

5. Landscape

5.1 Landscape Design Strategy

The landscape proposals offer two principal spaces for residents:

- A small, shared-surface access courtyard and parking court
- Communal gardens for general amenity and younger children's play

These both are fully accessible to wheelchair users and people with impaired mobility.

Planting will include a range of flowering plants for year-round visual interest, scent and nectar sources for pollinating insects. Evergreen hedges and protective planting will provide privacy to ground floor apartments and their private balcony terraces.

Key

- ① Entrance
- ② Shared Surface Courtyard
- ③ Wheelchair Accessible Parking Space
- ④ Feature Tree
- ⑤ Existing Path (Hermitage Court)
- ⑥ Natural Play Area
- ⑦ Wildflower
- ⑧ Lawn/Doorstep Play Area
- ⑨ Shrub Planting
- ⑩ Privacy Buffer Planting
- ⑪ Existing hedge
- ⑫ Layby
- ⑬ Visitor Cycle Parking

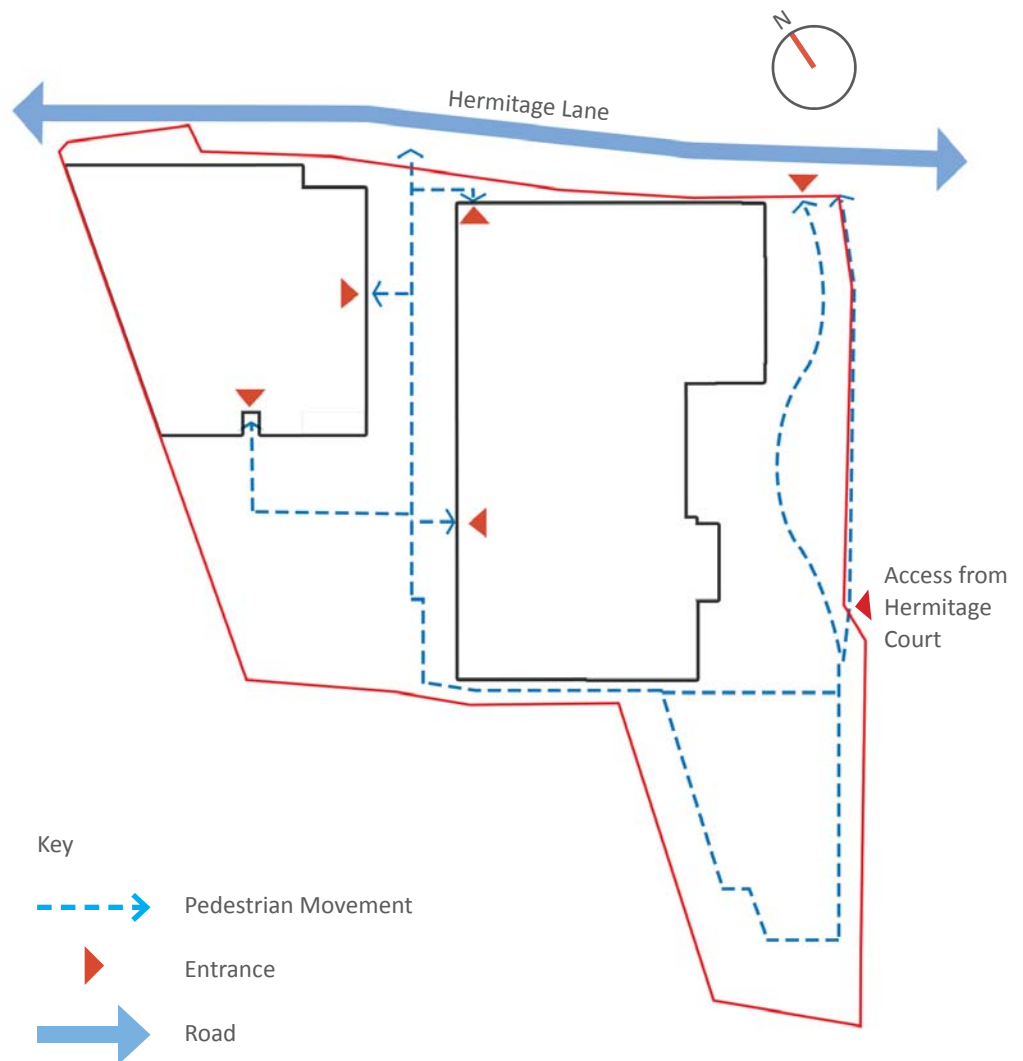


5. Landscape

5.2 Accessibility

The shared surface courtyard and parking court is accessed from the street through a gated opening through the building.

Communal gardens are accessed from the southern end of the Parking Court, via a sloping path, and from the street through a gated entrance. Residents of the Hermitage Court may access the communal gardens through the existing path along the southeast boundary of the site.



5. Landscape

5.3 Children's Play & Amenity

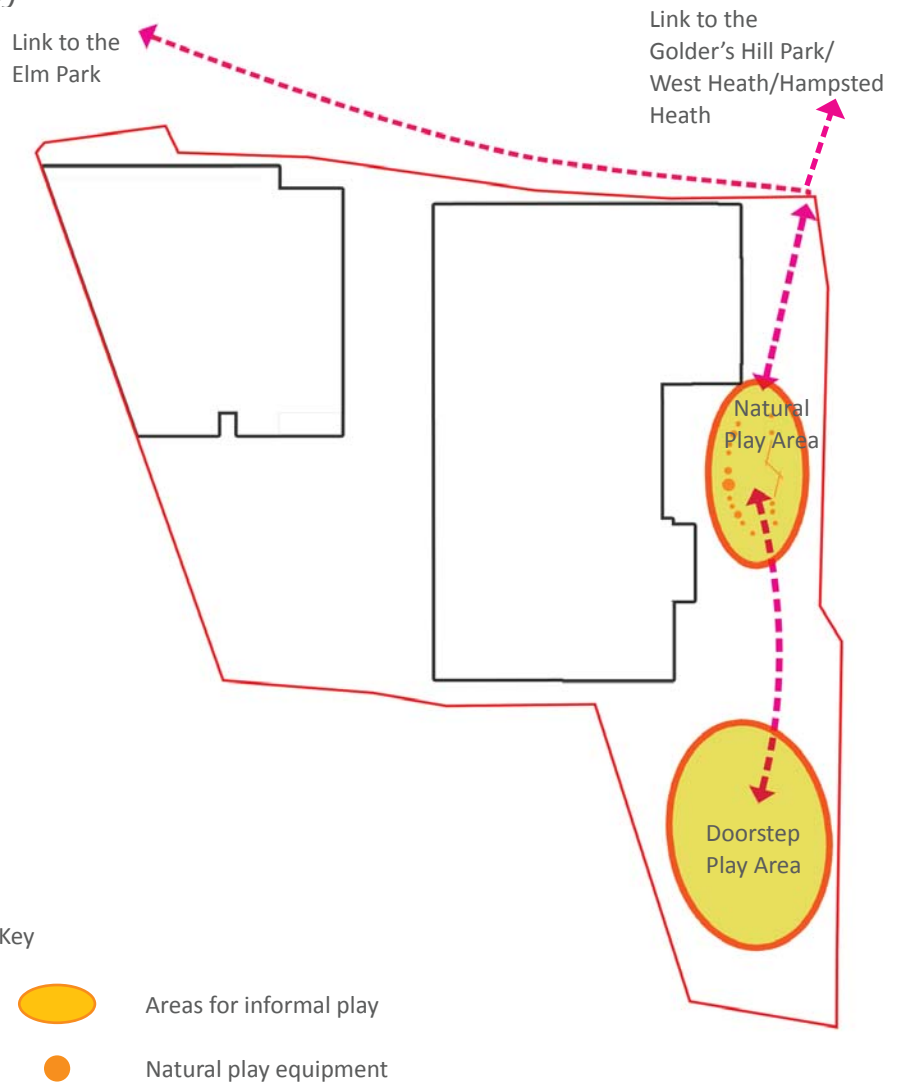
The communal gardens provide over 752sqm of communal outdoor space at ground level (in addition to the private balconies and terraces of individual apartments).

