

# Hermitage Lane, Barnet

Design and Access Statement

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17-19 Foley Street  
London W1W 6DW

**t:** 020 7580 3490  
**e:** [info@colladocollins.com](mailto:info@colladocollins.com)  
**w:** [www.colladocollins.com](http://www.colladocollins.com)

**ColladoCollins**Architects

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# 1. Introduction

## 1.1 Project Description

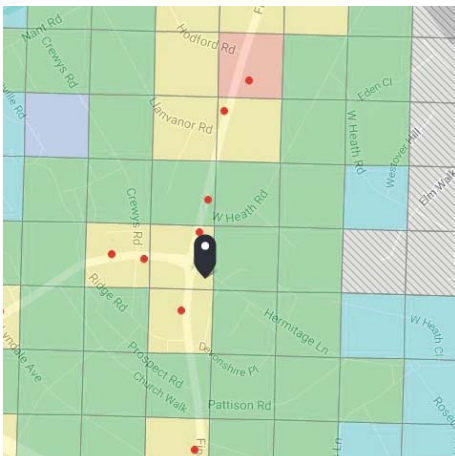
### Description

The site is located in Childs Hill, north of Hampstead. It is currently in use as a retail unit, and 6 single storey dwellings: 4 bungalows and 2 flats above the retail unit. The existing buildings are outdated and would not need to be retained. To the east, the site is overlooked by a block of flats.

The site is just to the east of Finchley Road and has good public transport links via buses and two stations within 15 minutes walk. The site also enjoys close proximity to green space in the form of Elm Park to the north.

### Summary

- Site Area: 0.25 Ha (0.61 Acres)
- PTAL rating: 4
- Closest Stations: Cricklewood/Golders Green
- Setting: Urban
- London Plan Target Density: 200-700hr/ha, 70-260 u/ha
- Predominant local heights: 2-6+ storeys



PTAL map



Street View

# 1. Introduction

## 1.2 Client Brief

ColladoCollins has been invited to consider design options for the site at Hermitage Lane, Barnet.

The setting for this work is a thorough analysis and understanding of the site and its immediate and distant context.

The location of the site is in Childs Hill along Hermitage Lane. With Elm Park opposite and within 400 metres of Golders Hill Park. The site is currently mixed use with residential and retail units.

Along with only a few commercial buildings, the main character of the area is residential, with a number of newly developed residential schemes under construction or recently complete. The site is suitable for residential development due to its high public transport accessibility level and the predominant residential character.

The sketches and illustrations contained within this report outline a thought process that seeks to demonstrate and illustrate that a carefully crafted proposal can sit well within the immediate context.

The scheme aims to be respectful of the existing key local buildings, enjoy a relationship with the sun path and views to and from the site. The architectural style is intended to contemporise the local heritage of this North-West London area.

## 2. Assessment

### 2.1 Physical Context

#### 2.1.1 Site Analysis







##### Opportunities

- Good PTAL rating and good links to two stations
- Emerging local developments of 5-6 storeys, and established apartment block typology (e.g. Goldfinch Court and Hermitage Court)
- Proximity to green space
- Existing buildings do not make positive architectural contribution to area
- Retail use in unattractive location

##### Constraints

- Residential properties to East and rear of commercial properties to West - overlooking and sunlight/daylight considerations
- Existing retail use - loss of employment
- Existing residential use - residents to be relocated/rehoused?
- Street frontage
- Footpath to East of site
- Existing trees to South

##### Key

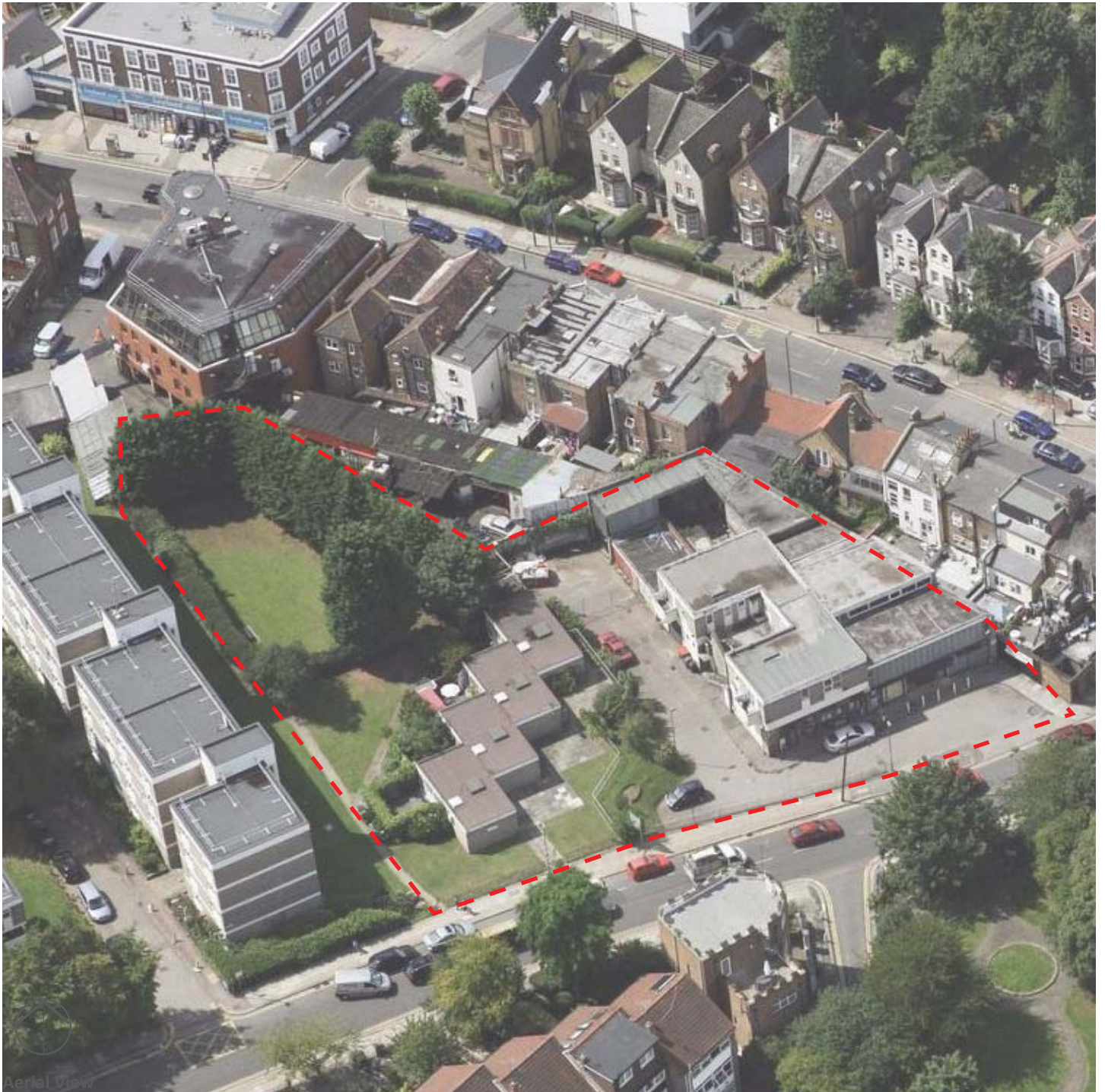
-  Site
-  Main Vehicular Routes
-  Main Pedestrian Routes
-  Green Space
-  Non-residential Use
-  Residential Use



## 2. Assessment

### 2.1 Site Context

#### 2.1.2 Aerial Views





## 2. Assessment

### 2.1 Physical Context

#### 2.1.3 Existing Site Buildings

The existing buildings are in good position sitting on the corner of Hermitage Lane linking with Cricklewood Lane and Finchley Road. Currently the site is occupied by residential and retail buildings.

