


Heath Hall,
No 59, The Bishops Avenue


The Site,
No 60, The Bishops Avenue



2.6 Characteristics of the Emerging Context

2.6.1 Existing and Emerging Context

There is a noticeable recent trend of single-dwelling houses having been developed and currently being developed into apartment blocks either as market residential or retirement homes.

In addition, there is precedent of recent planning consents allowing for locally listed buildings to be demolished in full.

It is also worth noting that recent consents all have much longer continuous frontages on to the The Bishops Avenue as well as generally larger footprints when compared to previous buildings on the sites (for example see No's 54, 56 & 58 of the Bishops Avenue), as well as stretching close to site boundaries on the north and south sides towards adjacent plots.

We therefore see justification for a similar approach on site, provided that design quality, sustainability and preservation of trees are addressed.


28 The Bishops Avenue


50 The Bishops Avenue


54 The Bishops Avenue

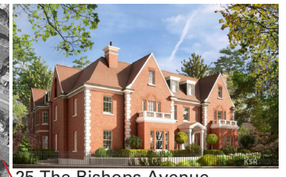

56 The Bishops Avenue

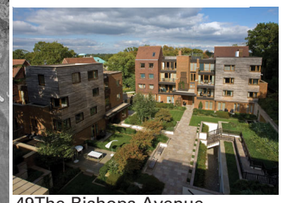

58 The Bishops Avenue


Emerging Developments Character

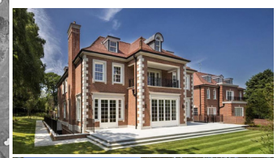
Completed Development

Consented Development


25 The Bishops Avenue


49The Bishops Avenue


Arden Court


Hornbeam


Buxmead



2.6.2 Urban Density Study of the Bishops Avenue

New developments have redefined the character of this part of The Bishops Avenue, resulting in a noticeable densification of plots in recent years as buildings progressed from single to multi-dwellings.

The following pages outline the most recent and emerging developments in closest proximity to the site.

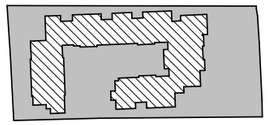


Fig. 2.35 Site Density Diagram of The Bishops Avenue

The Site : 60 the Bishops Avenue

2.6.3 Al Murtaza, 58 the Bishops Avenue

Locally listed.



Site : 6749 sq.m
Footprint : 2470 sq.m
Floor to Site Ratio : 36.5%

2019/3449/F consent January 2020 for partial demolition of existing house and construction of part 4-storey (3 above ground) part 2-storey elderly care-home building with 96 units and 32 basement (car lift) parking spaces.

2020/2008/S73 variation September 2020 permitting taking down and rebuilding front façade and a reduction in floor area.

Units:	96 units
Affordable :	No contribution
Parking:	32 Car Parking Spaces
Height:	2-4 Storey
Tree :	8 Trees removed (including 1 TPO)
	Replacement trees on the site
	Green Roof

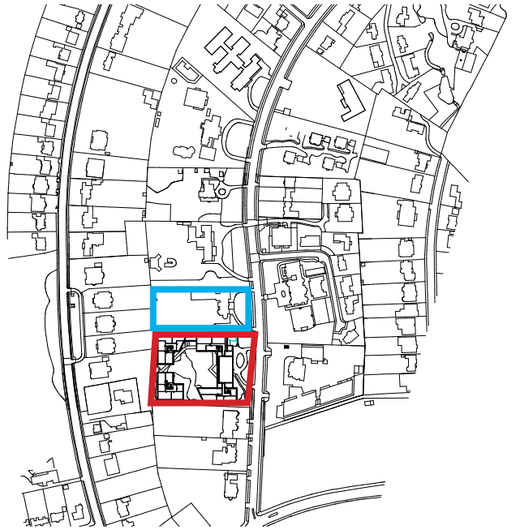


Fig. 2.36 Site Location (in blue)Perspective (Entrance)



Fig. 2.37 Perspective (entrance)Current Site (completed)



Fig. 2.38 Completed SiteProposed Plan

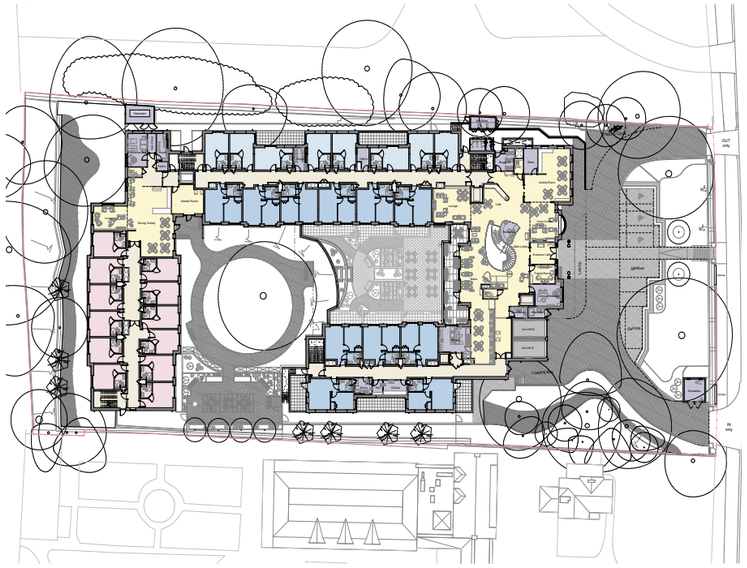


Fig. 2.39 Proposed Plan



North Elevation



East Elevation



South Elevation

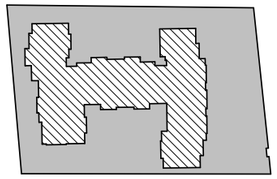


West Elevation

Fig. 2.40 Proposed Elevations

2.6.4 Barons Court, 56 the Bishops Avenue

Locally listed.



Site : 10077 sq.m
Footprint : 3577 sq.m
Floor to Site Ratio : 33.5%

2021/0263 consent October 2021 for demolition and construction of a new of part 4-storey and part 6-storey (5 above ground) building with the top storey within the roof, providing 109 apartments with basement car parking for 135 basement parking spaces (ramped access) and 10 surface spaces. Unit mix: 16 x 1-beds (15%) 62 x 2-beds (57%) 31 x 3-beds (28%).

2022/6284/S73 consent March 2022 for a reduction in number of units to 93, reduction in parking from 143 to 89, scheme redesigned for people over the age of 65 looking to downsize. The development provides self-contained flats with access to shared communal areas and facilities. A care home is Use Class C2, but this one provides independent living for those who are not specifically in need of care and is within Class C3. Unit mix is 11 x 1-beds (12%) 59 x 2-beds (63%) 23 x 3-beds (25%).

Units :	93 residential units
Affordable :	A financial contribution of £1,100,000
Parking :	109 spaces permitted (93-155.5 spaces required)
Height :	4-6 storey buildings
Tree :	36 Trees removed (including 1 TPO)

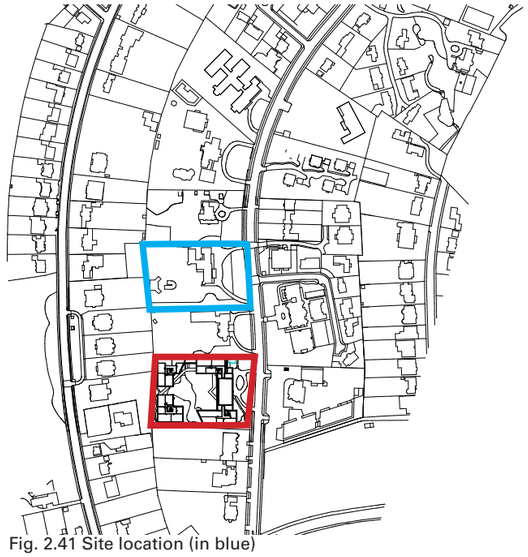
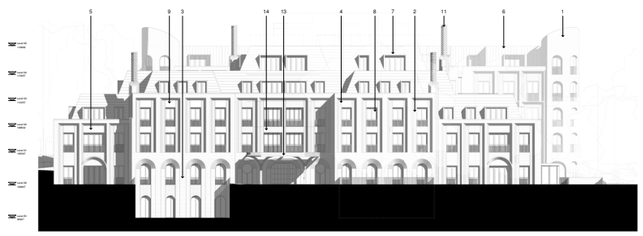


Fig. 2.41 Site location (in blue)



Fig. 2.42 Perspective (Entrance)



East Elevation



West Elevation

Fig. 2.45 Proposed Elevations



Fig. 2.43 Current Site (under construction)

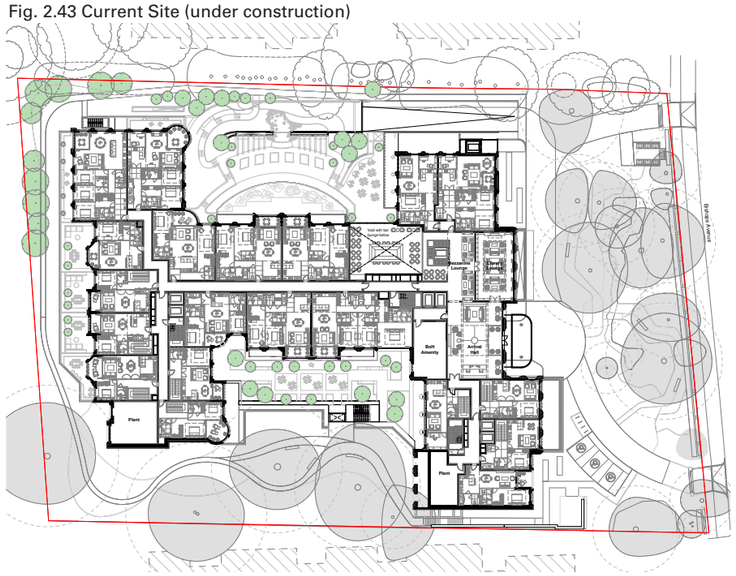
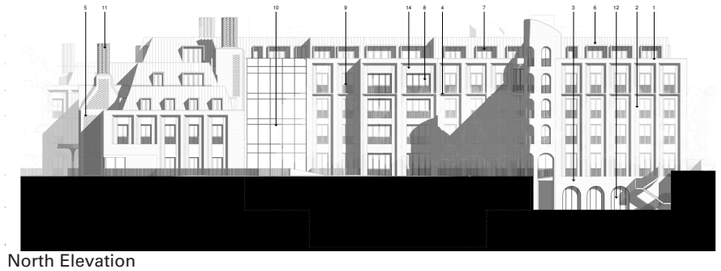
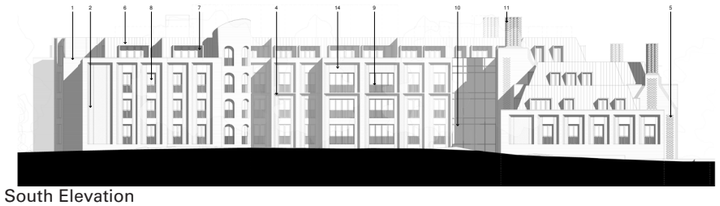


Fig. 2.44 Proposed Ground Floor Plan



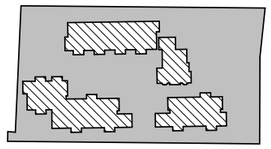
North Elevation



South Elevation

2.6.5 Oak Lodge, 54 the Bishops Avenue

Locally listed.



Site : 7990 sq.m
Footprint : 2259 sq.m
Floor to Site Ratio : 27.1%

February 2020 conversion and alteration of Oak Lodge to create 2 residential units, erection of 3-storey Block A to create 7 units, erection of part 4, part 5 block B to create 12 units, erection of part 3 part 4 storey rear extension to Oak Lodge block C to create 9 units (11 x 2-beds, 9 x 3-beds and 10 x 4-beds 30 units in total) 49 parking spaces.

Units : 30 residential units
Affordable : A financial contribution of £1,125,000
Parking : 49 spaces permitted (35-50 spaces required)
Height : 3-4 storey buildings
Tree : Discussions have been held regarding these elements which have resulted in serval alterations/amendments to the scheme in order to retain and preserve as many of the existing TPO trees on site

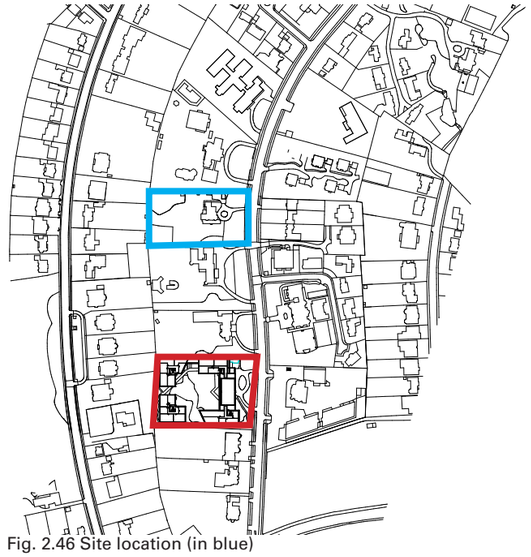


Fig. 2.46 Site location (in blue)



Fig. 2.47 Perspective (Entrance)



Fig. 2.48Current Site (under construction)

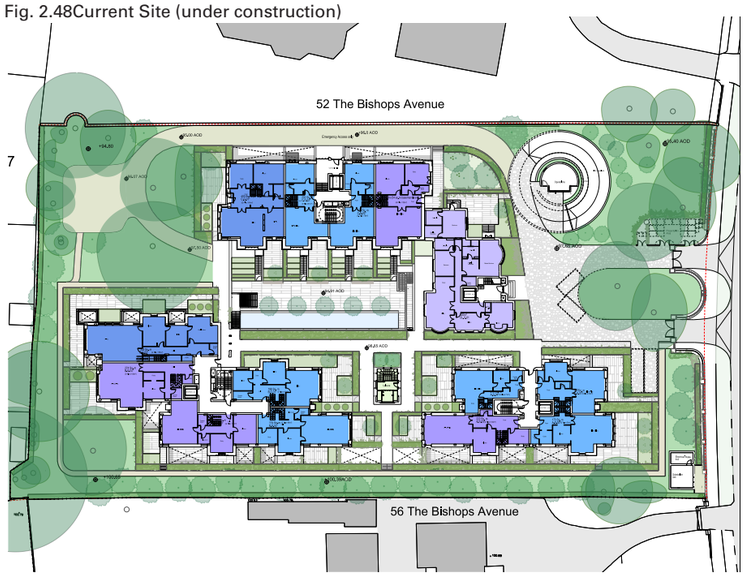
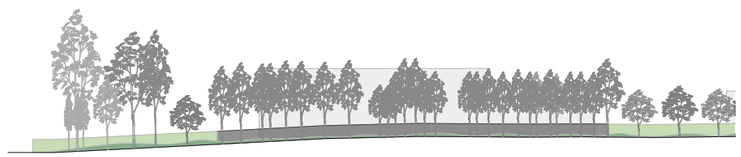
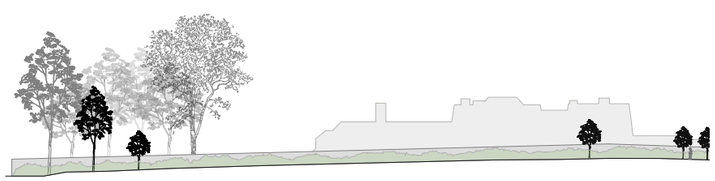


Fig. 2.49 Proposed Ground Floor Plan



North Elevation



South Elevation

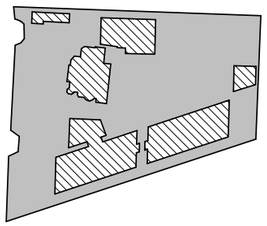


East Elevation

Fig. 2.50 Proposed Elevations

2.6.6 Buxmead, 67 the Bishops Avenue

Locally listed.



Site : 9920 sq.m
Footprint : 2722 sq.m
Floor to Site Ratio : 27.4%

October 2011 Conversion and alterations (including demolition of rear extension) of Leo Baeck House to create 3 residential units. Demolition of Balint and Osmond House. Retention of the Coach House, three storey extension to the rear of the coach house and conversion to provide 3 residential units. Erection of two new four storey buildings in place of Balint and Osmond House with additional accommodation in the basement to create 14 residential units. Associated landscaping, entrance gates and parking facilities and basement parking. Erection of summer house and two concierge buildings.

Units :	20 residential units
Affordable :	A financial contribution of £2,100,000
Parking :	52 spaces permitted
Height :	3-4 storey buildings
Tree :	17 Trees removed
	17 new trees were planted as replacement.

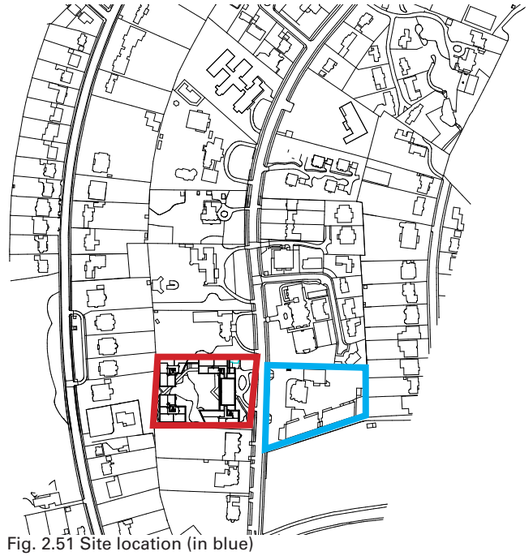


Fig. 2.51 Site location (in blue)



Fig. 2.52 Perspective (Entrance)



East Elevation



West Elevation

Fig. 2.55 Proposed Elevation



Fig. 2.53 Current Site (completed)



Fig. 2.54 Proposed Ground Floor Plan



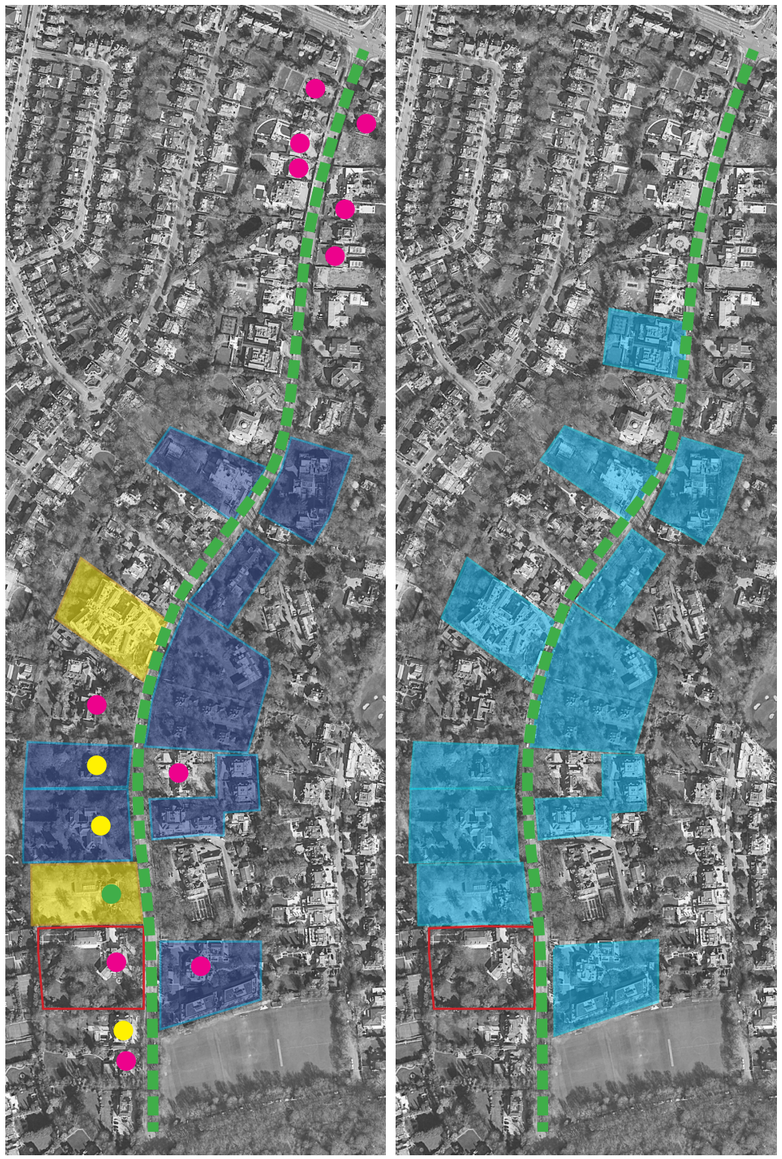
North Elevation



South Elevation

2.6.7 Emerging Context Analysis

Fig. 2.56 Emerging Developments and Locally Listed Buildings on The Bishops Avenue



Recent/Emerging developments

Multi-unit developments

- The site
- The Bishops Avenue
- New nursing homes
- Current/Emerging multi-unit
- New/Recent residential developments
- Locally listed building
- Locally listed building with partially demolition
- Locally listed building to be demolished / already demolished

Fig. 2.57 Storey Heights on The Bishops Avenue



Incl. recent/emerging developments

- Above 5 storeys
- 4 storeys
- 1-3 storeys

Fig. 2.58 Building Line Analysis for The Bishops Avenue



Existing building lines

Proposed building lines with emerging development

- Building lines onto The Bishops Avenue
- Building lines onto side boundaries
- Emerging building plots
- Proposed building lines

3.0 Site Analysis

3.1 History of the Existing Building

Previously known as Dane Court, the site was first developed around 1900 and the main building has since undergone a number of alterations and extensions as illustrated on the following pages.

There have been the addition of a garage, pool house, conservatory and smaller structures to house bins and garden equipment.

Most recently, in the mid-noughties the facade of the main building underwent upgrades with the replacement of windows and part of the cladding as well as some minor alterations alongside internal remodelling.

As a result, and despite its locally listed status, a large proportion of the external facade as well as the internal fit out bear no longer any original features.

As some parts of the garden date from the same time as the building, it contains a number of mature, mostly oak trees, on its lawns alongside newer non-native additions such as rhododendron, documenting the change in fashion and taste in landscaping over time.

Given the size and age of some of the trees on site, these need to be carefully considered in any redevelopment and an arboricultural survey, to determine their conditions, has been undertaken along side the wider ecological assessment of the site.



Fig. 3.1 Photo, 1920



Fig. 3.2 Photo, 1947



Fig. 3.3 Photo, 1948



Fig. 3.4 Photo, 1973



Fig. 3.5 Photo, 2003 with Tennis court



Fig. 3.6 Photo, 2003 pre swimming pool and rear alteration



Fig. 3.7 Photo, 2006 swimming pool and conservatory



Fig. 3.8 Photo, 2024 current



Fig. 3.9 Photo, 2024 current with adjacent developments

3.2 Site Photographs

3.2.1 Front Facade

The following photographs are a collection of views taken during a site walkaround in August 2020. Given the relatively small footprint of the site, all pictures are taken from public vantage points in the vicinity.

Some of the views include the neighbouring West End Gate development currently under construction.



Fig. 3.10 Front Facade (1)

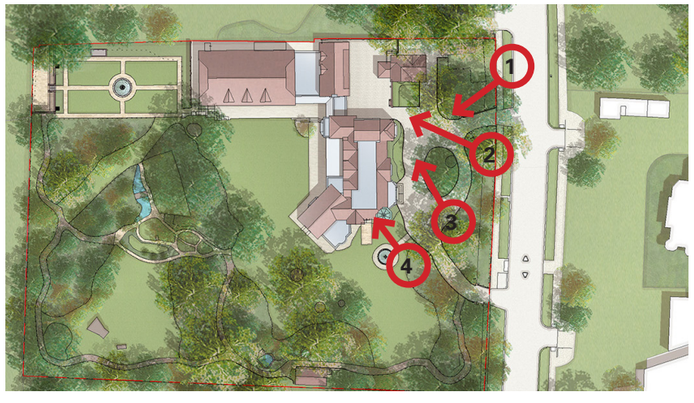




Fig. 3.11 Gate and Gatehouse (2)



Fig. 3.12 Front Facade looking north to the Gatehouse (3)



Fig. 3.13 Turret and Front Door (4)

3.2.2 Garden Facade

The rear facade facing the gardens feature a conservatory extension to the main house, and a large pool building; both completed in 2006.



Fig. 3.14 Rear Facade (1)

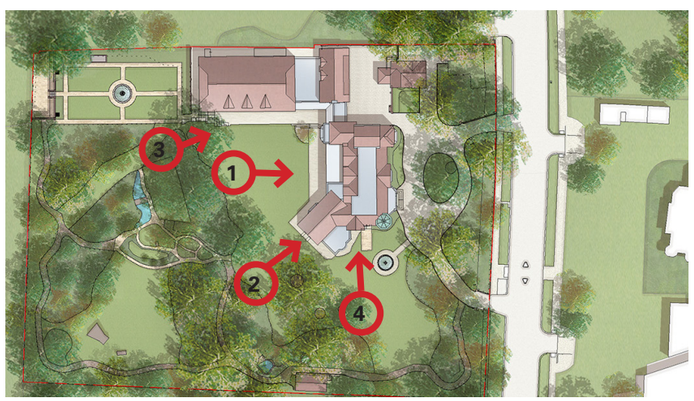




Fig. 3.15 South-West View (2)



Fig. 3.16 Swimming Pool (3)



Fig. 3.17 South Facade (4)

3.3 Existing Building Analysis





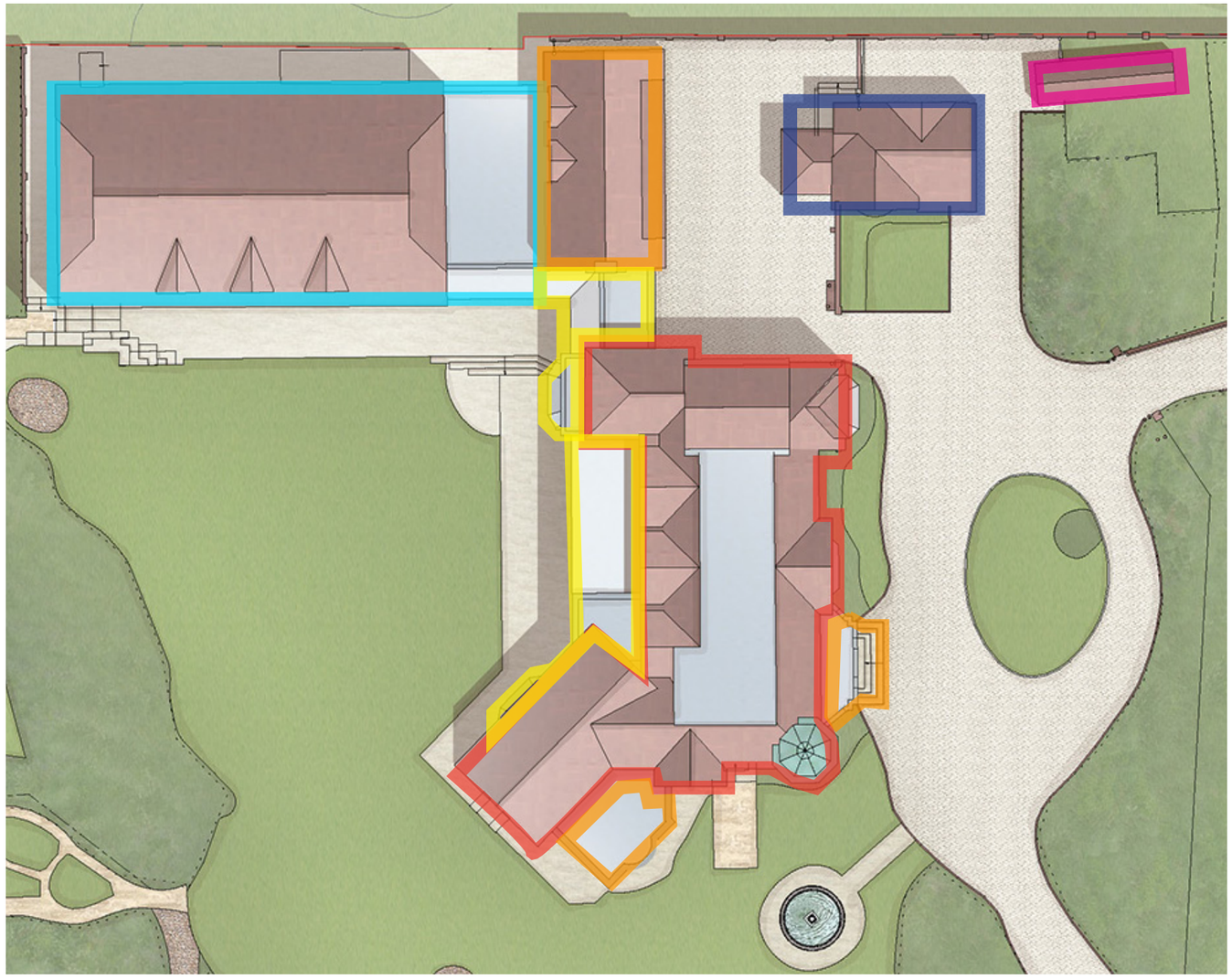












- Main Building (c. 1895 - 1900)
- Main Building Conservatory Extension (2006)
- Cottage (after 1901)
- Garage Cottage (around 1934)
- Sun Room (around 1934)
- Porch (around 1934)
- Swimming Pool (2006)
- Storage shed (early 2000's)

3.4 Planning History of 60 the Bishops Avenue

3.4.1 F/01327/11 - 11 Apr 2011 - Approved
Relocation of solar panels from the front to the rear roofslope.

3.4.2 No: C02786AS/060 - 18 Sep 2006 - Approved
Replacement of existing windows with new double glazed hardwood windows.

3.4.3 C02786AC/06 - 16 Jan 2006 - Approved
Construction of new boundary wall, railings and gates.

3.4.4 C02786X/05- 20 Jul 2005 - Approved
Insertion of new door and window in side (north) elevation to create a separate entrance to form a self-contained flat.

3.4.5 C02786V/05 - 22 Mar 2005 - Refused
Two-storey front extension.

3.4.6 C02786R/05 - 17 Jan 2005- Approved
Replacement of existing windows and doors.

3.4.7 C02786L/04 - 23 Jun 2004 - Approved
Two storey rear/side extension. Ground floor rear extension. Single storey link between house and garage block. Single storey swimming pool/gymnasium extension behind existing garage. Alterations to rear and side elevations.

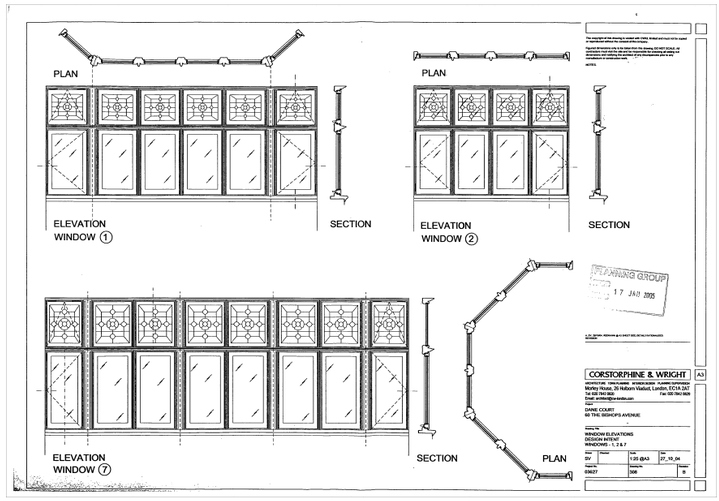


Fig. 3.18 C02786L/04 - Rear Side / Swimming Pool Extension

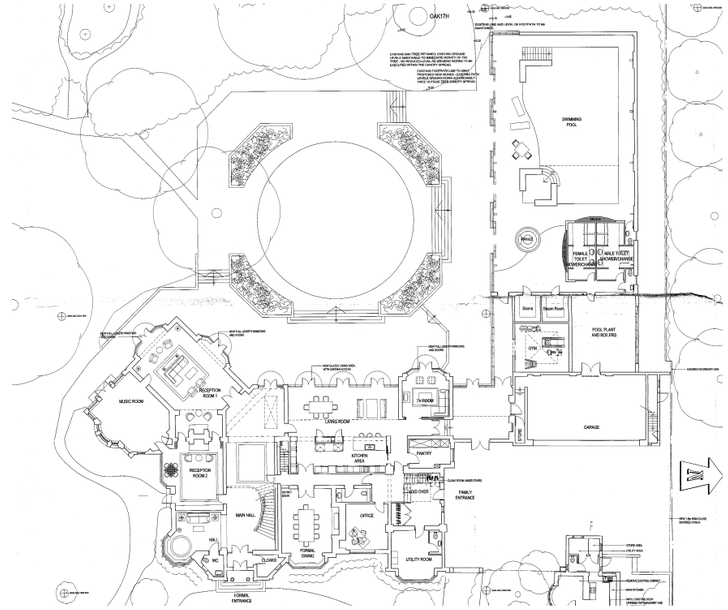


Fig. 3.19 C02786L/04 - Rear Side / Swimming Pool Extension

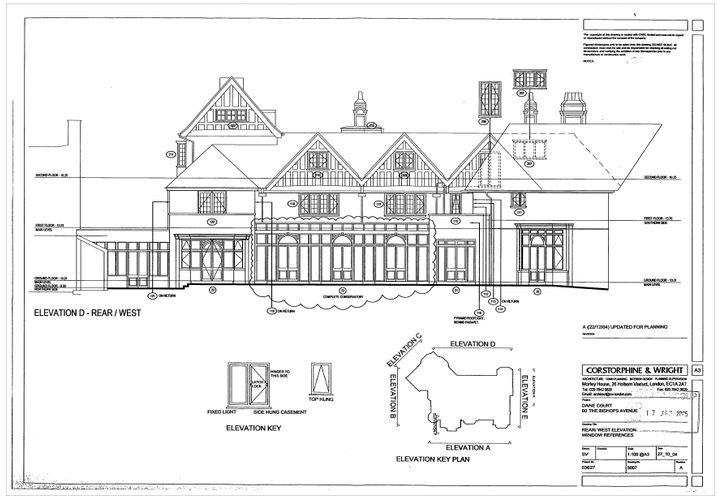


Fig. 3.20 C02786L/04 - Rear Side / Swimming Pool Extension

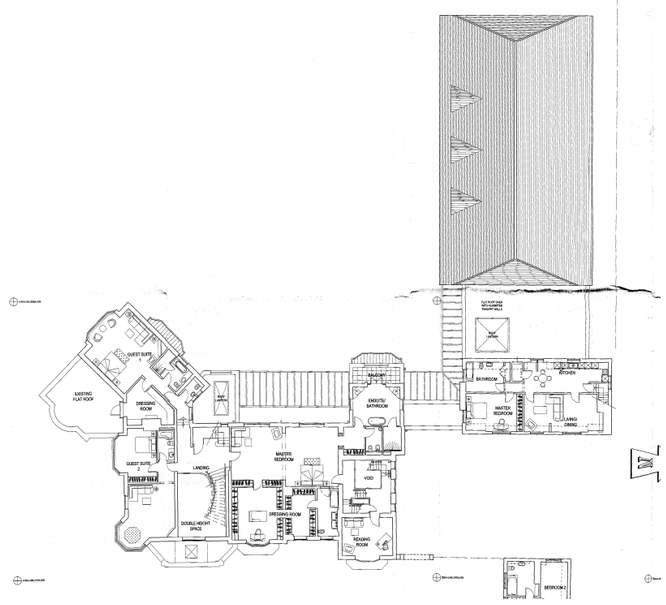


Fig. 3.21 C02786L/04 - Rear Side / Swimming Pool Extension

3.5 Existing Building Facade Analysis - East

Facade Replacement (post 1973)

Window/Door Replacement (2006)

Existing Window Infilled (2005)

Roof Retiled (post 2004)

Timber framing altered (post 1973)

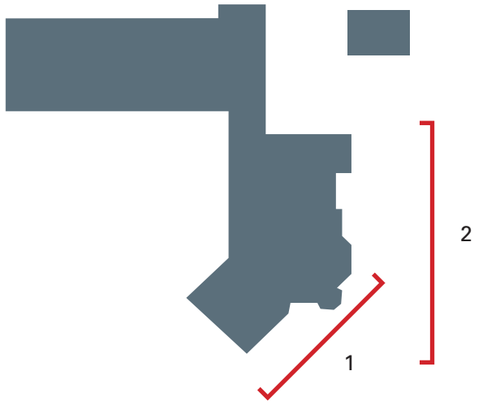


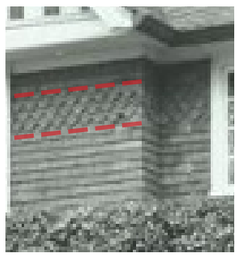


Fig. 3.22 Existing South East Elevation 1



Fig. 3.23 Existing East Elevation 2

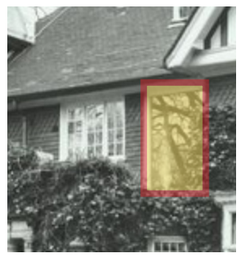




Facade Tiles (1973)



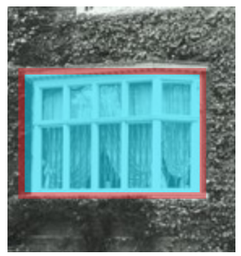
Replaced Tiles (2024)



Window (right) (1973)



Window infilled (2024)



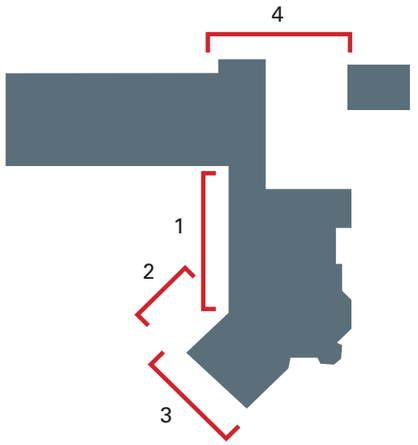
Window (1973)



Replaced Windows (2024)

3.6 Existing Building Facade Analysis - South, North & West

- Facade Replacement (post 1973)
- Conservatory Extension (2005)
- Window / Door Replacement (2006)
- PV panels (2011)
- New door added (2005)
- Roof Retiled (post 2004)
- Timber framing altered (post 1973)