Of this, 238sqm of lawn and playable area is shown, and 393sqm of planting and floral meadow.

The communal garden functions as Doorstep Playable Space (as defined in the GLA's Supplementary Planning Guidance "Providing for children and young people's play and informal recreation"), with area set aside for play exceeding the calculated 202sqm of playable space, required for children's play.

Elm Park is located opposite the site offering additional play opportunities, and the play area at Golder's Hill Park and West Heath is approximately 900m walk.

Each of the two gardens is accessible to people of all age groups and people with impaired mobility. Planting of each garden provides seasonal variety, enclosure, and a lush green character to the gardens, making them attractive areas for everyday use by all residents.



Natural play elements



Doorstep play

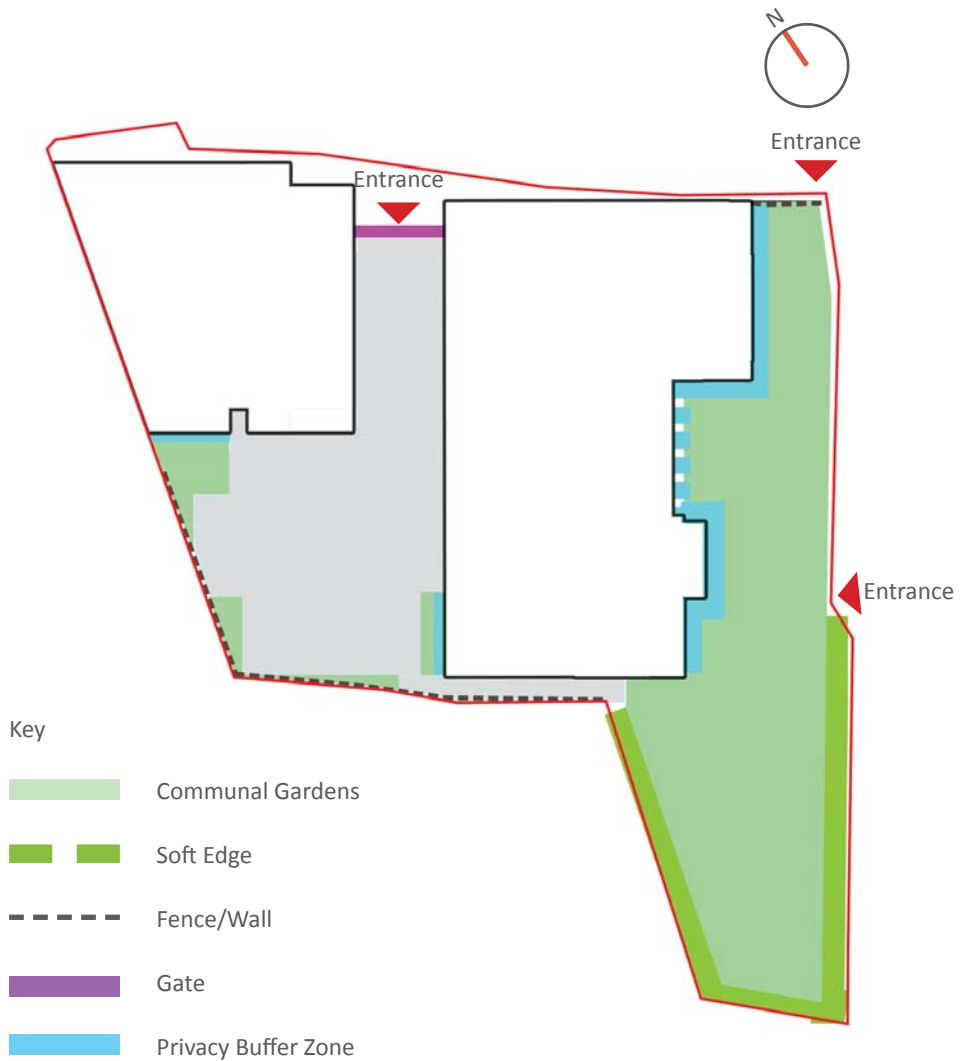
5. Landscape

5.4 Privacy & Security

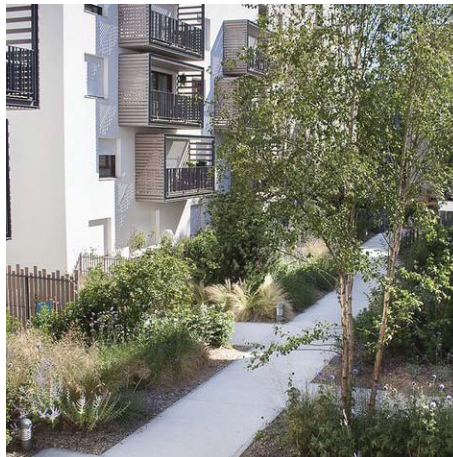
The Court is gated, with fob entry giving access to the two residential lobbies.

Evergreen hedges and protective planting are proposed beside ground floor balcony terraces to provide privacy.

The communal garden will be fenced along Hermitage lane with an entrance at the eastern corner of the garden. Gardens will also be accessed via the existing path along the eastern boundary.



Soft edge



Planting to provide privacy



Fence and hedge

5. Landscape

5.5 Hard Material & Furniture Strategy

Paving materials are selected for their combination of appearance, durability and sustainability credentials.

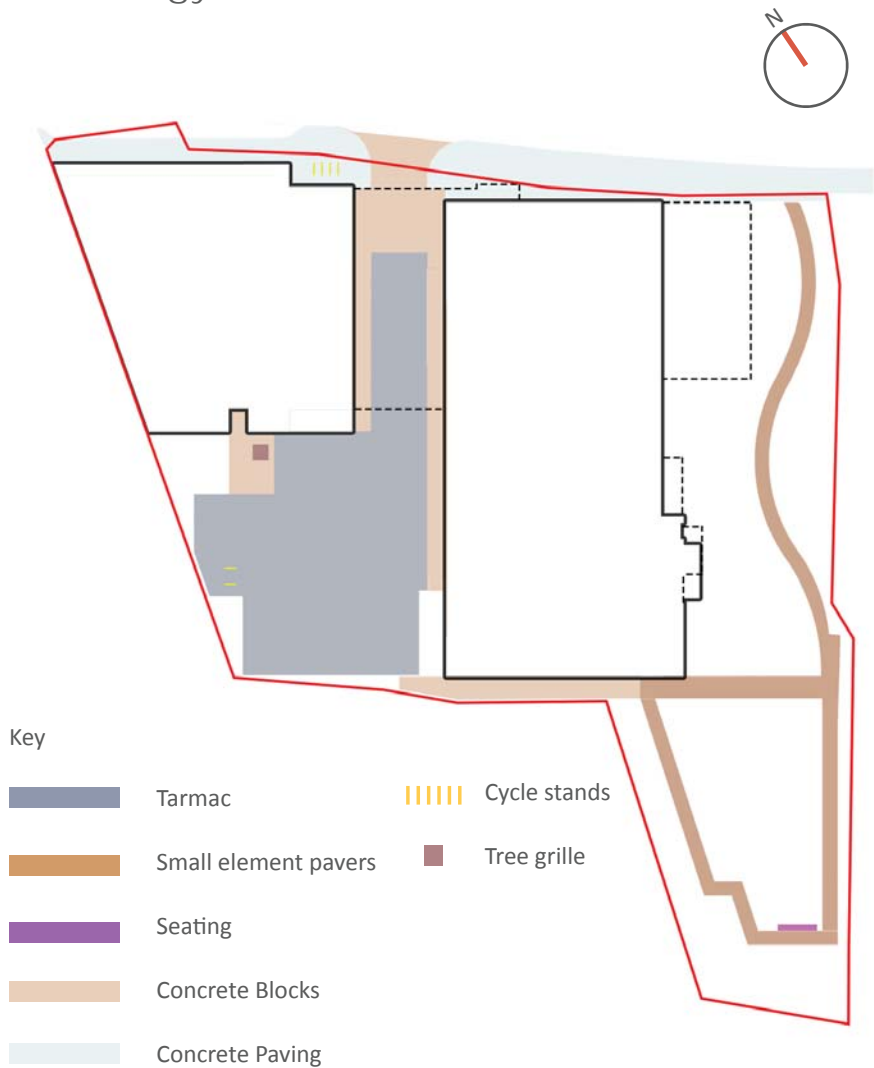
Concrete blocks are proposed at the entrance area as well as along the residential blocks. Tarmac will be used as the main surface material in the shared surface courtyard and accessible parking space.