The buildings are mainly two storeys with a small area of single storey buildings to the East. The ground floor is currently in use by Eurofoods Ltd, four single storey dwellings and a series of residential garages along with car parking. There are two residential flats on the upper floor above the retail unit.

To the rear a service road provides access to some of the retail use, the road then becomes private providing access to the residential flats in the centre. The site boundary towards the rear sits an area of green space enclosed by trees. The context to the High Street is of busy retail and commercial frontages with high volumes of vehicular traffic.

Land uses to the West of the site are primarily retail and commercial and of 4-5 storeys. Whilst land uses to the North, East and South are residential and with a number of large apartment buildings adjacent to more domestic development. There is therefore an enclosed perimeter around a majority of the site.



## 2. Assessment

### 2.1 Physical Context

#### 2.1.4 Local Context Views



1. View South towards the site from Hermitage Lane



2. View South towards the site from Finchley Road (Site not visible)



3. View North towards the site, car wash in foreground



4. View South-East towards the site from Hendon Way footbridge



5. View West towards the site from Hermitage Lane



6. View South-East towards the site

## 2. Assessment



7. View East towards the site from Cricklewood Lane



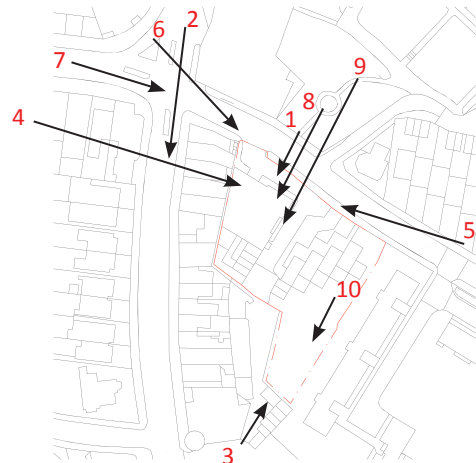
8. View towards the site from Elm Park



9. View towards the site from Elm Park



10. View into green space located on site



## 2. Assessment

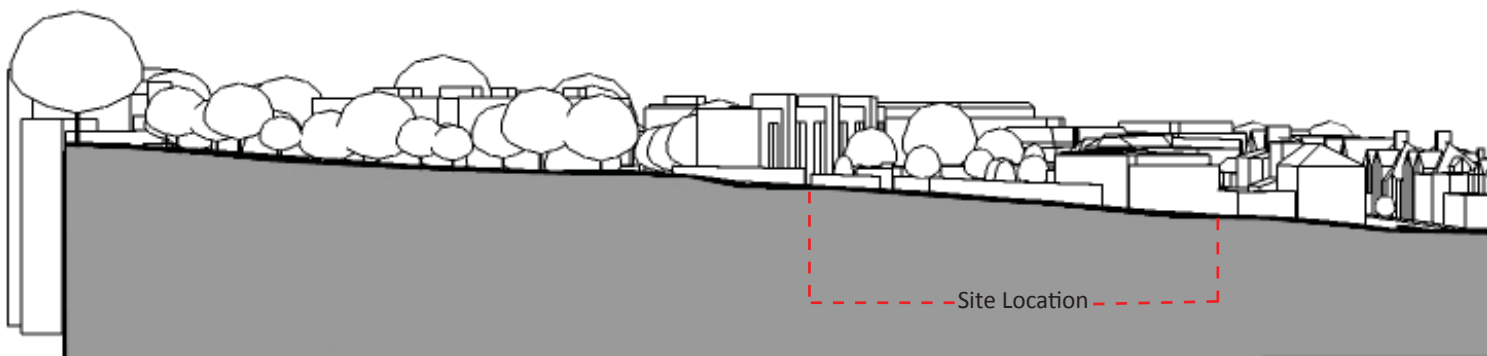
### 2.2 Landscape & Topography

The majority of the site is on a slope which consists of hard standing and few existing structures. However, there is a fall across the site from East to West along Hermitage Lane and Cricklewood Lane as shown in the section below. The difference in level between opposite edges of the site is approximately 1.5m.



Observations:

- Difficult site edges due to level changes
- Difficult site to service
- Can the change in level be advantageously used, for example, to hide vehicular parking areas?



Section A - A

## 2. Assessment

The site has a fall of approximately 1.5m from East to West. The existing buildings are on level ground and on the hill but the East of the site has a large gradient. This allows us to potentially build into the hillside.



## 2. Assessment

### 2.3 Planning Policy Context

#### 2.3.1 Design Guidance

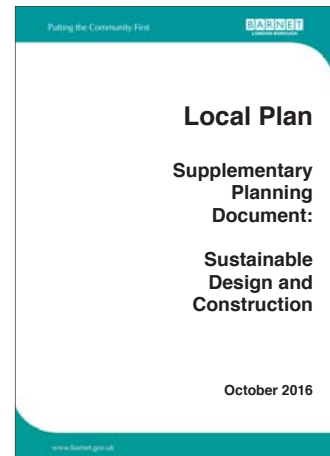
The site location benefits from a PTAL rating of 4

The London plan provides guidance on density.

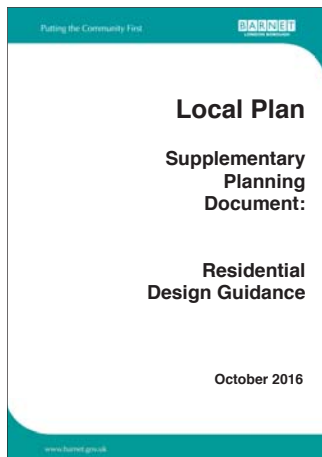
However it is not prescriptive and the final proposal will be design-led on a site specific basis.