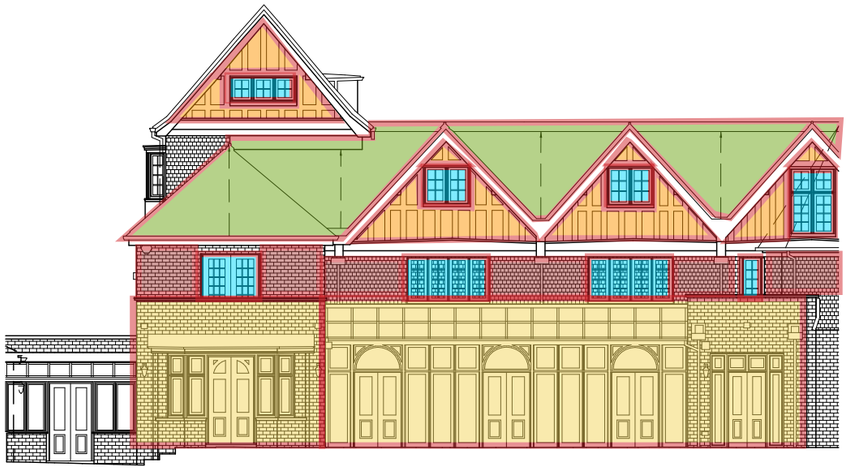


Fig. 3.24 Existing West Elevation 1

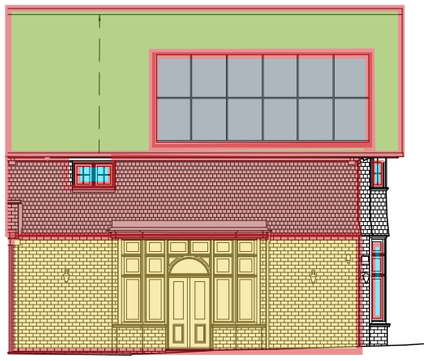


Fig. 3.25 Existing West Elevation 2

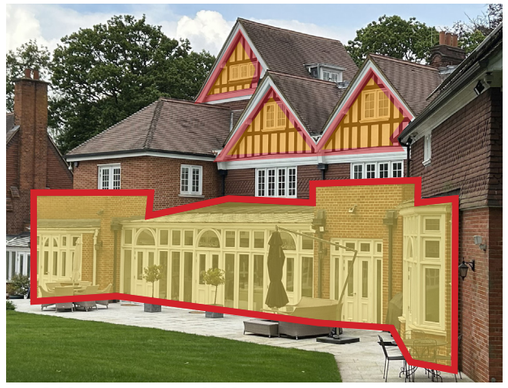


Fig. 3.26 Conservatory (2006)



Fig. 3.27 PV Panels (2011)



Fig. 3.28 Existing South Elevation 3



Fig. 3.29 Window and door replacement (2006)

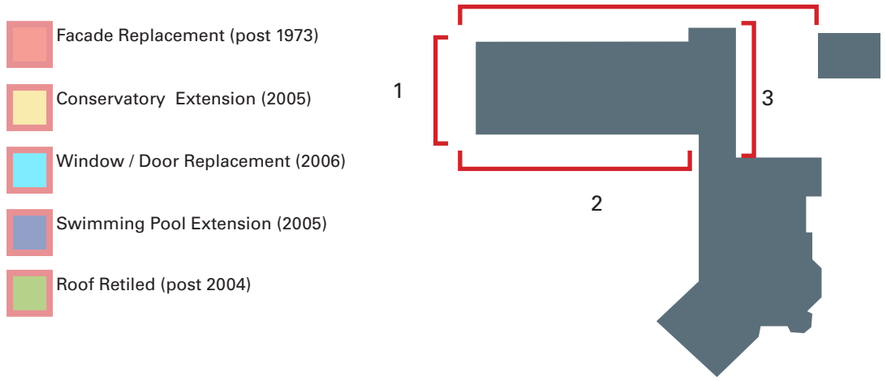


Fig. 3.30 Existing North Elevation



Fig. 3.31 New door and garage extension(2006)

3.7 Existing Building Facade Analysis - Swimming Pool / Garage



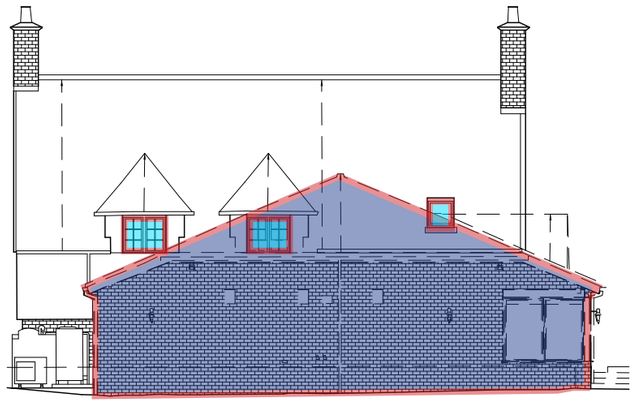


Fig. 3.32 Existing West Elevation (1)

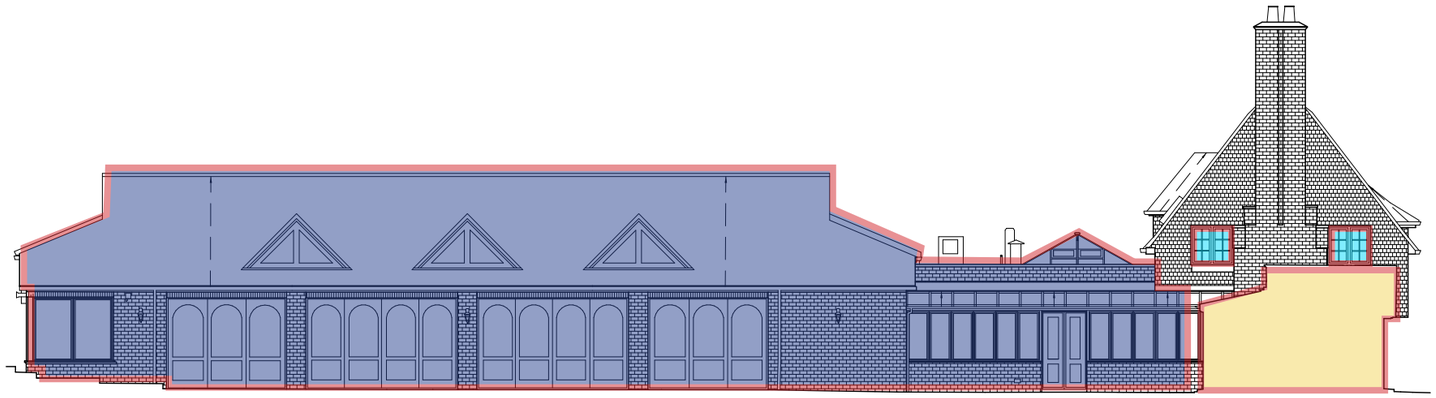


Fig. 3.33 Existing South Elevation (2)

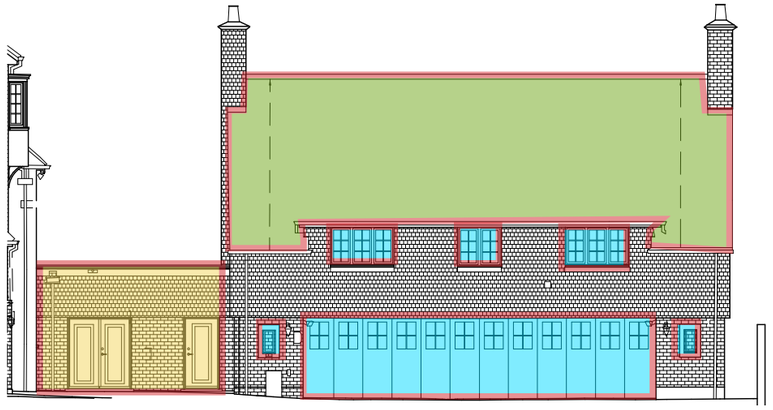


Fig. 3.34 Existing East Elevation (3)

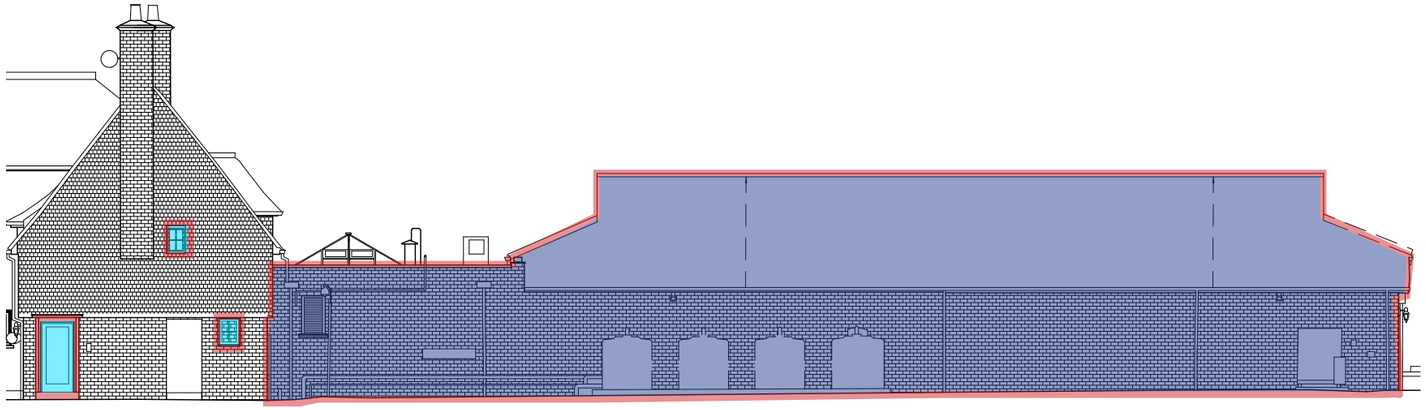


Fig. 3.35 Existing North Elevation (4)





Fig. 3.36 Garage Building - East Elevation



Fig. 3.37 Swimming Pool - South Elevation (2006)



Fig. 3.38 Swimming Pool - West Elevation



Fig. 3.39 Swimming Pool - North Elevation

3.8 Existing Building Facade Analysis - Gatehouse

Window / Door Replacement (200x)

Facade Replacement (post 1973)

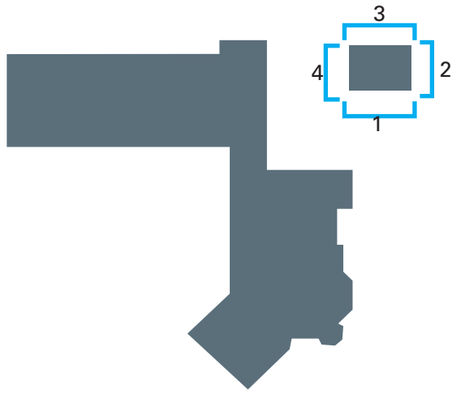




Fig. 3.40 Existing South Elevation (1)

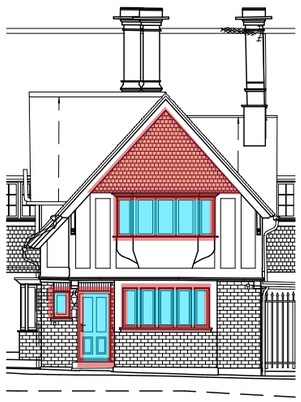


Fig. 3.41 Existing East Elevation (2)

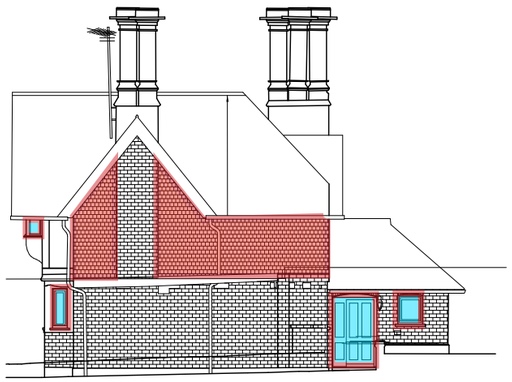


Fig. 3.42 Existing North Elevation (3)

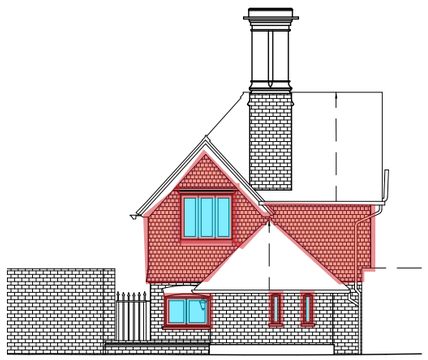


Fig. 3.43 Existing West Elevation (4)

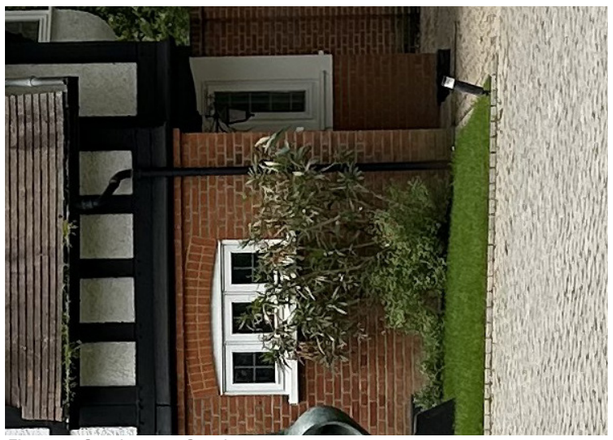


Fig. 3.44 Gatehouse - South



Fig. 3.45 Gatehouse - South East



Fig. 3.46 Gatehouse - North



Fig. 3.47 Outbuildings 1



Fig. 3.48 Outbuildings 2

3.9 Existing Building Facade Elements


Turret


Dorm


Gable roof


Chimney


Dormer


Tiled Roof

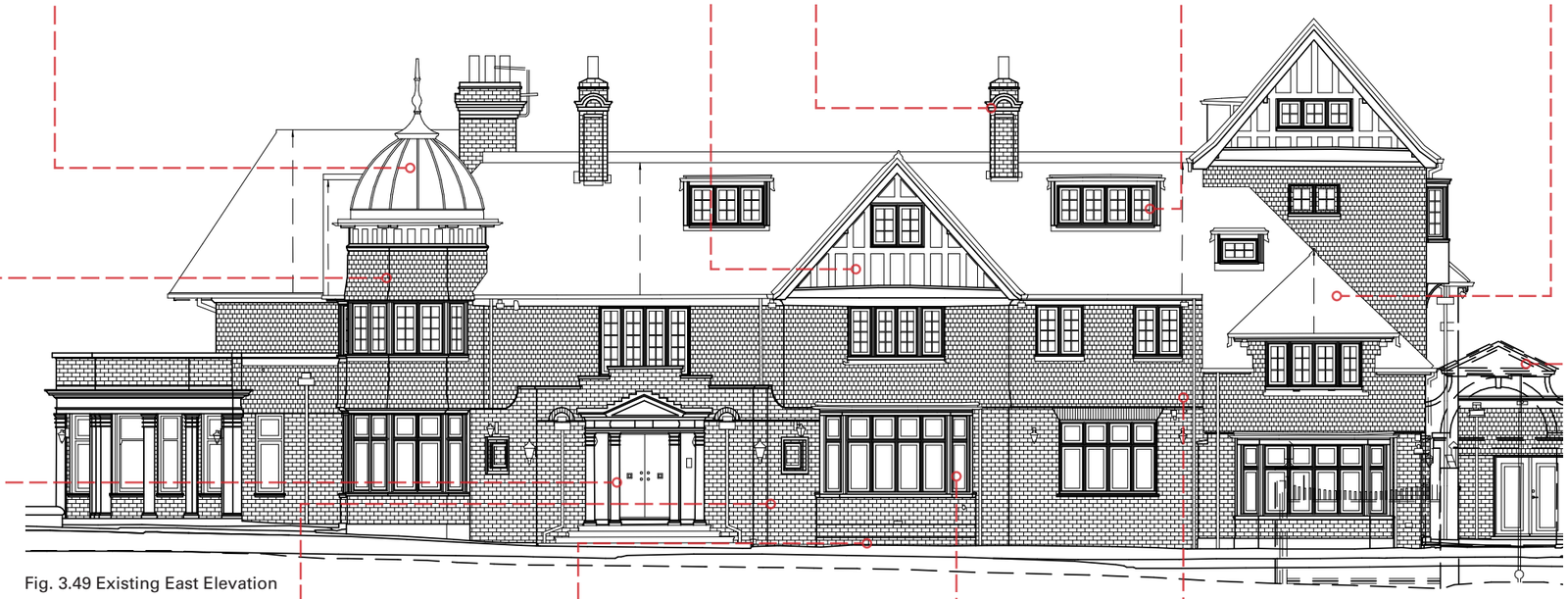


Fig. 3.49 Existing East Elevation


Stone Surrounded Entrance


Red Bricks


Bay Window with Tile


Bay Window with Brick


Clay Tiles


Arch Gate

3.10 Trees and Gardens on the Site - East

Trees on Site



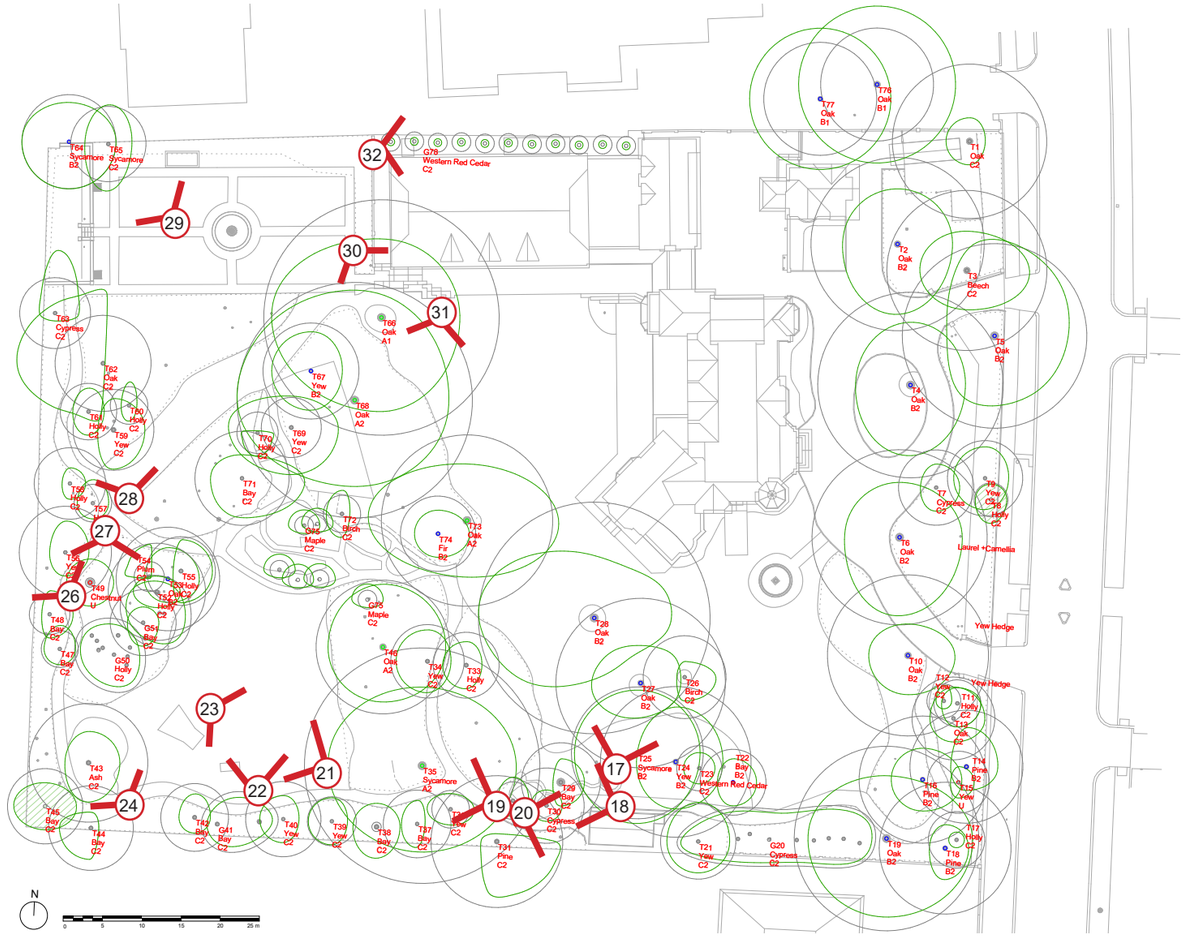
Tree Canopy
Root Protection Area (RPA)

Trees and Gardens



3.11 Trees and Gardens on the Site - West

Trees on Site



Tree Canopy
Root Protection Area (RPA)

Trees and Gardens



4.0 Design Development

4.1 Key Design Parameters

The unique setting of the site suggests that there are characteristics that needed to be considered from the outset of the design process. These are:

- The existing buildings on site
- The existing trees on site
- The proximity and relationship to neighbouring properties

All of the above have been considered and reviewed from the outset and developed during the design process, pre-application meetings and consultations as outlined in the following paragraphs.

4.1.1 The Existing Buildings

As outlined in the previous chapters, the existing site is occupied by a number of buildings from various periods and of varying quality and can be broadly grouped into three elements:

- The Manor House
- The Pool House
- The Gatehouse

First and foremost the retention of all or parts of the existing Manor House building on site was considered given its locally listed status and the client's desire to create a sustainable development with a low carbon footprint.

As a first step, a simple conversion of the existing buildings into apartments was reviewed but proved unfeasible for all three buildings due to size restrictions as well as the internal position of stairs, lack of a lift, poor thermal performance as well as the proportions and locations of existing fenestration.

4.1.2 Manor House

The Manor House, whilst locally listed, has been significantly adjusted over time internally and externally as a single dwelling, with especially the rear elevation showing substantial alterations such as the addition of a conservatory. Its current internal layout, especially the arrangement of stairs and lack of a lift do not comply with current regulations on fire and accessibility and therefore does not lend itself to a straight forward conversion to apartments.

4.1.3 Pool House

The Pool House with its long footprint, sunken pool, garages and one sided. large pane fenestration was never created to house residential dwellings. It is architecturally of poor quality, and being a late add ion, of no heritage value.

4.1.4 Gatehouse

The Gatehouse still retains many original facade features and is of good architectural quality. However its footprint is very small (50msq at ground floor) meaning a subdivision into more than one dwelling would not comply with national prescribed space standards and its current layout in non compliant with current accessibility and sustainability requirements of approved documents K, M and L.

4.1.5 As established above, to create high quality, accessible apartments, an element of demolition and adjustment of the existing building fabric is required. The level of intervention, ranging from full demolition over part demolition to internal adjustments only has been reviewed in detail in the design process for all three building types as outlined in chapters 4.2 and 4.3.

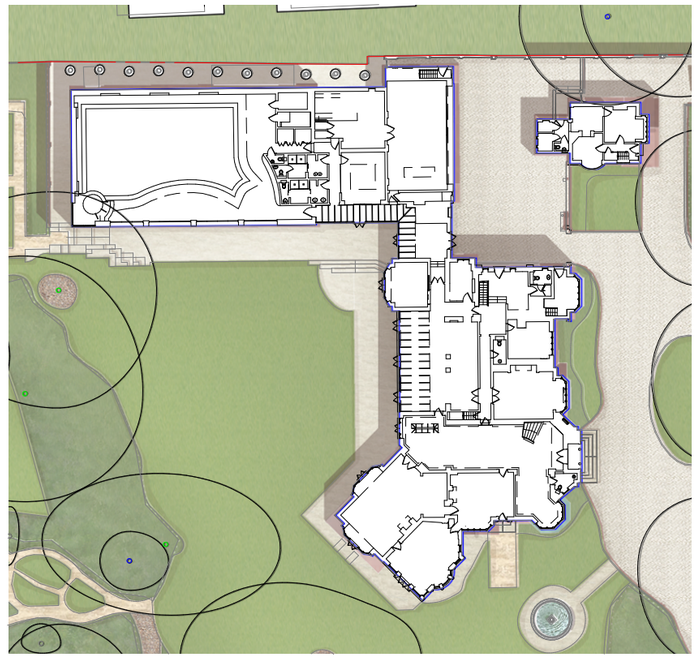


Fig. 4.1 Existing Ground Floor



Fig. 4.2 Existing Pool House elevation south

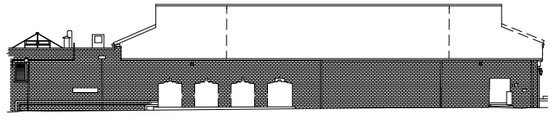


Fig. 4.3 Existing Pool House elevation north

4.1.6 The existing Trees

As established in the arboricultural report, the site contains a large number of existing trees and shrubbery of varying ages, condition, species and ecological value.

The adjacent diagram and pictures identify the trees of highest value that should ideally be preserved in any redevelopment of the site and therefore considered in proposed massing studies.

Please refer to Landmark Trees' full report for further details.



Fig. 4.4 Most Valuable Trees

4.2 Initial Massing Options

4.2.1 Urban grain

Before any massing options were considered, the urban grain of the context was examined to establish a plot width and building dimensions that would fit well within the existing and emerging context.

4.2.2 Following this first step, a wide range of different massing options for a new development on site were tested with focus on maximising the retention of the existing tress on site. At this point in the design process, the retention of existing trees was prioritised over the retention of the existing buildings on site. The diagrams on the next pages illustrate some of these studies.

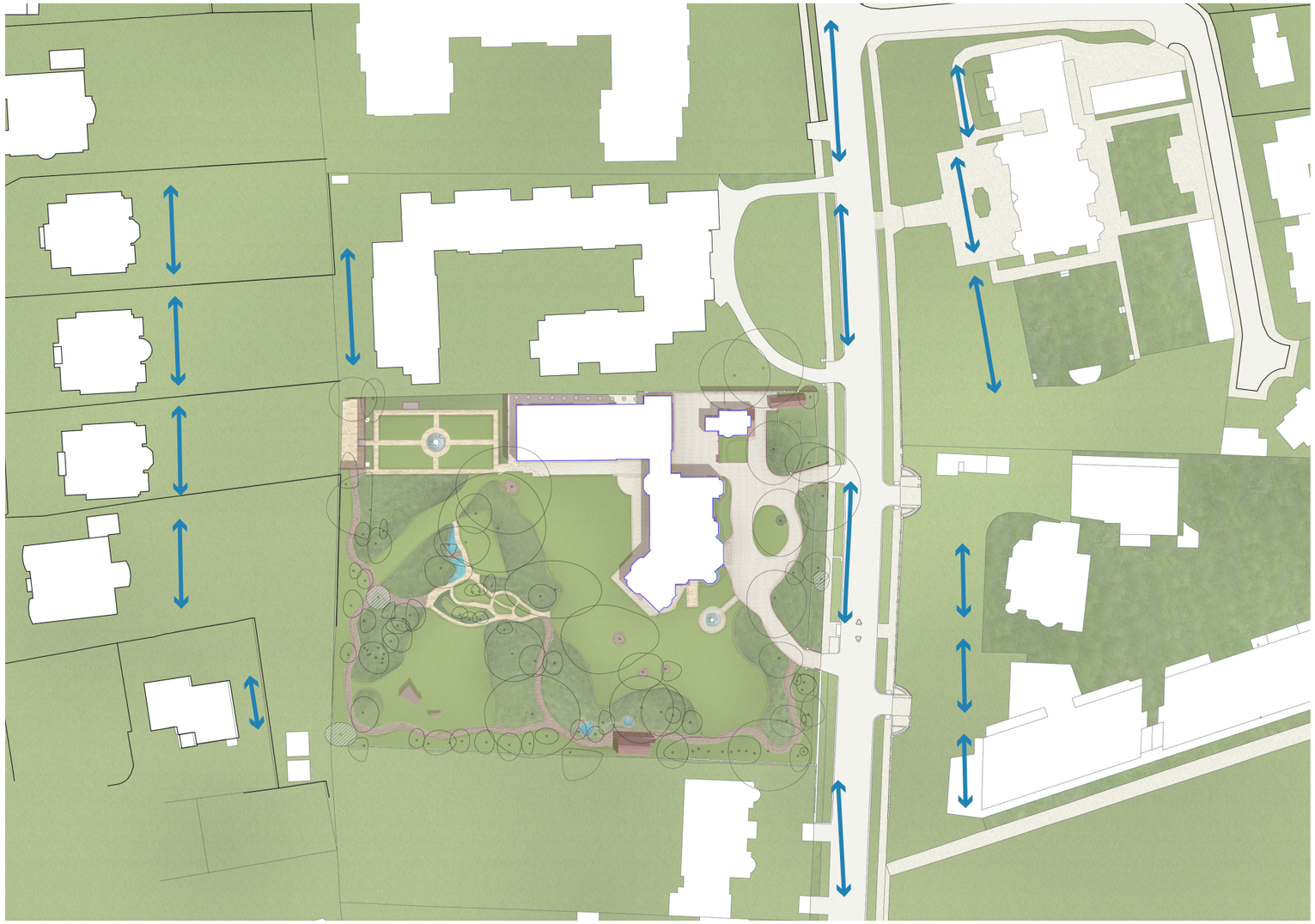
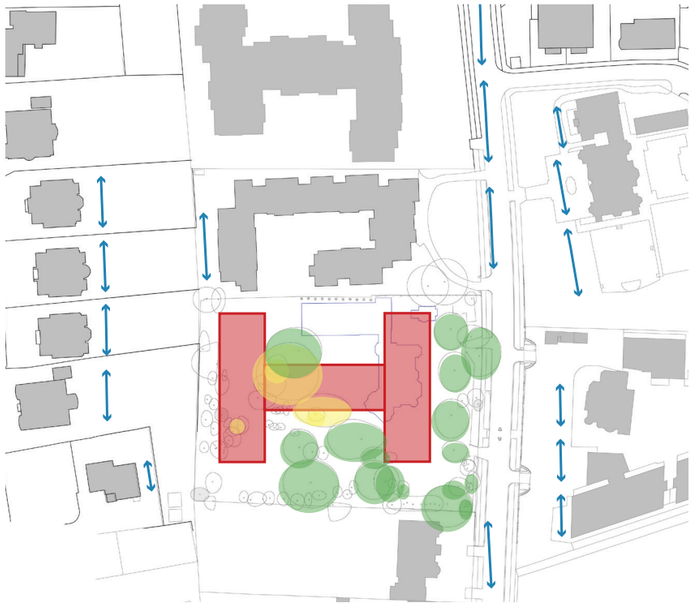


Fig. 4.5 Existing Site in Context

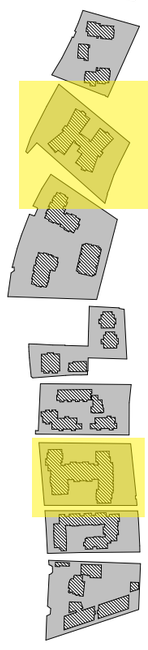


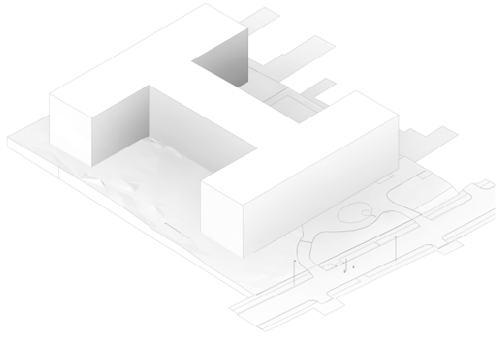


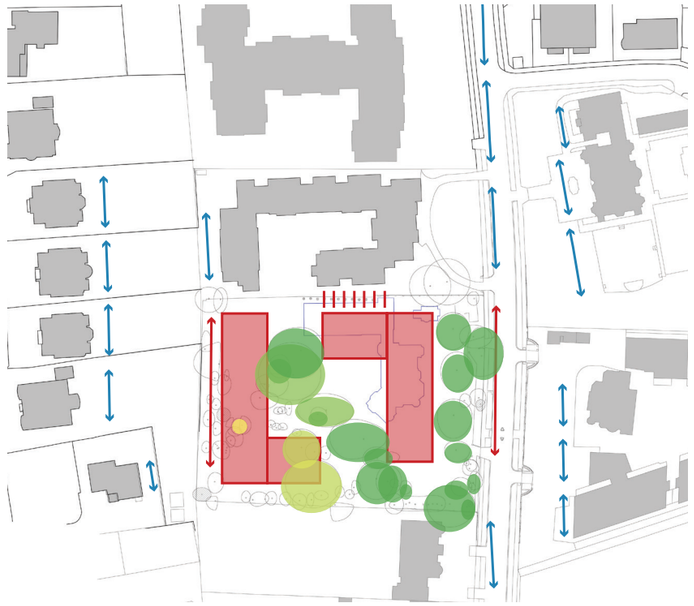
Massing : H Shape

Typology: present
Urban grain: too wide
Frontage: line maintained
Impact on trees significant (oak)
Overlooking: minimised

Comments:
Shape not suitable for the site due to loss of oak tree and length of street frontage.





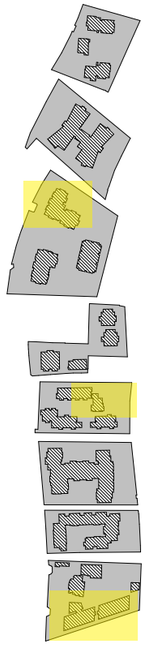


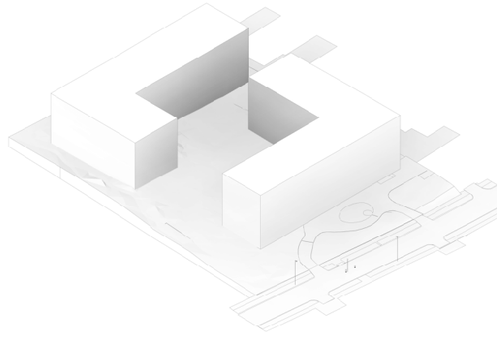


Massing : L Shape

Typology: present
Urban grain: too wide
Frontage: line maintained
Impact on trees medium
Overlooking: yes

Comments:
Shape not suitable for the site due to loss of mature tree and length of street frontage.





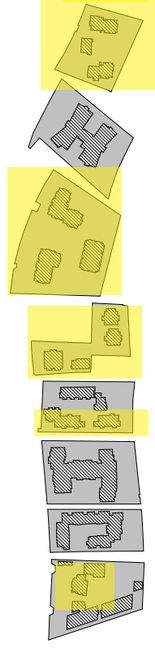




Massing : Blocks

Typology: present
Urban grain: matches
Frontage: line maintained
Impact on trees: significant (oak)
Overlooking: no

Comments:
Shape suitable for urban grain and overlooking but impact on trees too significant.



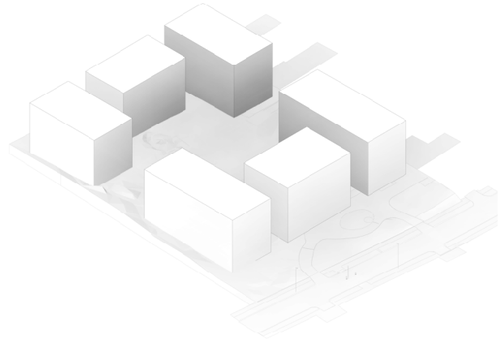


Fig. 4.6 Massing Options



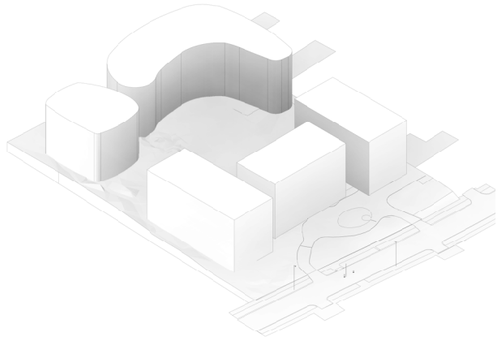




Massing : Blocks - Organic

Typology: no
Urban grain: too wide
Frontage: line maintained
Impact on trees: medium
Overlooking: yes

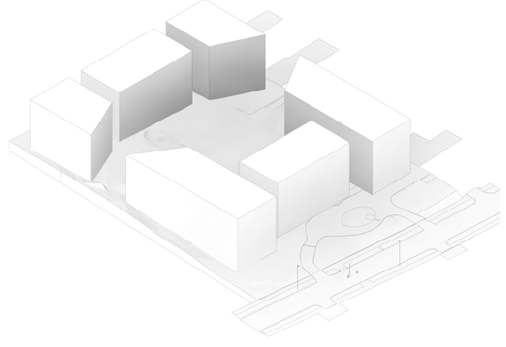
Comments:
Whilst the organic shape is better in accommodating tree positions it is at odds with the urban grain.



Massing : Blocks - Angled

Typology: present
Urban grain: matches
Frontage: line maintained
Impact on trees: medium
Overlooking: yes

Comments:
Angled building ends help protect trees, but relation ship with context and overlooking requires further consideration.



Massing : Blocks - Refined

Typology: present
Urban grain: matches
Frontage: line maintained
Impact on trees: medium
Overlooking: no

Given the above criteria this option has been selected as the most suitable massing for the site.