Within the communal gardens, small element pavers (clay or concrete) are proposed.

The existing footpath along Hermitage Lane, will be repaired as required with concrete flag paving to match existing material.

Timber seating is proposed within the lawn area with back-rests and arm-rests provided for people with impaired mobility.

Visitor bicycle parking stands are provided beside the entrance as well as adjacent to the accessible parking space within the courtyard.



Small element paver path



Contrasting paving slabs



Concrete blocks



Timber seating



Cycle stands

5. Landscape

5.6 Soft Landscape & Ecology Strategy

Detailed planting proposals will be developed using species which are suited to the local microclimate, are generally drought tolerant (to minimise irrigation), and provide benefit to pollinators, other invertebrates and birds.

A hierarchy of biodiversity benefits will be used to finalise species selection:

- Nectar-rich native species
- Nectar-rich non-native species
- Plants with other biodiversity benefits (e.g. food plants for specific invertebrates)

Winter sources of nectar and pollen are known to help bumble bees and other insects which are more likely to awaken from hibernation in London's mild microclimate. Plants will therefore be selected to provide nectar and pollen all year round. These might include winter flowering bulbs (such as snowdrop, narcissus and crocus), and shrubs (such as Sarcococca or Mahonia).

Tree and specimen species (described above) are selected for flowering and fruiting (for wildlife and people).

Species-rich meadow grass will be the principle planting type in the communal gardens, helping to increase biodiversity on site.

Lawn areas will include white clover and black medick seed. These low growing legume species remain greener in drought conditions, and provide attractive flowers in summer (for insects). They also provide nitrogen to feed the lawn's grass, reducing the need for chemical nitrate feeds.



Meadow grass



Lawn

5. Landscape

5.7 Landscape Planting Palette



Prunus avium



Betula utilis var. *jacquemontii*



Amelanchier lamarckii



Acer campestre



Lavandula angustifolia 'Munstead'



Polystichum tsussimense



Hakonechloa macra



Carpinus Betulus

5. Landscape



Sarcococca confusa



Miscanthus sinensis 'Gracillimus'



Photinia x *fraseri* 'Red Robin'