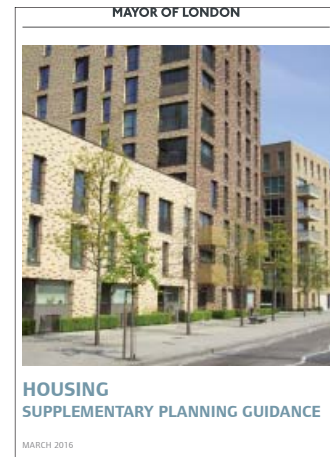
The London Plan



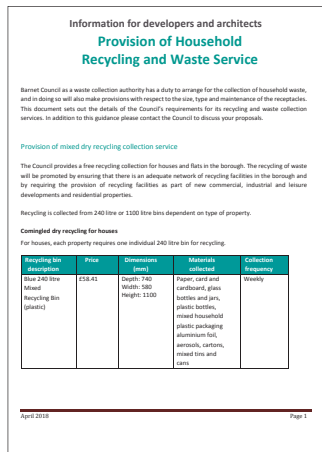
The local SPD/ Sustainable Design



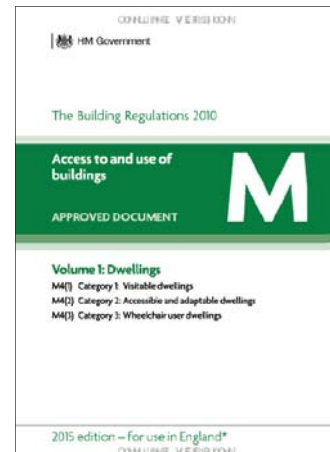
The local SPD/ RDG



Housing SPG



Waste Provisions



Part M

## 2. Assessment

### 2.3 Planning Policy Context

#### 2.3.2 Planning History

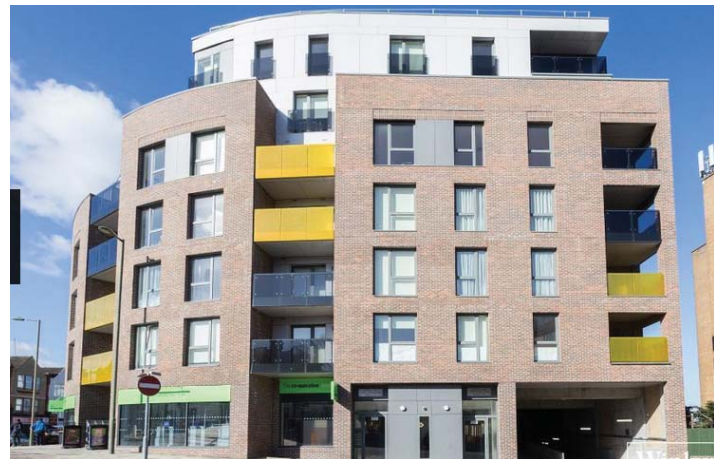
There are several relevant planning applications for proposals that will, or that already surround the site:

The Four5two by Glentree to the west of the site comprises of four storeys while Goldfinch Court is a development opposite this built in 2015 consisting of six storeys.

In order to achieve similar, the architecture and design will need to reflect what is expected by this market and we have sought advice from an experienced agent for this.



Four5two Finchley Road by Glentree



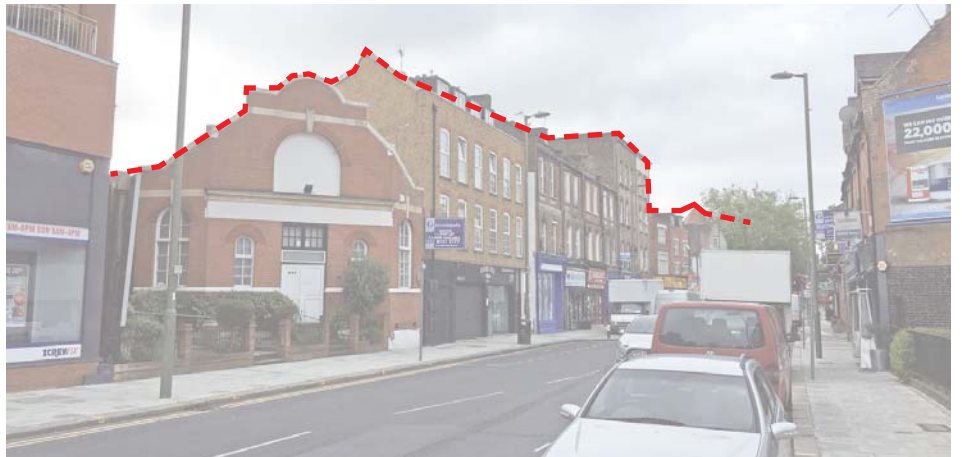
Goldfinch Court

## 2. Assessment

### 2.4 Typology of Childs Hill

Childs Hill has grown organically over the centuries with a rich heritage of historic buildings. The natural growth has led to an eclectic mix of architectural styles.

Within the local area there is no set style.





## 2. Assessment

### 2.5 Existing Character

#### 2.5.1 Traditional and Contemporary Vernacular

The character of Childs Hill has developed through the evolution of architectural styles. The proposed scheme will use a similar palette of materials in a contemporary composition and detailing to complement the character of the area.



### 3. Evaluation

#### 3.1 Constraints

##### Neighbouring Properties

Adjacent properties have gardens that back onto the eastern site boundary, whilst to the South on Finchley Road, retail and residential properties look across the site.

Newer residential properties also face the site from the western edge on Finchley Road and Hermitage Lane.



##### Sunlight and Northern Aspect

The site provides a north west facing aspect to Elm Park, North-facing single aspect residential units should be avoided.



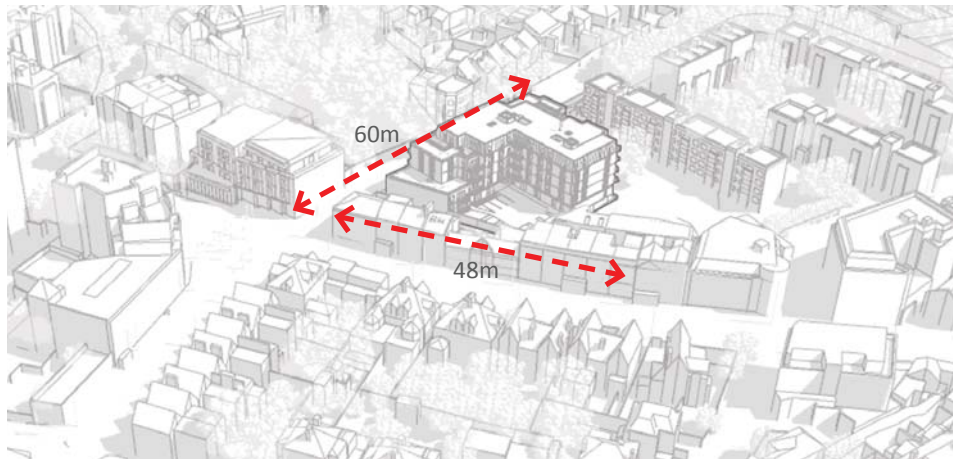
##### Gradient and Levels

There is a gradual slope from Finchley Road leading up along Hermitage Lane of approximately 1.5m.



### Site Dimensions and Proportions

The site is approximately 60 metres in length (along Hermitage Lane) and 48 metres in depth (along Finchley Road).



### Site Access

Access to the site is from Hermitage Lane.



### Surrounding Residential Uses

The predominant use surrounding the site is residential. Most of the commercial and retail uses sit along Hermitage Lane and Finchley Road.

This suggests that uses other than residential would be at odds with the pattern of use around the site.

It also suggests that redevelopment of the site as residential is appropriate.



### 3. Evaluation

#### 3.2 Opportunities

##### Prominence of Site Corner

The northern and western corners of the site are bounded by Hermitage Lane. While the eastern corner faces proposed green amenity space and existing flats.

This naturally suggests that the northern and western corners of the site should be focal points and should be expressed.