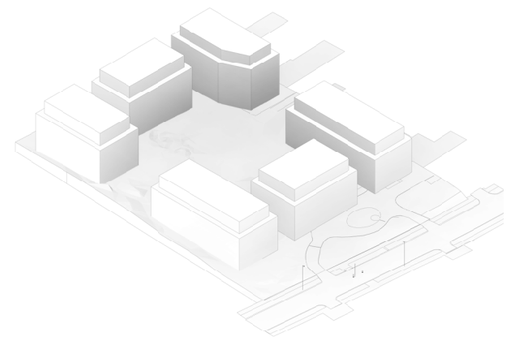
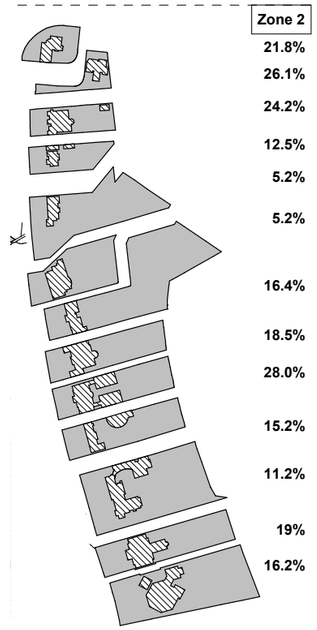


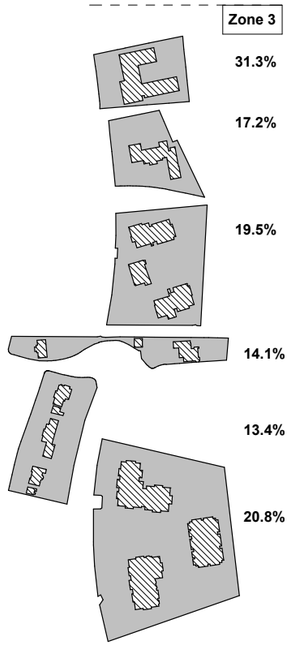
Fig. 4.7 Massing Options

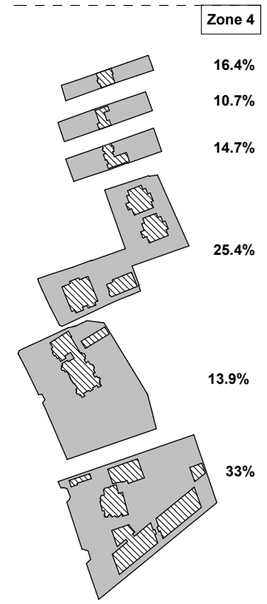
4.2.3 Selected Urban Form

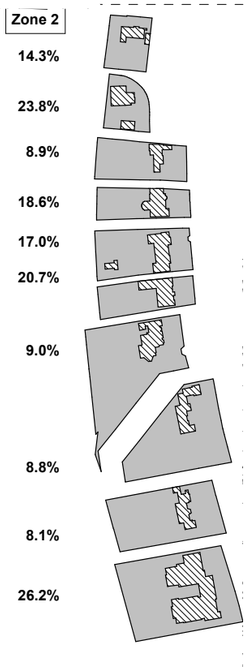
After a detailed evaluation, the block option was selected as the most suitable urban form as it fits well within the present urban grain of smaller blocks echoing the footprint of the grand private houses that once occupied the entire street. It also matches the density of other emerging developments when considering heights between three and five storeys, as prevalent on other emerging developments.

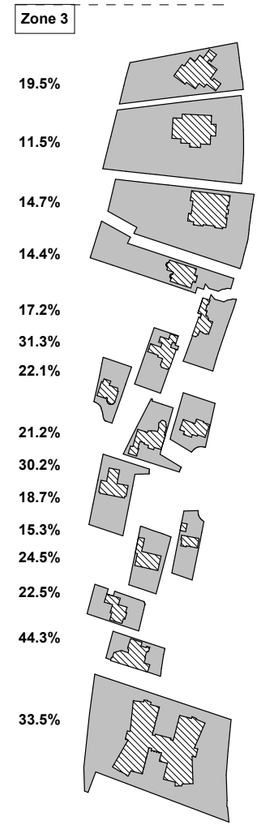


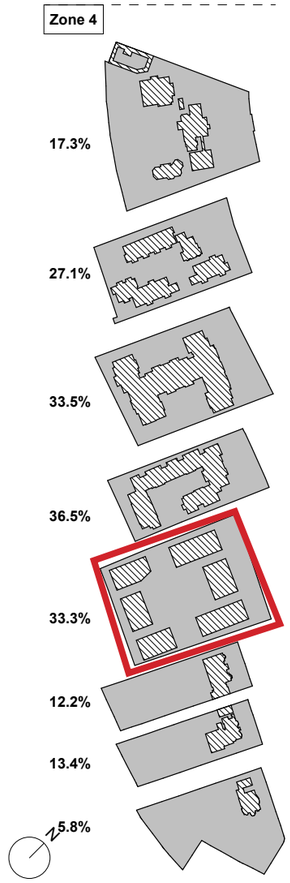












The Site : 60 the Bishops Avenue

Fig. 4.8 Proposed Site Density Diagram of the Bishops Avenue

4.3 Pre-Application Feedback

Once the initial massing proposals had been established a series of pre-application meetings and workshops between September 2024 and April 2026 were held with Barnet Council to finalise the development of the proposed designs as summarised below:

4.3.1 Key comments from Barnet Council

Officers at Barnet Council reviewed the proposed designs in great detail as it evolved, with their main focus relating to the following topics:

- Retention of locally listed Manor House & Gatehouse
- Location of access and servicing routes
- Maximum retention of existing trees on site
- Overlooking and Privacy to adjacent properties

4.3.2 Retention of locally listed Manor House & Gatehouse

Given its local listing the council were keen to see the retention of the existing Manor House and Gatehouse. Detailed discussions established the varying quality of the existing properties on site , what elements were later additions and which views were key considerations.

It was agreed to focus on the appearance of the existing buildings from The Bishops Avenue, resulting in the final design which retains both buildings with substantial internal and, for the Manor House rear elevation external alterations. The new buildings on site retained the concept of the block arrangement as established in the first pre-application meeting

It was demonstrated to the council that to enable the buildings full retention, compromises regarding the retention of trees on site had to be made to enable the development of the entire site with regards to accessibility and fire safety.

4.3.3 Location of access and servicing routes

Initially, one way vehicle access around the perimeter of the site was proposed to ensure emergency and fire tender access to all buildings. Following concerns raised by Barnet Council's officer that this could limit the extend of perimeter planting as well as causing noise issues for adjacent properties, a revised strategy was developed allowing for a single access route only along the norther site perimeter.



Fig. 4.9 Existing Context



Fig. 4.10 Proposed Design Following Pre-application Meeting 1

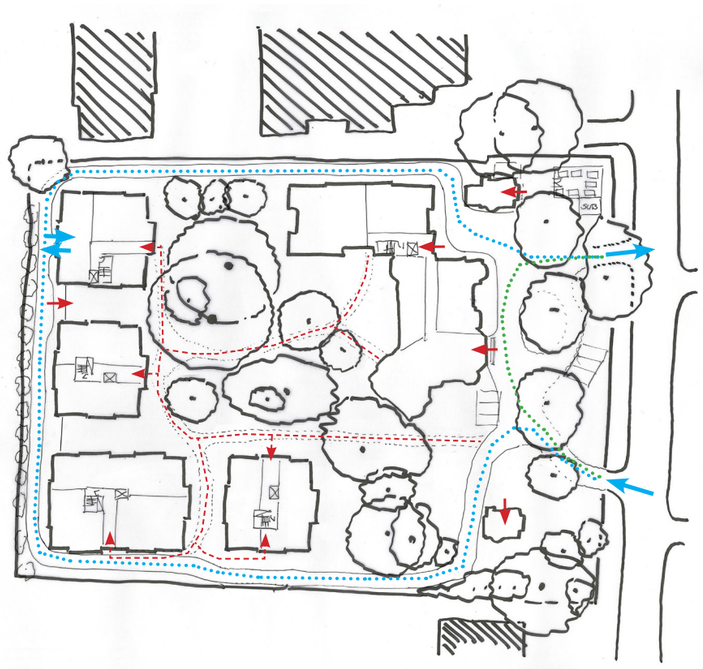


Fig. 4.11 Initially proposed servicing strategy

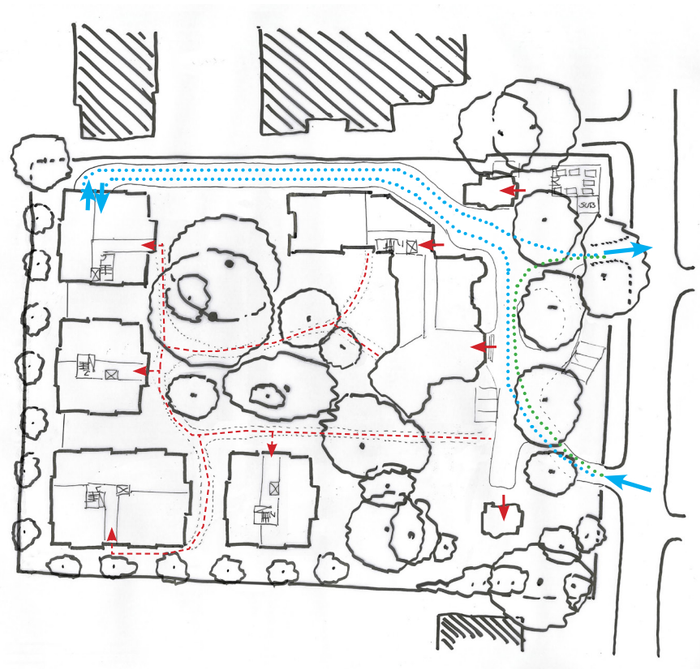


Fig. 4.12 Revised servicing strategy

Vehicle entrance (lower ground) · Car route to car park · Refuse access · Pedestrian entrance · Pedestrian routes

4.3.4 Maximum retention of existing trees on site

Retaining as many of the existing trees on site as possible, especially more mature trees and those of higher ecological value, has been a key design driver from the start. As mentioned under 4.3.2 some compromises had to be developed to allow for a meaningful redevelopment of the site whilst maintaining the footprints of both the Manor House and Gatehouse. To balance any loss of existing trees, opportunities for planting new, mature or semi mature trees were investigated as illustrated in the adjacent diagrams.

In consultation with Barnet's Tree officer, reinforcing and reinstating the Woodland character of the site in reference to its origin as natural Woodland as well as providing dense perimeter planting to retain the current screening of views in and out of the site became a key drivers in the landscape design.

The placement of each new building was interrogated, reviewed and in paces revised against these parameters to ensure the emerging design allowed for sufficient root, crown and maintenance space around all proposed planting.



Fig. 4.13 Key tress of value

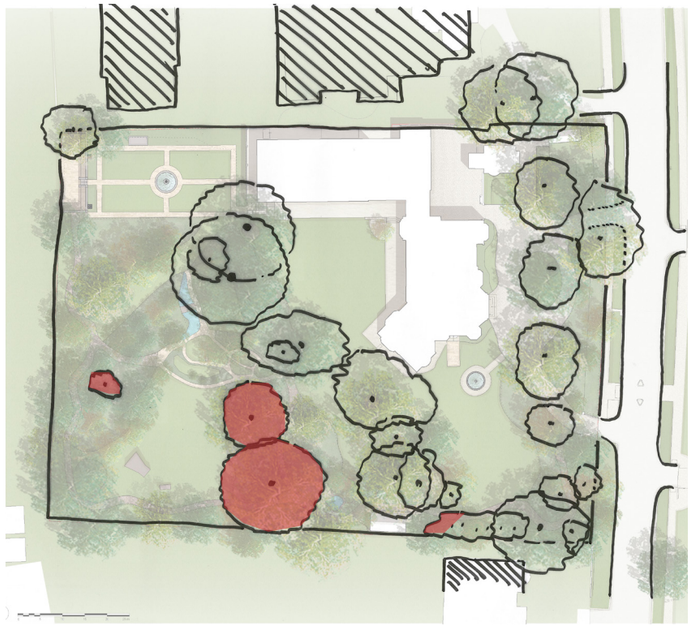


Fig. 4.14 Trees to be removed

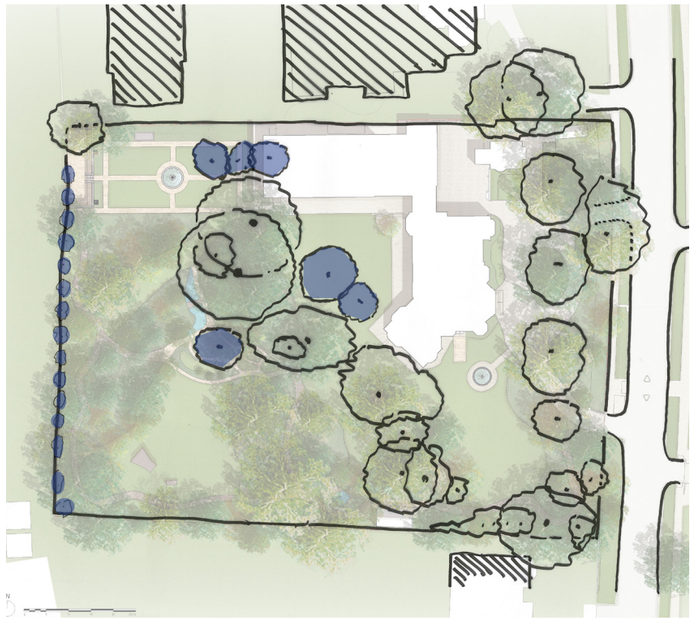


Fig. 4.15Trees to be added and reinstated

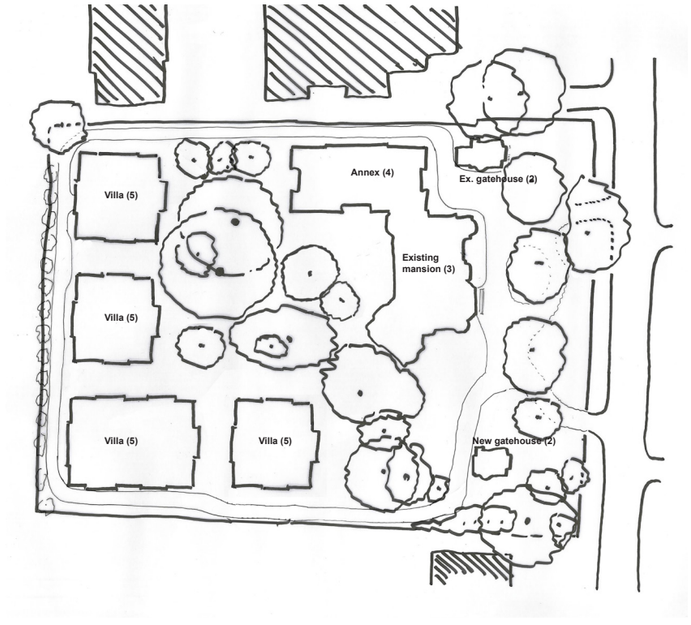
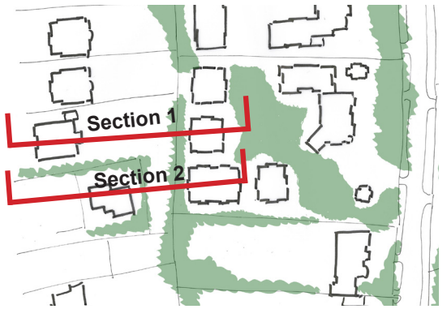


Fig. 4.16 Placement of buildings around trees

4.3.5 Overlooking and Privacy to adjacent properties

Distances between the proposed new properties and existing adjacent houses, especially towards Winnington Road were carefully examined during the pre-application process and buildings placed to ensure policy compliance between buildings as illustrated on the adjacent diagrams.

In addition screening and special facade treatments were developed in collaboration with Barnet Council to ensure no direct overlooking into adjacent gardens would be possible with the proposed design. Please refer to the next section for full details.



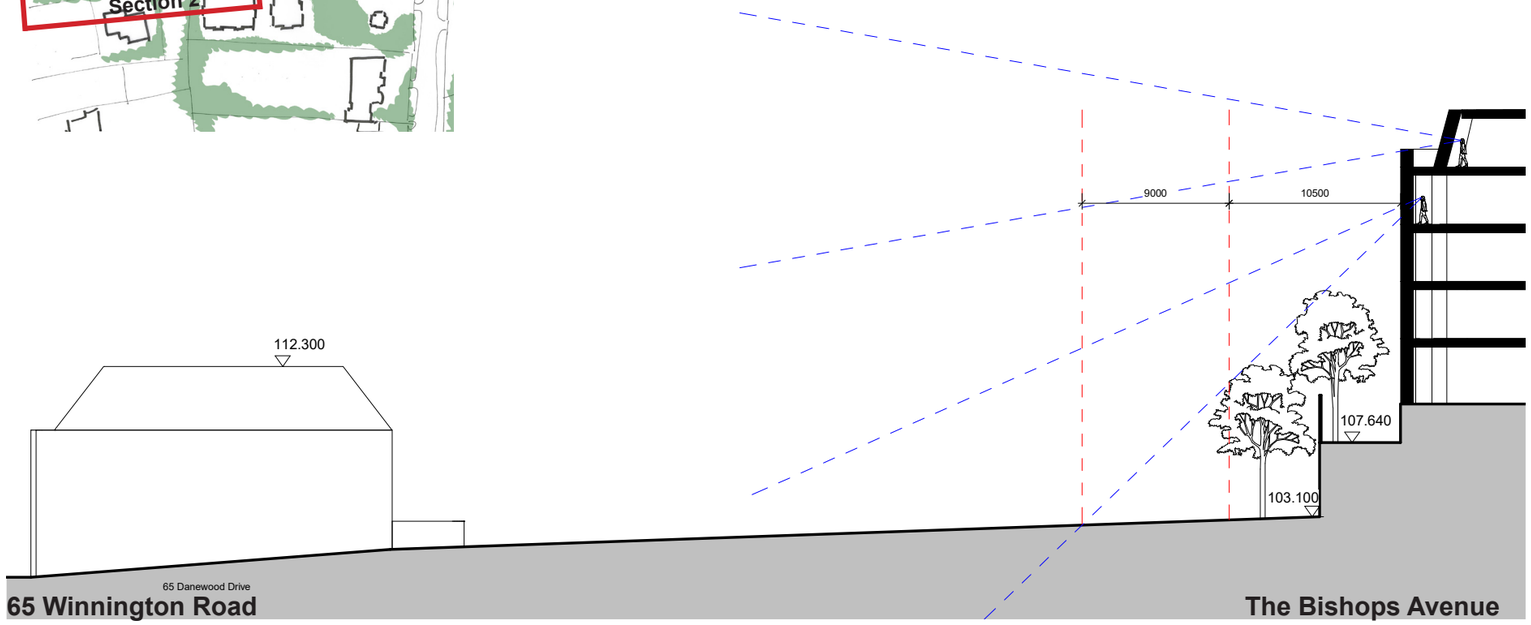


Fig. 4.17 Section 1

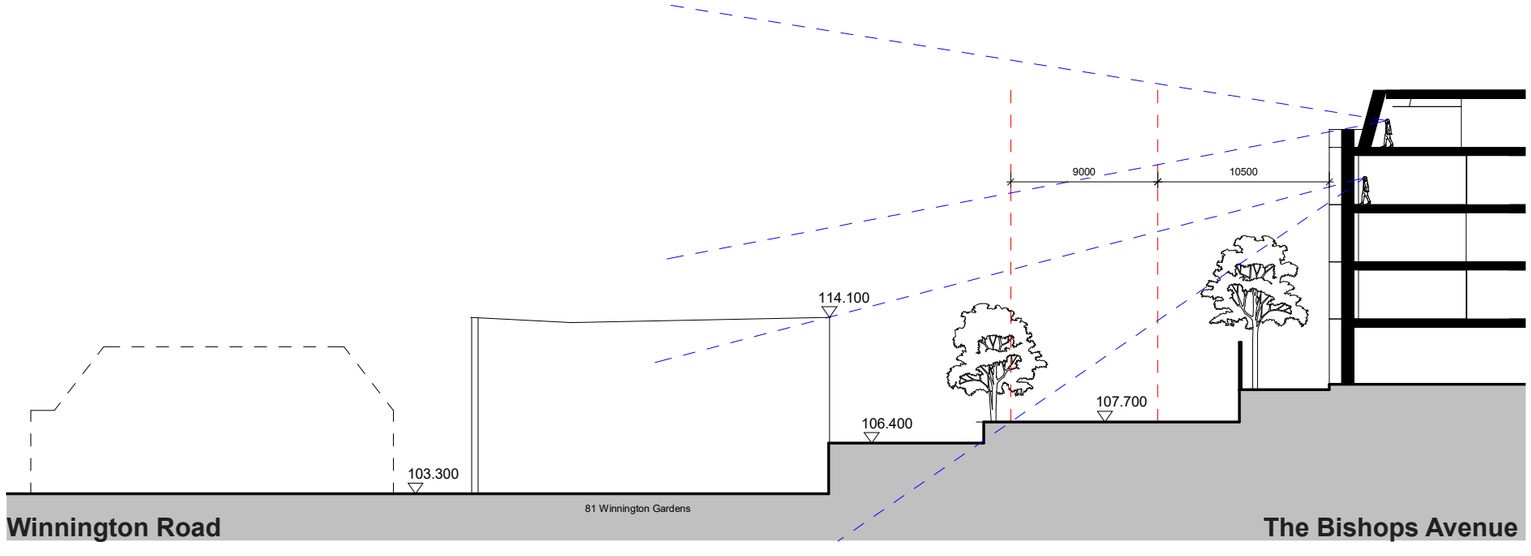


Fig. 4.18 Section 2

4.4 Consultations

4.4.1 Public Consultation

Two public consultation events, an exhibition and a webinar, were held in April and May 2026. At both events, concerns were raised by local residents predomiantely in relationship to overlooking and overbearing to properties at Winnington Road. Additional pressure on existing on street car parking was also highlighted. As a result, detailed information on how the design avoids direct overlooking to neighbouring properties was included in the webinar, a recording of which is available on the project website, and shared with concerned parties.

4.4.2 Stakeholder Consultation

A site meeting was held with the Hampstead Garden Suburb Trust on the 30th of April 2026 prior to them attending the public consultation event held at the same day. The trust representatives welcomed the engagement and appeared to be generally in support of the proposed designs discussed.

Please refer to Polity's statement of community engagement for full details on the wider consultation process and detailed outcomes.

4.4.3 Further Engagement with Neighbours

A call was held with representatives for some residents on Winnington Road on the 23rd of June 2026 and in response further design adjustments were made to frost even the set-back windows facing the gardens to minimise overlooking and add further trees to screen the buildings more evenly.



Fig. 4.19 Sketch view of proposed elevation from Public Consultation





Fig. 4.20 Images from the Public Consultation

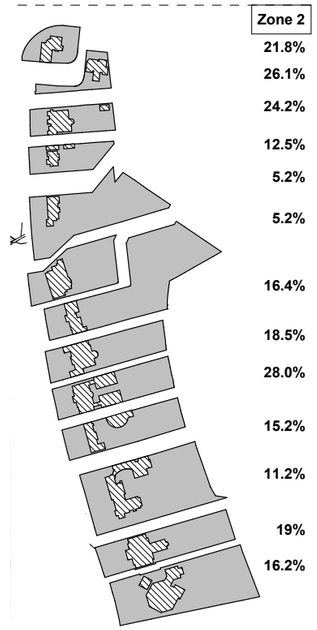
5.0 Scheme Design

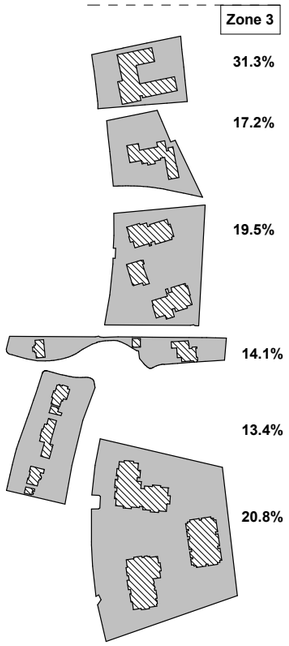
5.1 The Proposed Scheme in Urban Context

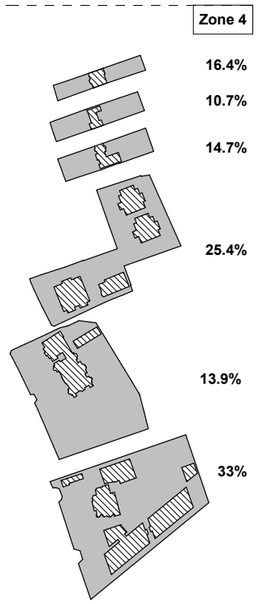
The proposed massing matches the density of other emerging developments and fits well within the present urban grain of smaller blocks echoing the footprint of the grand private houses that once occupied the entire street.

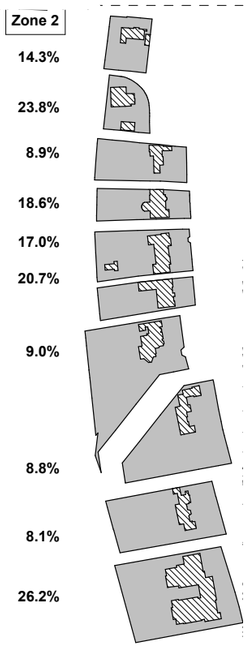
The existing Manor House and Gatehouse buildings fronting The Bishops Avenue are maintained, whilst a new Gatehouse and Annex building adjacent to the Manor House are 2 and 3 storeys, respectively, in keeping with the Manor House. The new blocks to the rear of the site are 5 storeys in line with other emerging developments, whilst not overshadowing the Manor House.

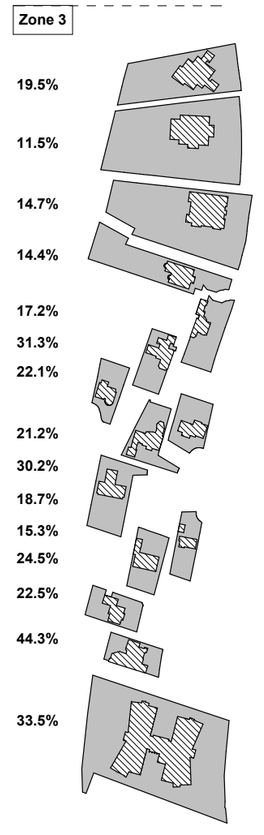












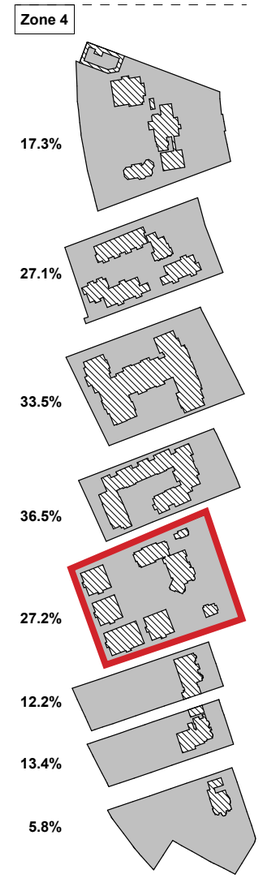


Fig. 5.1 Proposed Site Density Diagram of the Bishops Avenue

The Site : 60 the Bishops Avenue

5.2 Impacts on Existing Trees

Removal and replacement of some of the trees and larger shrubs on site has to occur to enable development of the site.

Trees have been analysed and classified in the arboricultural report to ensure that quality is equally considered as quantity when balancing impact.

The building footprints have been carefully placed to minimise any impact on the most valuable trees on the site, with some impact allowed on ‘tier two’ trees to ensure as much as many as possible of the remaining trees can be retained.

Majority of the trees being removed (35 of 39) are low-quality C-category specimens whose loss carries limited arboricultural or amenity weight.

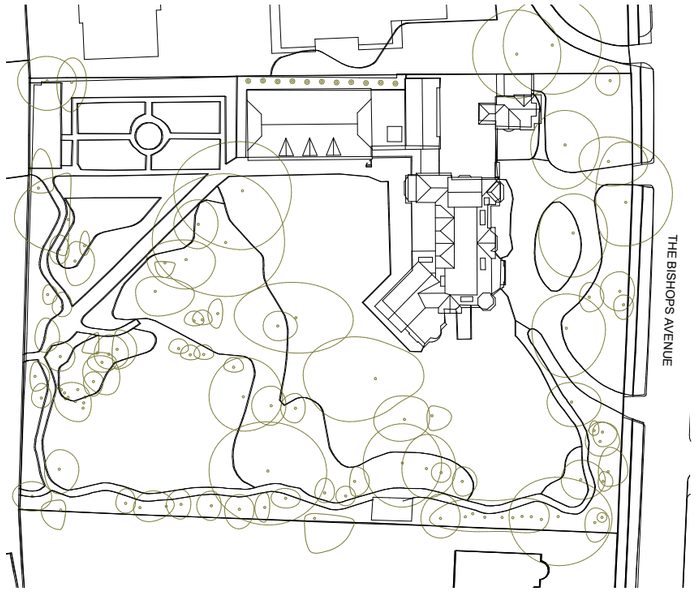


Fig. 5.2 Existing Trees on Site



Fig. 5.3 Trees affected by a proposed scheme

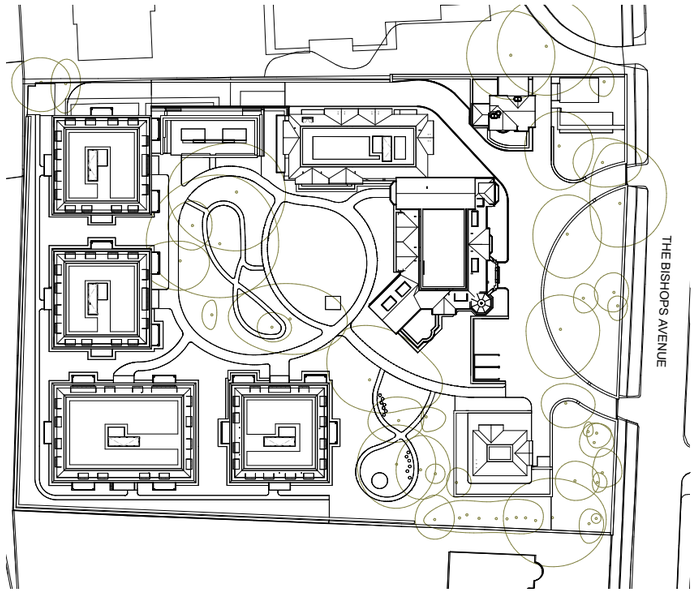


Fig. 5.4 Retained tree proposal

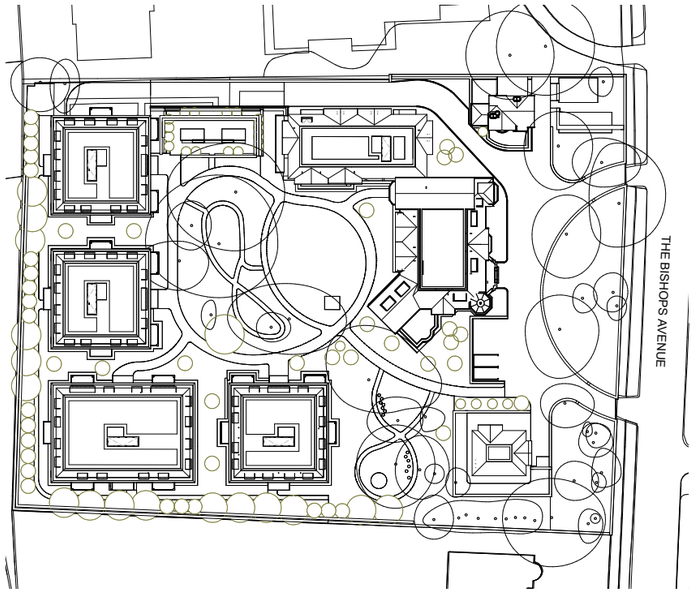


Fig. 5.5 Proposed tree planting

5.3 Proposed Layout

The proposed development looks to retain and extend the locally listed Manor House, retain and refurbish its gatehouse and introduce a new annex building adjacent to the Manor House. An additional complementary gatehouse and four new villas to the rear of the site complete the masterplan, forming a central courtyard around the most mature trees on site.

The new development will deliver 54 high-end private apartments in the following mix:

1B2P	2	4%
2B4P	12	22%
3B6P	40	74%

5.3.1 Ground Floor

A main reception in the retained Manor House, provides the site wide concierge, residents amenities and the arrival point, where visitors will be welcomed and deliveries managed. The Annex building contains the core for both the Annex and the Manor House, which are connected by a glazed link at ground and first floors.

Each other block has a small reception accessible from the central courtyard.

Ground floor apartments benefit from private outdoor gardens at grade.

5.3.2 Manor House

The Manor House has been divided up into 7no residential apartments and associated communal amenity space.

The ground floor is comprised of three generous lateral apartments, whilst the first floor benefits from two duplex apartments, one triplex and a further lateral apartment. The apartments with access to the west or south facades benefit from balconies.

5.3.3 Annex

The Annex can be accessed via the Manor House or via it's dedicated entrance on the east facade. The ground floor is made up of a generous lateral apartment, as well as the cycle and bin stores for both the Manor House and Annex. Further amenity spaces are featured in the basement, whilst levels 1 and 2 are divided up into a further four apartments, all benefitting from access to external space.



Fig. 5.6 Proposed Ground Floor

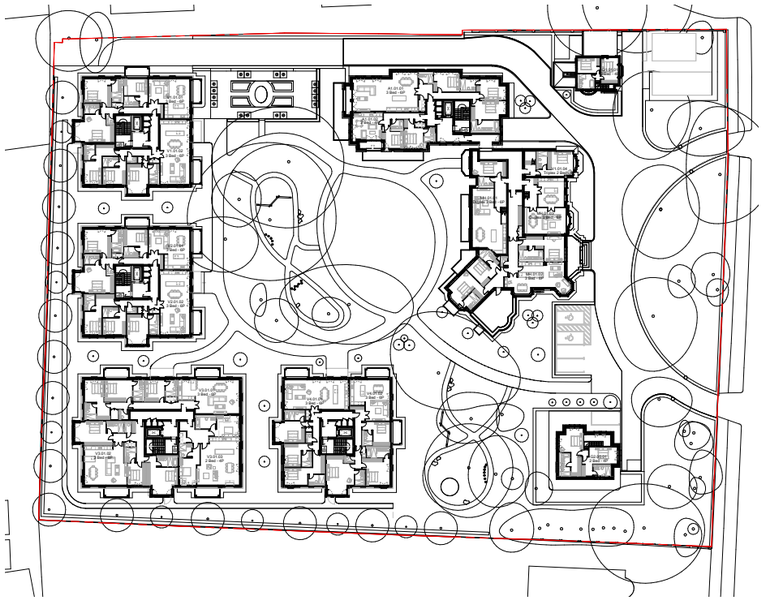


Fig. 5.7 Proposed First Floor

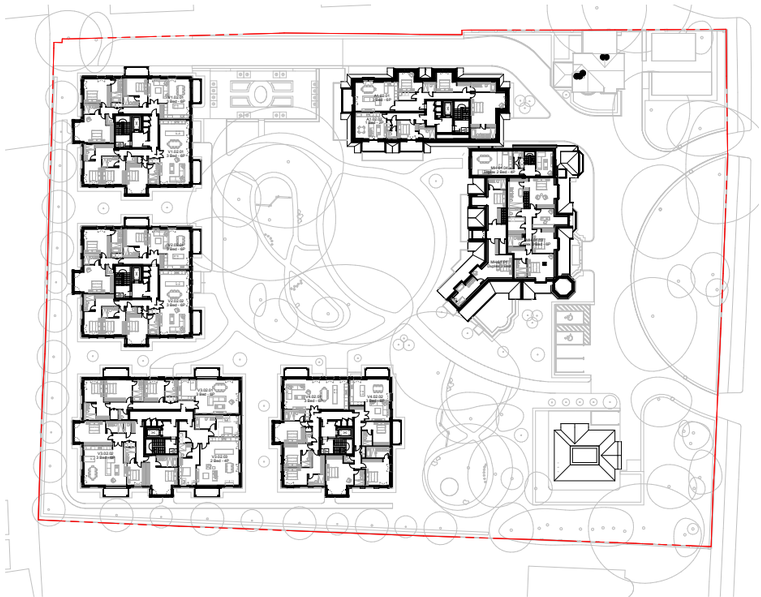


Fig. 5.8 Proposed Second Floor

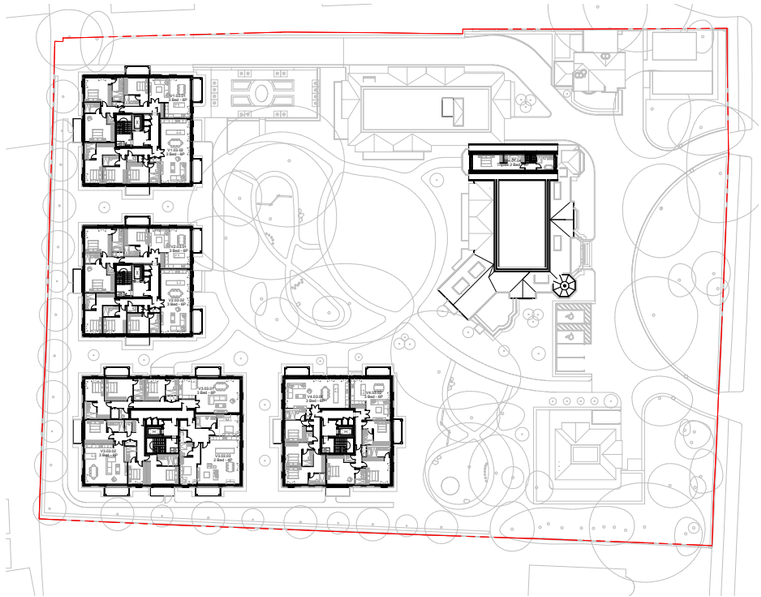


Fig. 5.9 Proposed Third Plan

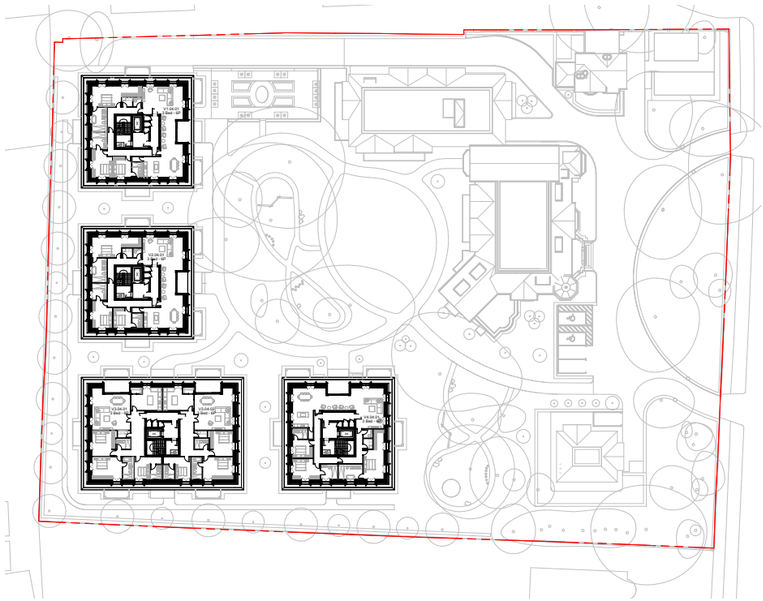


Fig. 5.10 Proposed Fourth Floor

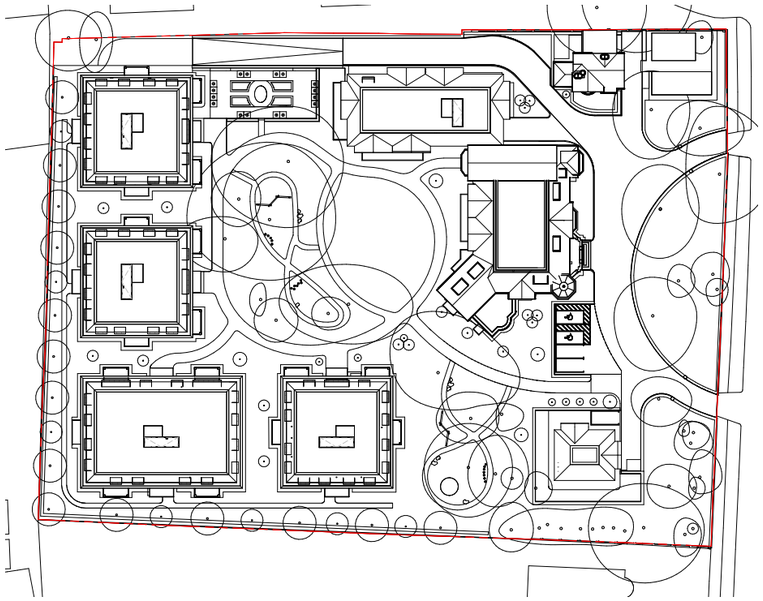


Fig. 5.11 Proposed Roof

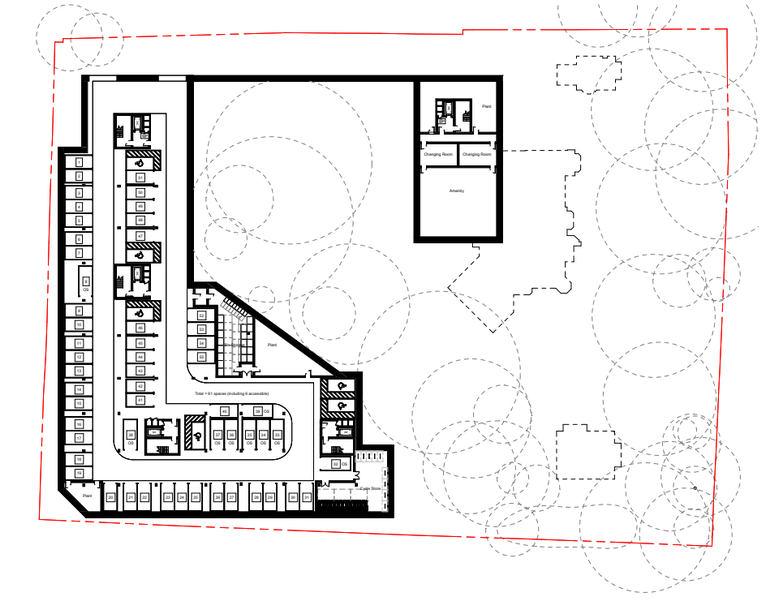


Fig. 5.12 Proposed Basement

5.3.4 Villas

Villas 1 and 2 are identical, whilst Villa 4 is a mirrored typology of the same building. Villa 3 benefits from the same design treatment, in a slightly larger typology. All four Villas are composed of 5 storeys, sharing a communal basement. The typical levels are split into two or three generous lateral apartments. All four Villas set back at mansard, with Villas 1, 2 and 4 benefitting from a single generous penthouse apartment.
The fourth floor of Villa 3 is split into two apartments.
The shared basement level contains car and cycle parking, bin storage and further plant spaces.