Liriope muscari



Echinacea purpurea



Allium Giganteum



Galanthus nivalis



Allium sphaerocephalon

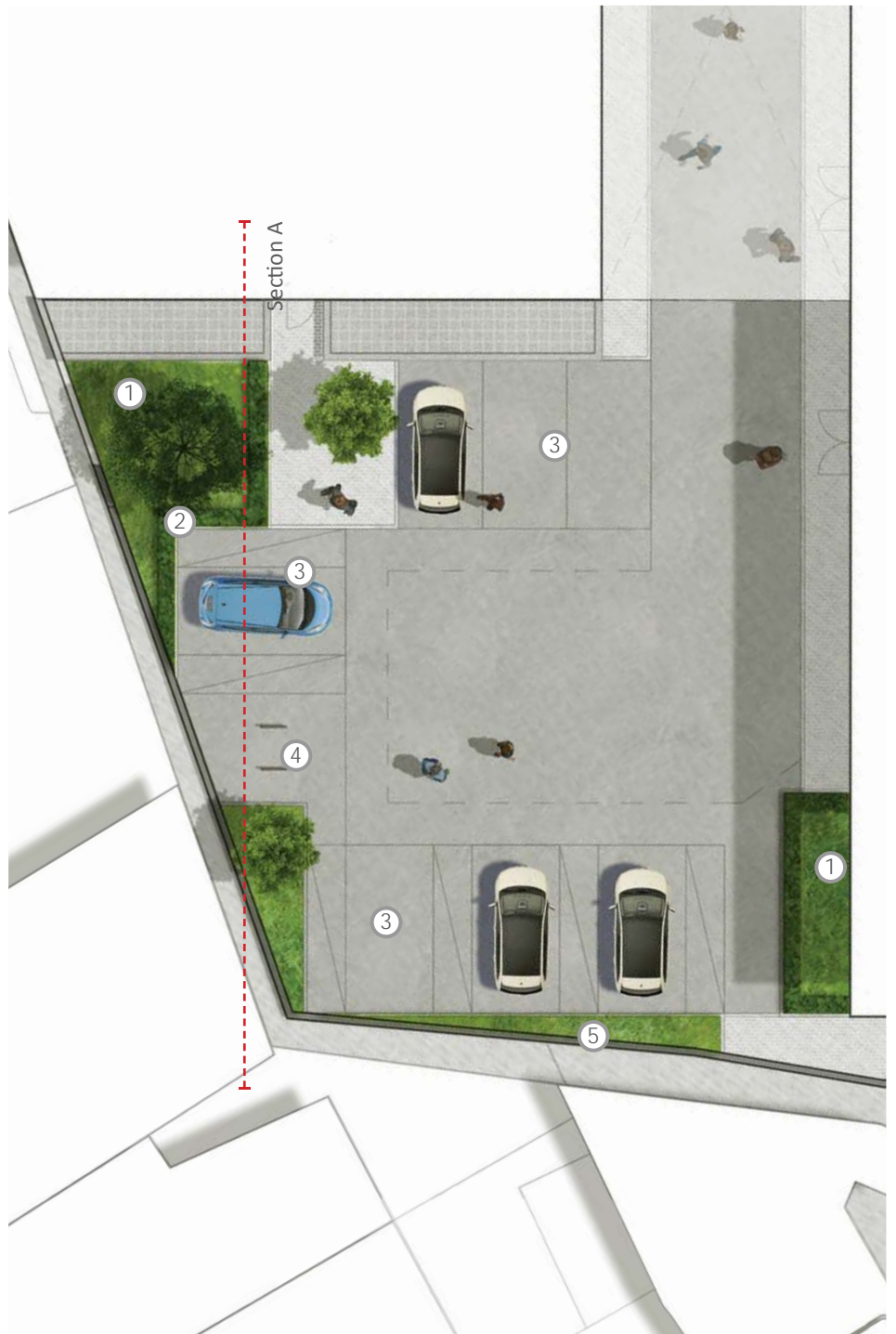
5. Landscape

5.8 Landscape Areas

5.8.1 Area 1 - Shared surface courtyard and parking areas

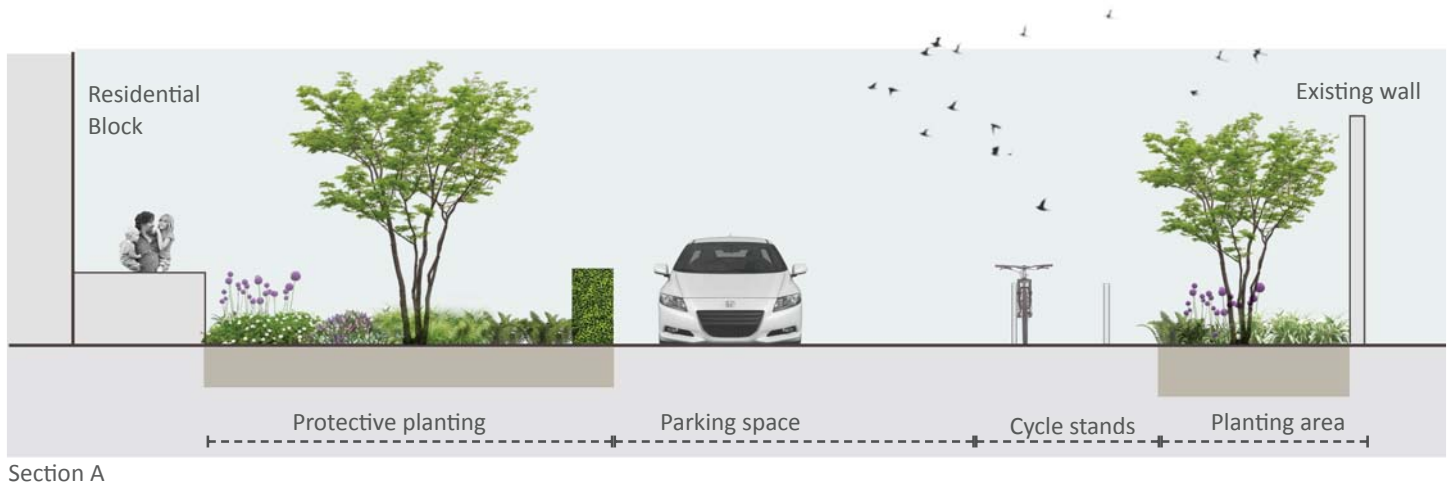
The Parking Court is accessed from the street through a gated opening through the building, and provides parking for up to 4 users with disabilities, and three additional vehicles. Electric vehicle charging points are allowed for, and 2 Sheffield cycle stands are proposed beside the parking bay for visitors.

The combination of specimen trees, evergreen hedge and a range of shrub planting will give a degree of year-round privacy to private terraces and ground floor rooms, while the seasonal planting will provide year-round colour, fragrance and nectar sources through combinations of flower, leaf colour and stem colour.



- ① Privacy buffer planting
- ② Evergreen hedge
- ③ Parking space
- ④ Bike stands
- ⑤ Existing wall

5. Landscape



5. Landscape

5.8 Landscape Areas

5.8.2 Area 2 - Communal garden (north)

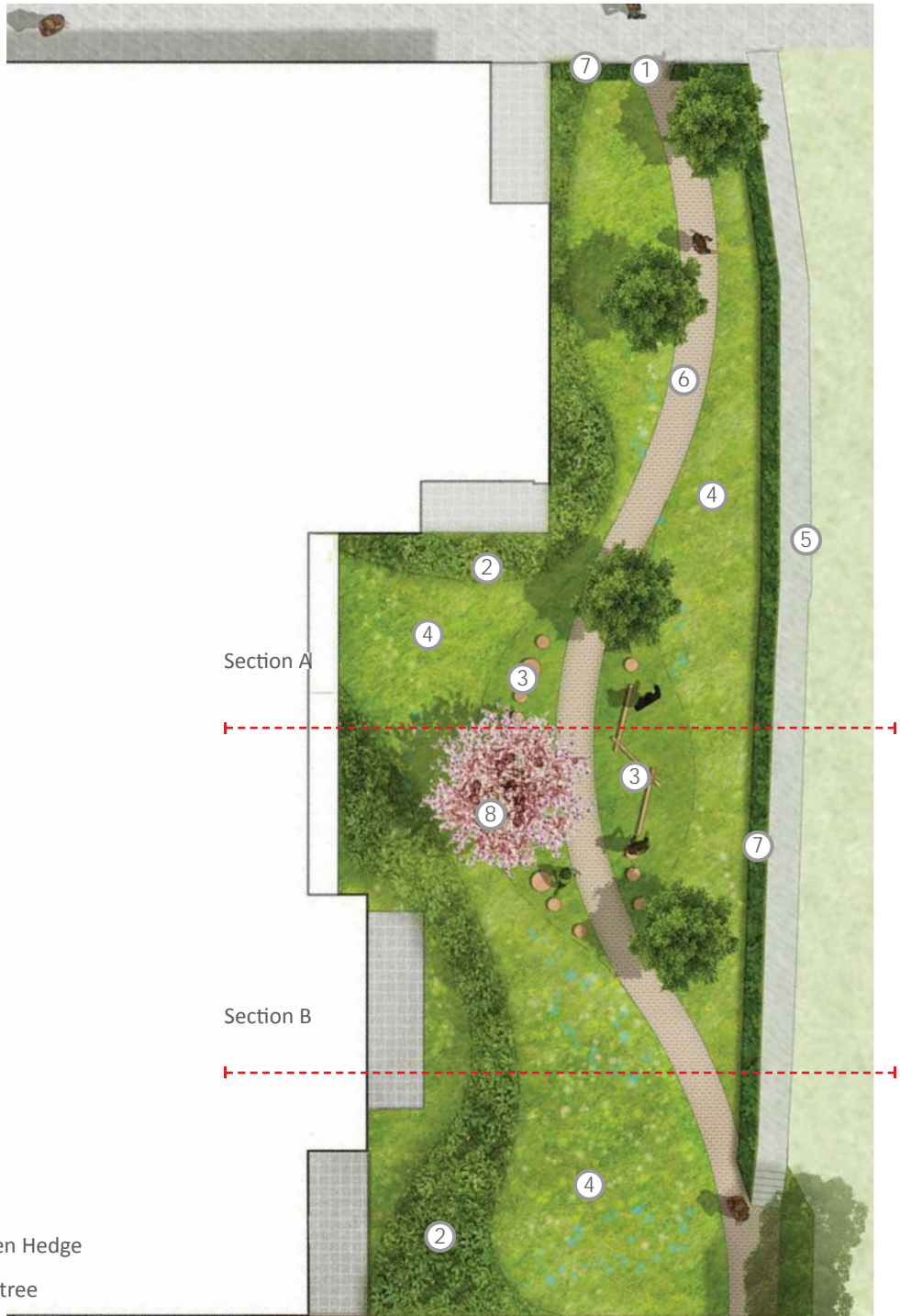


The communal garden is accessible to all residents. The garden incorporates 'Doorstep Playable Space' which is aimed predominantly at pre-school aged children, and 'Natural Play' features will be provided within a species-rich grassland setting.

Species-rich meadow grass will be the principal planting type in this area to increase biodiversity value. The garden is surrounded by evergreen hedge to provide softness and a soft, green enclosure to the garden. A mix of evergreen shrubs and ornamental planting are proposed as protective planting to give a degree of year-round privacy to private terraces and ground floor rooms.