##### Neighbouring Context

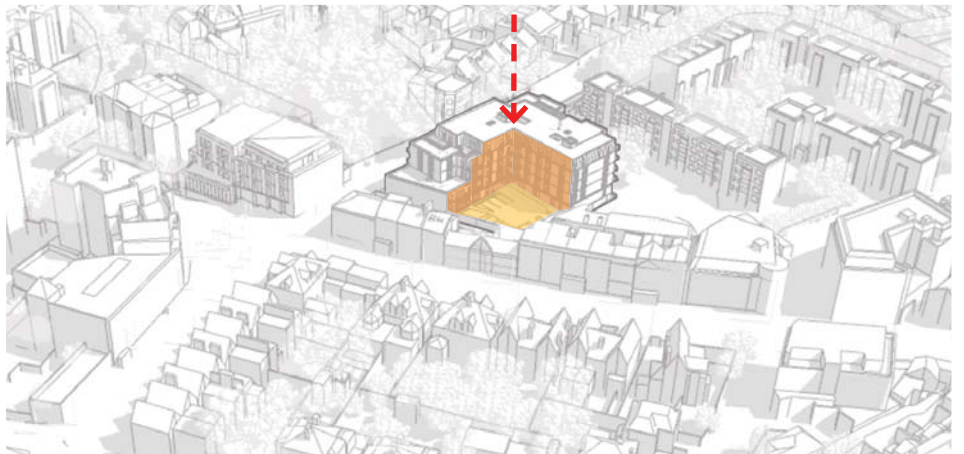
To the North-West of the site is Elm Park. The proposed building provides the opportunity of views across the park and green amenity space. While to the North-East and South-East of the site is a proposed green amenity space for use by the residents.



##### Internal Courtyard Space

The dimensions of the site allow for an internal courtyard to be created to provide secluded communal amenity space.

This building form also presents the opportunity to maximise dual aspect apartments that have frontage to the park or residential street and also into the courtyard.



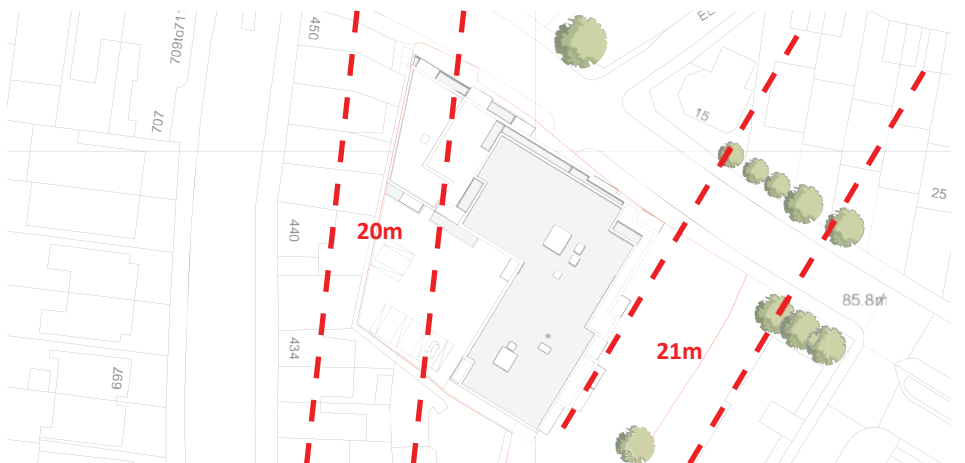
### Avoid overshadowing

The boundaries to the North and West of the site face towards the park and open space. In addition, the proportions of the site allow for minimal overshadowing particularly towards the South. Setting back the top floors will further ensure this.



### Proximity / Access

The proposed building sits 21m away from the eastern building line and 20m away from the western building line. The western facing facades of the proposed building should have secondary windows only, to maintain the privacy of the existing residential units facing the site.



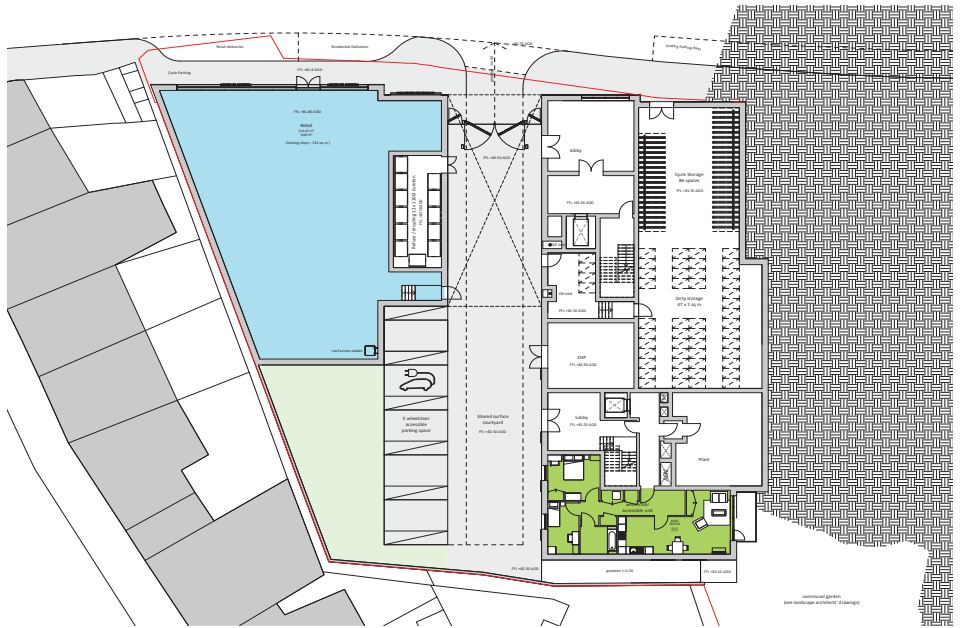
## 4. Design Development

### 4.1 Design Development

#### 4.1.1 Use Development

The previous proposal included 311 sqm of commercial space along with 15 affordable units and 32 private units with a percentage breakdown of 34% affordable and 66% private.

The commercial unit sat at ground floor along Hermitage Lane at the front of the development. The location was not considered appropriate for retail use when established high street outlets already exist.



## 4. Design Development

### 4.1.2 Use Development

The previously submitted scheme comprises of 56 units.

The change in use from 311 Sqm of commercial space has allowed us to incorporate four extra units in its place consisting of 2 x 1B2P and 2 x 1B2P wheelchair units, with an additional 1B2P wheelchair unit towards the back of the development.



Ground Floor - Previously submitted scheme

The massing of the current scheme has been reduced in response to comments. This means that the number of units the scheme can provide has been reduced by four. The current scheme provides 52 residential units.