5.3.5 Gatehouse 1

The gatehouse will be retained and refurbished to its existing proportions.

5.3.6 Gatehouse 2

A new gatehouse acts as the reflection of the original gatehouse on the south-eastern site boundary. The gatehouse is composed of a single dwelling.



Fig. 5.13 Woodland View

5.4 Retention and Extension of Existing Buildings

As mentioned in 3.2.2, the rear portion of the Manor House, and the pool building were later additions to the property, completed in 2008. The proposal looks to remove these portions, allowing for the extension of the Manor House across four storeys, and the introduction of the new Annex building.

Other than the later additions being removed, all existing windows of the Manor House are to be retained. The proposed new west facade is in keeping with the rest of the building, picking up on the opening style and sizes, as well as the gable treatment. Red brick to match the existing will be used at ground level, whilst hanging tiles will feature on the upper levels as per the locally listed building. The gables will be render faced with dark timber decorative boards and feature small windows. All new windows are to be double glazed, with white frames to match the rest of the house. The roof will be tiled in keeping with the existing, with new plant equipment sunken into the mansard. Two new dormers are introduced to the south-western roof to reflect those on the primary eastern elevation.

The Annex building is set apart from the Manor House, whilst being linked via a glazed connection. The architecture of the Annex building takes inspiration from the Manor House in a contemporary and sensitive manner.

The Manor House and Annex building houses a mix of one, two and three bedroom apartments.

As previously mentioned, the Gatehouse is also retained and refurbished into a two bedroom private dwelling. All external materials, features and glazing are to be retained.

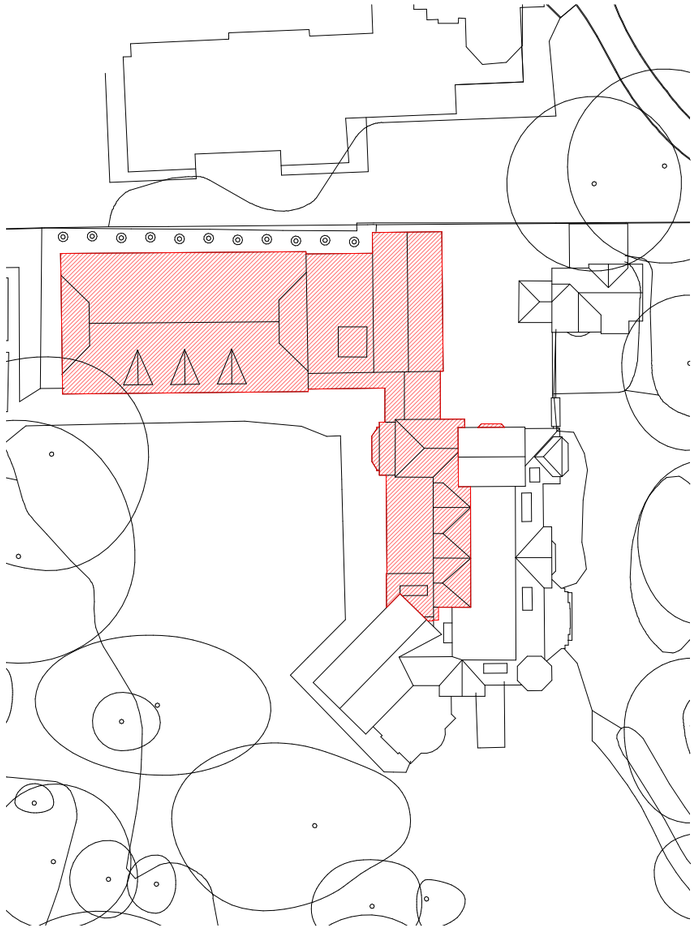


Fig. 5.14 Demolition Roof Plan

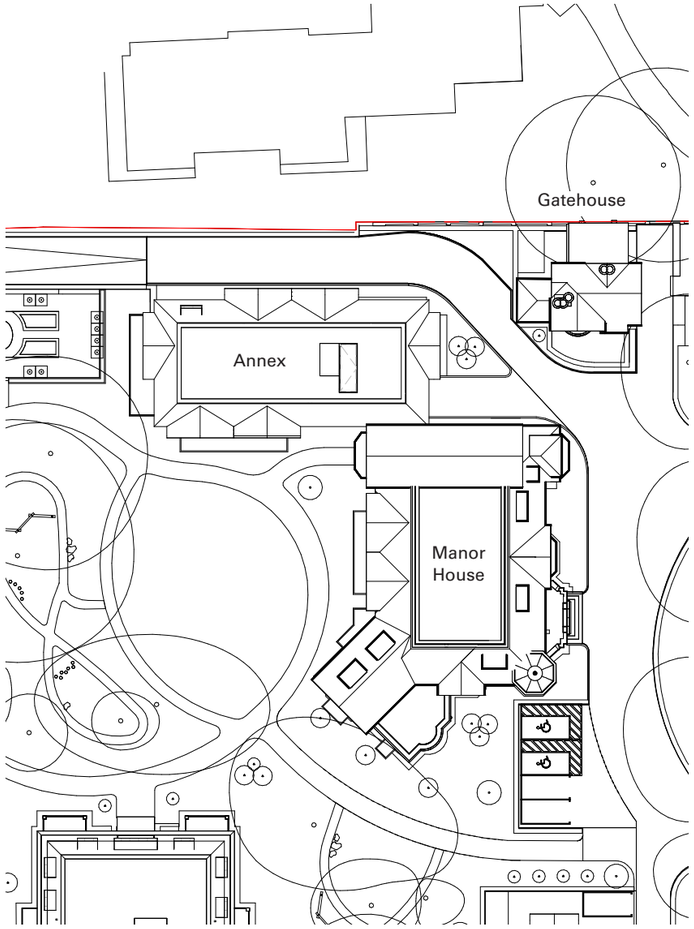


Fig. 5.15 Proposed Roof Plan



Fig. 5.16 Proposed West Elevation

5.5 New Woodland Villas

The proposal seeks to introduce four new villas along the western and south-western boundaries of the site, amongst the enhanced woodland. The villas each feature a clear entrance, set within the stone base. Floors 1-4 are made up of red brick with protruding balconies which provide external amenity to all apartments. The fourth floor is set back creating additional balcony opportunities. Plant equipment is sunken into the mansard, accessible via a stair hatch.

All apartments within the villas are lateral apartments that are dual or triple aspect. Each villa contains 2-3 apartments per floor, organised around a single core. Villas 1, 3 and 4 have a single lateral apartment at the set back level. A mix of two and three bedroom apartments is spread throughout.



Fig. 5.17 Villa 1 - East Elevation



Fig. 5.18 Villa 3 - North Elevation

5.6 Apartment Layouts

5.6.1 The proposal comprises a mix of one, two and three bedroom apartments, each designed with efficient internal layouts to optimise living space and orient primary rooms toward the best aspects. Step-free access is provided throughout, including to all apartments, internal circulation areas and external terraces, ensuring level thresholds for all apartments and terraces.

All apartments benefit from generous open-plan kitchen, living and dining rooms with all necessary amenities, master bedrooms with en-suite bathrooms and further bedrooms either en-suite or sharing bathrooms. All apartments also benefit from utility cupboards housing mechanical equipment as well as washing machines and dryers.

All apartments are designed in accordance with BS 9991, ensuring appropriate fire safety measures. All apartments will exceed national prescribed space standards in floor areas and dimensions.

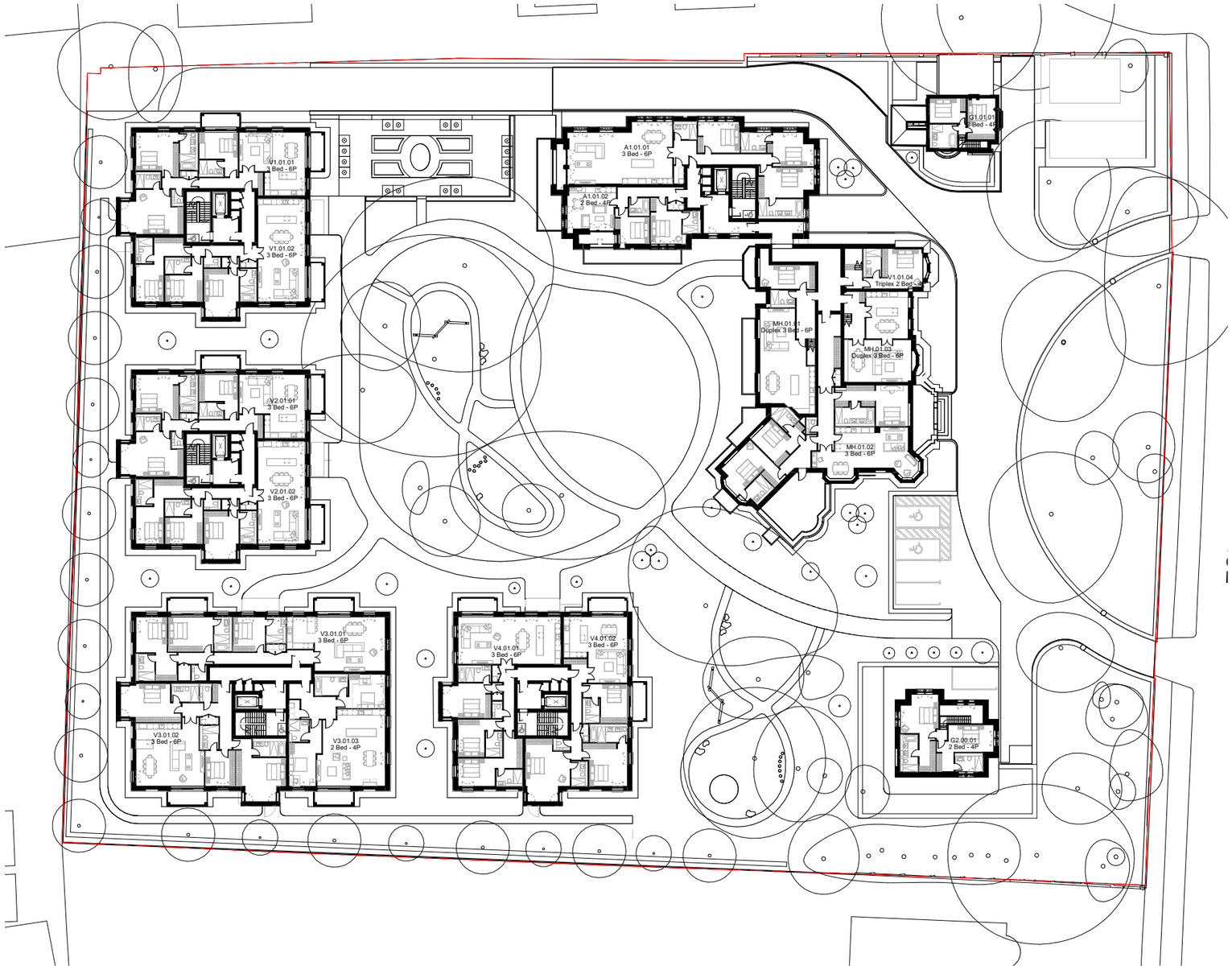


Fig. 5.19 Proposed First Floor Plan

5.6.2 Wheelchair Units

10% of the apartments provided are wheelchair accessible M4(3) with the remaining 90% designed to be adaptable for wheelchair users M4(2), following the design principles of AD Part M and British Standard 8300:2018. The following space standards are achieved in each wheelchair apartment:

- Adequate space for the storage and charging of two wheelchairs are always provided in the closest possible proximity to the private entrances.
- Internal circulation areas are kept to a minimum distance to achieve efficient layouts while providing comfortable manoeuvring spaces.
- Main bedrooms always exceed the required minimum areas.
- Wheelchair turning and manoeuvring spaces as well as clear access zones are taken into careful consideration in all habitable rooms, i.e. bedrooms, living rooms and dining rooms, kitchens and bathrooms.
- Level thresholds to all balconies.

The scheme provides six wheelchair user dwellings across the ground floors of Villas 1, 2 and 4 and the first, second and third floors of Villa 4.

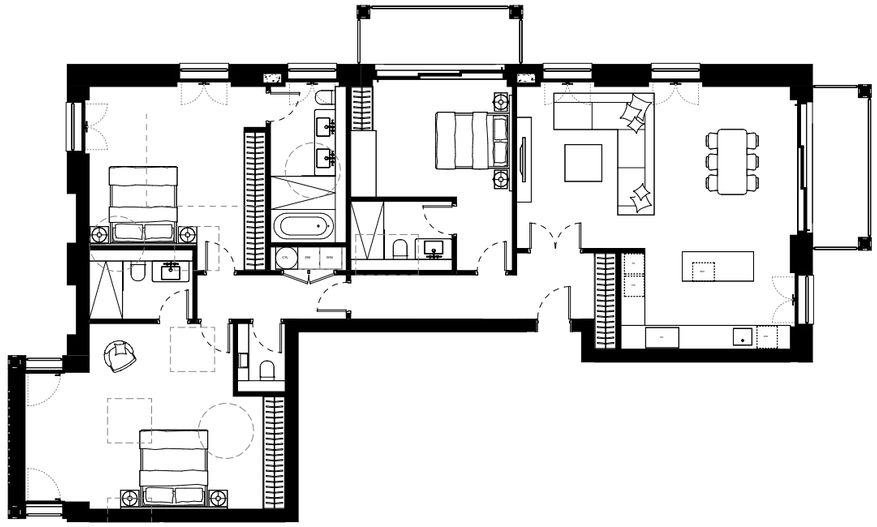


Fig. 5.20 Typical Apartment V1.01.01

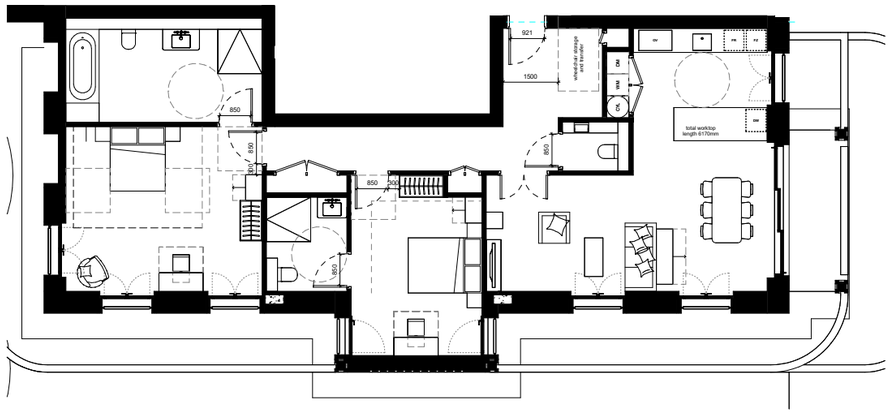


Fig. 5.21 Wheelchair Apartment V1.00.02

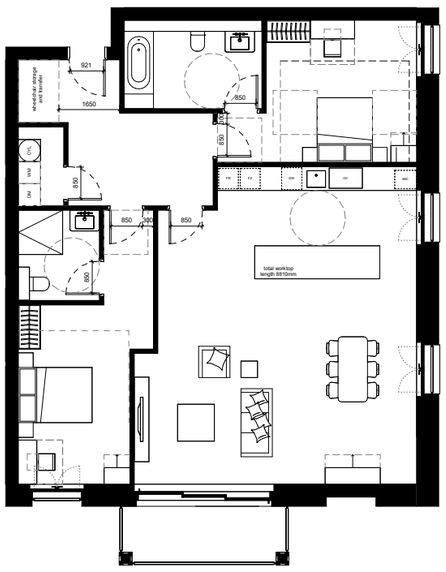


Fig. 5.22 Wheelchair Apartment V3.01.03

5.7 Overlooking and Overshadowing

The buildings have been designed to minimise overlooking and overshadowing. Glazing has been kept to a minimum along the boundary, with proposed windows either facing sideways, or being treated with frosted glazing. Only bedrooms face onto the site boundaries, with primary rooms facing onto the development. This will limit overlooking onto adjacent gardens.

To prevent overlooking within the development, windows have been offset, distances between buildings have been maximised and primary rooms don't look onto private bedrooms.

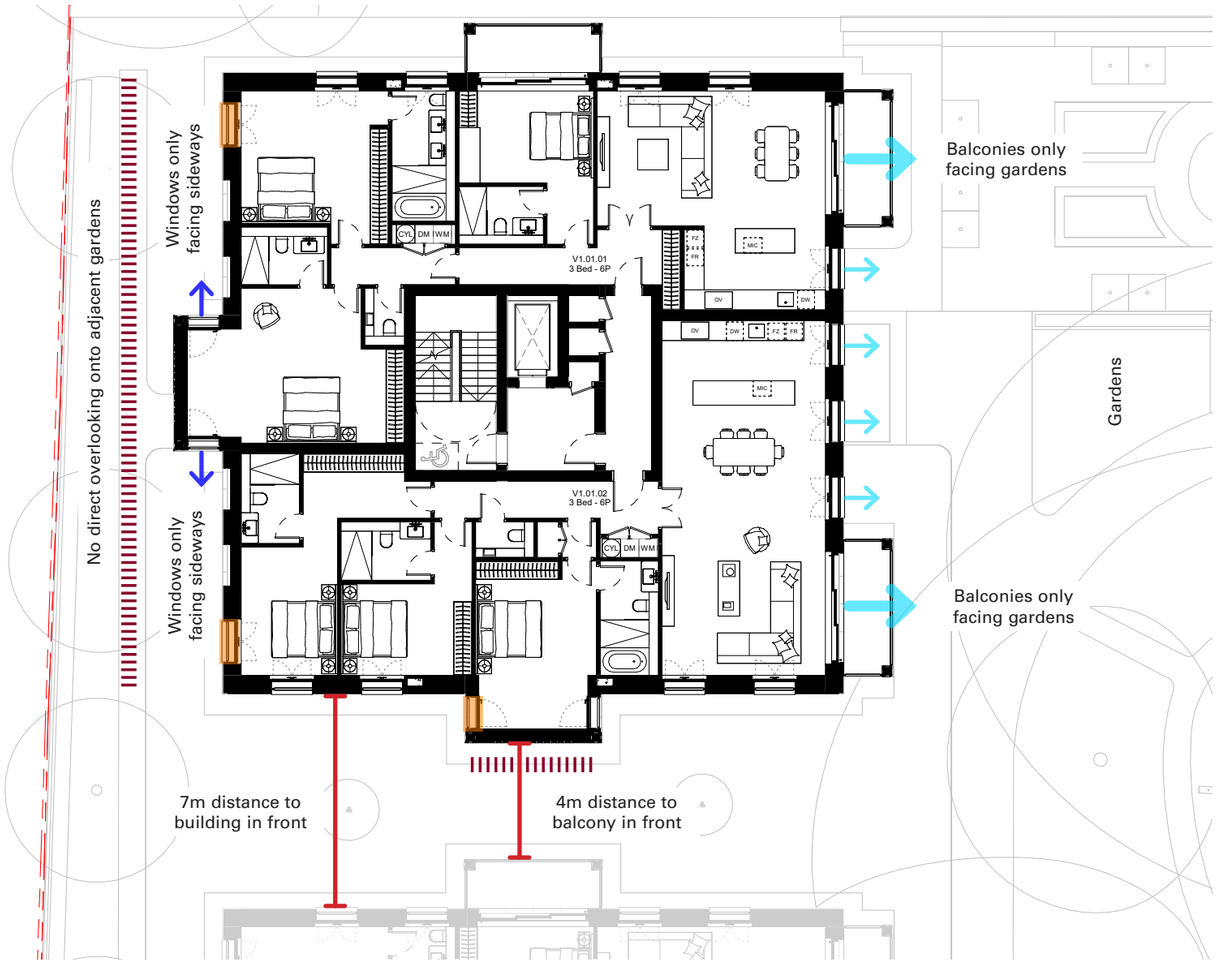


Fig. 5.23 Typical Apartment Layouts



Fig. 5.24 West Elevation

Frosted Glazing

5.8 Access & Servicing Strategy

5.8.1 Pedestrians

A main reception in the retained Manor House, provides the site wide concierge, and the arrival point where visitors will be welcomed. The Annex building can either be accessd from the Manor House, or via its designated entrance. The villas are each accessed by a lobby from the central garden square, where paths lead to The Bishops Avenue. Internally a stair and lift serve the upper and basement floors allowing easy access to all apartments. The gatehouses each have their own entrances.

5.8.2 Cycles

Safe and secure cycle stores are located both at the ground floor of the Annex building and in the basement below the villas. Cyclists can access the cycle store in the Annex directly via the designated door, and the basement cycle store using the vehicle ramp provided. The drive within the site connect the basement and Annex to the access gate on The Bishops Avenue. The proposed cycle parking accommodates both short-stay and long stay cycle parking requirements.

5.8.3 Vehicle Access

Vehicles will enter and exit the site as currently, through the entrance gate to the south and exit gate to the north onto The Bishops Avenue. Once inside, a drive leads cars past the main reception where visitors are to be dropped off and visitor parking spaces are located at grade. Resident vehicles will use the ramp to access the basement parking. Deliveries are to go no further than the main reception where they will be received by the concierge.

5.8.4 Car Parking

The basement car park has capacity for 61 car parking spaces including six accessible car parking spaces. An additional four parking spaces, including two accessible, are provided adjacent to the Manor House for visitors, and Gatehouse 1 and 2 each have one additional space.

5.8.5 Deliveries

All larger deliveries are to be scheduled and will be organised by the development management team. Smaller deliveries such as online orders will be directed to the main reception via intercom when gaining access through the entry gate with any goods stored in the mail room at the main reception to minimise traffic within the remainder of the development.

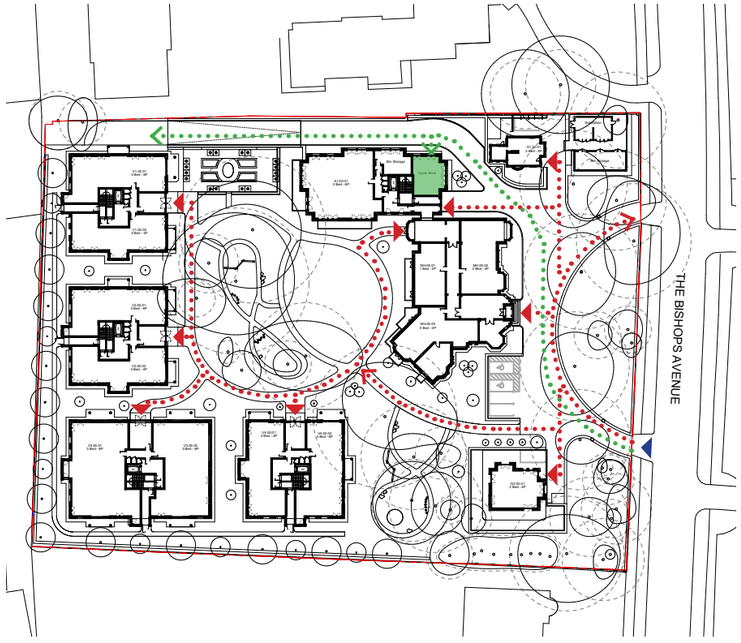


Fig. 5.25 Pedestrian and Cyclist Access to the site

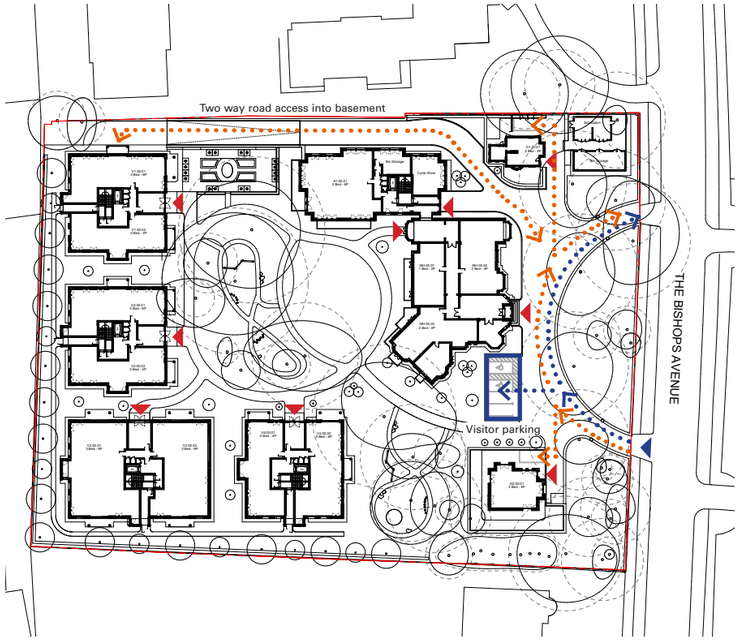


Fig. 5.26 Vehicle Access to the site

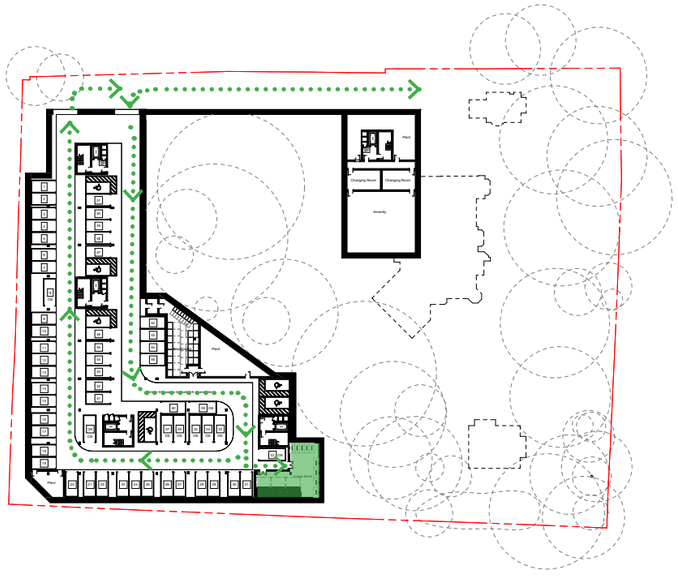


Fig. 5.27 Pedestrian and Cyclist Access at Basement

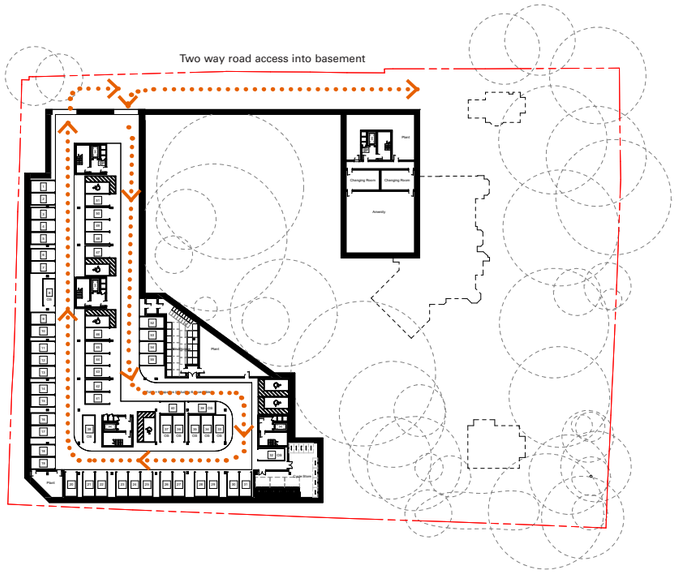


Fig. 5.28 Vehicle Access at Basement

Pedestrian Access
Cyclist Access
Residents Access
Visitors Access
Building Entrance
Site Entrance
Cycle Store

5.8.6 Fire Tender

Fire and rescue service vehicle access is achievable via the existing property entrance on The Bishops Avenue, with internal access proposed via the new internal ring path.

5.8.7 Refuse

Refuse stores are located both at the ground floor of the Annex building and in the basement below the villas. From there management will transport bins via the drive to ground floor where they will be collected by the refuse vans from the refuse collection point close to The Bishops Avenue exit.

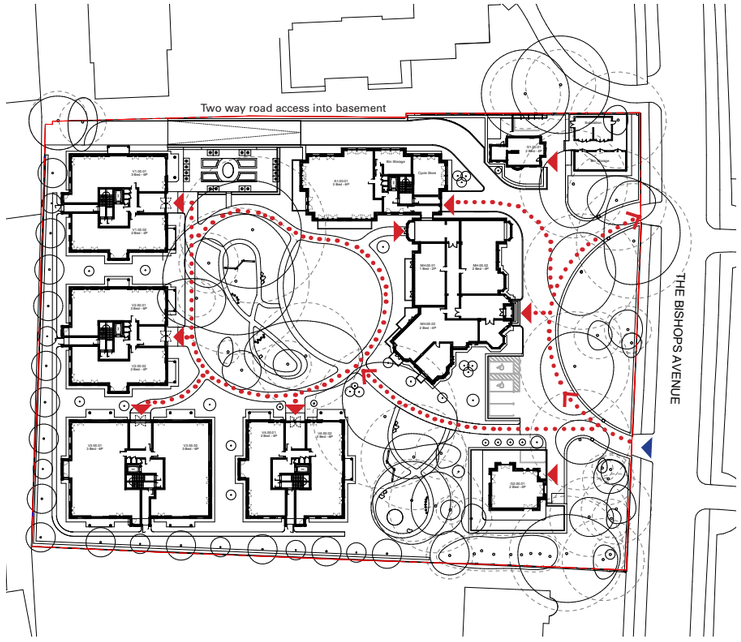


Fig. 5.29 Fire Tender Access to the site

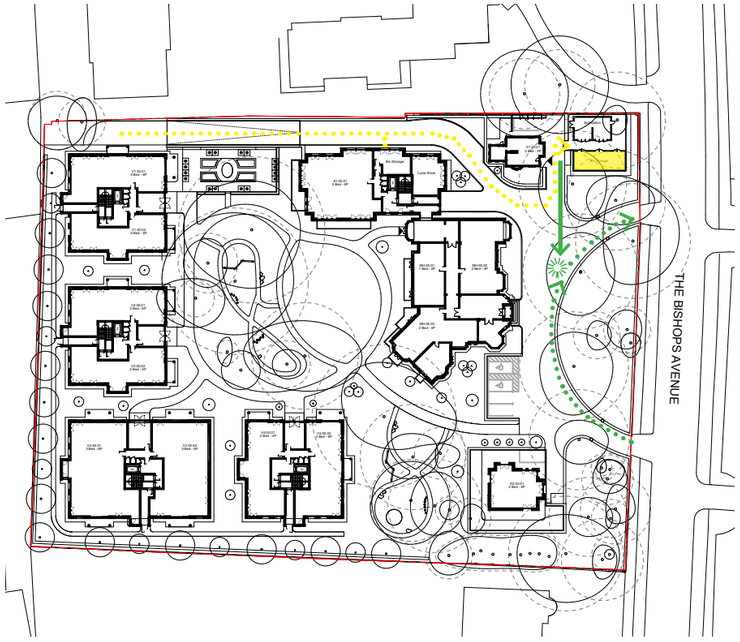


Fig. 5.30 Refuse Collection to the Site

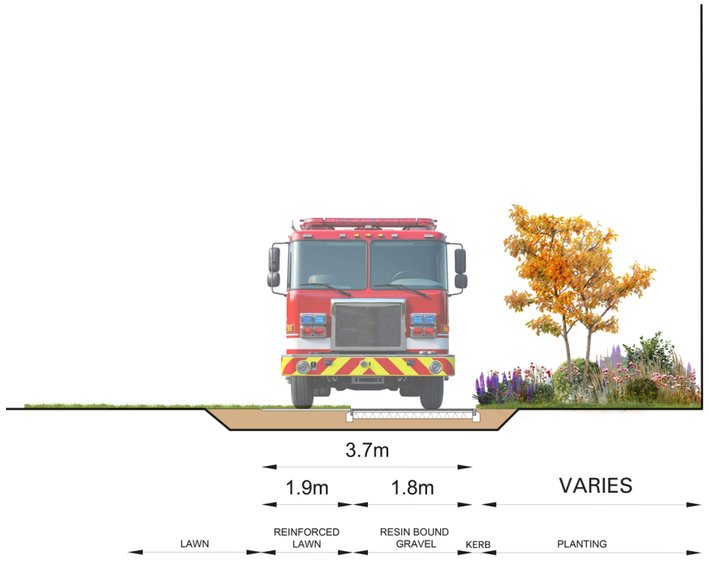


Fig. 5.31 Fire Tender Access through the landscape

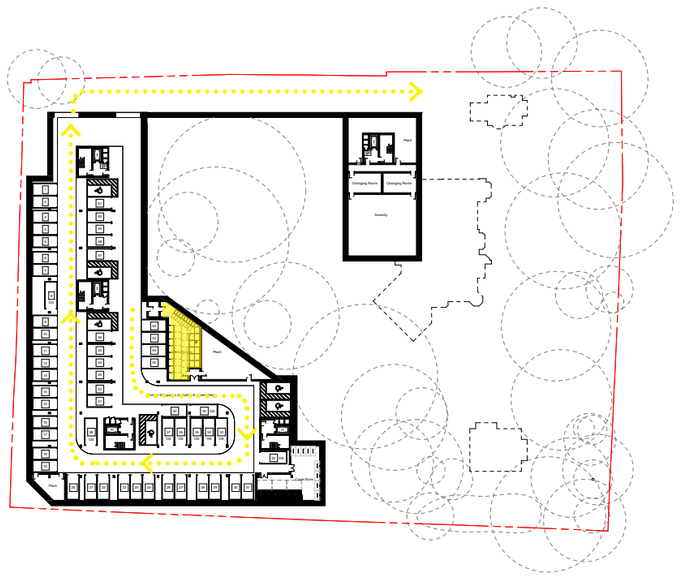


Fig. 5.32 Refuse Collection at Basement

Fire Tender Access

Refuse Management

Refuse Vehicle

Building Entrance

Site Entrance

Refuse Store

5.9 Sustainability and Environmental Design

The proposal aims to keep embodied carbon emissions to a minimum and sustainable design strategies such as an effective column grid and light weight construction methods have been applied from the outset to ensure this. By utilising the site's natural topography, the proposed basement is in large areas effectively a lower ground, minimising the need for excavation and carbon extensive retaining walls.

Above ground a significant proportion of the existing buildings are to be retained and upgraded to current performance standards, whilst a circular economy approach is proposed for any demolished materials as far as this is feasible.

Where buildings are extended and for new buildings, the building fabric will exceed thermal performance standards outlined in Part L of the Building Regulations.

New high performing equipment, including air source heat pumps and PV's as sustainable energy sources, will be installed throughout and any remaining flat roof areas not occupied by plant will be given over to extensive green roofs.

Please refer to the sustainability statement that has been prepared to accompany and support the planning application and summarises how the proposed development complies with the relevant policies.

At grade, the landscaping seeks to improve the biodiversity net gain of the site whilst maintaining and enhancing its woodland character. A sustainable urban drainage strategy (SUD's), climate change resistant new planting and the urban greening factor have also all been key considerations for the design. Please refer to the landscape report and BDNG assessment for further details.

In occupation, the recycling of waste will be encouraged by the provision of suitably sized and labelled waste management facilities, easily accessible from each dwelling. Indoor comfort, health and wellbeing are promoted by various design measures including maximising daylight and the provision of a communal gym and cycle storage to encourage sustainable methods of transportation.