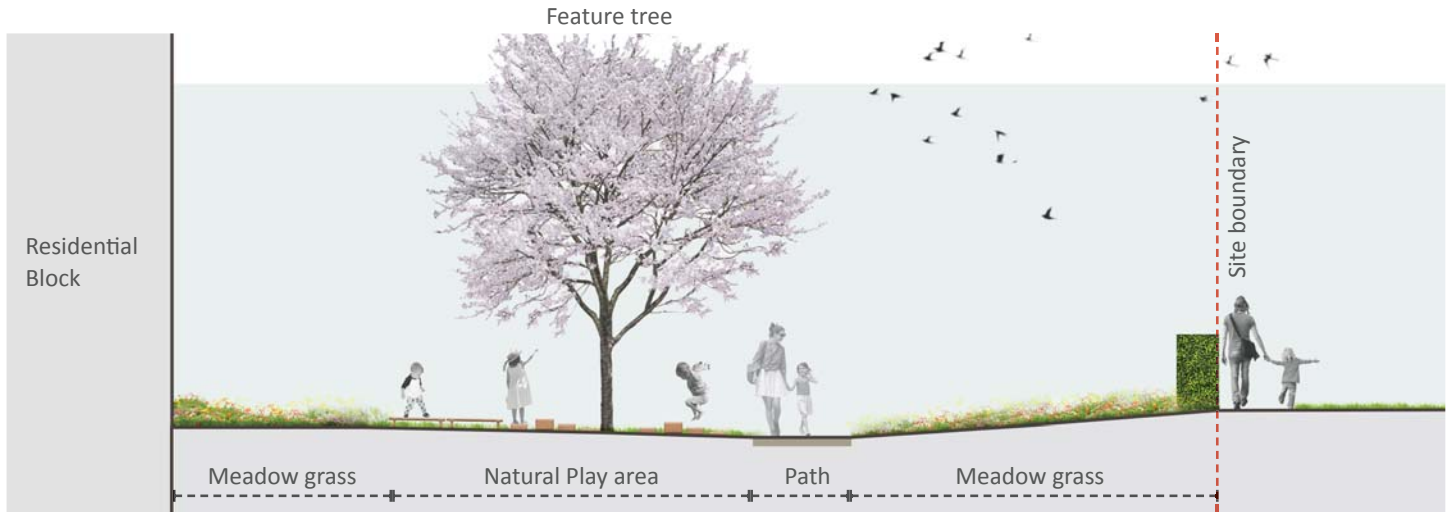
Specimen trees such as snowy mespilus (Amelanchier) and field maple (Acer compestre) are proposed along the northeastern boundary as well as along the path across the garden. A cherry tree (Prunus avium) is proposed as a feature tree in the natural play area to provide shade and attract invertebrates and birds.

Other local-scale ecological measures, such as a bird-bath and nest-boxes are also to be included subject to finding appropriate locations.



- ① Gate
- ② Privacy Buffer Shrub Planting
- ③ Natural Play Area
- ④ Meadow grass
- ⑤ Existing Path
- ⑥ Proposed Path
- ⑦ Evergreen Hedge
- ⑧ Feature tree

5. Landscape



Section A



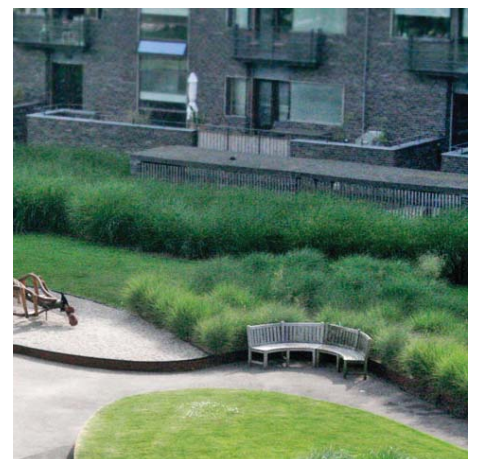
Section B



Meadow grass and lawn



Natural Play



Protective planting

5. Landscape

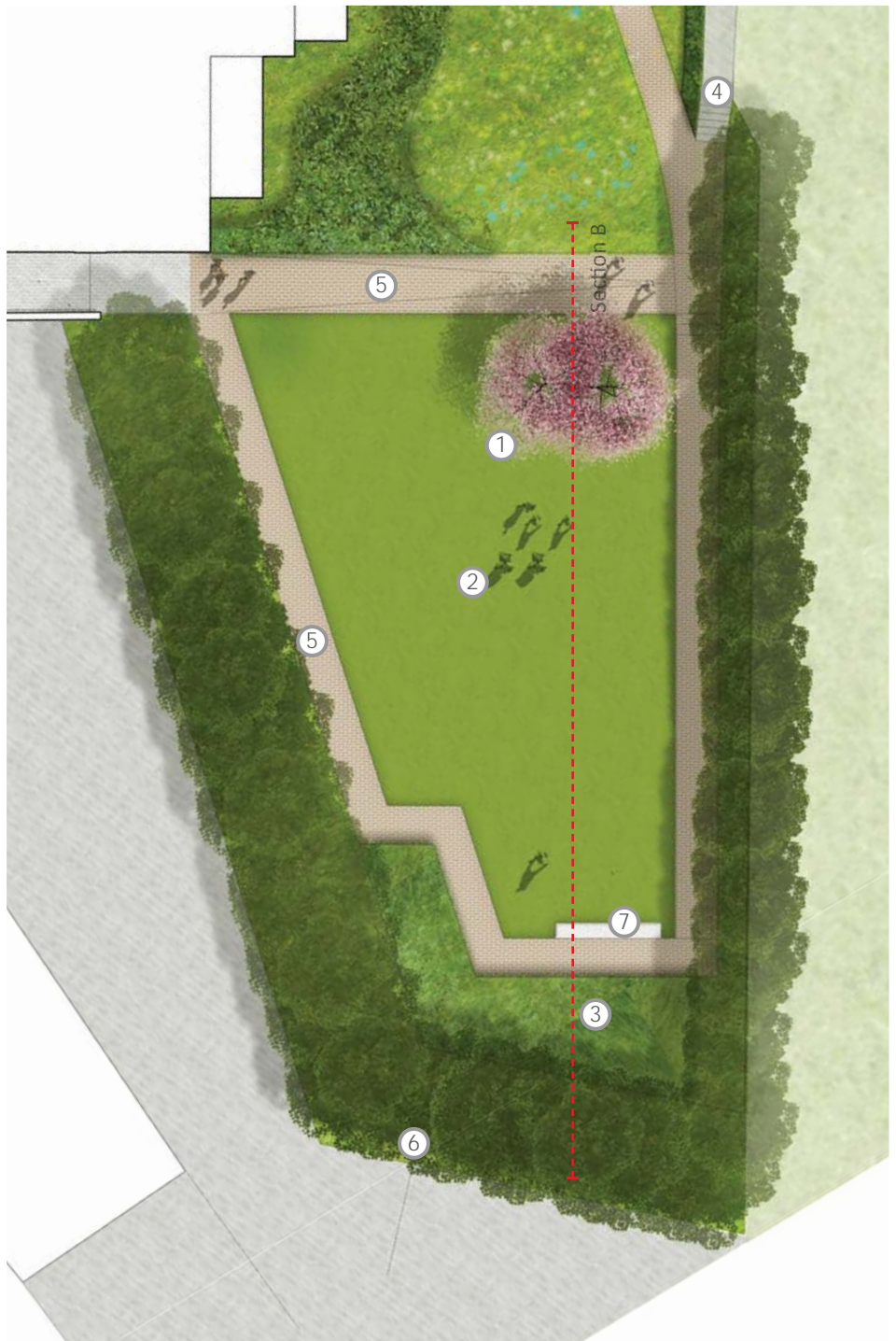
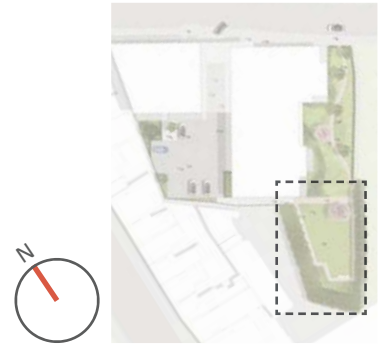
5.8 Landscape Areas

5.8.3 Area 3 - Communal garden (south)

The communal garden is accessed from the southern end of the Parking Court, via a sloping path, and from the street through a gated entrance.

South of the Court's access path, a lawn provides informal play opportunities. Inward-looking seats are backed by the perimeter planting and incorporate arm- and back-rests to meet the needs of people with impaired mobility.

Existing hedges on the site perimeter are retained where feasible, and these are supplemented by fruiting trees to provide shade and encourage invertebrates (especially pollinators), and birds to animate the garden.