Ground Floor - Current scheme

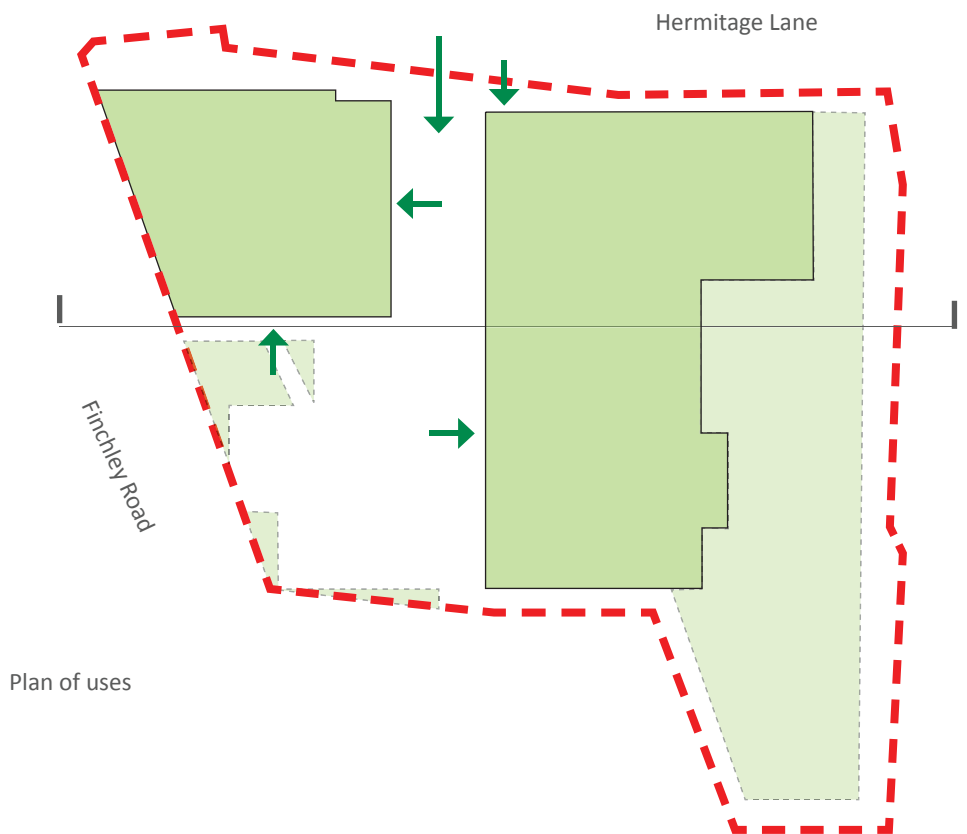
## 4. Design Development

### 4.2 Proposed Uses

#### 4.2.1 Proposed Uses



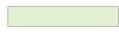

The proposed scheme will be entirely residential. The residential areas provide a clear visible frontage whilst ensuring the scheme has an active frontage at ground floor level.

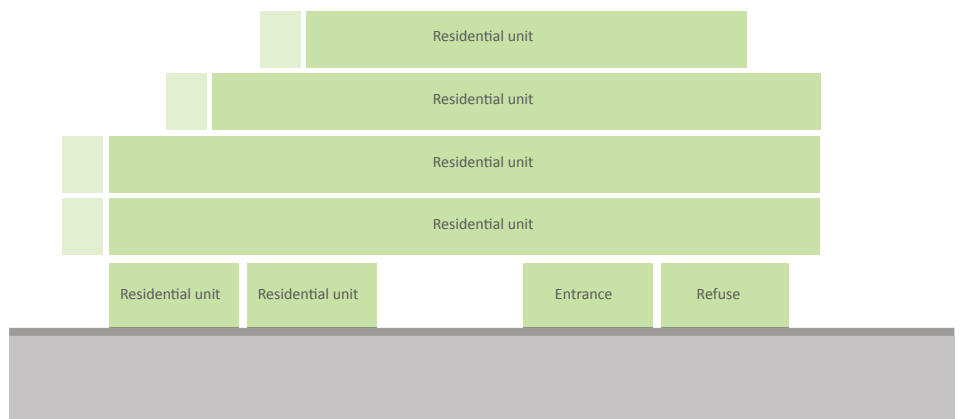
The residential units are accessed partially from Heritage Lane and partially from an undercroft mews-type entrance leading from street to entrance cores.



Plan of uses

#### Key

-  Residential Areas
-  Residential Entrance
-  Amenity Space
-  Servicing Lay-By



Section of uses



## 4. Design Development

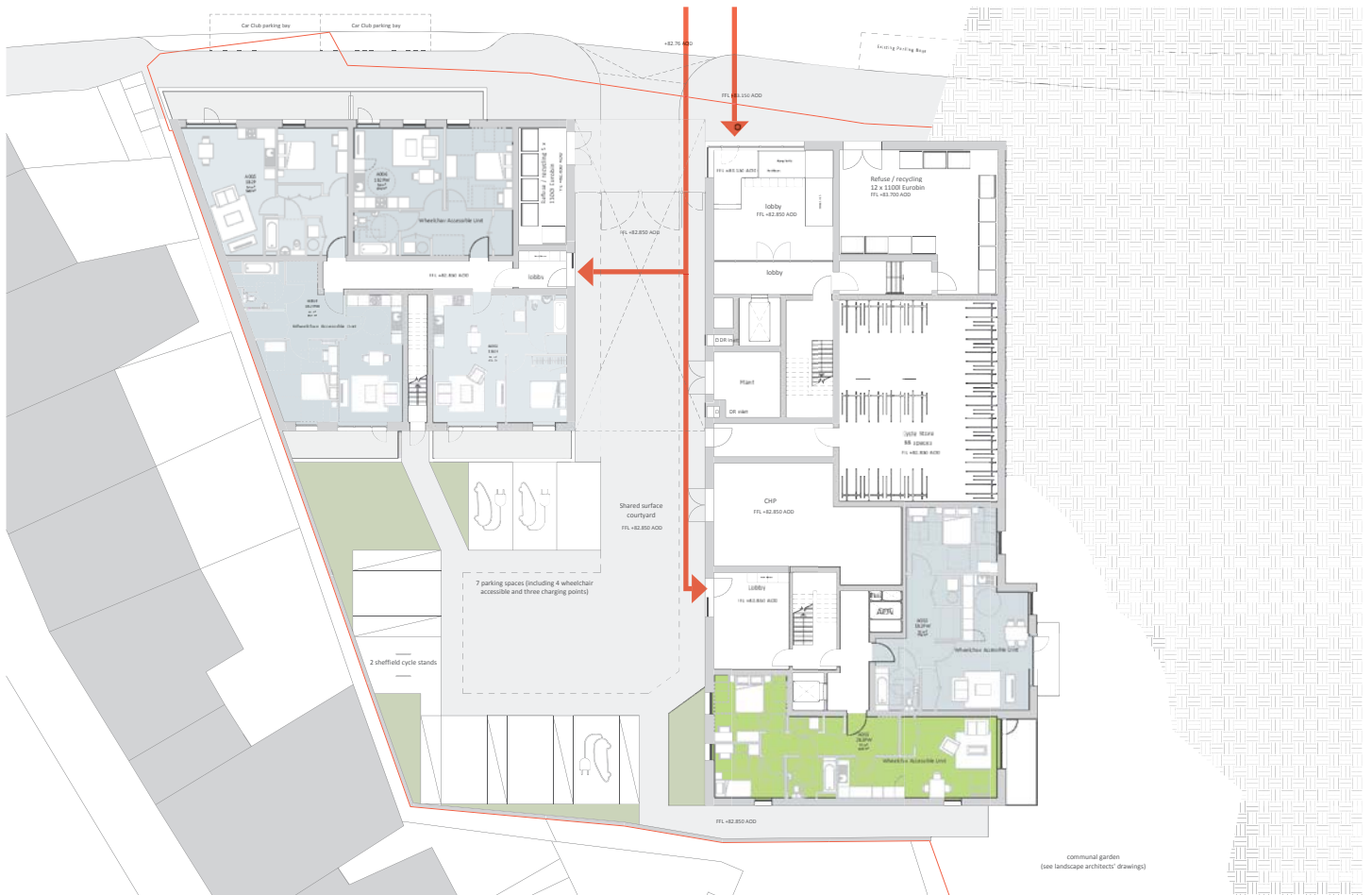
### 4.3 Residential Uses

#### 4.3.1 Residential Use - Ground Floor Plan

The scheme comprises 52 residential units, consisting of  
33 x 1 Bed apartments,  
15 x 2 Bed and  
4 x 3 Bed apartments.