Fig. 5.33 Landscape Illustrative Plan



Fig. 5.34 Landscape Illustrative View

5.10 Fire Strategy

The development will use a stay-put evacuation strategy supported by comprehensive fire safety systems. These include a Category LD1 automatic fire detection and alarm system in the apartments, a Category LD2 fire detection and alarm system in the two gatehouses with a minimum Grade D1, a Category L5 fire detection and alarm system in the common areas and a Category L1 fire detection and alarm system in the basement car park. Sprinkler systems will be provided throughout residential and key non-residential spaces, protected escape stairs with associated evacuation lifts are provided in all cores, with emergency lighting and clear signage provided throughout.

The elements of structure will achieve a minimum of 60 minutes fire resistance for all buildings containing apartments, while the two gatehouses will have elements of structure achieve a minimum of 30 minutes fire resistance.

Suitable compartmentation and fire resisting construction will be in line with, or exceeding, the recommendations of BS 9991. Buildings will be designed with features such as dry risers, evacuation alert systems and suitable vehicle access for the fire and rescue service.

Some design elements deviate from standard guidance (BS 9991), such as longer travel distances within certain apartments and non-standard layouts in some of the larger apartments. These are mitigated through enhanced fire detection, sprinkler coverage, fire-resistant construction, and two alternative escape routes.

Fire and rescue service vehicle access is achievable via the existing property entrance on The Bishops Avenue, with internal access proposed via the new internal ring path. The latter has been coordinated with tree branch heights and landscaping to meet the recommendations set out in BS 9991 and from the LFB. All buildings, excluding the two gatehouses, will be provided with dry fire mains to aid in firefighting operations.

Please refer to the fire statement by Trigon that has been prepared to accompany and support the planning application for more information.



Fig. 5.35 Proposed Ground Floor Plan

5.11 Facade Design

To ensure the retained buildings and new buildings fit harmoniously on site, care and consideration has been taken during the design process. Though all the proposed buildings take inspiration from the existing buildings on site and the wider context along The Bishops Avenue, they are not all treated the same. The rear extension to the Manor House, is a copy of the retained portions. For the new builds, these have been grouped into two: The Annex building and Gatehouse 2, which are in close keeping with the Manor House in stylistic elements and scale; whilst the Villas offer a more contemporary and slightly larger typology, still in keeping with the context. Key stylistic elements that dominate are the use of red brick, projections in facades and as bay windows, white stone or stucco banding and reveals and mansard roofs with dormers.

The proposed facade design for the rear extension of the Manor House seeks to replicate the retained portions of the building, whilst the new buildings look to reference all of these elements within a highly quality crafted, contemporary and sustainable design that will seek to use and reuse local materials where possible.



Fig. 5.36 Local inspiration



Fig. 5.37 Contemporary inspiration



Fig. 5.38 Perspective from The Bishops Avenue

5.11.1 Annex Building

Facades have been inspired by key design elements of the existing building and will consist of red brick, perforated by stone details.

Expressed bays with a gabled roof feature on all four facades, as a direct reference to the Manor House architecture. The pitched roof will be tiled to match the existing.

The brick bond is to vary at every level, referencing the change in style between the ground floor brick work and the hanging tiling found on the upper floor of the existing building.

Windows will be recessed within white reveals to reference the white reveals found along The Bishops Avenue, with expressed mullions breaking up the glazed units referencing the thick white framing of the Manor House. Each glazed panel is further divided into smaller panes as per the existing building. The scale of openings has been carefully considered to benefit the apartments whilst staying in keeping with the style of the Manor House

5.11.2 Gatehouse 2

The facade treatment of the new gatehouse is to be the same as the Annex building, with proportions that reflect the existing gatehouse. Gatehouse 2 is to be of red brick, with a crafted bond to the first floor. Expressed bays with gabled roof feature on two of the facades. Windows will be double glazed crittall style units recessed within white reveals.





Tiled Roof



White Stone Details



Crafted Red Bricks



Crittall Style Doors and Windows



Red Bricks



5.11.3 The Woodland Villas

Similarly to the Annex building, the facades of the Villas have been inspired by key design elements of the existing building and will consist of red brick, structured with stucco or stone banding to define the building base, middle and top.

Brick banding is to vary, with the central building section displaying a more ornate pattern in reference to the change is style between ground floor brick work and upper floor tiling found on the existing building.

Windows will be recessed within white reveals to reference the white reveals found along The Bishops Avenue as well as providing passive shading and Juliet balconies to each room. Ornate metal balustrades will be highly crafted and reference the site's character with floral patterns.

At roof level a set back mansard is to be clad in pre-weathered metal shingles, taking inspiration from the terracotta shingles and metal clad dome of the current building.





Tiled Roof



Red Bricks



Crafted Red Bricks



Crafted Metal Balustrade



White Stone Details

6.0 Landscape

6.1 Introduction to LDA Design

LDA Design have a single purpose that has held good for nearly 40 years: to make great places for people and to shape the world for the better.

The roots of this lie in the science and art of landscape architecture, and this strengthens all the services offered by LDA. The world's towns and cities are getting denser, hotter, ever more congested. How society continues to grow them matters greatly. Protecting our connection to nature is needed now more than ever. Landscape holds the key. It has the power to transform, to reveal the extraordinary; to connect old and new communities; to create sociable, welcoming places that work well.

The original meaning of the word landscape is to create a place where people belong. Landscape connects people and place, and knowing how people use space gives breadth and depth to our work as landscape architects, urban designers, town planners and environmental planners.

A place is not a static thing. It is about memory, history, things beyond the site, a glimpsed view or seasonal change, or the future. By understanding the context of a site we can add value and encourage greater social interaction; we can make a place easier to navigate and fully connected to the wider community.

6.1.1 First Life

Wherever new homes are built, creating a sense of community has to be a priority. LDA follows the principles of first life, then spaces, then buildings. Whether the project is a park, a new urban district, a port or a tidal lagoon, LDA focus on the needs of people affected. Spaces are then designed which create opportunities for chance encounter and exchange. Our designers know how to ensure buildings support the social, economic and environmental functions of a place.

There is a growing appetite for landscape-led design because of its capacity to deliver the most vibrant places.

LDA Design Ltd has a 160-strong team working across England and Scotland, run from London. LDA partners with developers, landowners, communities, universities, local and national government and public agencies.

6.1.2 Successes

LDA Design has received more than 100 awards for contemporary and historic parkland design, urban renewal and historic town centre improvements. LDA pioneered the concept of green infrastructure planning and design in the UK. LDA Design led the masterplanning and detailed design of the Olympic Park and the design of its post-Games transformation.

Since then they have masterplanned UCL East's pioneering new campus within the Park. LDA are responsible for delivering all the public realm for Battersea Power Station and are working on taking the Eden Project to China.

LDA have successfully delivered over 50 Heritage Lottery Funded park restoration schemes, including Burgess Park and Victoria Park in London, as well as the prestigious Gorky Park in Moscow.

6.2 Landscape Masterplan



Fig. 6.1 Illustrative Landscape Masterplan (Scale 1:1000 at A3)

6.3 Brief and Scope

This Landscape Chapter has been prepared by LDA Design on behalf of on behalf of Dane Court Developments LLP.
It relates to the proposed developmentat 60The Bishops Avenue London N2 0BE (known as Dane Court)

The proposal comprises the retention and enhancement of the existing manor house and its gatehouse; the provision of a new gatehouse adjacent to the southern access into the site offThe Bishops Avenue, designed to complement the existing gatehouse at the northern access; and the introduction of four new villas (ground plus four storeys in height) situated along the western and south-western boundaries of the site.

This chapter sets out the design development of the external landscape, addressing the proposed layout, its purpose and use, its relationship to the buildings and surrounding context, and the overall look and feel of the design. In doing so, it demonstrates how the landscape proposals respond to the site's character and context, and how they contribute to the quality and amenity of the development as a whole.



Fig. 6.2 Site Aerial Image (Scale: NTS) (Source: Google Earth)

6.4 Context

6.4.1 Local Context

The Site is located on the west side of The Bishop's Avenue, a tree-lined residential road running north–south between East Finchley and Hampstead Heath in the London Borough of Barnet. The avenue connects the A1 (Great North Road) to the north with Hampstead Lane to the south, and forms part of the boundary between the London Borough of Barnet and the London Borough of Camden.

The Site is bounded by 62 The Bishops Avenue (Jersey House) to the north, 58 The Bishops Avenue to the south, recently constructed Signature care home. Buxmead residential development is opposite the site, on the eastern side of The Bishops Avenue is the. The rear of residential properties on Danewood Drive, off Winnington Road is located to the western boundary of the site.

The 2021 census data covering the Garden Suburb ward, which the Site is located shows Bishop's Avenue and its surrounding ward represent one of the most prestigious and distinctive residential locations in London , characterised by low density, high owner-occupation, an older and affluent resident profile, and significant international demand.

The proposed development responds directly to this context, delivering high-quality homes that will complement the existing residential character of the avenue and meet the local demands for premium residential accommodation in this location.

6.4.2 Historic Context

60 The Bishop's Avenue (Dane Court) is a locally listed building dating from circa 1895 and is among the very first properties to be constructed along The Bishop's Avenue. The Site also includes a garage block dating from the 1930s, currently attached to the principal building, and a garden cottage dating from circa 1905.

The Site forms part of the first phase of development of the Bishop's Wood area during the late nineteenth century, characterised by substantial detached houses set within generous plots that were designed to establish an exclusive, semi-rural character on the fringes of north London.

The Site falls within the Bishop's Avenue sub-area of the Hampstead Garden Suburb Conservation Area in the London Borough of Barnet. The Conservation Area Appraisal identifies the following as key elements of significance: the spacious, tree-lined character of the street; the variety and quality of the early twentieth-century residential architecture; the substantial plot sizes and generous setbacks; the mature boundary planting and formal gated entrances; and the relationship of the avenue to Hampstead Heath to the west. The landscape proposals have been designed with careful considerations to these identified elements with the aim to preserve or enhance the characteristics of the Bishop's Avenue sub-area.

6.5 Landscape Historic Context

The woodland within the site and its surroundings has evolved over time

The Site was once located within Bishop's Wood in the 1890s.

Dane Court was built c.1895-1900, a large number of woodland trees had been retained within the grounds to sustain the rural character.

By around 1935 –the woodland had been cleared to make way for significant development. Additional houses had been built on both sides of the Bishop's Avenue so Bishop Wood had depleted over time



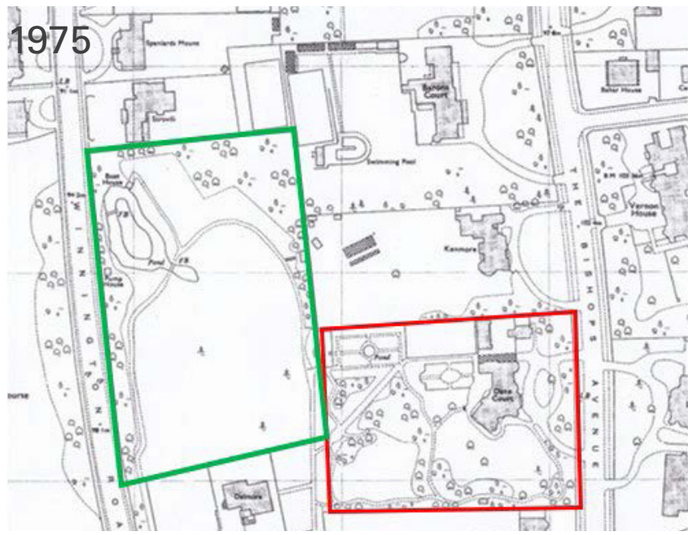
The site was located within the Bishop's Wood in the 1890s and backed onto an historic lane known as George Lane which provided access to Spaniard's Farm from Hampstead Lane.



At the outbreak of the First World War, A cluster of five substantial houses had been built on the Bishop's Avenue by this time, Dane Court was built c.1895-1900, a large number of woodland trees had been retained within the grounds to sustain the rural character.



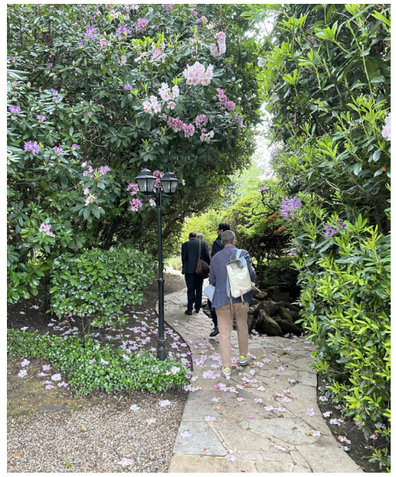
Twenty years later, the woodland had been cleared to make way for significant development. Additional houses had been built on both sides of the Bishop's Avenue.



A large number of infill developments began to occur in the 1960s. However the garden to the west of Dane Court remained as landscaped open space with a pond.

6.6 Existing Landscape Images














6.7 Ecology and Habitat Networks

There is a single statutory designated site of nature conservation interest situated within one kilometre of the site boundary, this is Hampstead Heath Woods (SSSI). Located approximately 150 metres to the south of the site, Hampstead Heath Woods (SSSI) is designated for supporting habitat of principal importance; lowland mixed deciduous woodland and developing bog-moss communities.

There are also five non-statutory designated sites of nature conservation interest situated within one kilometre of the site boundary. These are:

- Hampstead Heath (SINC) – Located approximately 150 metres to the south of the site south of the site at its closest point and designated for supporting acid grassland, ancient woodland and bog habitats;
- Highgate Golf Course (SINC) – Located approximately 300 metres north-west of the site and designated for supporting acid grassland;
- Turner's Wood (SINC) – Located approximately 300 metres south-west of the site and designated for supporting ancient woodland;
- Yeatman Road Allotments (SINC) – Located approximately 900 metres northeast of the site and designated for providing a valuable resource for wildlife and supporting important populations of amphibians and reptiles; and
- Mutton Brook (SINC) – Located approximately one kilometre north of the site and designated for or supporting an urban stream, mature trees along the fringe of the riverbank and habitat for birds.

The site offers suitable habitats for nesting birds including Nuthatch (Sitta europae), European hedgehog and common toad.

For further information refer to the Ecological Appraisal prepared by ECOSA Ltd.









6.8 Landscape Principles

It is recognised that much of what will be special about 60 Bishops avenue will be the spaces and life between buildings. This is where the community can spend time together, something that in recent times has become even more precious. It will also be what makes the place successful, healthy and safe.

Landscape makes a place memorable and loved because of the shared open spaces and experiences that can happen there. Landscape priorities and enlivens community, where everyone is welcome. These spaces will be what residents are proud to call home, enjoying all that it has to offer, including well-managed spaces for all to enjoy.

In Old English, the word ‘land’ means home territory; ‘scape’ comes from ‘scapan’ meaning to create. Together they describe the process of making a place where people belong. This makes landscape the ultimate unifier. It will stitch the former private home into a vibrant and beautiful residential development. Protecting and enhancing nature, improving biodiversity, and building in greater climate resilience to create a truly special place.

Working in tandem with the lifestyle of the spaces is the character, or what they will look like and how they feel.

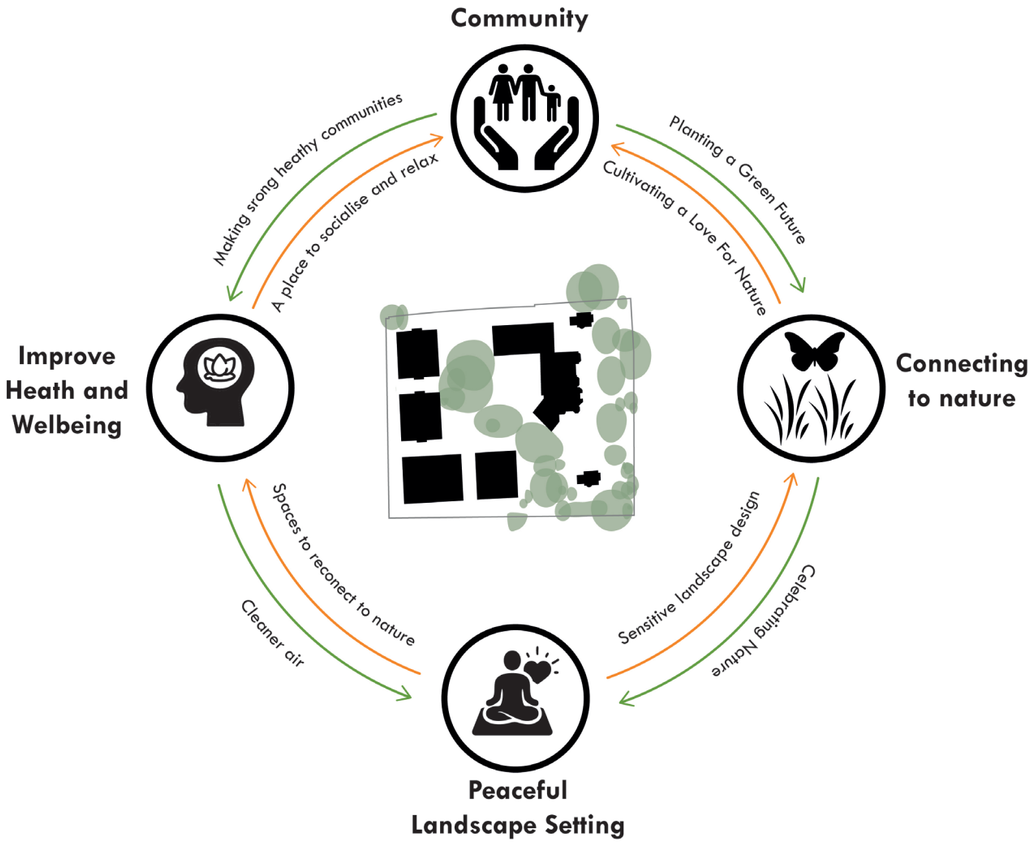
The overarching principles which will drive the design are:

COMMUNITY
The public realm is for everyone who will be living at 60 Bishopes Avenue, and facilitates an invitation to communal engagement. This results in placemaking that can be enjoyed and accessed by everyone within the community.

CONNECTION TO NATURE
60 Bishops Avenue sits with in a distinct woodland setting. The landscape proposal will seek to restore and preserve the woodland character for the benefit of the local ecology and new residence.

PEACEFUL LANDSCAPE SETTING
The landscape proposal is designed to provide a calm and serene setting that contrasts with increasingly busy modern lifestyles. Through the use of soft planting, natural materials, and carefully arranged green spaces, the scheme will create a peaceful environment that promotes wellbeing, relaxation, and a stronger connection with nature.

HEALTH AND WELLBEING
The importance of access to nature, and its role, both short- and long-term, in people’s lives is being increasingly understood. Research shows nature has an undeniably positive impact on physical health and well-being. For this reason, nature is woven throughout the public spaces.



6.9 Landscape Character Areas

The wider masterplan is underpinned by four key principles:

- Community
- Connection to nature
- Peaceful landscape setting
- Health and welbeing

The Landscape and public realm of 60 Bishopes Avenue has been designed around LDA's own principles of 'First Life, Then Spaces, Then Buildings' looking at how the activities in the spaces can build community cohesion and a sense of place.

Working in tandem with the lifestyle of the spaces is the character, or what they will look like and how they feel.

The key principles that have driven the design are:

- Restoring and preserving the woodland charter of the site;
- Creating opportunities for spaces to have multiple uses as the needs of a space change through the day and the week;
- Providing amenity space and activities for a range of ages and abilities;
- Designing welcoming, inclusive and safe spaces for residents and the wider public;
- Increasing biodiversity with a variety of planting mixes and tree species;
- Protecting and preserving the heritage of the Site, including the TPO Trees;









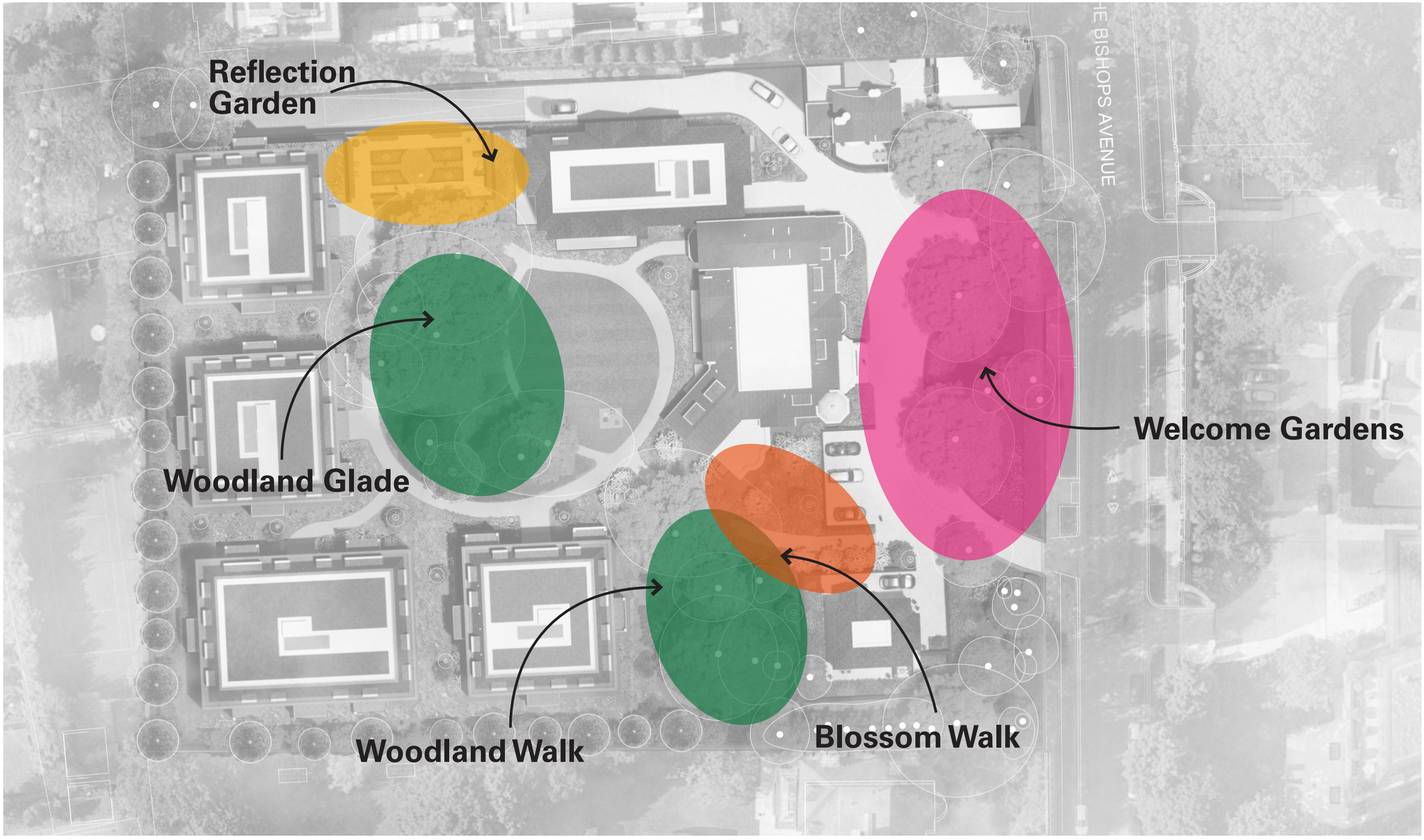


Fig. 6.3 Illustrative Colour Masterplan and Landscape Character Areas (Scale 1:1000 at A3)

6.11 The Welcome Gardens

The Welcome Garden is located within the principal arrival space, creating an attractive and welcoming setting for visitors and residents upon arrival. The majority of the existing vegetation along the eastern boundary will be retained and enhanced to provide a strong sense of enclosure, privacy, and landscape continuity, while also helping to soften views and reinforce the established character of the site.

Ornamental planting is proposed along the edges of the Manor House to create a visually engaging and high-quality arrival experience that complements the architectural character of the building. The planting palette draws inspiration from traditional English gardens, combining evergreen shrubs, herbaceous perennials, and seasonal flowering species to provide year-round interest through colour, texture, and movement.

The landscape design seeks to create a calm and elegant entrance environment that enhances the sense of arrival, strengthens the relationship between the building and surrounding landscape, and contributes positively to the overall character and setting of the development.

The Welcome Garden will also accommodate accessible parking bays and will form the primary area for vehicular access within the site. The arrangement of parking and access routes has been carefully integrated within the landscape proposals to ensure functionality is balanced with visual quality, minimising the impact of vehicles on the overall landscape character and arrival experience

1. Provision for blue badge parking
2. Multistem trees in herbaceous border
3. Main entrance to 60 The Bishops Avenue
4. Bin refuge area
5. Gatehouse 1 and 2
6. Main Building Entrance
7. Entrance to the Annex Building
8. Herbaceous border planting
9. Mixed shrub border under existing tree
10. canopies
11. Vehicle access route

Entrance through to Blossom Walk

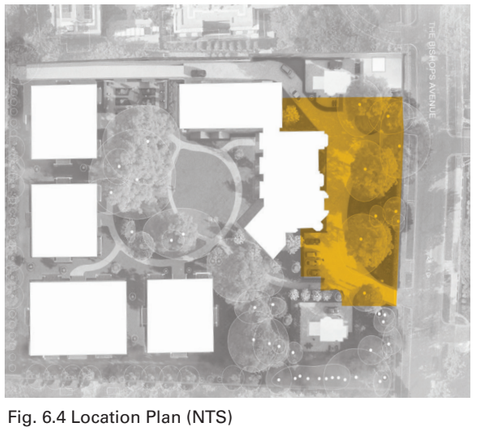


Fig. 6.4 Location Plan (NTS)



Fig. 6.5 Welcome Garden Character Area Plan (Scale 1:500 at A3)

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Fig. 6.6 Existing Landscape

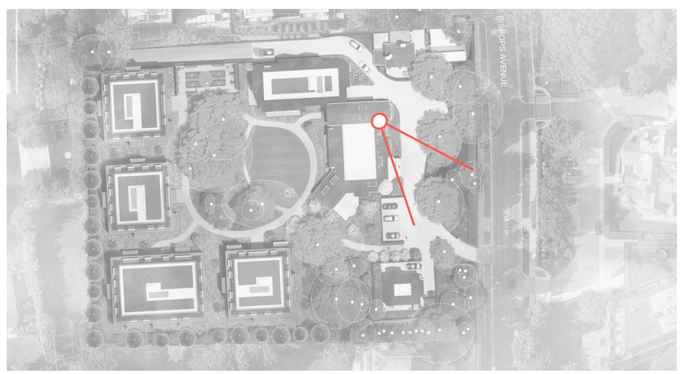


Fig. 6.7 Location Plan (NTS)



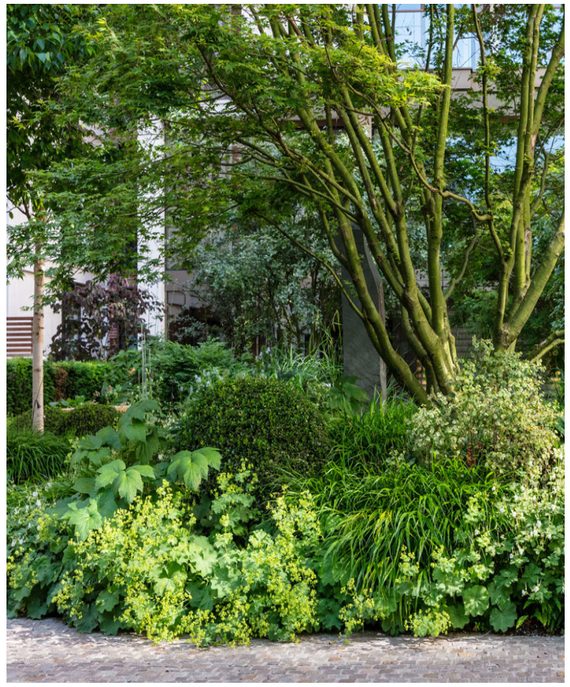
Fig. 6.8 View of Welcome Garden (NTS)

The reference images illustrate the intended landscape character and design approach for the Welcome Garden. They demonstrate the use of structured ornamental planting, evergreen and layered herbaceous planting inspired by traditional English garden design.

The images also highlight the importance of creating a calm and elegant arrival experience through the use of natural materials, seasonal planting, and soft landscape composition. These principles will inform the proposed landscape character, helping to establish a visually rich and welcoming environment that complements the architectural setting of the Manor House while reinforcing a strong sense of place.

Much of the existing Rhododendron planting will be removed and replaced with native hedgerow species to create a more naturalistic and ecologically beneficial landscape edge. The proposed hedgerow planting will provide an effective privacy screen between the development and Bishops Avenue, while also enhancing biodiversity, seasonal interest, and the overall character of the site.







6.12 Blossom Walk

Blossom Walk provides a key pedestrian connection between the Welcome Garden and the heart of the site, forming an important landscape corridor that encourages movement and interaction throughout the development. The route is framed by ornamental cherry blossom trees, creating a distinctive and visually attractive avenue that celebrates seasonal change and enhances the overall identity of the landscape.

The tree planting is complemented by colourful herbaceous and perennial planting, carefully arranged to provide texture, movement, and year-round visual interest. The planting palette has been selected to create a soft and immersive landscape character that reflects the principles of traditional garden design while supporting biodiversity and pollinator species.

In spring, the blossom display will create a memorable arrival and movement experience, while the layered planting beneath will continue to provide seasonal variation throughout the year. The combination of ornamental planting, tree canopies, and informal planting will help establish a calm and uplifting environment that promotes wellbeing and a stronger connection with nature.

Beyond its visual qualities, Blossom Walk also plays an important functional role by enhancing circulation and connectivity across the Site. The design seeks to transform movement through the landscape into an engaging and enjoyable experience, reinforcing the overall character, quality, and sense of place within the development.

1. Provision for blue badge parking
2. Multistem trees in herbaceous border
3. Main entrance to the 60 Bishops Avenue
4. Gatehouse 1 and 2
5. Main Building Entrance
6. Herbaceous border planting
7. Mixed woodland planting under existing tree canopies
8. Entrance through to Blossom walk
9. Woodland Glade Loop path
10. Amenity Lawn
11. Villa 4



Fig. 6.9 Section 01 - Welcome Gardens (Scale 1:200 at A3)



Fig. 6.10 Location Plan (NTS)

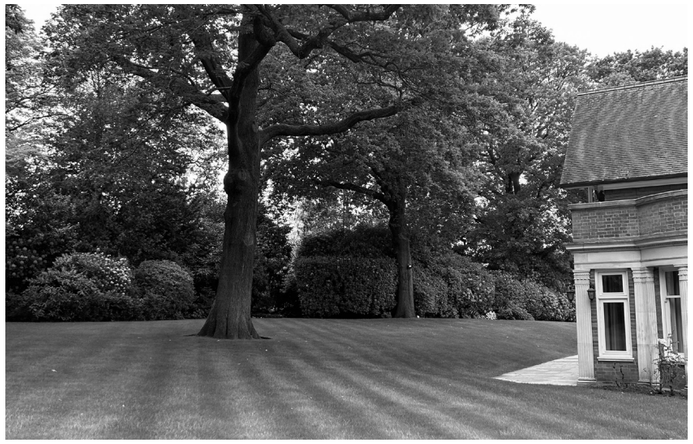


Fig. 6.11 Existing Landscape

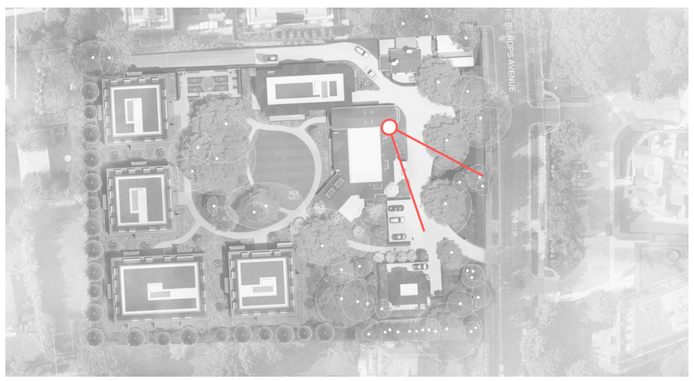


Fig. 6.12 Location Plan (NTS)

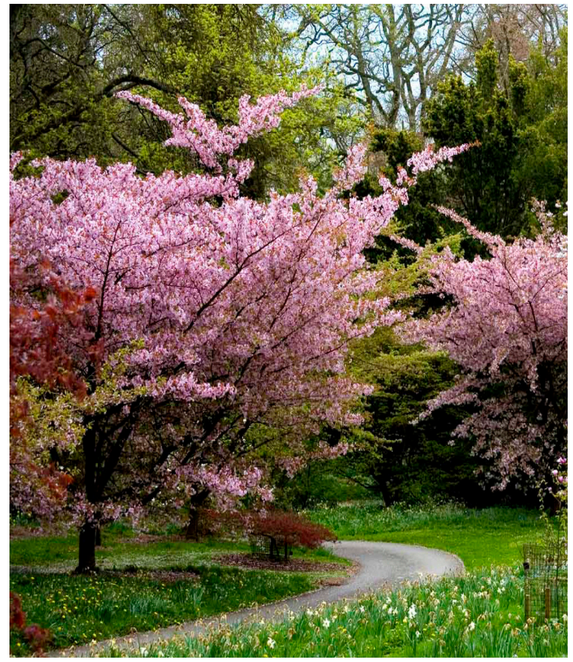


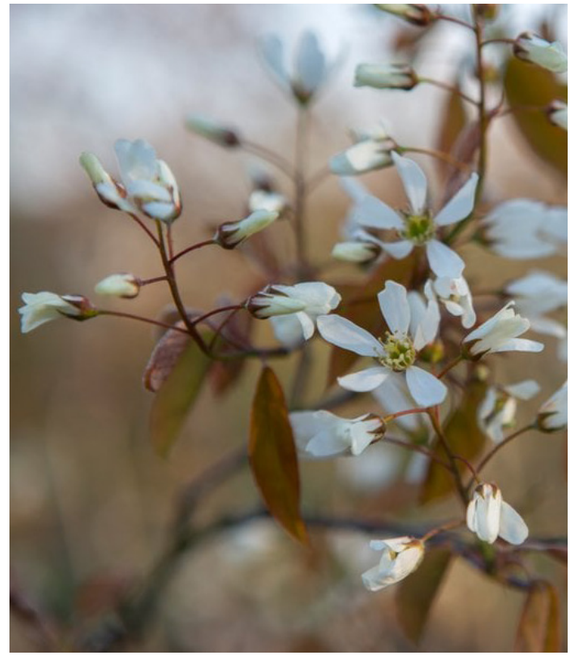
Fig. 6.13 View of Welcome Garden (NTS)

The reference images illustrate the intended character and atmosphere of Blossom Walk, demonstrating how ornamental tree planting and seasonal colour can create a memorable and immersive landscape experience. The images highlight the use of flowering cherry trees, layered planting, and soft naturalistic forms to establish a visually rich and uplifting pedestrian route.

The seasonal blossom display and autumn colour will provide year-round visual interest, helping to reinforce a strong sense of place and identity within the development. These precedents also demonstrate how planting can be used to frame views, soften movement corridors, and create a calm and engaging journey through the landscape.







6.13 Woodland Walk

The Woodland Trail weaves sensitively through the existing trees, celebrating the woodland's natural character while creating opportunities for children and residents to engage with nature. The route has been designed to retain the informal and immersive qualities of the woodland setting, with meandering paths encouraging exploration and interaction with the landscape.

Natural play features, including play logs, tree trunks, and boulders, will be integrated discreetly throughout the trail rather than concentrated within a formal play area. The Woodland Trail also provides opportunities for informal "doorstep play" for children aged 0–4, encouraging everyday interaction with nature close to home. This approach promotes imaginative and sensory play while maintaining the integrity and tranquillity of the woodland character. Wherever possible, play elements could be created from trees that require removal as part of the development, reinforcing principles of sustainability and connection to the site's natural environment.

The Woodland Trail is intended to provide a playful, educational, and ecologically sensitive landscape experience that encourages a stronger connection with nature while minimising visual and physical impact on the woodland setting.

The existing pond will also be restored as a wildlife pond, incorporating varied edge conditions and native aquatic planting to create valuable habitat opportunities for amphibians, invertebrates, and other local species. The restoration proposals will enhance biodiversity and contribute positively to the ecological value and long-term resilience of the site.