- ① Fruit tree
- ② Lawn
- ③ Shrub planting
- ④ Existing Path
- ⑤ Proposed Path
- ⑥ Existing planting
- ⑦ Seating

5. Landscape



Section B



Meadow Grass



Shaded tolerant planting



Doorstep play

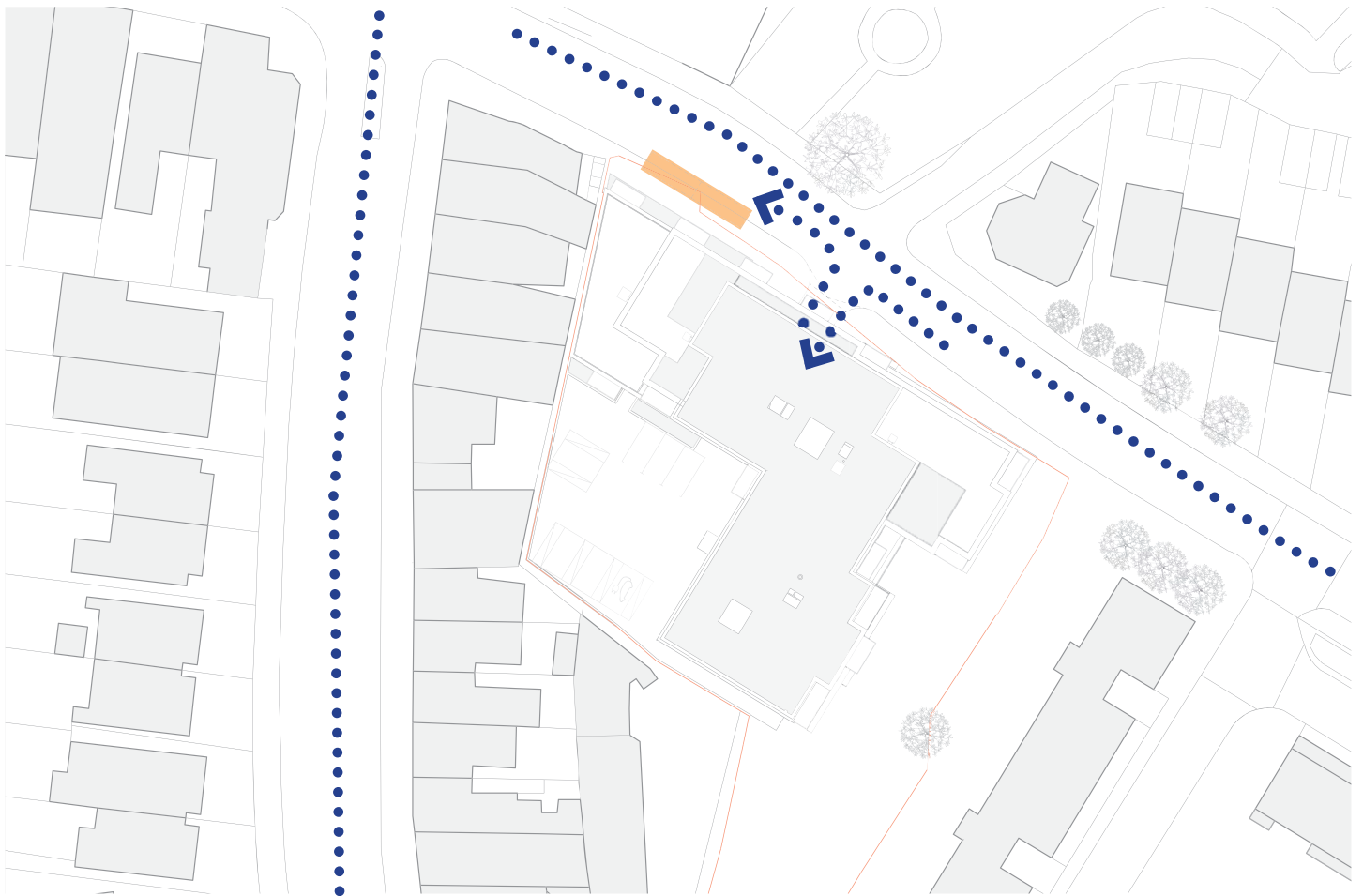
6. Access

6.1 Vehicular Access

The scheme accommodates a 2 car club parking spaces along Hermitage Lane along the northern edge of the scheme.

 Car Club Parking

 Vehicular Access



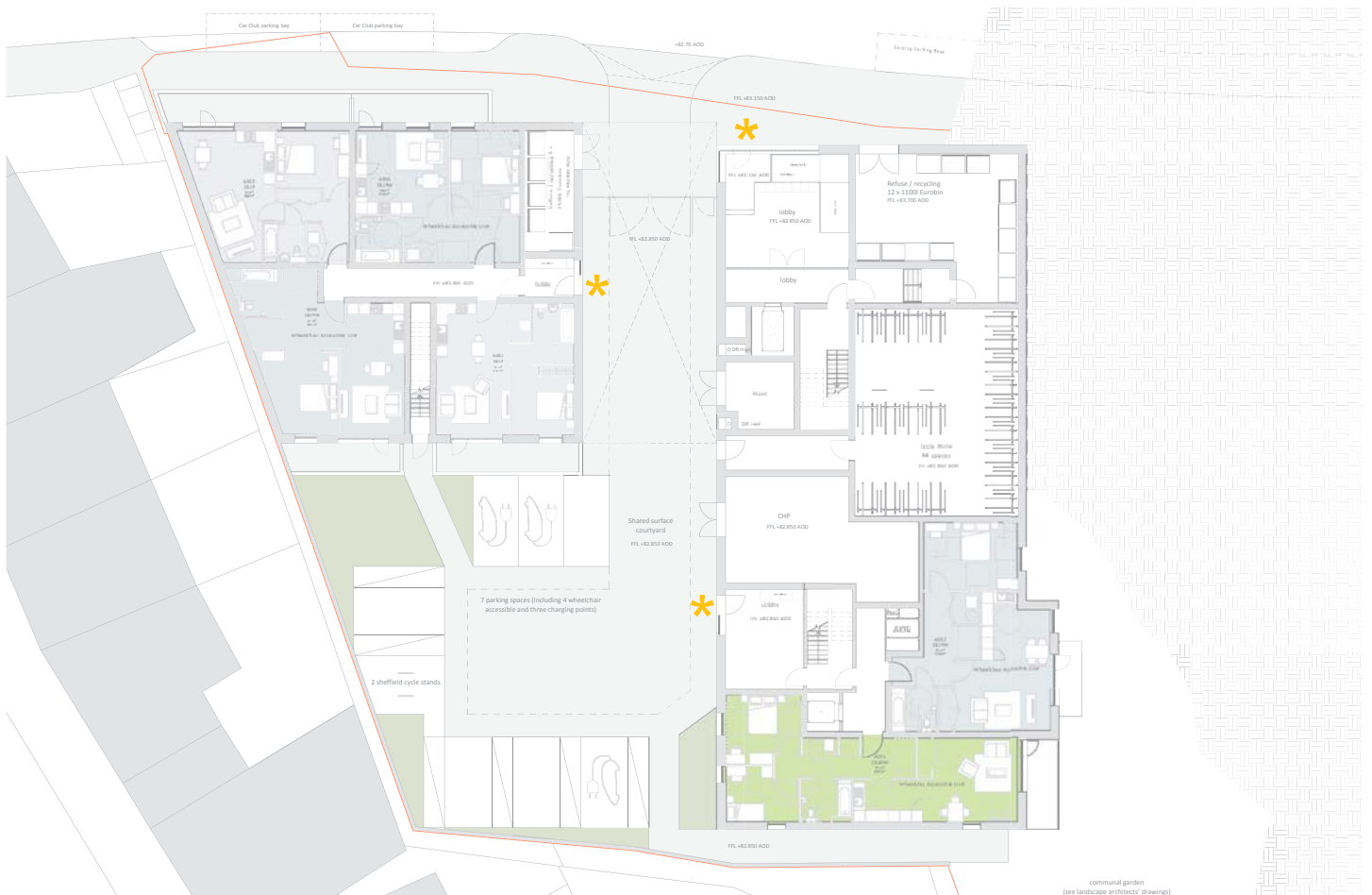
6. Access

6.2 Pedestrian Access

All entrances to the building are to have level thresholds.