The main entrance lobby, cycle and bin storage are all located at ground floor level.

→ Residential Access



## 4. Design Development

### 4.4 Amount

#### 4.4.1 Residential Areas

#### RESIDENTIAL

BLOCK P Private Sale	GIA / NSA PROPOSED						APARTMENT NUMBERS							Hab Rooms No.	
	GEA		GIA		NSA		1 Bed 2P	1 Bed 2P S/O	1 Bed 2Pw	2 Bed 3P	2 Bed 3Pw	2 Bed 4P	3 Bed 5P		TOTAL
	sq m	sq ft	sq m	sq ft	sq m	sq ft	No.	No.	No.	No.	No.	No.	No.		No.
Ground			84	900	0	0								0	0
First			775	8,340	623	6,710	3	3			2			8	18
Second			660	7,104	541	5,825	6				3			9	21
Third			660	7,104	541	5,825	6				3			9	21
Fourth			392	4,222	312	3,357	3				2			5	12
<b>TOTAL</b>			<b>2571</b>	<b>27,670</b>	<b>2018</b>	<b>21,716</b>	<b>18</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>31</b>	<b>72</b>	<b>72</b>
							67.7%			0.0%	0.0%	32.3%	0.0%	100.0%	

percentage of units by type	21	10	0	31
	67.7%	32.3%	0.0%	100.0%

BLOCK A Affordable	GIA / NSA PROPOSED						APARTMENT NUMBERS							Hab Rooms No.	
	GEA		GIA		NSA		1 Bed 2P	1 Bed 2P S/O	1 Bed 2Pw	2 Bed 3P	2 Bed 3Pw	2 Bed 4P	3 Bed 5P		TOTAL
	sq m	sq ft	sq m	sq ft	sq m	sq ft	No.	No.	No.	No.	No.	No.	No.		No.
Ground			489	5,260	372	4,008	2		3		1			6	13
First			257	2,766	207	2,225	4				1	1		6	15
Second			257	2,766	207	2,225	1				1	1		3	9
Third			257	2,766	207	2,225	1				1	1		3	9
Fourth			257	2,766	207	2,225	1				1	1		3	9
<b>TOTAL</b>			<b>1517</b>	<b>16,326</b>	<b>1199</b>	<b>12,909</b>	<b>9</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>21</b>	<b>55</b>
							57.1%			0.0%	4.8%	19.0%	19.0%	100.0%	

percentage of units by type	12	5	4	21
	57.1%	23.8%	19.0%	100.0%

## 4. Design Development

TOTAL	GIA / NSA PROPOSED						APARTMENT NUMBERS								Hab Rooms No.		
	GEA		GIA		NSA		1 Bed 2P	1 Bed 2P S/O	1 Bed 2Pw	2 Bed 3P	2 Bed 3Pw	2 Bed 4P	3 Bed 5P	TOTAL		No.	
	sq m	sq ft	sq m	sq ft	sq m	sq ft	No.	No.	No.	No.	No.	No.	No.				
Ancillary			274	2,948	0	0											
Block P			2571	27,670	2018	21,716	18	3	0	0	0	10	0	31	72	56.7%	
Block A			1517	16,326	1199	12,909	9	0	3	0	1	4	4	21	55	43.3%	
<b>TOTAL</b>			<b>4361</b>	<b>46,944</b>	<b>3217</b>	<b>34,626</b>	<b>27</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>14</b>	<b>4</b>	<b>52</b>	<b>127</b>		
percentage of units by type							63.5%		0.0%	1.9%	26.9%	7.7%	100.0%				
							<b>33</b>			<b>15</b>		<b>4</b>		<b>52</b>			
							63.5%			28.8%		7.7%		100.0%			
							Parking			<i>provided</i>		7					
							Cycle spaces			<i>required</i>		87.5					
										<i>provided</i>		88					
							Refuse			<i>required</i>		6.8		6.8	eurobins		
							Recycling			<i>required</i>		6.8		6.8	eurobins		
							TOTAL			<i>provided</i>		14		14	eurobins		
							Wheelchair units			<i>required</i>		5.2		10%			
										<i>provided</i>		4		7.7%			
							Site area					0.25		Hectares			
							density					508		Hr/Ha			

The NSA is the sum of the all of the GIAs of the individual apartments

The areas have been measured as shown on the following drawings: Revit Model 25-07-2018\_RevP1

The areas are approximate and relate to the likely areas of the building at the current state of the design.

The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GIA/NSA

Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construction methods and building tolerances.
4. Local Authority consents.

## 4. Design Development

### 4.4 Amount

#### 4.4.2 Amenity Space

Each flat has private amenity space in the form of either a balcony and a terrace. In addition to this there is a large communal garden space to the east of the site which provides additional amenity.

## 4. Design Development

17027 Hermitage Lane  
Habitable Room Schedule  
Revision P2  
03-04-2019

Flat				No Hab rooms	Drawing reference
Number	Type	Level	Area sq m		
A001	2B3P w'chr	0	76.8	3	P1-001
A002	1B2P w'chr	0	72.4	2	
A003	1B2P	0	50.0	2	
A004	1B2P w'chr	0	60.8	2	
A005	1B2P	0	54.3	2	
A006	1B2P w'chr	0	59.5	2	
A101	2B4P	1	70.0	3	P1-101
A102	1B2P	1	50.0	2	
A103	3B5P	1	87.0	4	
A201	2B4P	2	70.0	3	P1-102
A202	1B2P	2	50.0	2	
A203	3B5P	2	87.0	4	
A301	2B4P	3	70.0	3	P1-103
A302	1B2P	3	50.0	2	
A303	3B5P	3	87.0	4	
A401	2B4P	4	70.0	3	P1-104
A402	1B2P	4	50.0	2	
A403	3B5P	4	86.0	4	
P101	1B2P	1	50.0	2	P1-101
P102	2B4P	1	73.0	3	
P103	1B2P	1	52.0	2	
P104	1B2P	1	50.0	2	
P105	1B2P	1	50.0	2	
P106	1B2P	1	50.0	2	
P107	1B2P	1	50.0	2	
P108	1B2P	1	50.0	2	
P109	2B4P	1	73.0	3	
P110	1B2P	1	50.0	2	
P111	1B2P	1	54.0	2	
P201	1B2P	2	63.0	2	P1-102
P202	2B4P	2	73.0	3	
P203	2B4P	2	78.0	3	
P204	1B2P	2	50.0	2	
P205	1B2P	2	50.0	2	
P206	1B2P	2	50.0	2	
P207	2B4P	2	73.0	3	
P208	1B2P	2	50.0	2	
P209	1B2P	2	54.0	2	
P301	1B2P	3	63.0	2	P1-103
P302	2B4P	3	73.0	3	
P303	2B4P	3	78.0	3	
P304	1B2P	3	50.0	2	
P305	1B2P	3	50.0	2	
P306	1B2P	3	50.0	2	
P307	2B4P	3	73.0	3	
P308	1B2P	3	50.0	2	
P309	1B2P	3	54.0	2	
P401	1B2P	4	63.0	2	P1-104
P402	1B2P	4	50.0	2	
P403	2B4P	4	70.2	3	
P404	1B2P	4	50.0	2	
P405	2B4P	4	73.0	3	
				127	