1. Mixed woodland planting under existing tree
2. Mature Existing Tree canopies
3. Woodland Glade Loop path
4. Amenity Lawn
5. Woodland Walk path
6. Woodland Play Features
7. Benches
8. Defensible Planting
9. Wildlife Pond

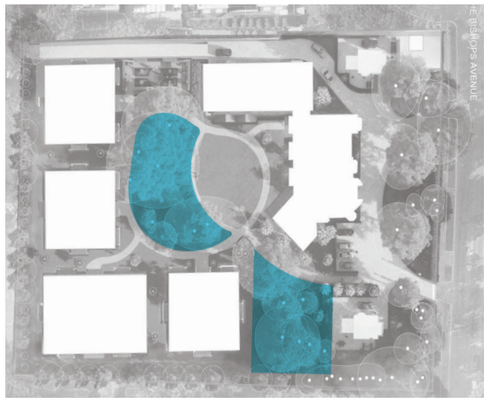


Fig. 6.14 Location Plan (NTS)

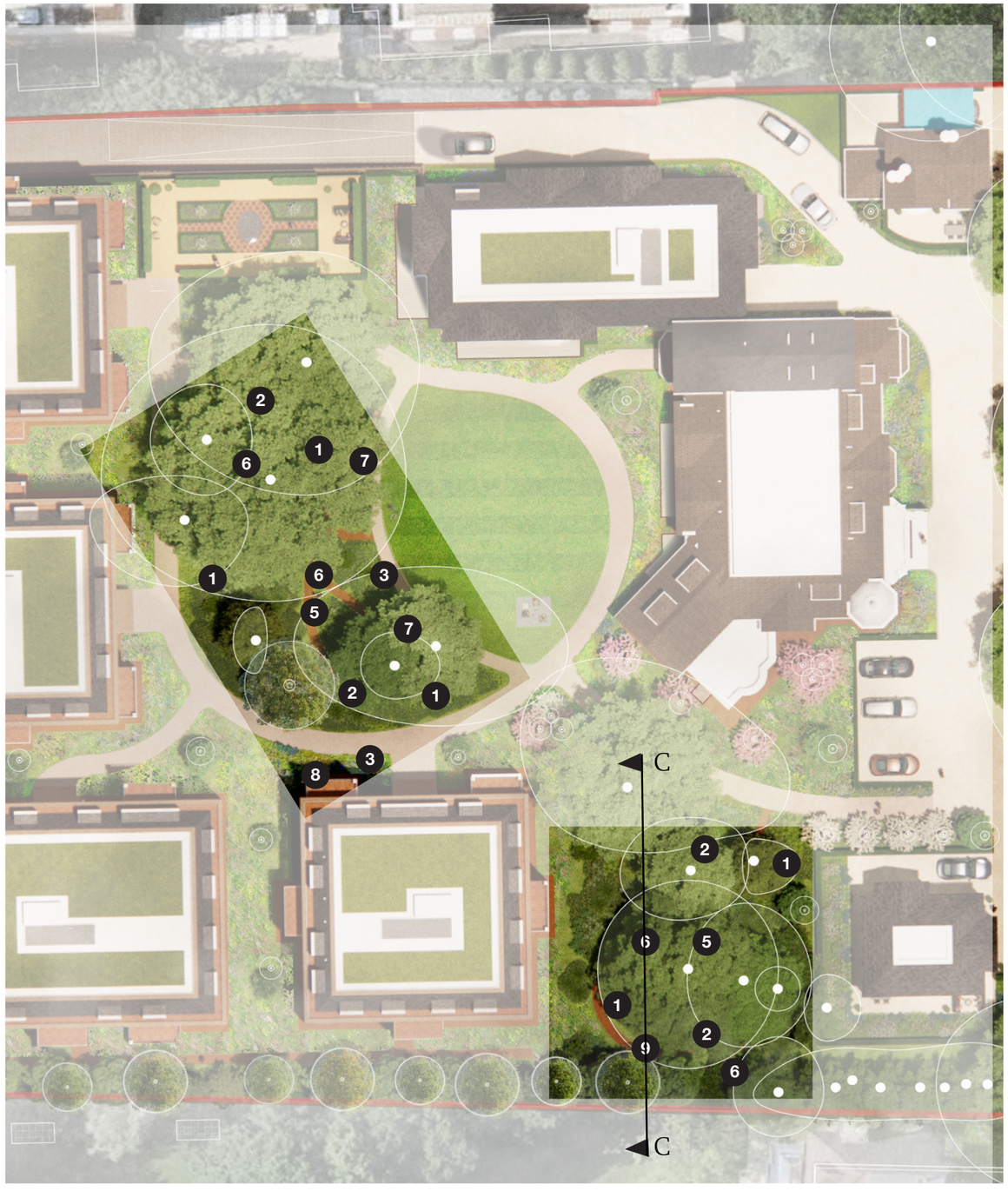


Fig. 6.15 Woodland Walk Character Area Plan (Scale 1:250 at A3)



Fig. 6.16 Existing Landscape

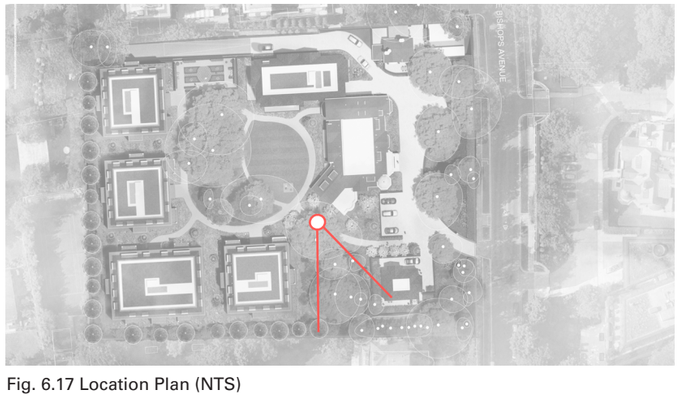


Fig. 6.17 Location Plan (NTS)



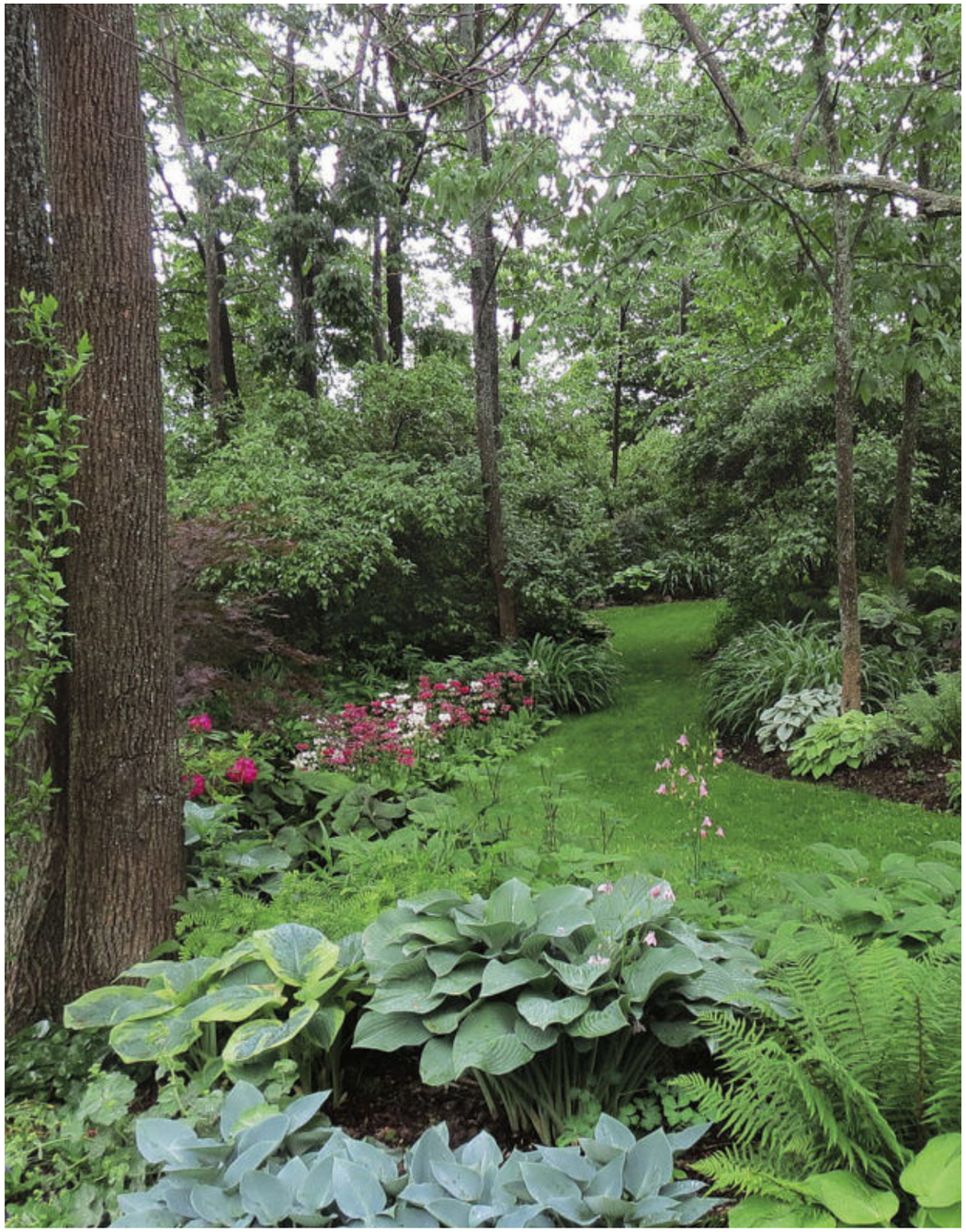
Fig. 6.18 View of the Woodland walk (NTS)

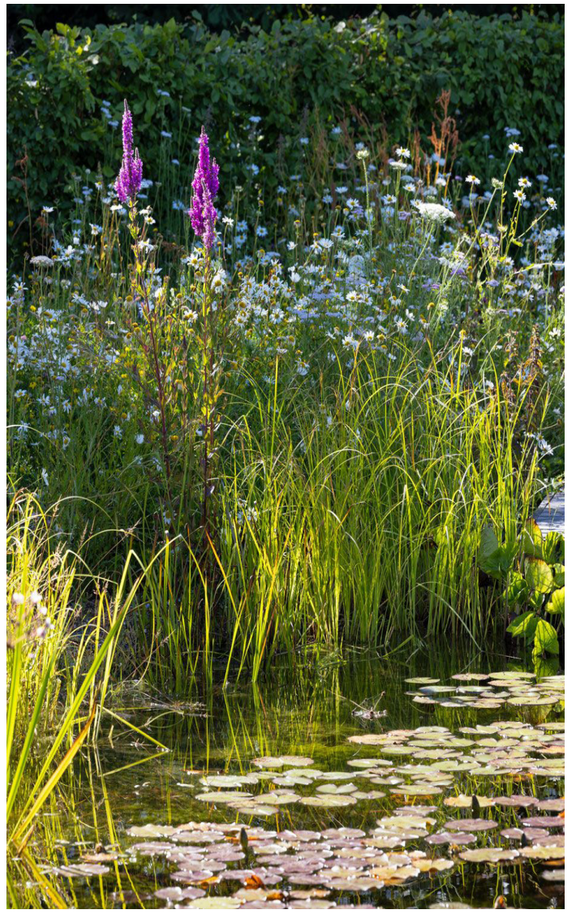
The reference images illustrate the intended character of the Woodland Trail, demonstrating how informal woodland planting, natural play elements, and sensitive path design can create an immersive and nature-led landscape experience. The images highlight the use of layered understory planting, meandering routes, and natural materials to reinforce the woodland setting while encouraging exploration and interaction with nature.

The proposals also seek to restore and strengthen the existing woodland character through the introduction of native woodland planting, enhancement of the understory vegetation, and the careful management of invasive or poor-quality species. This approach will help improve biodiversity, reinforce the natural landscape structure, and create a more cohesive and resilient woodland environment over time.

The references also demonstrate how discreet play opportunities can be integrated within the landscape through the use of logs, stepping posts, and boulders, allowing play to become part of the wider woodland journey rather than a formalised play space. In addition, the pond imagery provides inspiration for the restoration of the existing pond as a biodiverse wildlife habitat with native aquatic planting and varied edge conditions.

Together, these references inform a landscape character that is ecological, playful, and sensitive to the site's existing natural qualities.







6.14 Woodland Glade Loop

The Woodland Glade forms the heart of the site, centred around an established group of mature trees that define the space and contribute significantly to its landscape character. The majority of these trees will be retained and protected to preserve the intrinsic woodland setting, maintain ecological value, and reinforce the site's existing natural identity.

To further enhance and restore the woodland character, woodland bulbs such as bluebells and snowdrops are proposed beneath the tree canopy, complemented by layers of native understory shrub and groundcover planting. These interventions will help enrich biodiversity, strengthen the natural woodland structure, and provide seasonal interest throughout the year.

A gently meandering informal path weaves through the trees, encouraging residents to wander, explore, and connect with the landscape in a relaxed and immersive way. At the centre of the woodland clearing, an open lawn provides a flexible space for informal recreation, picnics, outdoor exercise, and community gatherings, supporting opportunities for social interaction and outdoor living.

A perimeter footpath around the open lawn and woodland edge forms the principal circulation route through the site, connecting all buildings with the wider landscape proposals and encouraging movement through the green spaces. The route ensures clear and accessible connectivity across the development while offering framed views into the woodland and across the glade. Collectively, the proposals seek to create a calm, biodiverse, and multifunctional landscape space that celebrates the site's woodland setting while enhancing the overall user experience.

1. Mixed woodland planting under existing tree
2. Mature Existing Tree canopies
3. Woodland Glade Loop path
4. Amenity Lawn
5. Woodland Walk path
6. Woodland Play Features
7. Benches
8. Defensible Planting
9. Entrance to Villas
10. Entrance to Main Building

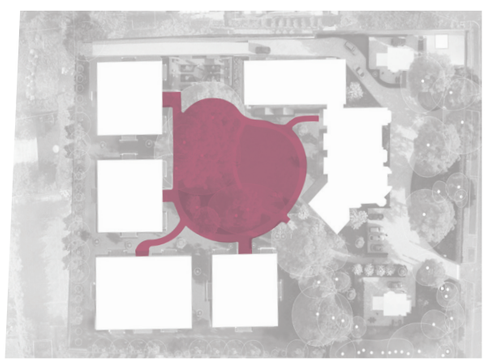


Fig. 6.19 Location Plan (NTS)



Fig. 6.20 Woodland Glade Loop Character Area Plan (Scale 1:250 at A3)



Fig. 6.21 Existing Landscape

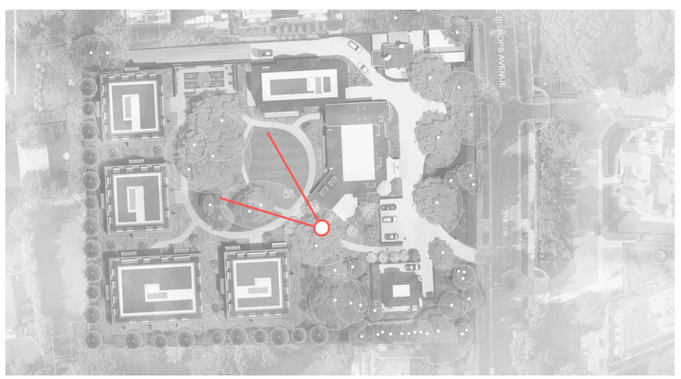


Fig. 6.22 Location Plan (NTS)

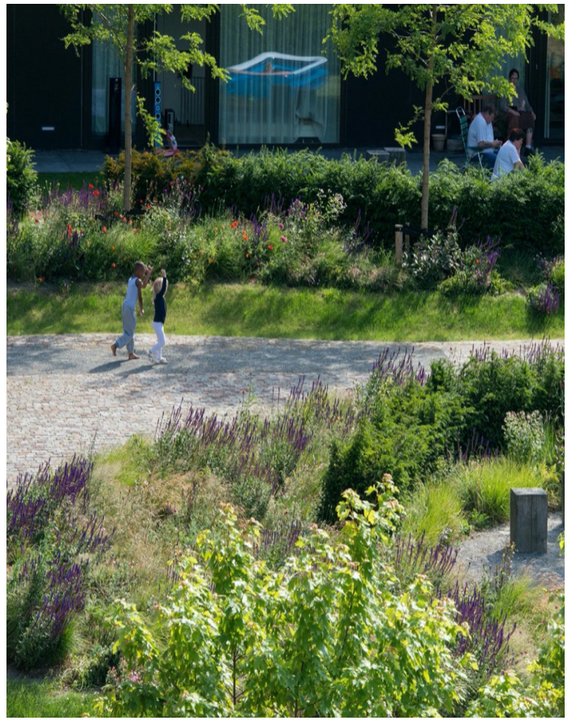


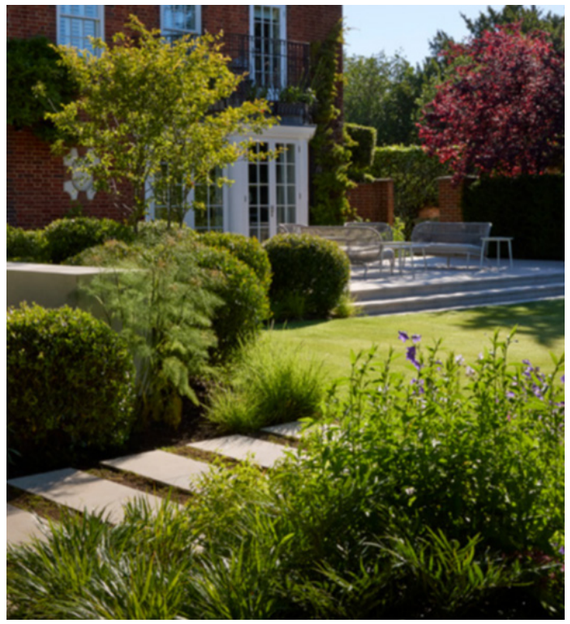
Fig. 6.23 View of the Woodland walk (NTS)

The reference images illustrate the intended character of the Woodland Glade, demonstrating how open lawn spaces, layered planting, and specimen trees can create a calm and visually attractive landscape setting. The images highlight a balance between formal garden elements and softer naturalistic planting that complements the surrounding woodland environment.

The references also show how informal paths and open spaces can encourage movement, recreation, and social interaction while maintaining a strong connection to nature. Together, these precedents help inform a landscape character that enhances the woodland setting while creating welcoming communal spaces that support wellbeing, biodiversity, and outdoor living.







6.15 Reflection Garden

The Reflection Garden reimagines the existing formal garden, retaining a sense of symmetry and strong geometric structure while introducing layered planting to soften and enrich the space. Pleached trees and clipped hedges are positioned around the perimeter to create enclosure and define a series of intimate spaces for quiet reflection and relaxation. These structured elements are balanced by lush flowering borders that provide seasonal interest, colour, and texture throughout the year.

At the heart of the garden, a central mirror pool forms a focal point, reflecting the surrounding planting and sky to enhance the sense of calm and tranquillity. The mirror pool reinforces the formal layout of the garden and acts as a visual anchor that draws visitors through the space.

Benches are thoughtfully integrated throughout the garden and around the mirror pool, creating opportunities for residents and visitors to pause, reflect, and connect with the surrounding landscape. Collectively, the design combines structure with softness to create a tranquil and contemplative environment that encourages people to engage with the garden at a slower and more mindful pace.

The reference images illustrate the intended character of the Reflection Garden, demonstrating how formal structure can be balanced with soft, layered planting to create a calm and contemplative landscape setting. The images highlight the use of pleached trees, clipped hedging, and strong geometric layouts to establish enclosure, symmetry, and a sense of order within the space.

1. Mixed woodland planting under existing tree
2. Mature Existing Tree canopies
3. Defensible Planting
4. Entrance to Villa 1
5. Annex Building
6. Reflection Pool
7. Lounge Seating area
8. Pleated Trees
9. Evergreen hedge Planting
10. Movable Seating
11. Boundary wall

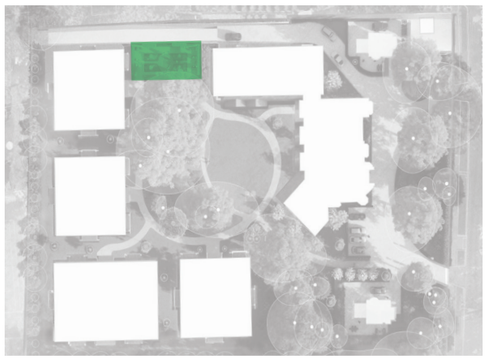


Fig. 6.24 Location Plan (NTS)

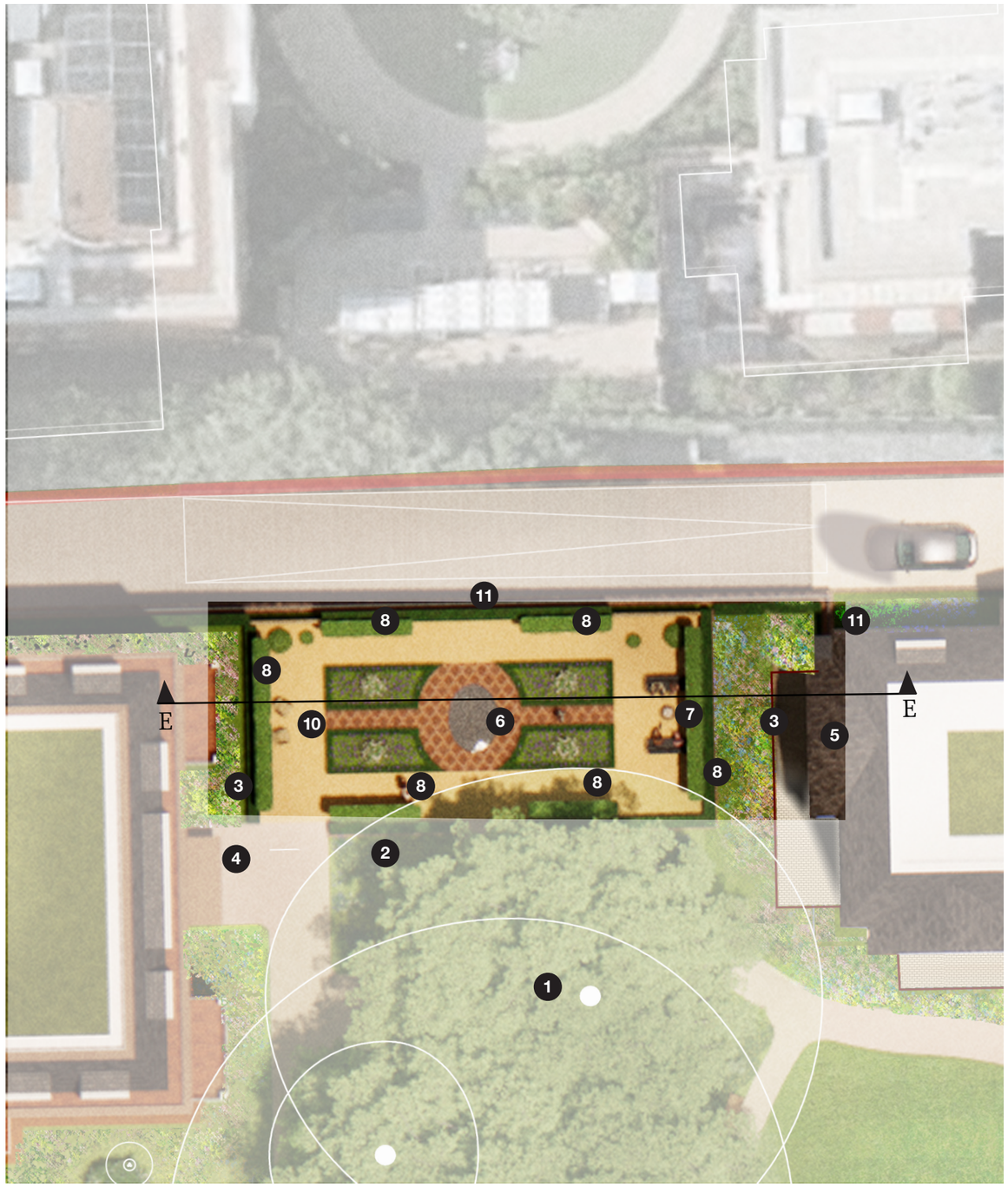


Fig. 6.25 Reflection Garden Character Area Plan (Scale 1:250 at A3)



Fig. 6.26 Existing Landscape

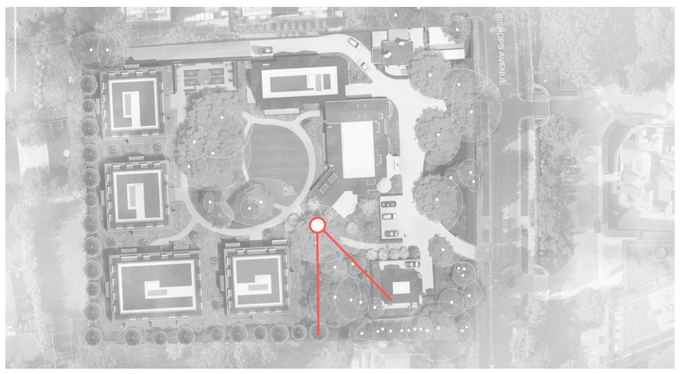
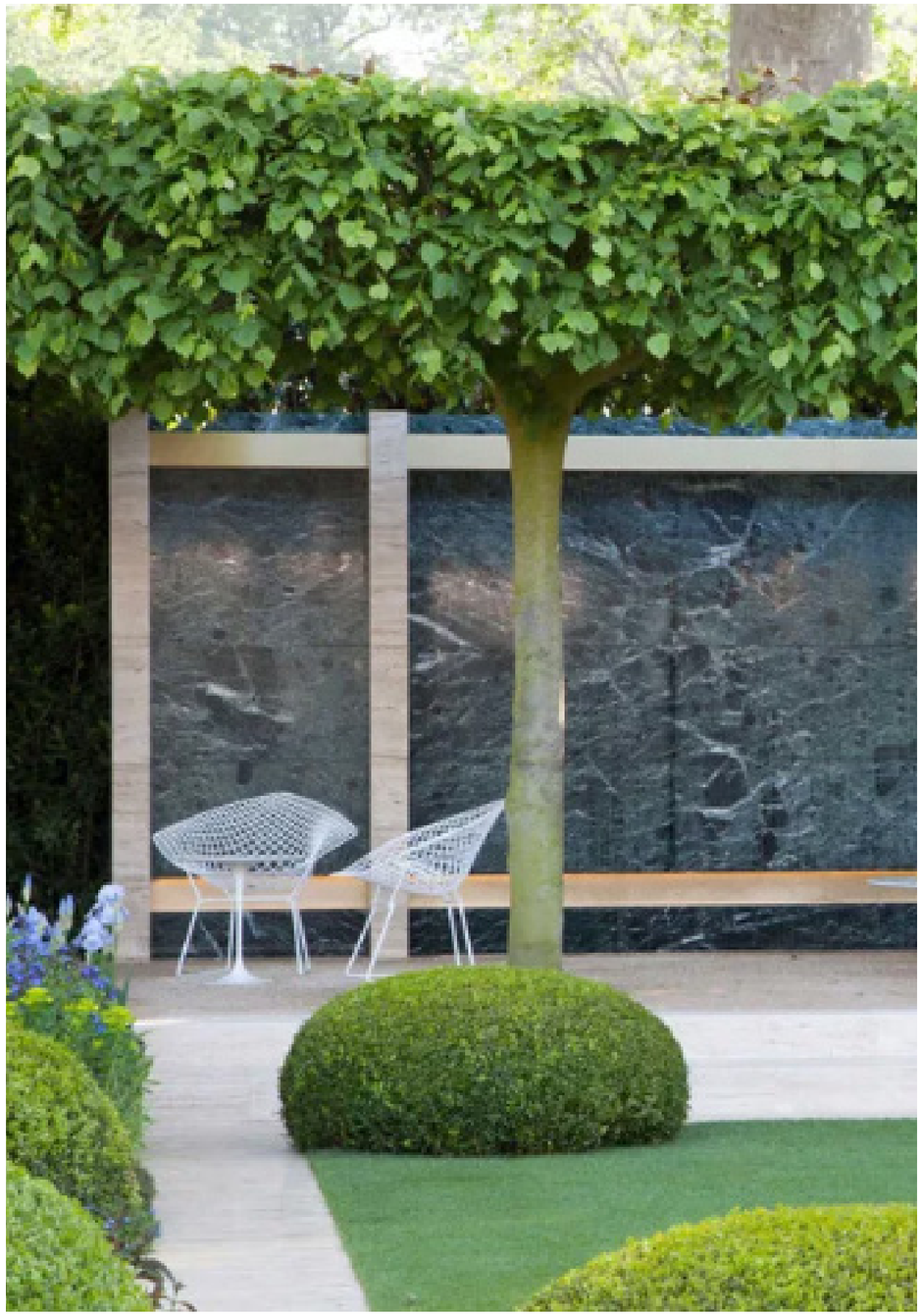


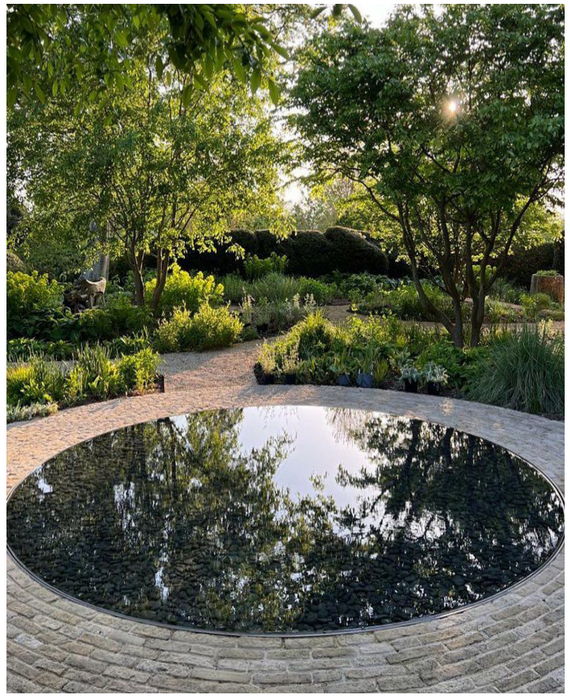
Fig. 6.27 Location Plan (NTS)

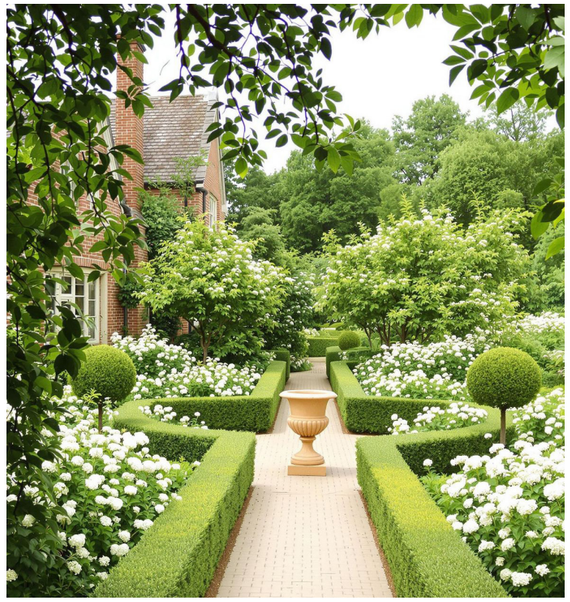


Fig. 6.28 View of the Woodland walk (NTS)

The references also demonstrate how reflective water features, carefully framed views, and seasonal planting can enhance the atmosphere of tranquillity and encourage moments of pause and reflection. Together, these precedents inform a refined garden character that combines elegance, serenity, and year-round visual interest while complementing the architectural setting of the development.







6.16 Boundary Planting

The western and southern boundaries will be reinforced with additional tree planting, complemented by native hedgerows and understory shrub planting to create a strong and cohesive green edge to the site. These landscape enhancements will provide increased privacy and screening, helping to soften views of the development and define the site boundaries in a natural and sensitive manner.

The proposed planting strategy will also contribute positively to biodiversity and ecological resilience by introducing a diverse range of native species that provide habitat, foraging opportunities, and seasonal interest. Over time, the reinforced landscape buffer will help strengthen the site's woodland character and improve the overall integration of the development within its surrounding landscape setting.

1. Proposed Boundary fence
2. Secondary path to back of Villas for fire escape
3. Proposed Boundary tree planting
4. Shrub planting woodland character

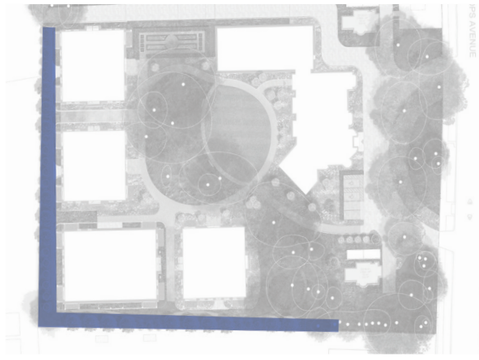


Fig. 6.29 Location Plan (NTS)

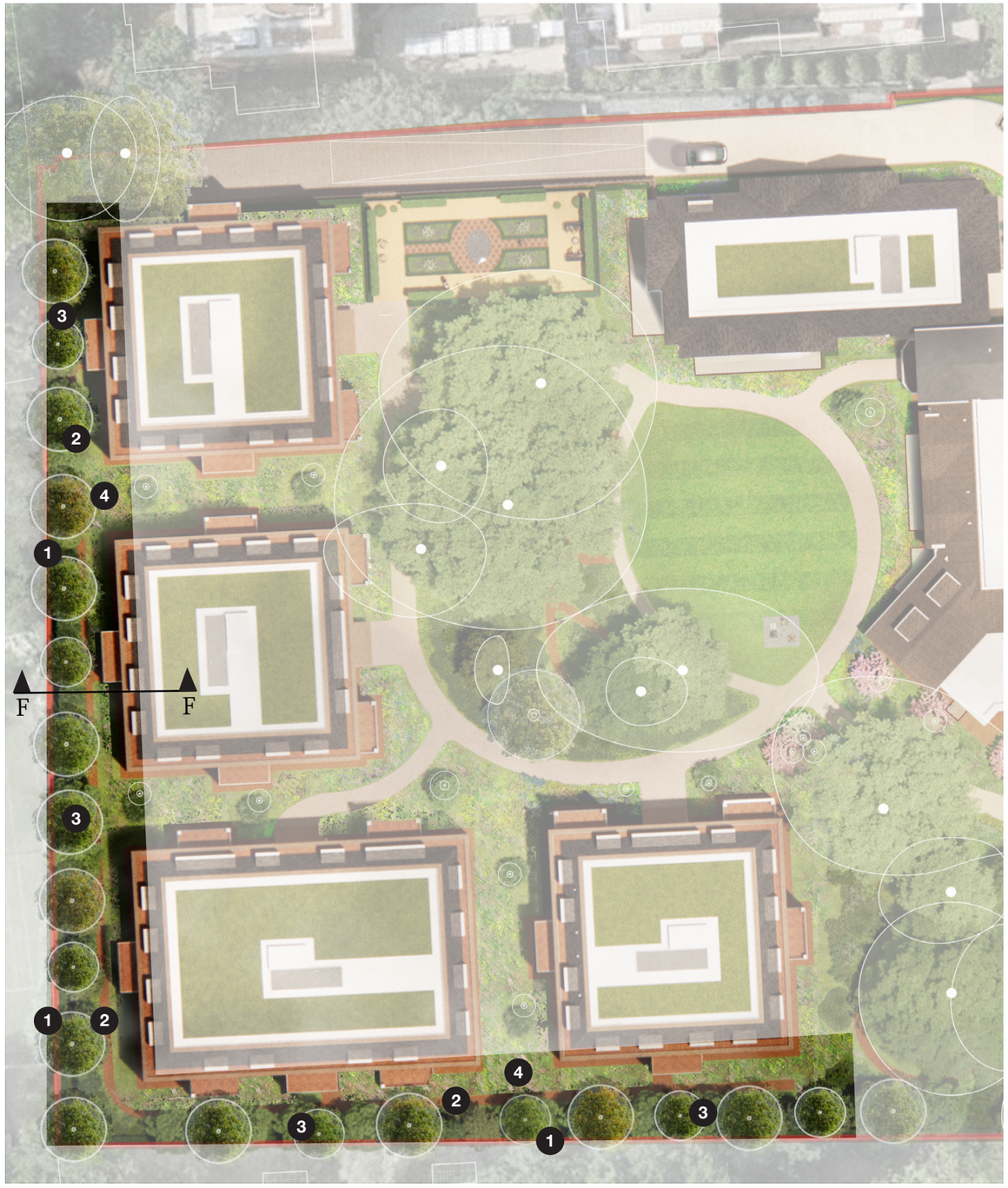


Fig. 6.30 Boundary Planting Character Area Plan (Scale 1:250 at A3)

6.17 Boundary Planting

The boundary treatment will establish a strong landscaped edge along the western and southern boundaries of the site, providing effective screening, privacy, and visual containment for residents. The proposals combine structural tree planting with layered understory vegetation to create a robust and naturalistic buffer that softens views of the development while reinforcing the site's woodland character.

The visualisations illustrate how the planting will form a dense and cohesive green boundary, helping to minimise overlooking and create a greater sense of enclosure and tranquillity within the development. The proposed use of Magnolia grandiflora and Carpinus betulus 'Frans Fontaine' is particularly appropriate, combining evergreen screening with strong vertical structure. The narrow, columnar form of the hornbeam reduces potential conflicts between the trees and adjacent buildings while maintaining effective screening and landscape character.

The landscape proposals have been carefully coordinated with the architectural and structural design of the development. In particular, the stepped basement slab arrangement allows for sufficient soil depth and rooting volume to support the successful establishment and long-term health of the proposed trees. This approach ensures that meaningful tree planting can be achieved above the built structure without compromising tree growth, stability, or longevity.

Together, the proposals demonstrate how the boundary treatment will successfully integrate the development within its surroundings while delivering a high-quality landscape setting.