Pedestrian access for the residential units is partially via the front gated entrance off Hermitage Lane and also directly from Hermitage Lane. The gated entrance has been designed to be partially transparent in accordance with Secured by Design standards.

* Residential Access




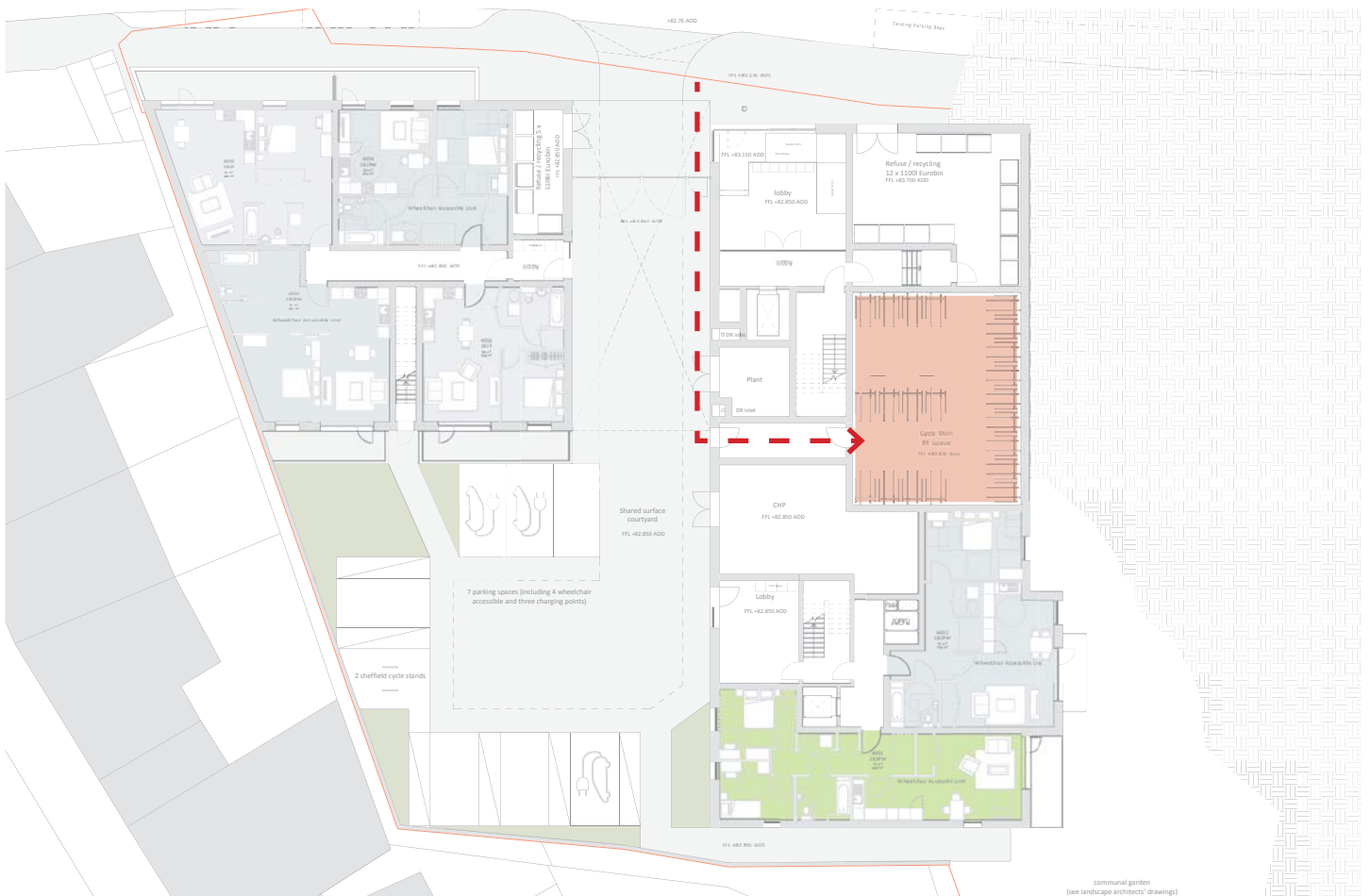
6. Access

6.3 Access for Cyclists

Residents who are cycle users can access the building via the main entrance off Hermitage Lane. The cycle store is located to the right of the private lobby as shown on the drawing below.

The cycle store is to house minimum 88 cycles to meet the Draft London Plan RDG 2017 standards.

-  Cycle Store
-  Access for Cyclists



6. Access

6.4 Access for Deliveries & Refuse

Refuse:

There are two residential bin store areas one is accessed via the gated entrance off Hermitage Lane while the other is located on the main elevation to the right of the entrance lobby for council bin collection and are housed in ventilated enclosures.

Residents can access the bin store off the main entrance lobby at ground floor level or towards the front of the development. The bin store has been sized to allow sufficient bin storage to meet Barnet Council's waste requirements.

 Residential Bin Stores

 Bin Stores Access



7. Accessibility

7.1 Legislation and Guidance

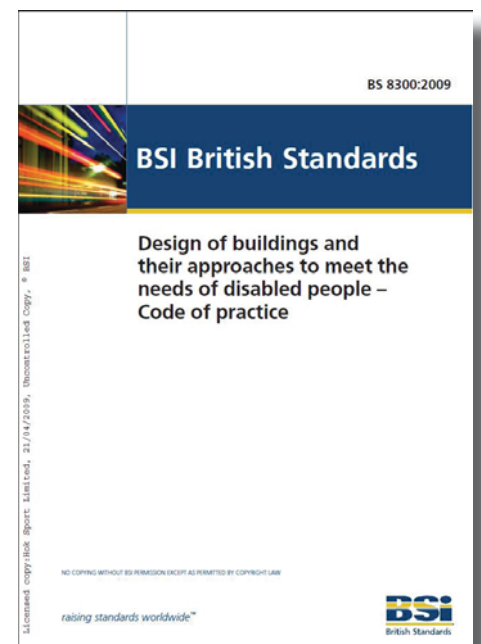
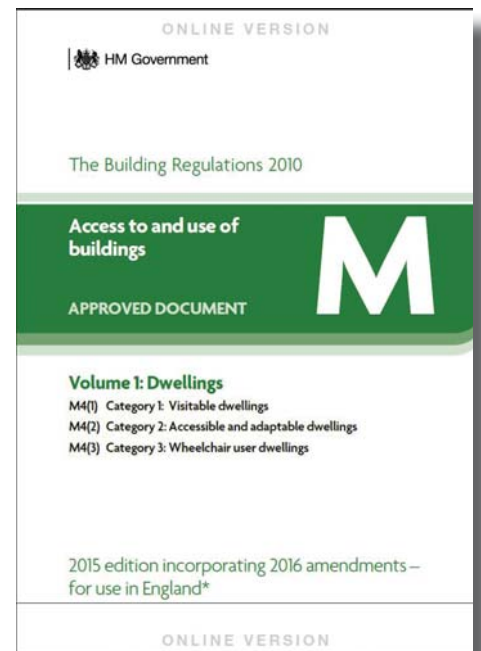
The site has a difficult topography with the level sloping down approximately 1.5 m from East to West.

The levels have been modelled carefully so the maximum gradient does not exceed 1/40. The design of the levels seeks compliance with AD Part M and BS 8300:2009.

Entrances to communal areas and corridors comply with both AD Part M and BS 8300:2009.

All dwellings comply with AD Part M4(2) of the Building Regulations 2015.