\*\* except wheelchair accessible units - 2B3Pw requires 27 sq m, 1B2Pw requires 25 sq m.

Amenity space		
provided sq m	required 5 / hab rm	difference sq m
8.1	15	-6.9
4.8	10	-5.2
11.3	10	1.3
9.0	10	-1.0
14.9	10	4.9
10.8	10	0.8
7.9	15	-7.1
5.7	10	-4.3
5.7	20	-14.3
7.9	15	-7.1
5.7	10	-4.3
8.2	20	-11.8
7.9	15	-7.1
5.7	10	-4.3
8.2	20	-11.8
8.3	15	-6.7
5.7	10	-4.3
8.2	20	-11.8
5.1	10	-4.9
6.6	15	-8.4
5.2	10	-4.8
5.2	10	-4.8
4.8	10	-5.2
4.8	10	-5.2
4.8	10	-5.2
4.8	10	-5.2
7.1	15	-7.9
5.6	10	-4.4
15.2	10	5.2
5.1	10	-4.9
6.7	15	-8.3
5.6	15	-9.4
4.8	10	-5.2
4.8	10	-5.2
4.8	10	-5.2
7.1	15	-7.9
5.3	10	-4.7
6.0	10	-4.0
5.1	10	-4.9
6.7	15	-8.3
5.6	15	-9.4
4.8	10	-5.2
4.8	10	-5.2
4.8	10	-5.2
7.1	15	-7.9
5.3	10	-4.7
6.0	10	-4.0
6.0	10	-4.0
17.6	10	7.6
38.9	15	23.9
5.0	10	-5.0
38.0	15	23.0
Sum		-215.9
Area of communal garden sq m		699.9
excess sq m		484

The areas are approximate and relate to the likely areas of the building at the current state of the design.  
The standard RICS Code of Practice for measuring areas has been used with the exception that internal balconies are not included in GFA/NSA  
Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements and the like, should make allowance for the following:

1. Design development.
2. Accurate site survey, site levels and dimensions.
3. Construct on methods and building tolerances.
4. Local Authority consents.

## 4. Design Development

### 4.5 Layout

#### 4.5.1 Ground Floor plan

The Ground floor of the scheme includes 2 x 1 Bed, 3 x 1 Bed Wheelchair and 1 x 2 Bed Wheelchair apartment, designed to meet space requirements as set out in the London Plan.

- 1 Bed 2 Person
- 1 Bed 2 Person Wheelchair
- 2 Bed 3 Person wheelchair



## 4. Design Development

### 4.5.2 First Floor plan

The First floor of the scheme includes 10 x 1 Bed, 3 x 2 Bed and 1 x 3 Bed apartments, designed to meet space requirements as set out in the London Plan.

1 Bed 2 Person

2 Bed 4 Person

3 Bed 5 Person




## 4. Design Development

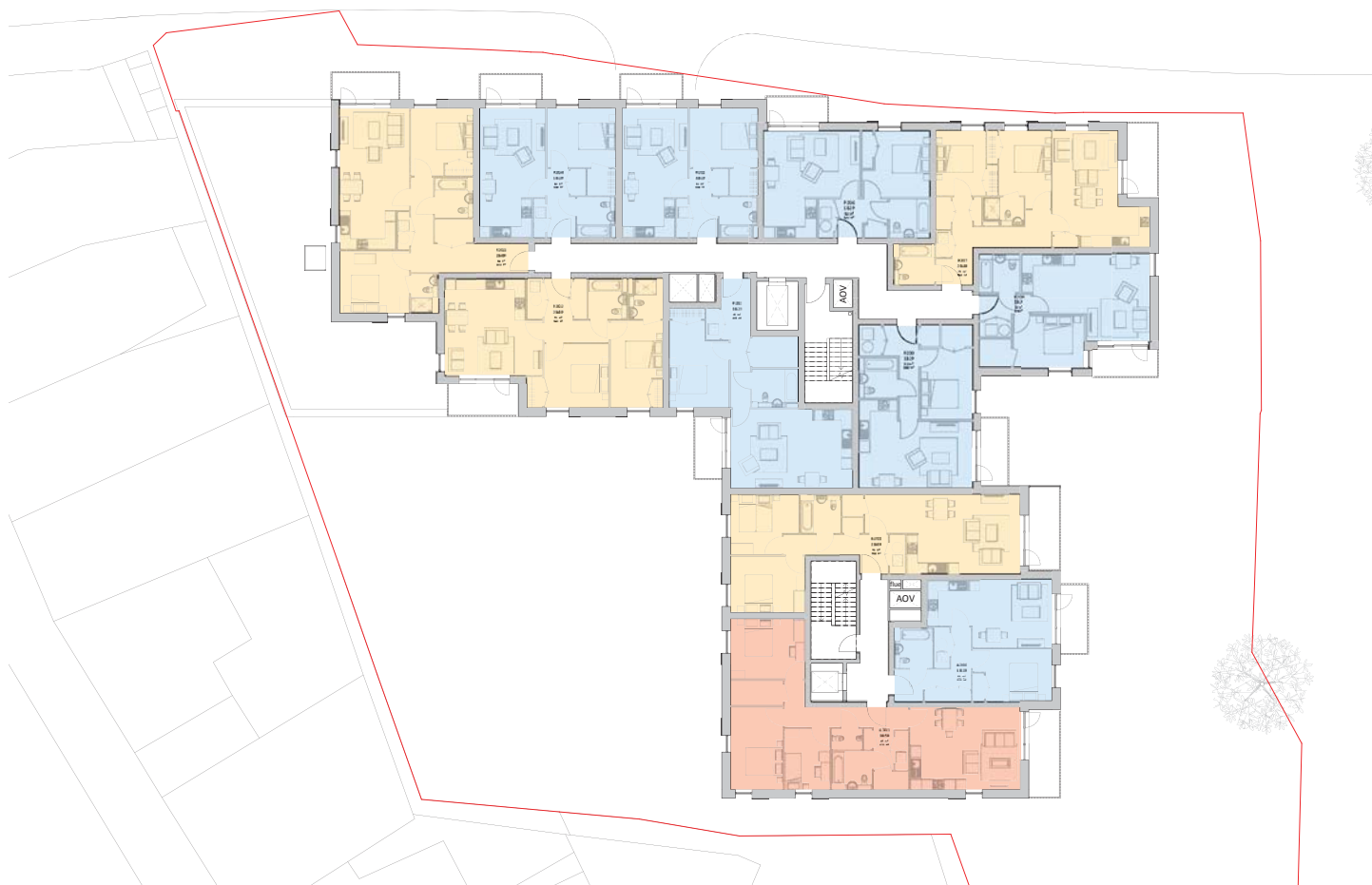
### 4.5.3 Typical Upper Floor plan

A typical upper floor of the scheme includes 7 x 1 Bed, 4 x 2 Bed apartments and 1 x 3 Bed, designed to meet space requirements as set out in the London Plan.