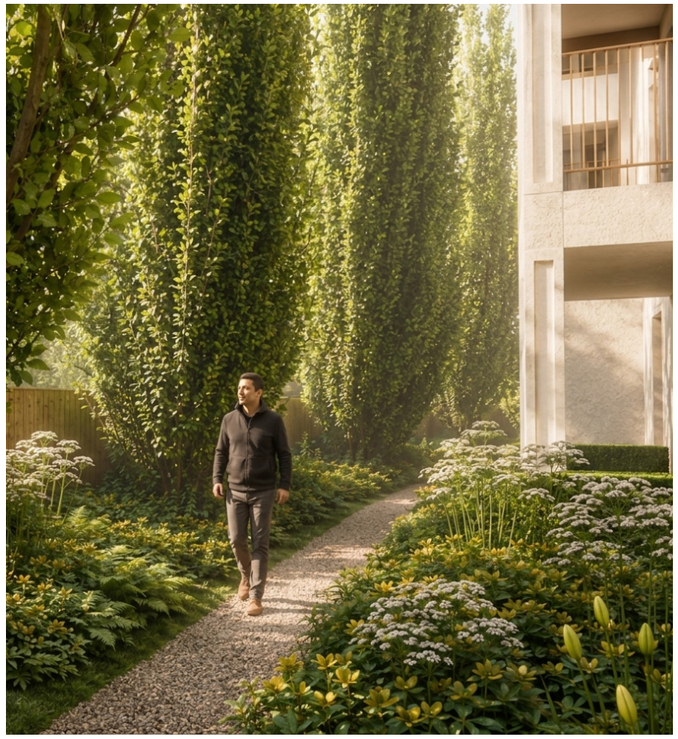


Fig. 6.31 West and southern boundary



Fig. 6.32 Location plan (NTS)

Key

- Proposed Tree Pit 3m Wide And 1.2m Deep
  Total Soil Volume = 573m3
- Boundary tree planting soil volume requirement = 560m3
- Basement
- Basement Stepped slab under tree pit

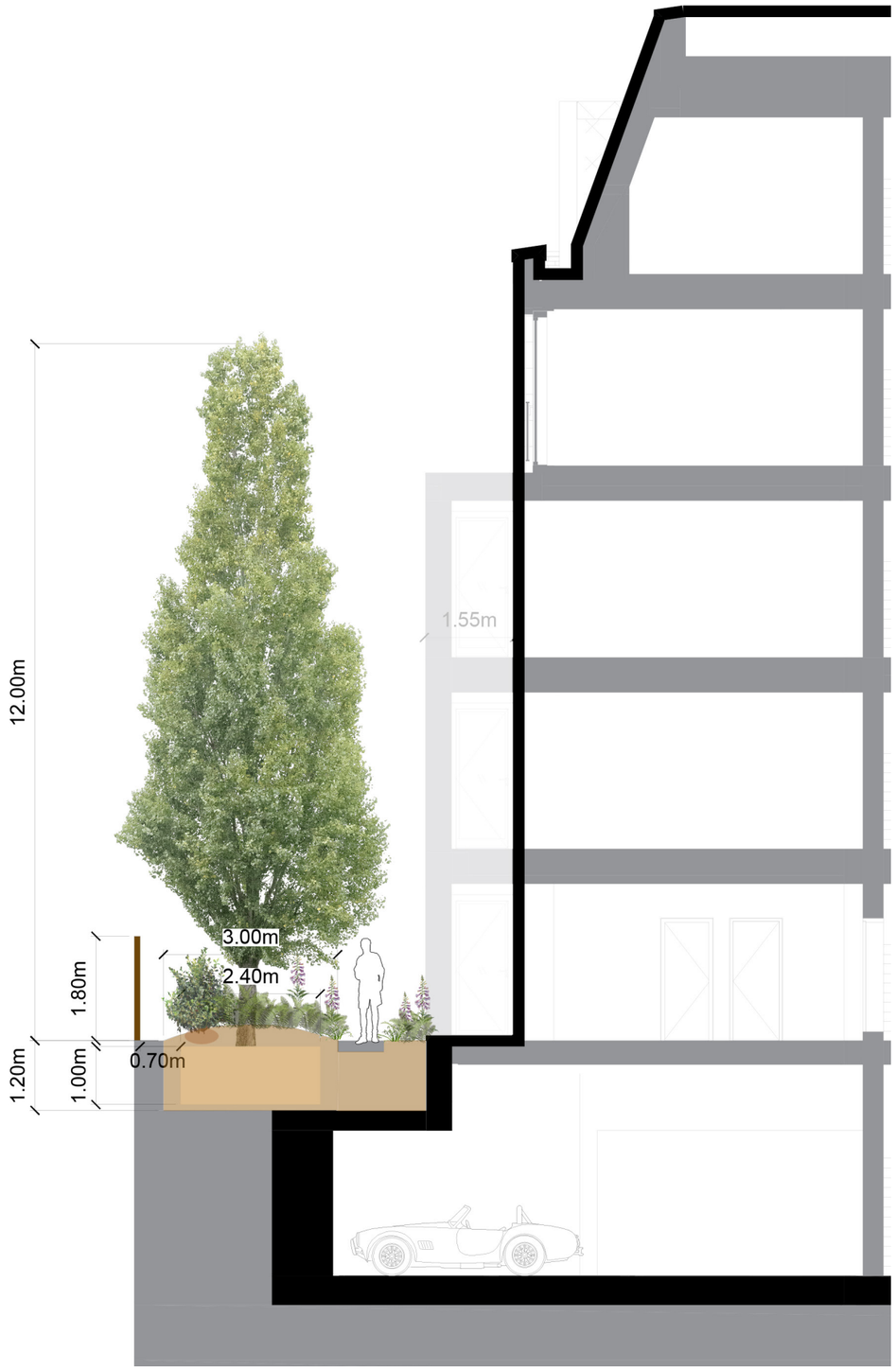


Fig. 6.33 Section through stepped slab showing minimum requirement of soil.

6.18 Play Space Strategy

The proposed play provision for the Proposed Development is illustrated here along with the planning requirements.
The total child yield estimate -16 children based on the GLA methodology for calculation, this is split into the following age groups:

- 8 children under 5
- 6 children 5-11 years
- 2 children over 12

Based on LBTH's policy requirements for 10 sqm play space per child this equates to a requirement of 160 sqm for the proposed development. The scheme provides a total of 447msq in the form of playable landscape. Refer to Woodland Galde and Woodland Walk character areas and hardworks furniture strategy for details of the play features.



Total Play space requirement = 160m2
Total Play space provision = 427m2

6.19 Fire Access Diagram

This drawing illustrates the proposed 3.7m fire access and tracking route through the site, demonstrating how emergency vehicle access has been carefully integrated within the landscape design while minimising visual impact on the overall character of the development. The route has been designed to maintain clear and functional access for emergency and service vehicles while retaining a strong landscape-led approach across the site.

Sacrificial areas of soft landscape are proposed alongside the fire access route and will be reinforced with wildflower turf to accommodate occasional emergency vehicle overrun while maintaining a green and naturalistic appearance. This approach allows essential operational requirements to be integrated sensitively within the landscape design, reducing the visual impact of hardstanding and contributing positively to biodiversity.

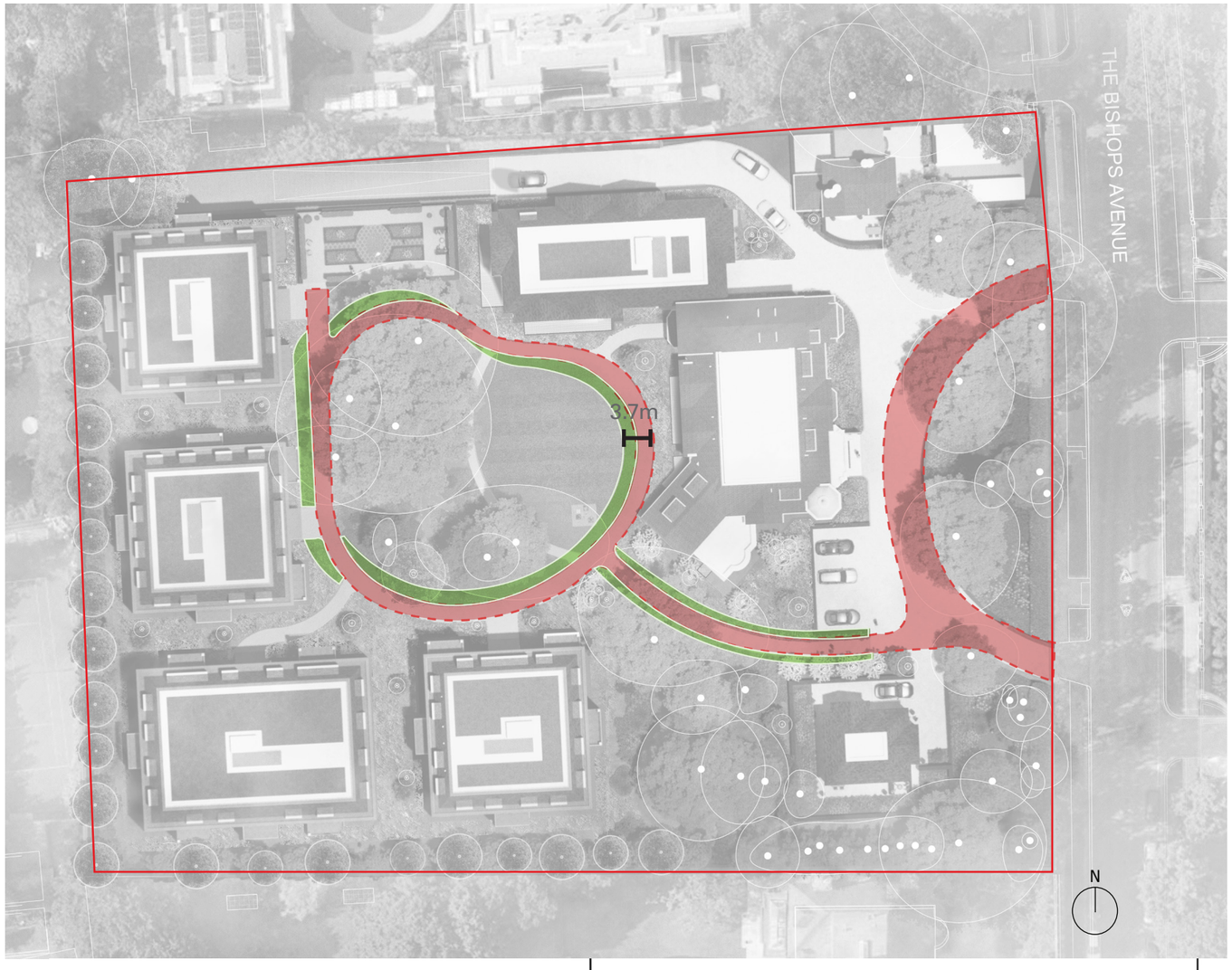
It is proposed that the fire tender tracking route width is to comprise of 1.9 m reinforced lawn and 1.8 m resin bound gravel such that the access route width achieves the 3.7 m recommended in BS9991.

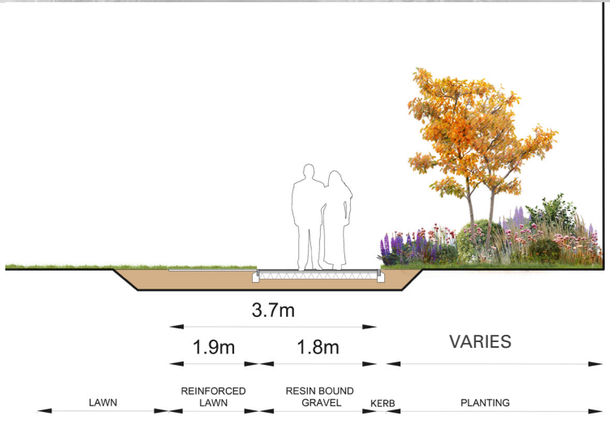
For further information refer to Trigon Fire safety engineers report.

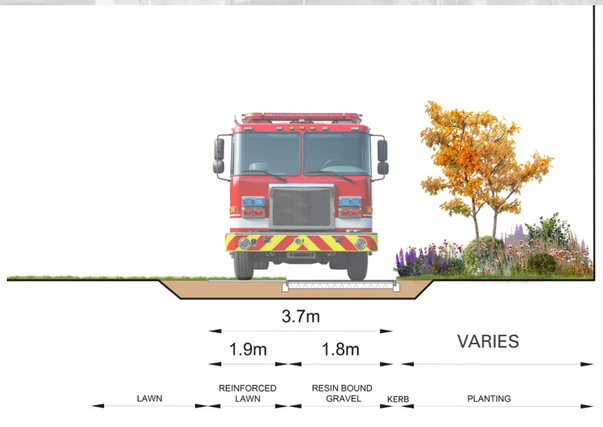
Key

3.7m Fire Tracking Route

Sacrificial areas of soft landscape reinforced with wildflower turf.







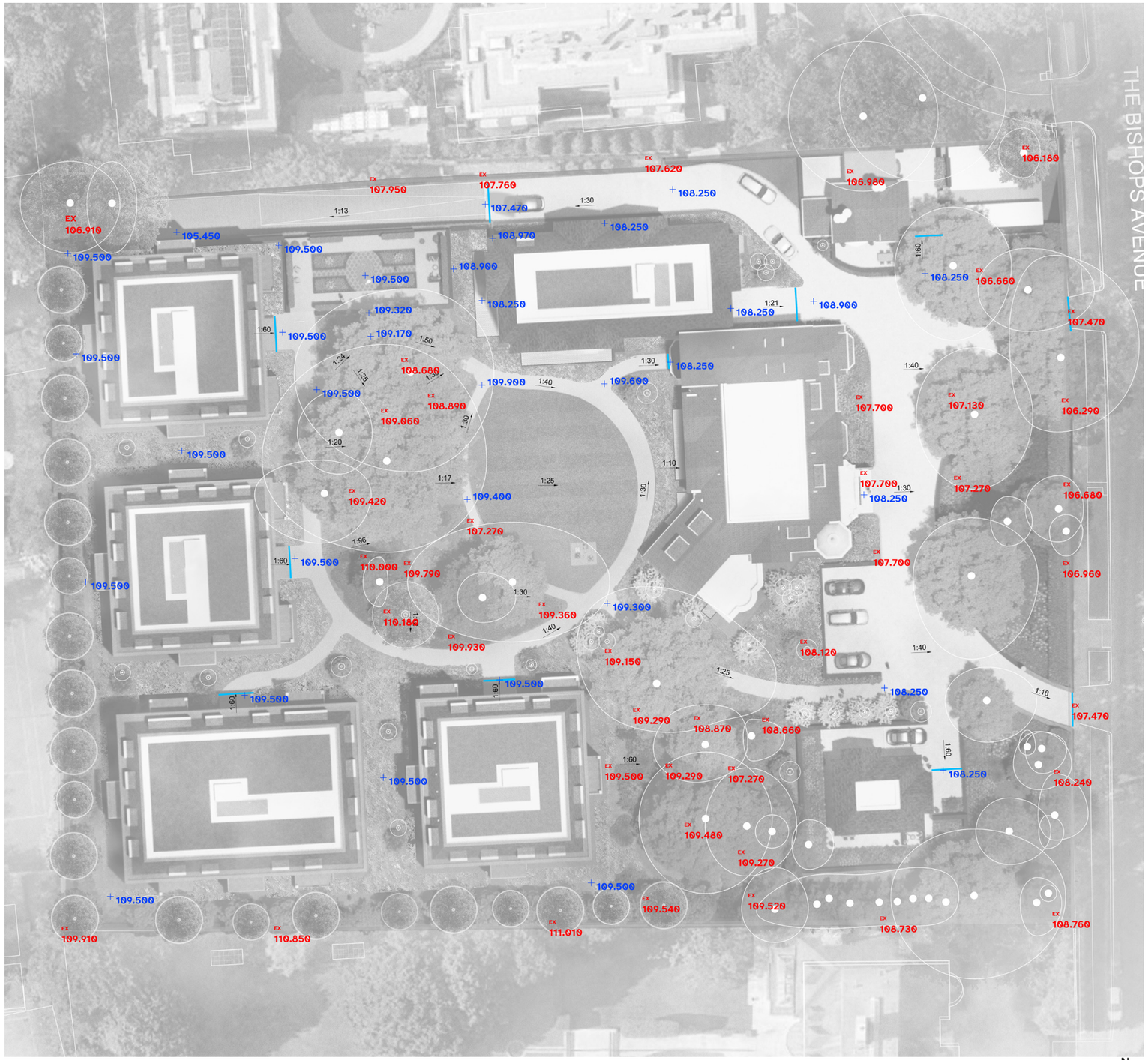
6.20 Levels and Drainage Strategy

The highest point of the Site is the south-westerly corner, the Site then falls North away steadily. The existing Site boundary and presence of many mature trees sets the levels for the scheme.

The levels and the drainage strategy has been designed to provide level access throughout the Site. There are no proposed steps or falls within the new public realm, and as such the entirety of the site is part M compliant and all falls are DDA compliant.

Typically a maximum graded access to tie in to the existing context of the Site boundary and listed architecture, as well as the newly built elements of the residential scheme. There are some instances where a steeper gradient is required, typically proposed as 1:30 or 1:40, however there are no locations where a minimum 1:21 gradient is not achievable.

Throughout the landscape, surfaces have been designed with positive drainage away from the buildings primarily in to planted beds with flush metal edges, or in to slot drains which will capture water runoff away from the building.



Key

EX 109.360 Existing levels

109.30 Proposed Levels

1:40 Proposed Falls

Proposed Slot Drains

N

6.21 Hardworks Material Strategy

The proposals utilise a limited and carefully considered palette of materials to create a cohesive landscape character across the site, with consideration given to context, heritage, functionality, sustainability, and durability. The restrained material selection helps establish a consistent identity while responding sensitively to the architectural and historic character of the site.

A primary resin-bound gravel surface is proposed for the new glade loop routes, providing a durable and accessible finish that integrates naturally within the landscape setting. A warm buff tone has been selected to complement the traditional Yorkstone used within the Welcome Garden areas, helping to create visual continuity across the site.

In recognition of the site's heritage setting, Yorkstone setts are proposed within the principal arrival spaces and outside the residential lobbies to create a unified and high-quality arrival experience for residents and visitors.

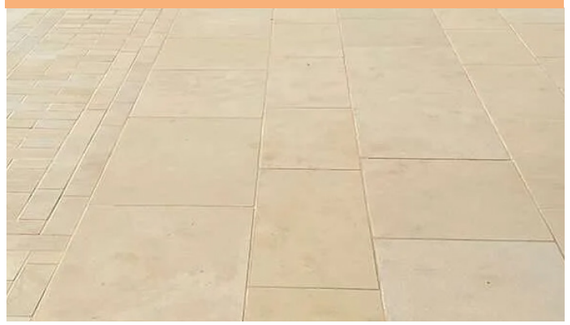
A dark red-brown clay paver is proposed at the northern and southern entrances adjacent to the gatehouses. This material references the brick façade of the main building and reflects the traditional English garden character of the site.

Self-binding gravel is proposed within the Reflection Garden to provide a softer parkland character that complements the formal layout of the space while maintaining a calm and understated appearance.

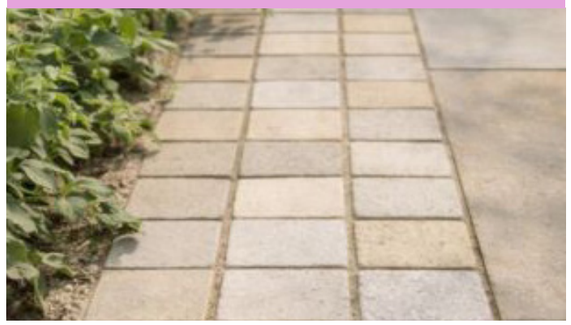
Key

- Yorkstone Paving
- Yorkstone Setts
- Resin Bound Gravel
- Self Binding gravel
- Herringbone Brick Paving
- Bark Mulch
- Gravel Maintenance Path





Paving Type 01 : Yorkstone pavers Size: 300x200mm; Bond: Stretcher



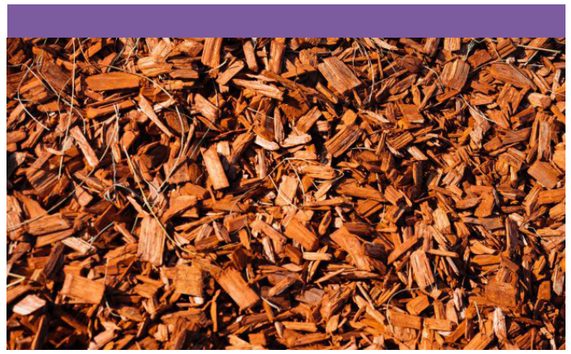
Paving Type 02 : York Stone Setts, 100x100 mm sawn finish with a stacked bond



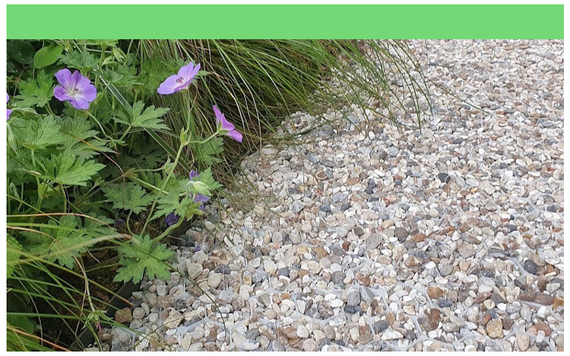
Paving Type 03: Acorn Addaset Resin bound gravel to woodland gald loop 6/10mm



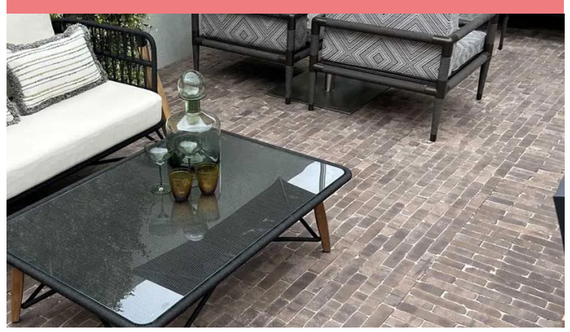
Paving Type 04 : Self Binding Gravel - Chilworth belnd selfbinda 0-14mm in size



Paving Type 05 : Bark mulch to woodland walk path



Paving Type 06: Flint Gravel Path, 10-20mm in size to maintenance strip



Paving Type 07: Clay Brick Pavers, Verona By Chelmer Valley

102

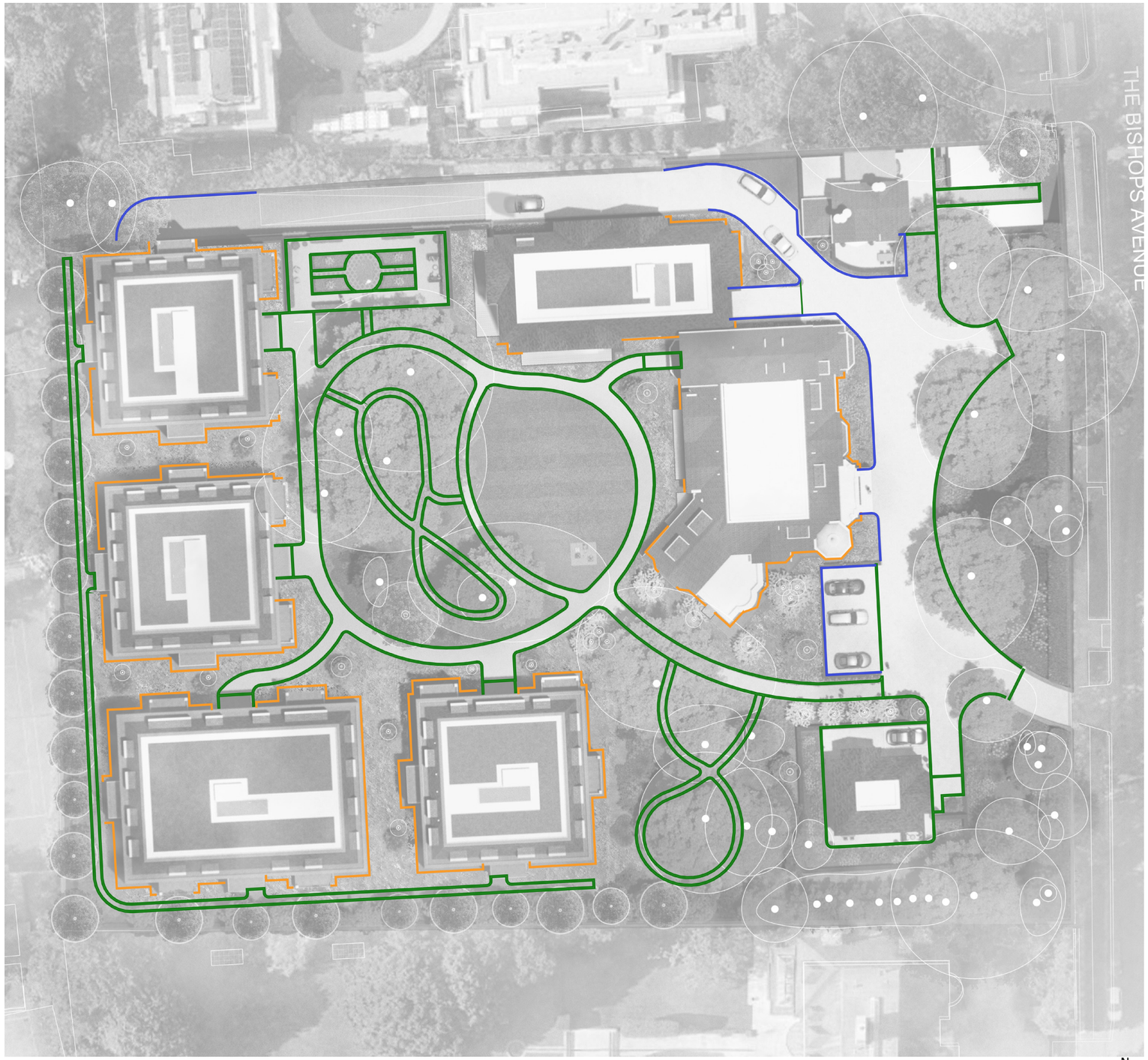
6.22 Hardworks Edges and Kerbs Strategy

The edge strategy aims to provide an appropriate level of protection across the site for pedestrians, buildings, and both existing and proposed landscape areas, while remaining subtle in appearance and minimising unnecessary foundations within Root Protection Areas.

All routes have been tracked to ensure they are suitably sized to accommodate emergency, servicing, and maintenance vehicles and their associated manoeuvres (refer to S&P and WSP documentation for further information).

The strategy proposes a flush 150mm granite kerb to define the principal vehicular entrance route, extending from the Welcome Garden along the northern boundary. This treatment will continue into the parking area serving the two proposed blue badge bays. Matching raised kerbs are proposed to the rear of the parking bays to prevent vehicle overrun into adjacent planting areas.

The predominant edge treatment across the site will be a flush metal edge, primarily used to retain hard landscape materials where they meet soft planted areas, creating a clean and understated finish. Timber edging will also be used around building perimeters to retain bark mulch and provide a softer transition between the architecture and surrounding planting.

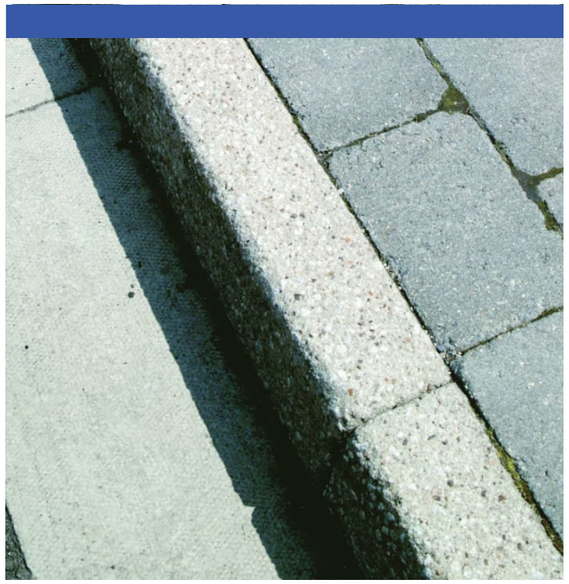


Key

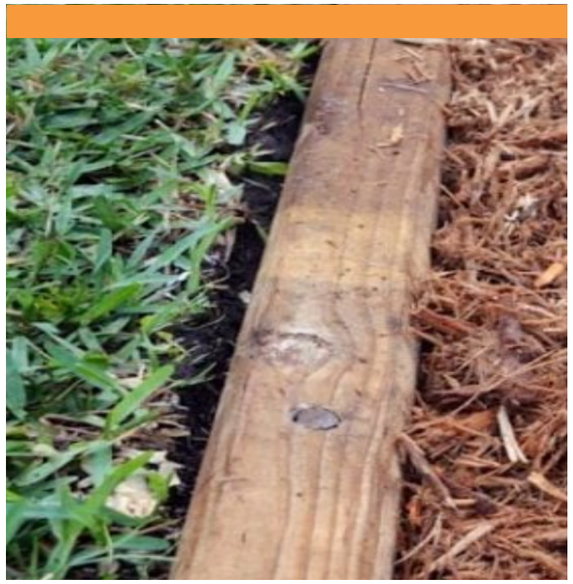
- Flush Metal Edge
- Raised Granite Kerbs 150mm exposed face
- Timber edge



Edge Type 01 - 6mm wide flush metal edging
Material: Galvanised aluminium; Colour: Grey; Size: 6mm wide x length varies



Edge Type 02- 150mm wide raised Granite kerb: 60mm exposed face
Material: Granite; Colour: Light grey; Size: 150mm wide x length varies



Edge Type 03 - 50mm wide flush timber edge
Material: Treated timber.

6.23 Hardworks Boundary Strategy

The boundary strategy seeks to maintain and unify the existing boundary treatments across the site while introducing new elements that respond sensitively to the character of the development and surrounding landscape.

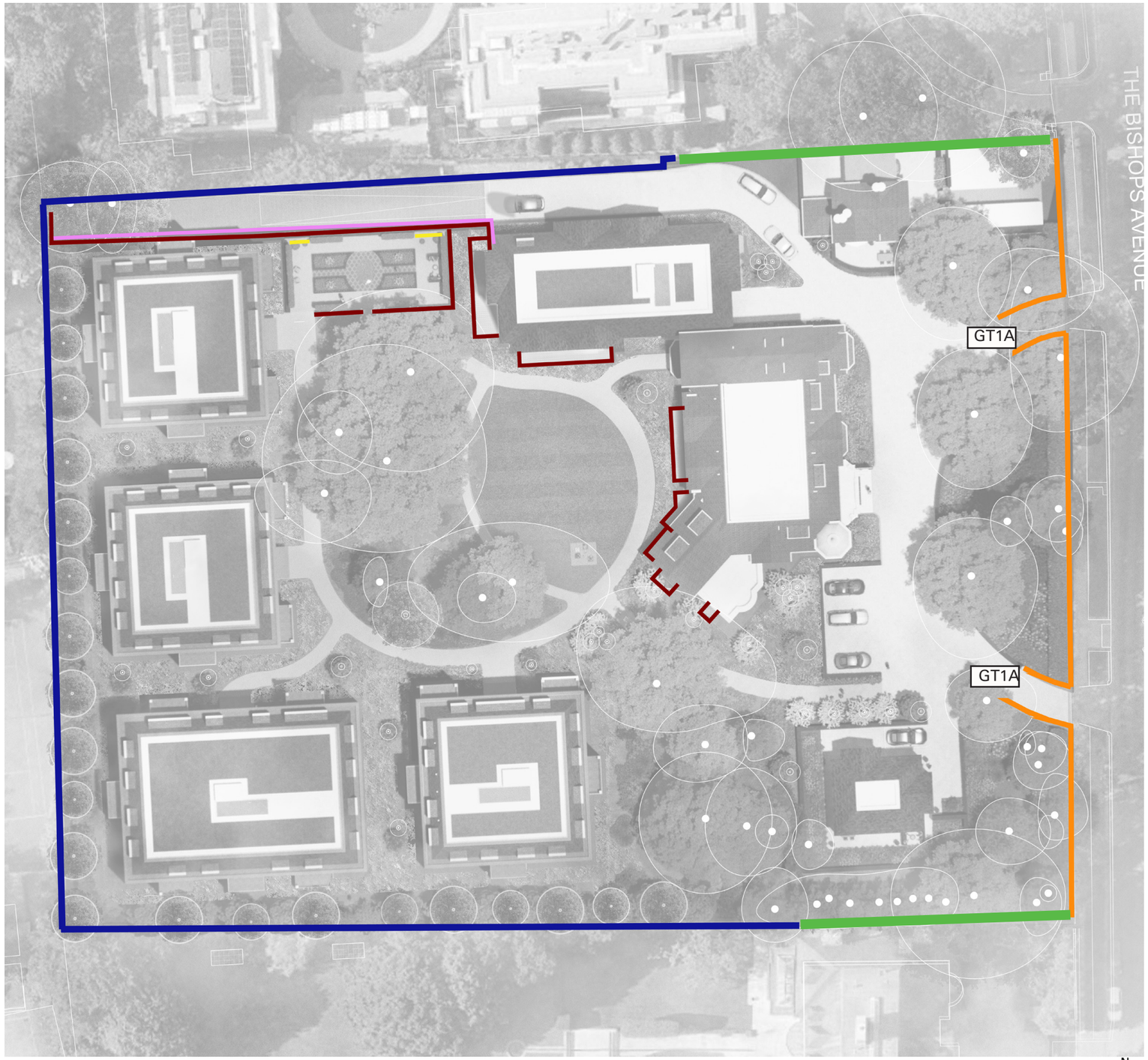
Within the Welcome Garden, a 500mm brick wall is proposed to create a formal boundary treatment to the principal entrance space. This approach ties into the existing brick walls located to the north and south of the site, helping to reinforce a cohesive arrival character and reflect the architectural language of the Manor House.

The remaining perimeter boundaries will primarily comprise a robust 1.8m timber fence. Timber has been selected for its environmental benefits and its compatibility with the residential and woodland character of the site.
Due to level changes across the site, brick retaining walls are proposed in selected locations to support areas of soft landscape and maintain accessible and level routes throughout the development. These retaining structures have been carefully integrated within the landscape proposals to minimise visual impact while supporting accessibility and circulation.

A linear metal railing is proposed above the retaining wall to the rear of the Reflection Garden, providing the necessary fall protection while maintaining a lightweight and understated appearance that complements the wider landscape design.

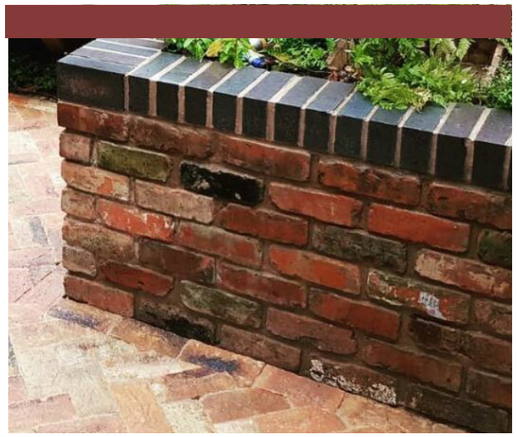
Key

- Decorative feature natural stone wall
- Metal Railing
- Retaining brick wall
- Timber Fence
- 500mm Brick wall
- GT1A — Refurbished lamps and refurbished existing pillars

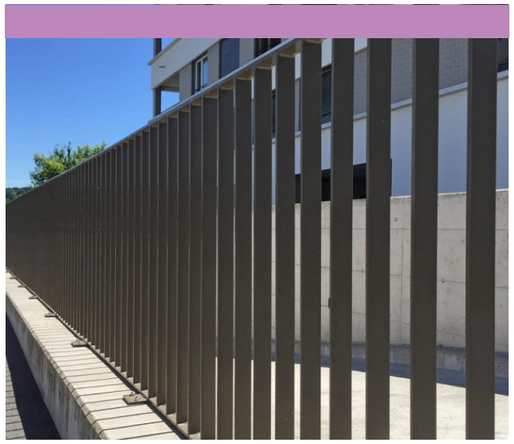




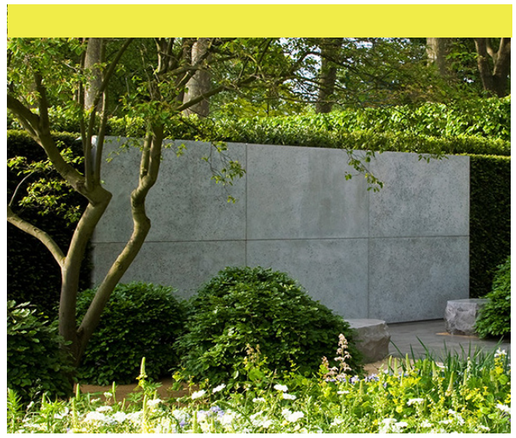
Boundary Type 1 - 500mm brick wall to the entrance to match architectural brick work



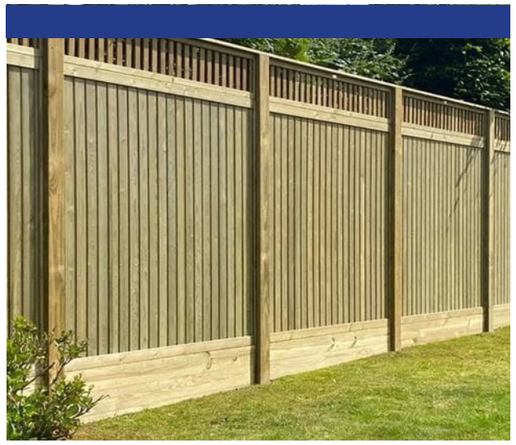
Boundary Type 2 - All retaining walls to uses reclamied brick from the existing building.



Boundary Type 3 - Metal railing - finish to match architectural metalwork



Boundary Type 4 - natural stone clad wall to formal garden



Boundary Type 5 - Vertical tongue and grove timber fence panel 1.83m high

GT1



Gate Type 1 - Existing gates to be made good and brick wall to tie into existing piers

6.24 Hardworks Furniture Strategy

Furniture materials, scale, and aesthetics have been carefully selected to respond to and complement the natural semi-woodland setting established by the significant number of mature existing trees across the site. The overall furniture palette seeks to reinforce the landscape character while maintaining a calm and cohesive appearance throughout the development.

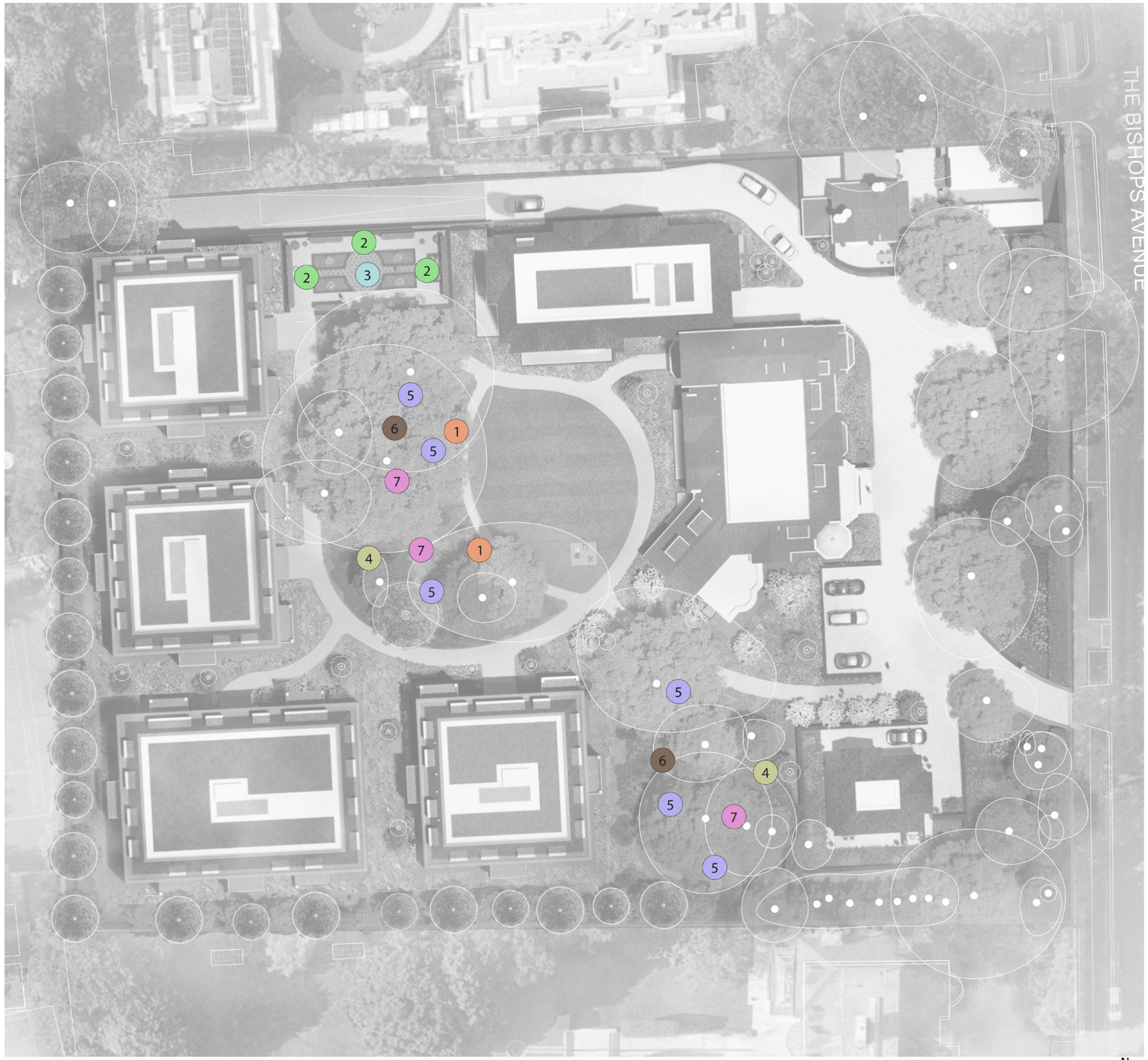
All specified furniture predominantly utilises FSC-certified timber, reflecting the sustainability principles of the landscape strategy. Timber is used extensively within the Woodland Trail play elements to enhance the natural woodland character and create informal play opportunities that feel integrated within the surrounding landscape.