Internally, 10% of the affordable units comply with the AD Part M4(3).



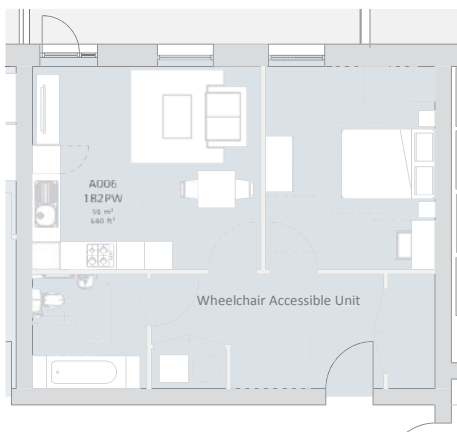
The total number of dwellings proposed is 52.

10% of the total of units (no 6) have been designed to be accessible wheelchair units. With 4 units being provided on the current site and 2 units being cross provisioned on another site.

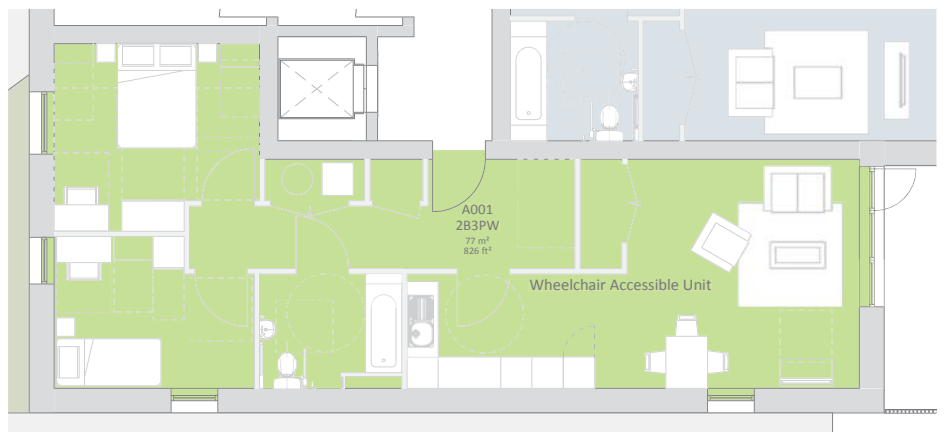
Part M4 Category 3 and BS 8300:2009 have been considered during the design of these dwellings.



Ground Floor Plan



Typical 1B2P Wheelchair Unit



Typical 2B3P Wheelchair Unit

8. Sustainability

8.1 Overall Approach

8.1.1 Sustainability

This sustainability statement has been prepared by Darren Evans Assessments in support of a Planning Application by Hills Partnership Ltd for the demolition at 2-10 Hermitage Lane, Barnet NW2 2HL and the erection of a new residential development. The proposed mixed use development consists of 56 residential dwellings comprising 33 x 1 bed, 15 x 2 bed and 4 x 3 bed units. The proposals have been designed and specified in accordance with London Borough of Barnet's sustainability policies, and will provide a good level of energy efficiency and sustainability for a development of this type and size.

Land and Building Use

The site at 2-10 Hermitage Lane is located in Childs Hill within the London Borough of Barnet. The site does not fall within a Conservation area and does not contain any Listed Buildings. The site is currently occupied by a commercial unit, hard landscaping and car parking facilities along with 6 single storey dwellings: 4 bungalows and 2 flats above the retail unit.

Public Transport

The site is located in the urbanised area of Childs Hill, within the London Borough of Barnet, which has a range of frequent transport links. The nearest bus stop is located just opposite of the site. Golders Green station, served by the Northern Tube line and Cricklewood overground, is within a 10 minute walk from the site. The Transport for London Web PTAL report for the site states that the PTAL Rating of the area is 4.

Reducing Car Usage

Seven car parking spaces are provided on site, four of which are disabled bays. However cycle storage facilities will be provided to encourage cycling rather than

car usage. The cycle storage will be located within the building on the ground floor so that it is secure. Cycle racks will be installed to provide storage for at least 1.5 bicycles per flat .

Impact on Pedestrians and Cyclists

The proposals would improve the visual impact of the site, which is currently occupied by a run down commercial unit with parking facilities to the front of the site and derelict garages towards the back. The proposed building will contribute to improved lighting and security to the immediate streetscape.

Meeting Social and Economic Needs Locally

The proposal includes the mixed use development of 33 x 1 bed, 15 x 4 bed and 4 x 3 bed units. The units will be built to Lifetime Homes standards to ensure that they are adaptable to be accessible to all users.

Water Conservation & Recycling

Internal potable water use will be reduced as much as possible through the specification of low flow fittings, dual flush toilets and smaller baths.

Open Space and Amenity

The proposals include the construction of a shared amenity courtyard to be located within the centre of the development. Additionally, each unit will benefit from the provision of a private balcony or terrace.

Landscape Design

The amenity space for residents has been maximised through the provision of private terraces and external communal space. The communal space will benefit from tree and shrub planting, for which native species will be selected wherever possible.

Material Use

The design team have put a strong focus on sustainability and durability when considering construction profiles and building materials for the development. High Green Guide ratings will be achieved wherever possible. The new residential construction will use a reinforced concrete frame and floor slabs. The possibility of using recycled and secondary aggregates within the concrete foundations and ground slabs will be investigated to reduce the impact of these build elements.

Conclusion

The measures described above, plus any additional measures outlined by the architect in the Design Statement have been incorporated into the Barnet Sustainability Checklist.

8. Sustainability

8.1 Overall Approach

8.1.2 Daylight and Sunlight

EB7 have been appointed to provide Daylight & Sunlight advice to enable the development at 2-10 Hermitage Lane.

The methodology and criteria used for these assessments is provided by the Building Research Establishment's guidance 'Site layout planning for daylight and sunlight: a guide to good practice' (BRE, 2011) and the British Standard document BS8206 Pt2.

EB7 have used topographical survey data, architects drawings, site photographs and Ordnance Survey information to build a 3D computer model of the existing building and its surroundings. Our understanding of the former site is shown within appendix 1. The architect's drawings have been used to build a model of the proposal, drawings of which can also be found in appendix 1.

Where it has not been possible to gain access to the surrounding properties, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise appropriate, the depths of rooms have been assumed at 4.27m (14ft) for residential properties and 6m (20ft) for commercial properties.

Neighbouring Properties

The results of the primary daylight assessment with the proposal in place has shown deviations from the BRE targets.

The proposal is situated in an urban location and as such, deviations from the BRE guidelines are to be anticipated. The site is currently occupied by low level buildings and as such, the neighbouring properties enjoy unusually high daylight levels under the existing condition. Whilst

the VSC results deviate from the BRE targets, the vast majority of windows within the surrounding properties would retain daylight levels in line with those commonly experienced in an urban context.

Where it has not been possible to gain access to the surrounding properties, details of the internal layouts and floor level heights have been assumed from the external appearance of the building, and the locations of windows. Unless known or otherwise appropriate, the depths of rooms have been assumed at 4.27m (14ft) for residential properties and 6m (20ft) for commercial properties.

Internal - Daylight

There are three detailed methods for calculating daylight, the Vertical Sky Component (VSC), the No-Sky Line Contour (NSC) and the Average Daylight Factor (ADF). For sunlight the Annual Probable Sunlight Hours (APSH) method is detailed.

Internal - Sunlight

The BRE guidelines state that sunlight is most appreciated within living areas and so all windows serving living rooms within 90 degrees of due south have been assessed for Annual Probable Sunlight Hours (APSH).

Conclusions

Overall the development of a former low-rise site in an urban context will result in some deviations from the BRE guideline targets. Retained amenity levels are however in line with those commonly experienced within an urban context. As such, the effects of the scheme are acceptable and in line with the overall intentions of the BRE guidelines.

ColladoCollinsArchitects