 1 Bed 2 Person

 2 Bed 4 Person

 3 Bed 5 Person

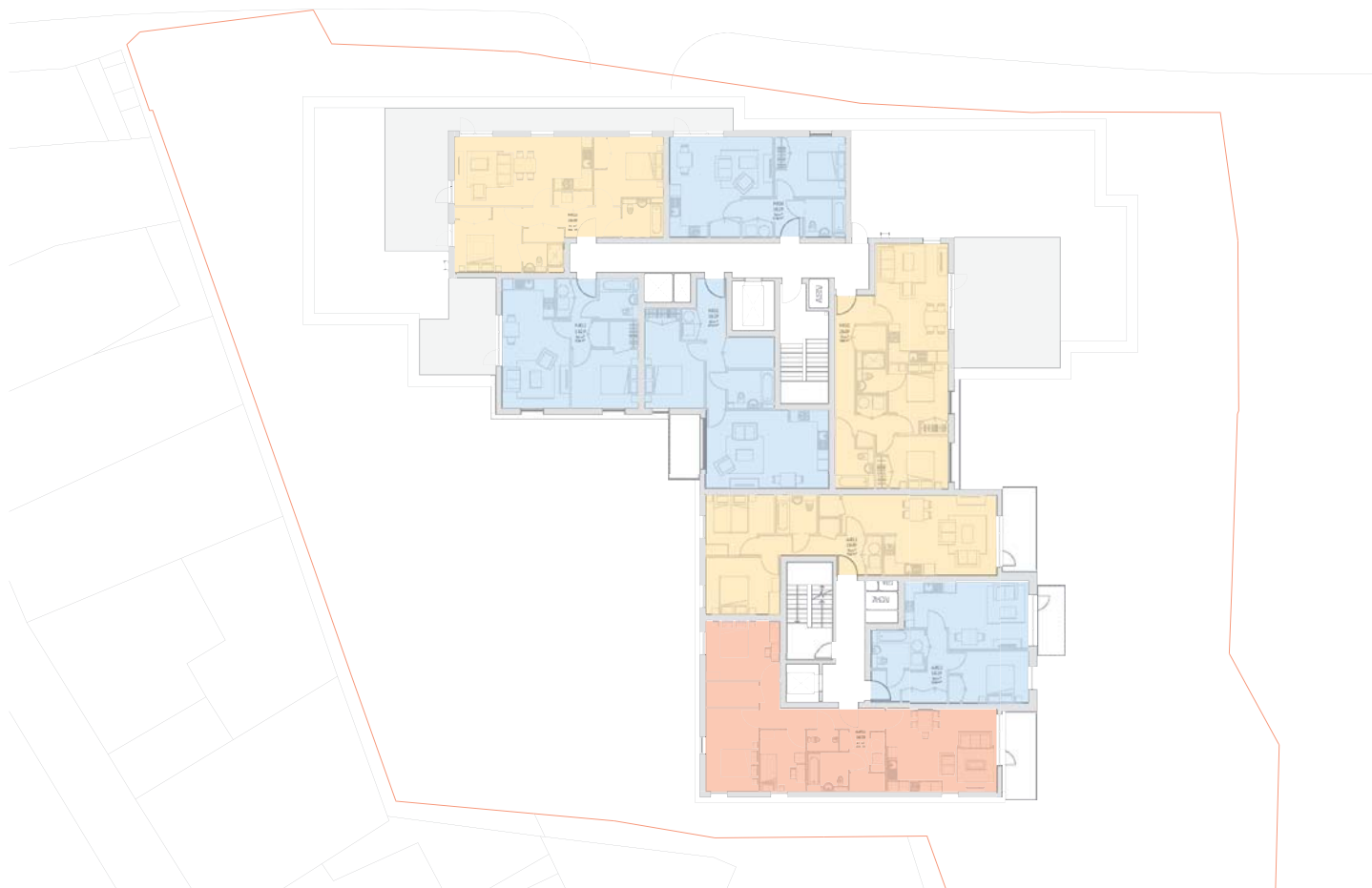




## 4. Design Development

### 4.5.4 Top Floor plan

The top floor of the scheme is set back from the principal facades and includes 4 x 1 Bed and 3 x 2 Bed and 1 x 3 Bed apartments, designed to meet space requirements as set out in the London Plan.



## 4. Design Development

### 4.6 Precedents

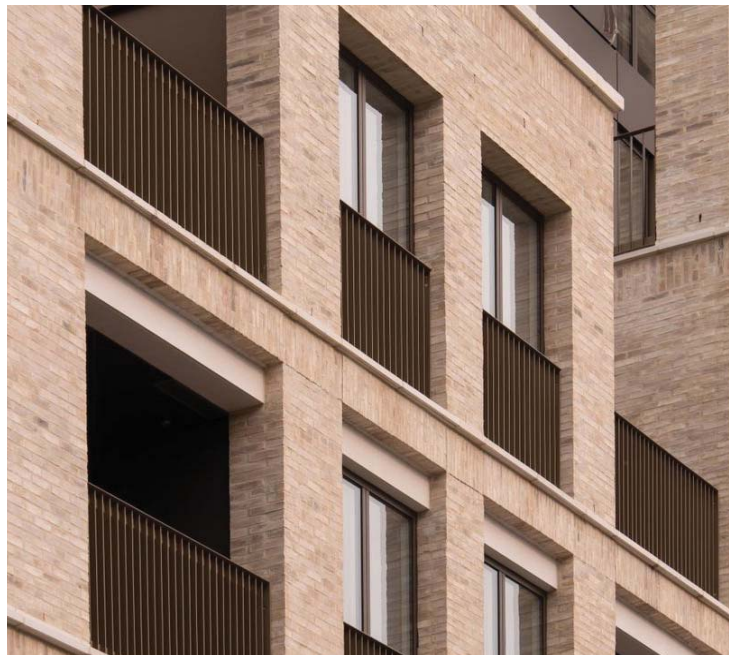
#### 4.6.1 Contemporary Vernacular

The following images describe buildings that show the successful use of materials, exemplary detailed design and appropriate design for their context.

The buildings shown respond well to the urban environment and are successful at creating interesting and comfortable spaces for the end users.



## 4. Design Development



## 4. Design Development

### 4.7 Appearance

#### 4.7.1 Materials and Visuals



Elevation along Hermitage Lane



Base- Darker brick / dark mortar



Middle- Buff brick / pale mortar



Top - Metal panels

## 4. Design Development



Close up of the facade along Hermitage Lane