The Rotherham bench has been selected for its traditional detailing and robust design, which complements the heritage and parkland character of the site while providing comfortable seating opportunities throughout the landscape.

Within the Reflection Garden, the furniture strategy adopts a more refined approach through the use of movable, stylish, and durable outdoor lounge furniture. This flexible arrangement allows residents and visitors to interact with the space in a relaxed and informal manner while supporting the tranquil and contemplative atmosphere of the garden.

Key

1. Rotherham bench by broxap
2. Moveable furniture, sofa and lounge chairs
3. Bespoke reflection pool by tills
4. Fallen tree Play
5. Play Boulders by CED Stone
6. Logs trail by Duncan and Grove
7. Stepping logs by Duncan and Grove



1



Furniture Type 1 - Rotherham bench by broxap

2



Furniture Type 2 - Moveable furniture, sofa and lounge chairs

3



Furniture Type 3 - TBespoke reflection pool by tills

4



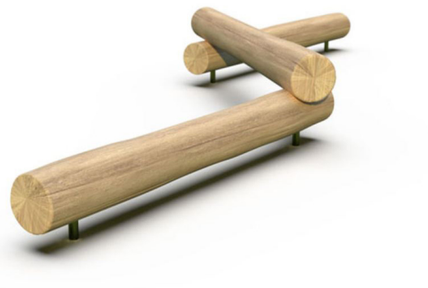
Furniture Type 4 - Fallen tree Play uses existing tree that is felled on site

5



Furniture Type 5 - Play Boulders By CED Stone

6



Furniture Type 6 - Logs trail by Duncan and grove

7



Furniture Type 7 - Stepping logs by Duncan and Grove

6.25 Soft Landscape

The world is facing a climate emergency and it is imperative to mitigate the impacts as far as possible. This applicant aims to use specific and targeted soft landscape interventions throughout the public realm and particularly to the existing green Site boundary.

Urban Greening Factor metrics for a primarily residential scheme, and improves the biodiversity and ecological value of the terrestrial area and linear habitat environments, as well as creating a softer more welcoming place to live and visit.

The varied habitats aim to:

- Enhance biodiversity, encourage pollinators and native birds and wildlife to thrive on site;
- Use drought and flood tolerant species;
- Capture, store, clean surface runoff;
- Improve air quality;
- Provide seasonal interest;
- Contribute to the character of the different spaces;
- Improve mental and physical health through the green environment.

The habitats vary from species rich perennial and herbaceous planting, mixed shrubs and shade tolerant evergreen planting, to rain gardens, as illustrated on the following pages.

Final planting selection will be part of the detailed design process. The detailed planting design will not only focus on creating an attractive composition throughout each season but also enhance biodiversity.

Maintainability and resilient to climate change will also be an important consideration in plant species selection.

6.25.1 Maintenance Strategy

The proposed areas of soft landscape with herbaceous perennial planting and trees will create attractive and inviting spaces. It is paramount that these spaces are well-maintained and cared for to keep them looking beautiful and inviting.

Maintenance plans will be established by the Landscape Architect and undertaken by the appointed Estate Management team. Power points and taps will be provided in strategic locations throughout the landscape to faciliate maintenace activities

How the landscape is maintained begins with how it is designed. The balance of hard and soft landscape, selection of materials and appropriate planting in the different character areas will be carefully developed throughout the detailed design process to minimise maintenance and associated costs of upkeep.

The site will be maintained by the Estates Management on a regular basis to ensure the successful growth and maintenance of the soft landscape.

6.25.2 Ecology Strategy

Habitat enhancements have been designed to achieve biodiversity gain alongside providing improved habitats for protected species present on the Site.

Woodland and Tree Planting
Retain woodland and trees of value wherever possible in accordance with London Plan Policy G7.
Protect retained trees and woodland during construction using Root Protection Zones and tree protection fencing in accordance with BS5837:2012.
Compensate for unavoidable tree loss through additional native tree and shrub planting. Recommended species include:

Woodland Restoration
Remove invasive Rhododendron and Cotoneaster species. Restore woodland character through native understory and scrub planting. Strengthen site boundaries to improve habitat connectivity and ecological corridors.

Bat Recommendations
Obtain a European Protected Species Mitigation Licence for existing bat roosts.
Undertake tree-climb inspections where required.
Install bat features within the development, including integrated bat boxes and roosting opportunities.
Minimise lighting impacts on foraging and commuting bats.

Bird Recommendations
Carry out vegetation clearance outside bird nesting season (March–September) where possible.
Undertake nesting bird checks if works occur during nesting season.
Install integrated bird boxes, including swift nest boxes, within new buildings.

Hedgehog and Amphibian Recommendations
Maintain ecological connectivity across the site.
Include 130mm x 130mm gaps beneath fences for hedgehog and amphibian movement.
Create log piles as habitat features.
Maintain a watching brief during vegetation clearance to avoid harm to hedgehogs and common toads.
Badger Recommendations
Undertake an updated badger walkover survey within 30 days of commencement of works.
Stop works and obtain licensing if a sett is identified near the development area.

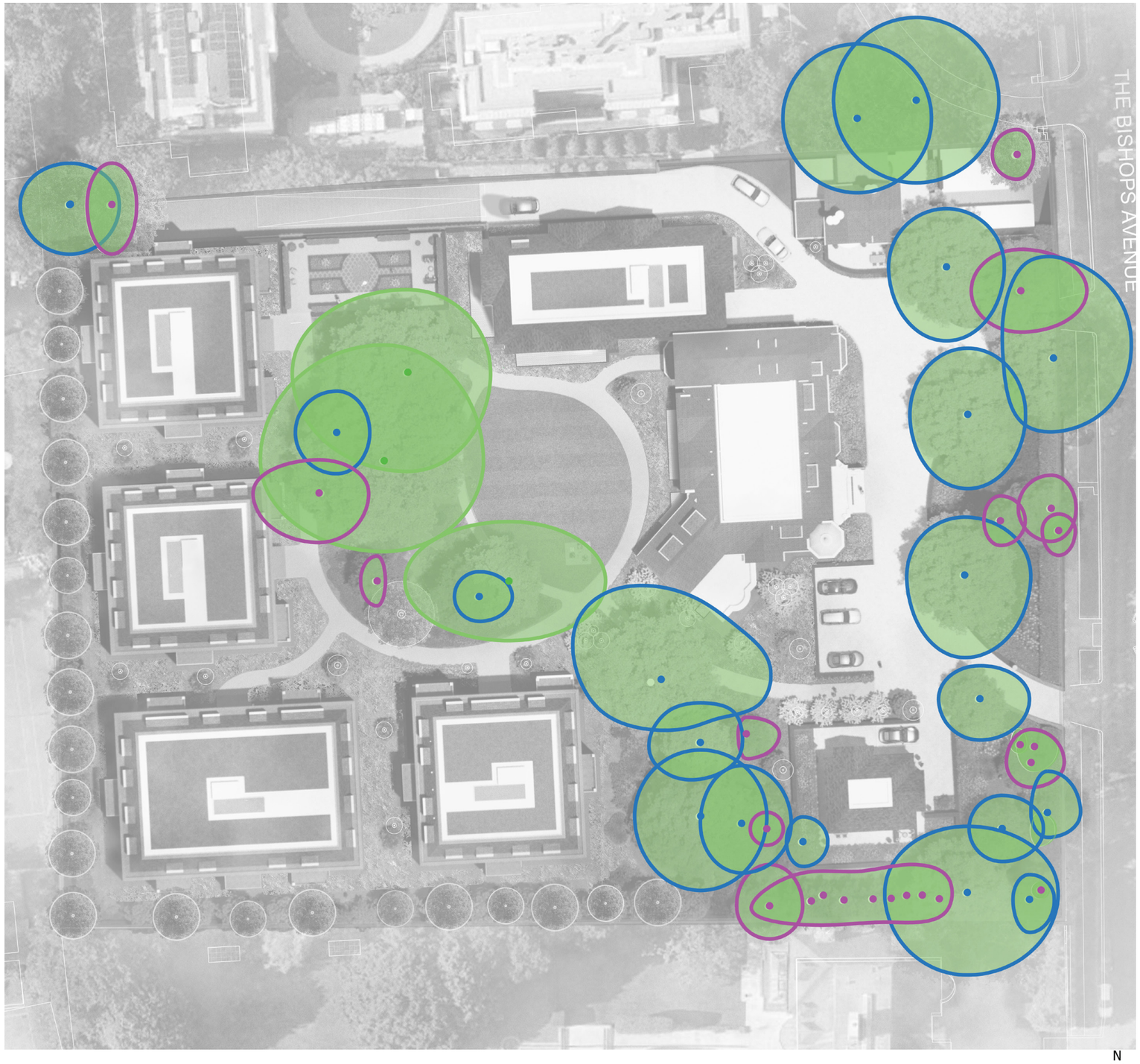
6.26 Trees to be Retained

40 of the 78 trees will be retained, these are break down by quality category as follows:

Category	Number	Notes
A (high quality)	3	T66 English Oak T68 English Oak T73 English Oak
B (moderate)	19	Oak (3No.), Pine (3No.), Corsican and Scots), Sycamore (2No.), Yew (2No) with single specimens of Bay and Fir.
C (low quality)	17	Yew (4No.), Holly (3No.), Birch (2No.), Cypress (2No.), Western Red Cedar (2No,), Oak (2No.), with single specimens of Beech and Sycamore.
U (unsuitable)	1	T49 Sweet Chestnut

Retained trees will be protected in accordance with BS 5837:2012, with protective fencing installed at the edge of each Root Protection Area to form Construction Exclusion Zones before any site activity. No storage, excavation, or vehicle movement will take place within these zones. Where works within an RPA are unavoidable, no-dig or hand-excavation methods under arboricultural supervision will be used.

For further information refer to Landmark Trees' Tree Protection Plan and Arboricultural Method Statement.



Key

CAT A

CAT B

CAT C

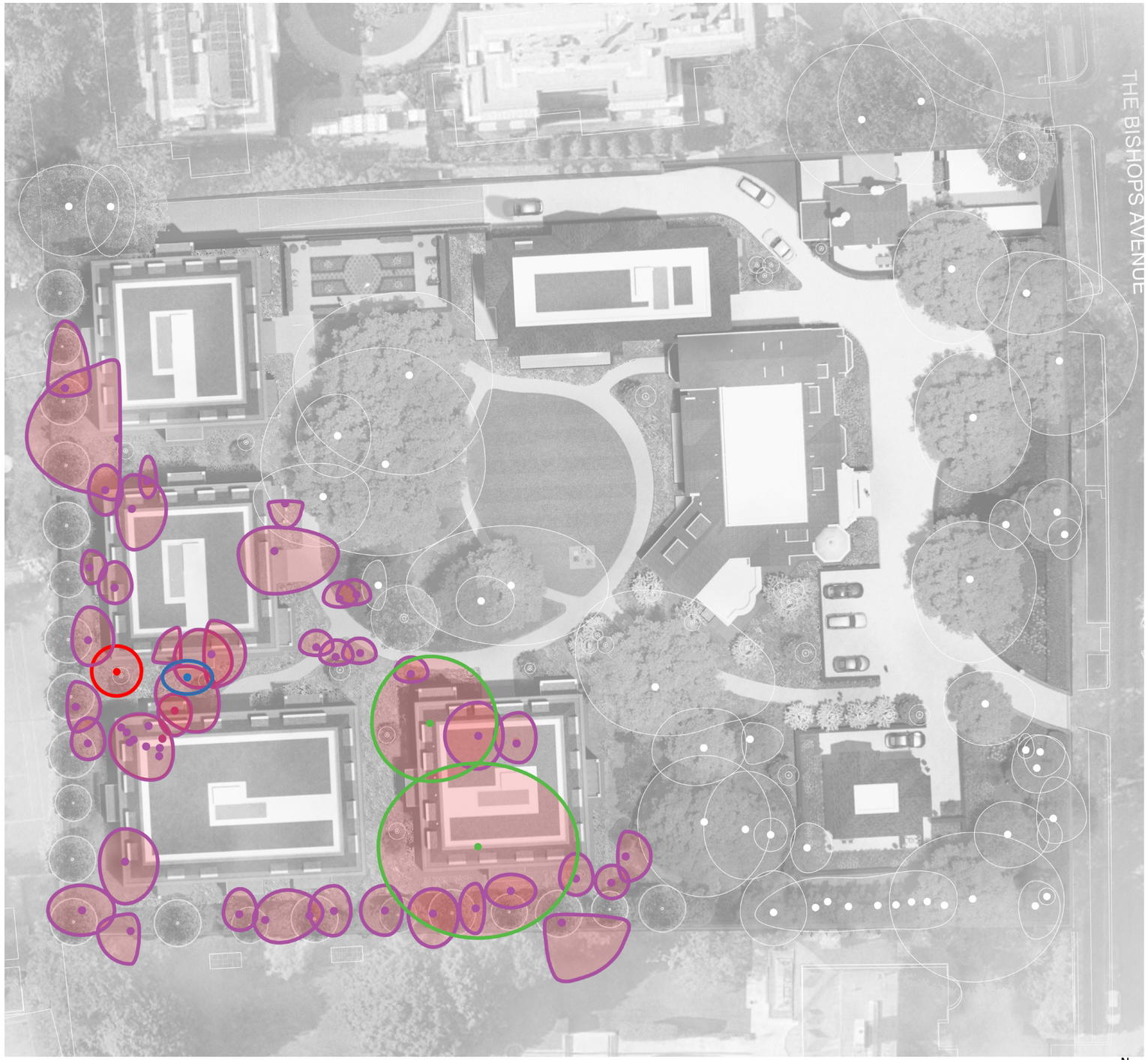
6.27 Trees to be Removed

38 tees will be removed to facilitate the development, these are break down by quality category as follows:

Category	Number	Notes
A (high quality)	2	T35 Sycamore T46 English Oak
B (moderate)	1	T53 Holm Oak
C (low quality)	34	Bay/Bay Laurel (12No.), Holly (9No.), Yew (6No.), Cypress (2No.) and single specimens of Pine, Ash, Swamp, Plum, Holm Oak, Holly and Japanese Maple
U (unsuitable)	1	T49 Sweet Chestnut

Majority of the trees being removed (34 of 38) are low-quality C-category specimens whose loss carries limited arboricultural or amenity weight. The single U-category Sweet Chestnut is dead and should be removed irrespective of the development.

For further information refer to Landmark Trees Tree Survey and Arboricultural Impact Assessment (AIA).



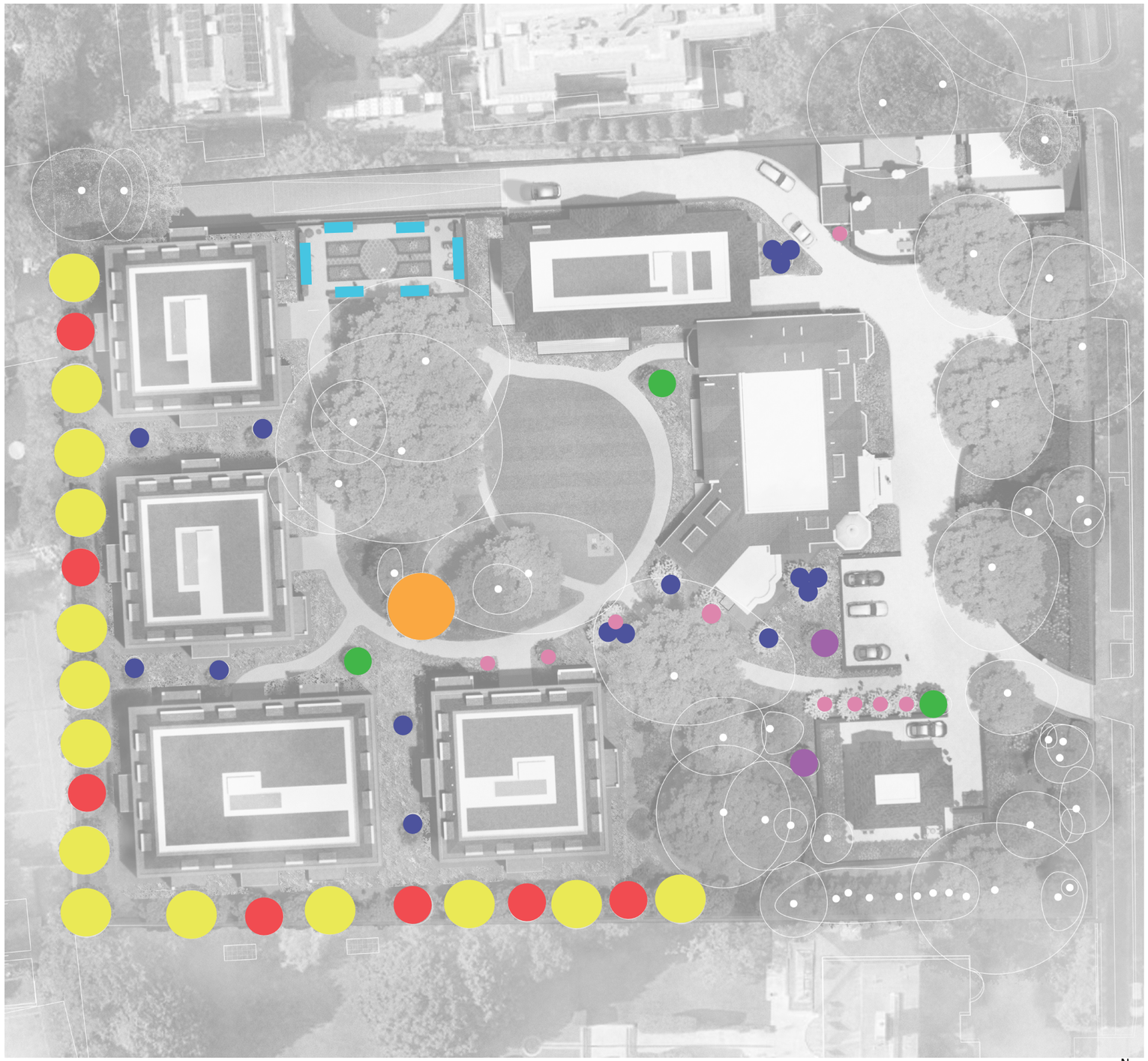
6.28 Tree Strategy - Proposed Tree Planting

The proposed tree species have been selected for their distinctive form and complementary seasonal interest, particularly during autumn and spring, while preserving and reinforcing the woodland character of the surrounding landscape. A variety of tree sizes and forms has been chosen to reflect the differing scales of spaces within the proposed development. The accompanying plan illustrates the tree species proposed throughout the site.

Acer campestre (Field Maple) has been selected for its attractive form and vibrant autumn colour, reflecting the rich seasonal palette of the existing woodland edge. Multi-stem Prunus padus (Bird Cherry) has been chosen to create seasonal interest along the Blossom Walk, providing attractive blossom in spring and colour in autumn.

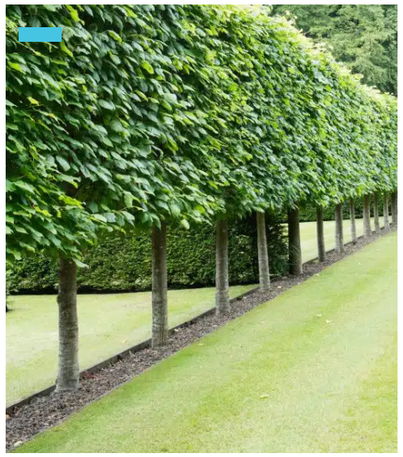
Quercus robur (English Oak) is consistent with the woodland character of the site and will help restore a sense of maturity while reinforcing the existing canopy layer. Pleached Tilia × europaea (Common Lime) has been selected to provide an elegant and formal screen within the Reflection Garden. Betula pendula (Silver Birch) has been chosen as a structural species, offering year-round interest while also contributing to improvements in local air quality.

Carpinus betulus ‘Frans Fontaine’ and Magnolia grandiflora are proposed along the western and southern boundaries to provide a robust green buffer, ensuring the site is appropriately screened from the surrounding plots while enhancing visual amenity and biodiversity.



- Tilia x europaea (pleached)
- Quercus-robur 30+ cm girth
- Carpinus-betulus-frans-fontaine 30+ cm girth
- Magnolia-grandiflora 30+ cm girth
- Sorbus aucuparia 20-25 cm girth
- Betula pendula 18-20 cm girth
- Prunus padus’ - Multistem 3-4 m high
- Acer campestre - Multistem 3-4 m high

6.29 Tree Strategy - Proposed Tree Palette



Tilia x europaea (pleached)
Common Lime



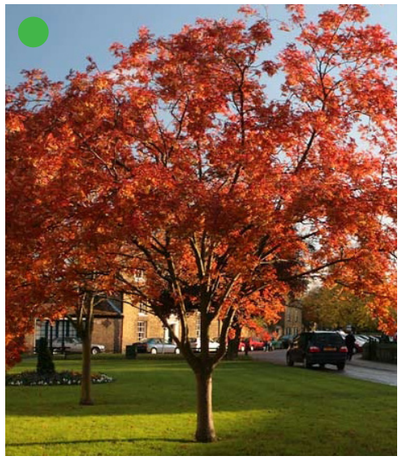
Carpinus-betulus-frans-fontaine
Hornbeam 'Frans Fontaine'



Magnolia-grandiflora
Evergreen magnolia



Acer campestre, multi-ste
Field Maple



Sorbus aucuparia
Rowan



Betula pendula
Common silver birch



Quercus-robur
English Oak



Prunus padus, multi-stem
Bird Cherry

6.30 Softworks Strategy - Planting Plan

The diagram on this page illustrates the proposed location of six key planting palettes that are woven throughout the site to create a cohesive landscape strategy that unifies the five character areas.

The site boundaries will be reinforced with native shrub planting to provide screening, enhance privacy, and strengthen biodiversity. Species such as blackthorn, dogwood, and Hazel hedging will create a dense landscape buffer, while evergreen species including Taxus baccata and Sarcococca confusa will provide year-round structure and interest.

The areas surrounding the proposed villas will be planted with a native, woodland meadow mix to enhance biodiversity and provide valuable habitat and foraging opportunities for pollinators.

Understory planting beneath retained trees will help restore the woodland character of the site. Species such as bluebells, ferns, and foxgloves will create a layered woodland structure that reflects the site's natural setting.

Ornamental planting beds will introduce colour, texture, and seasonal interest throughout the development. A mix of native and non-native species will provide an extended flowering season, supporting pollinators and other wildlife. As part of the ecological enhancement strategy, much of the existing rhododendron will be removed and replaced with native species. Larger established shrubs that contribute to screening and landscape character will be retained where appropriate to maintain the mature landscape setting.

Key

- Shade hedgerow
- Wildflower woodland Mix
- Shade tolerant
- Lawn
- Ornamental
- Existing Planting retained




Anemone × hybrida ‘Honorine Jobert’


Astrantia major subsp. ‘Shaggy’


Sarcococca confusa


Pittosporum


Dryopteris filix-mas


Mahonia ‘soft caress’


Hakonechloa-macra


Taxus baccata


Salvia ‘Nemerosa’


Polemonium caeruleum


Blue bell


Digitalis_ferruginea

Shade Tolerant Planting


Anemone x hybrida ‘Honorine Jobert’


Astrantia major


Sarcococca confusa


Calamagrostis x acutiflora ‘Karl Foerster’


Papaver somniferum


Allium aflatunense


Dianthus carthusianorum


Sesleria autumnalis


Salvia ‘Nemerosa’


Foeniculum vulgare (Bronze)


Geum ‘Totally Tangerine

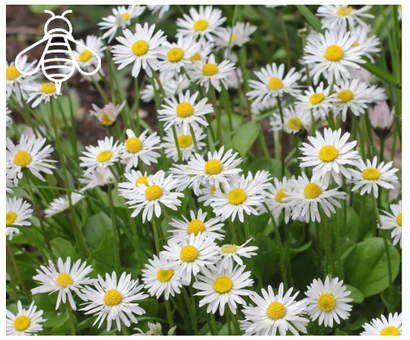

Digitalis_ferruginea

Ornamental Planting


Achillea millefolium


Aquilegia vulgaris


Alchemilla mollis


Bellis perennis


Centaurea cyanus alba


Digitalis purpurea Apricot


Galium verum


Geranium pratense Aster


Knautia arvensis


Myosotis sylvatica


Salvia nemorosa


Valeriana officinalis

Wildflower Planting


Prunus spinosa


Cornus sanguinea


Field maple


Hazel


Choysia ‘Aztec Pearl


Sarcococca confusa


Dog rose


Taxus baccata


Nandina domestica


Daphne odoratum


Sambucus nigra


Wild privet

Hedgerows and Shrubs

6.35 UGF Plan

There are a variety of habitats proposed on site including, smei natural vegetation, open water, native hedges, amenity grassland flower rich perennial planting, extensive green roof, permeable paving and a number of tree species.

The urban greening factor, as required by the New London Plan for the Site is 0.4, calculated using the Urban Greening Factor table and method below.

Urban green factor:(Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. Divided by Total Site Area

UGF for this site is 0.47 exceeding the 0.4 target. Refer to drawing 60BA-LDA-SW-00-DR-LA-00104 for detail calculations.



Key

- Semi Natural Vegetation
- Wetland or open water
- Extensive green roof
- Flower rich perennial
- Native Hedges
- Amenity Grassland
- Permeable Paving
- Proposed Tree
- Existing Tree

6.36 Ecology Strategy

Design proposals have been developed with input from an ecologist.

The landscape proposals introduces a variety of habitats across the site. The habitats vary from semi-natural woodlands, native hedges, flower rich perennial and herbaceous planting and amenity lawns, increasing the opportunities for urban wildlife to thrive.

ECOSA has produced an ecology report as part of the planning submission, the following recommendations/ proposals have been incorporated into the design:

- extensive green roofs
- bird boxes fit to trees
- bat boxes fit to trees
- pollinator posts
- log piles located in sheltered areas with partial shade
- hedgehog nest box under dense vegetation along boundaries
- inclusion of bio-diverse and native plant species proposed throughout
- a wildlife pond
- removal of invasive rhododendron

These measures are illustrated on the diagram opposite.



Key

- Native Hedgerow Planting
- Wildlife pond
- Semi- natural woodland
- Biodiverse planting
- Wildflower planting
- Extensive Green Roofs
- Bird Box
- Bat Box fixed
- Log Piles
- Hedgehog nest box

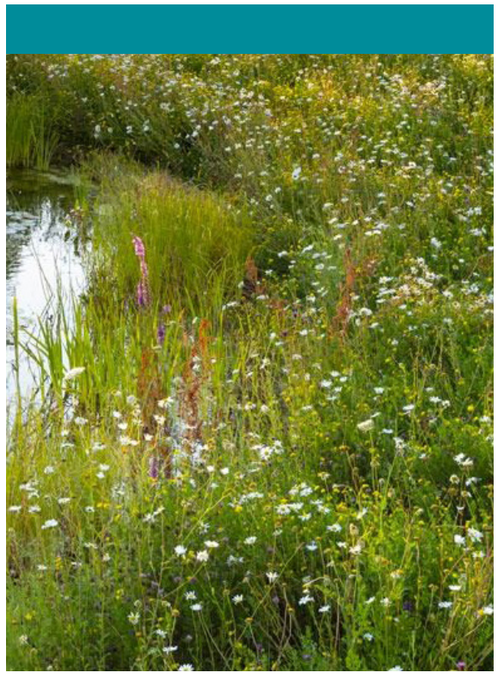
6.37 Ecology Strategy - Ecology Palettes



Bird Box



Bat Box



Nature Pond



Native hedgerow planting

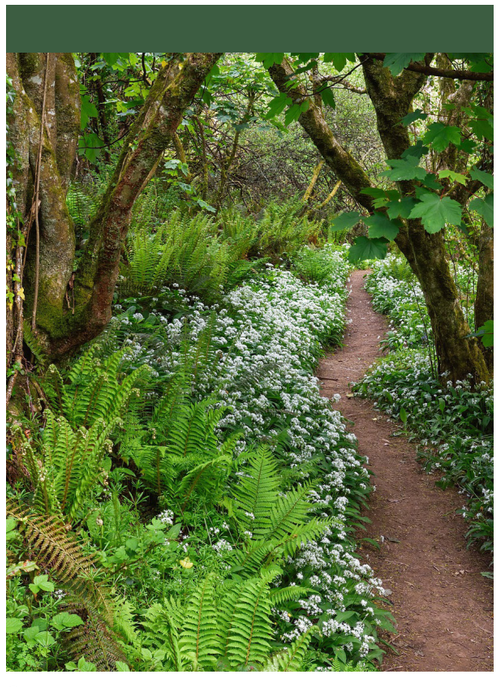




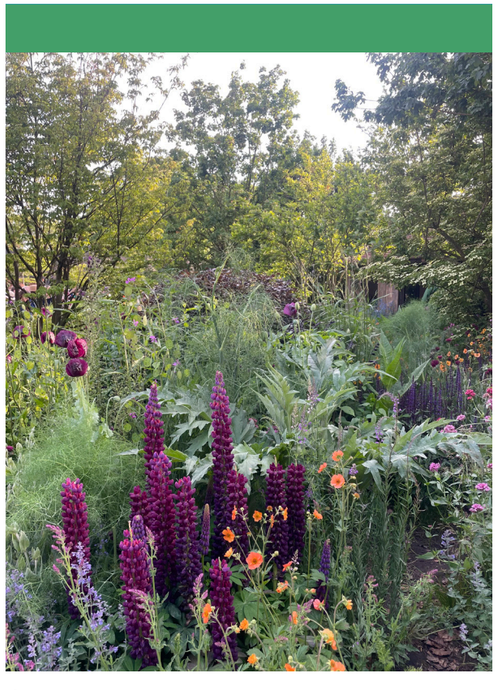
Log Piles



Hedgehog House



Semi- natural woodland



Biodiverse planting



Wildflower planting

7.0

Design Summary

7.0 Design Summary

The proposed design seeks to sensitively redevelop the site in a sustainable and holistic way.
It will make a long lasting and positive contribution to the redevelopment ofThe Bishops Avenue, which s currently being transformed by large numbers of new developments, by providing the following:

- Retention and protection of most existing, mature trees. replacement of diseased trees and planting of 68 new trees.
- Reinforcement of the site's woodland character and new climate resistant perimeter planting.
- Retention and sensitive remodeling of the existing locally listed Manor House and Gatehouse to improve accessibility and thermal performance
- Provision of 54 high quality one, two and three bed apartments in a sustainable development
- Contemporary architectural design of the highest quality, that references the craftsmanship and materiality of the existing buildings

The proposed new buildings fit well within the urban grain of the existing and emerging context, their placement having been carefully considered in light of the site's woodland character, existing trees and locally listed buildings and will support a positive transformation of this area onThe Bishops Avenue.

The public realm design not only improves climate resilience and reinforces the site's woodland character but also creates meaningful amenity spaces for both new residents and local wildlife.



8.0

Access Statement

8.1 Summary

Dane Court Developments and Squire and Partners set excellent standards of accessibility through consideration of inclusive design from the conception of the project and the consideration of the needs of all users. All aspects of the building are designed to ensure an inclusive and enjoyable environment for everybody.

This chapter outlines the Design Team's holistic approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

8.2 Standards and Legislation

The scheme will provide a safe, legible, high quality inclusive environment that will be easy to use for as wide a range of people as possible without undue effort, special treatment or separation.

The following documents have been referred to in the development of the scheme:

- Relevant British Standards
- Approved Document M of the Building Regulations
- Approved Document B of the Building Regulations
- Approved Document K of the Building Regulations
- London Plan
- London Housing Design Guide
- Wheelchair Housing Design Guide

The proposal is designed to meet or exceed the requirements of the above guidance and policies.



Fig. 8.1 Proposed Roof Plan

8.3 Arrival by Vehicle

A more detailed report has been prepared by Caneparo Associates and is submitted under separate cover as part of this planning application.

Vehicle access to the development is as currently, through the entrance gate on The Bishops Avenue. Once inside, a drive leads cars past the main reception where visitors are to be dropped off and visitor parking spaces are located at grade. Resident vehicles will use the ramp to access the basement parking. Deliveries are to go no further than the main reception where they will be received by the concierge.

8.4 Pedestrian Access

The site is located on The Bishops Avenue, which features wide footways. Pedestrian access to the site will remain as existing, taken from The Bishops Avenue. The access points will be shared with vehicles and are located at the north and south of the eastern boundary.

8.5 Access to and Around the Buildings

Internal footpaths will be provided to aid access from The Bishops Avenue to a main reception in the Manor House, which provides the site wide concierge. The other buildings are each accessed by a lobby from the provided footpaths. The public realm and landscape are designed to create a legible, safe and inclusivee environment with step-free pedestrian routes across the site.

8.6 Access into the Buildings

All building entrances provide flush, step free access, feature wide doorways and accessible thresholds and are clearly identifiable. Lobbies in all the buildings provide a welcoming communal foyer leading to the residential cores.

8.7 Within the Buidling - The Manor House

The Manor House is connected to the Annex building via a glazed link. All common corridors are at least 1.5m wide, with flush thresholds provided to all lobbies, lifts and apartment entrance doors. The two buildings share a core featuring a stair and lift serving the upper and basement floors allowing fully accessible circulation to all apartments. Apartment entrances are provided with adequate space to manoeuvre and entrance doors exceed the clear opening widths set out in Part M, and all apartments exceed national prescribed space standards in floor areas and dimensions. Roof plant is accessed via a hatch at the top of the stair, where the stair continues up to the roof.

8.8 Within the Buidling - The Gatehouses

The gatehouses are private houses accessed directly from the exterior. These are duplex units, featuring an internal stair with no lift.

8.9 Within the Buidling - The Woodland Villas

The lobbies are provided with adequate space to manoeuvre as required under Part M. All common corridors are at least 1.5m wide, with flush thresholds provided to all lobbies, lifts and apartment entrance doors. The four villas each have a central core featuring a stair and lift serving the upper and basement floors allowing fully accessible circulation to all apartments. Apartment entrances are provided with adequate space to manoeuvre and entrance doors exceed the clear opening widths set out in Part M, and all apartments exceed national prescribed space standards in floor areas and dimensions.

8.10 Communications and Controls

This will be addressed during the detailed design stages. Generally signage will be clear, legible and consistent and consideration will be given to provide auditory signals for the visually impaired and visual signals for the auditory impaired. All fire alarms will be both visual and auditory to meet the functional requirements of Part B of the building regulations.

8.11 Evacuation and Means of Escape

In the event of an emergency, a stay-put evacuation strategy will be adopted throughout the residential apartments. Suitable means of escape will be provided with the buildings. All exits and stairs will be suitably sized for the proposed building occupancy. A protected refuge for the mobility impaired is provided at each fire fighting core.

The basement parking and connected ancillary areas will adopt a simultaneous evacuation strategy.

8.12 Standards within Dwellings

All apartments should be suitable for all purchasers/occupiers, regardless of changes in personal ability or circumstances. The measures to achieve this are detailed below:

8.12.1 British Standards

The flats are capable of being developed to meet BS8300:2001.

8.12.2 Building Regulations Part M

Numerous Lifetime Home Standards overlap with requirements in Part M of the Building Regulations. The additional requirements under Part M include:

- Tactile pavers as required will be provided.
- Rise of external stair flights between landings will be less than 1.2 m.

8.12.3 London Housing Design Guide

London Housing Design Guidelines have been incorporated in the scheme. The principle aspects of the guide will be continually monitored through the detailed design stage to maintain compliance and best practise.

8.12.4 Disabled Housing Standards

Additional consideration will be taken to ensure that the flats could be adapted to be suitable for wheelchair users. This will include:

- Refuse stores located as conveniently as possible. If necessary, refuse collection will be organised by the management company.
- Ironmongery will be addressed in detail design.
- Post collection will be located as conveniently as possible. If necessary, it can be organised by the management company.
- Most of the rooms in the development generally have good daylighting.
- Knockout panels will be provided between main bathrooms and bedrooms during detail design.

8.13 Access for Emergency Vehicles

Fire and rescue service vehicle access is achievable via the existing property entrance on The Bishops Avenue, with internal access proposed via the new internal ring path.

The route has been designed to maintain clear and functional access for emergency and service vehicles while retaining a strong landscape-led approach across the site. Sacrificial areas of soft landscape are proposed alongside the fire access route and will be reinforced with wildflower turf to accommodate occasional emergency vehicle overrun while maintaining a green and naturalistic appearance.

It is proposed that the fire tender tracking route width is to comprise of 1.9 m reinforced lawn and 1.8 m resin bound gravel such that the access route width achieves the 3.7 m recommended in BS9991.

Please refer to the fire statement by Trigon that has been prepared to accompany and support the planning application for more information.



Fig. 8.2 Proposed Roof Plan

9.0 Appendix

9.1 Area and Accommodation Schedules

9.2 Existing Drawings

9.3 Demolition Drawings

9.4 Proposed Drawings