

Dollis Mews, Mill Hill

Design & Access Statement

June 2017



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1. Introduction

1.1 Purpose of the document

This Design and Access Statement has been prepared on behalf of PGMI (Finchley) Ltd. in order to describe the design for the proposed development of their land to the rear of Dollis Road, Holder Hill Circus, Mill Hill London NW7 1LB.

For the purposes of this application the site will be referred to as Dollis Mews.

The design has been informed by both a previous Planning Application as well as Pre-Application consultation with London Borough of Brent and local residents and interest groups.

This Design and Access Statement should be read in conjunction with the other Planning documents and drawings submitted as part of this application.

This planning application is a detailed application for all components of the scheme.

1.2 Description of the development

The proposal seeks to demolish most of the existing buildings with the exception of No 143 Dollis Road where the building is to be extended and substantially remodelled.

The scheme seeks to retain and extend the existing retail unit (Fired Treasures) at No 141 Dollis Road, add an office space at First floor with the balance of the site proposed to be comprehensively redeveloped as a residential scheme.

The frontage of the site forms part of the retail parade along Holder's Hill Circus and lies within 400 metres of Mill Hill East Station. The balance of the site, which lies between the rear of Holder's Hill Circus and the back gardens to Abercorn Close and Mallow Mead, has historically been used as light industrial and office space much of which derelict or empty.

The objective is to provide a new comprehensive development which improves the existing streetscape as well as the visually untidy appearance of the land to the rear.

The proposal provides for:

- c. 120 sq metres of retail space
- c.43 sq metres of office space
- 8 Mews Houses
- 18 Apartments with associated bin stores and cycle provision

2. Assessment

2.1 Physical Context

2.1.1 Site Analysis

The site is located in Mill Hill East, which lies North West of Finchley within the borough of Barnet. Mill Hill East is a mainly residential area with good transport links to the city centre. There is a good mix of detached, semi-detached and terraced housing.

The site is very close to Mill Hill East station on the Northern Line and directly along the 240 and 382 bus routes. There is a good link to the station via Bittacy Hill which also contains a number of larger retail units closer to the station. The site's primary access is from Holders Hill Circus with a secondary right of access onto Abercorn Road.

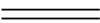



The current site fronts onto Dollis Road comprising an existing retail unit at ground floor level with residential above.

Directly adjacent to the site, along Holders Hill Circus, are a number of small ground floor retail units with two levels of flats above contained within a steeply pitched roof.

The surrounding area has a large amount of sporting facilities including various golf courses and the Allianz Park rugby stadium with associated infrastructure. Sunny Hill Park, Dollis Valley Greenwalk and Bittacy Hill Park provide rich outdoor amenity space.

The site area is 0.3 ha urban and suburban characteristics. The site frontage is predominantly dense development with terraced houses, mansion blocks and a mix of different uses; two to four storeys high, however, once entered the development, the site formulates suburban typology with detached and semi-detached houses of small building footprints, no higher than

two to three storeys. The site follows PTAL 2 regulations. London Planning guidance states that for urban location the guidelines density should be between 200-450hr/ha or 70-170u/ha. Suggested density range for suburban location is 150-250hr/ha or 50-95u/ha.

	Railway Line
	Underground Station
	Main Vehicular Road
	Distance from station

2. Assessment



2. Assessment

2.1 Physical Context

2.1.2 Aerial Views

The aerial views on these pages show the site outlined in red.



Bird's eye view looking west



Bird's eye view looking south



2. Assessment

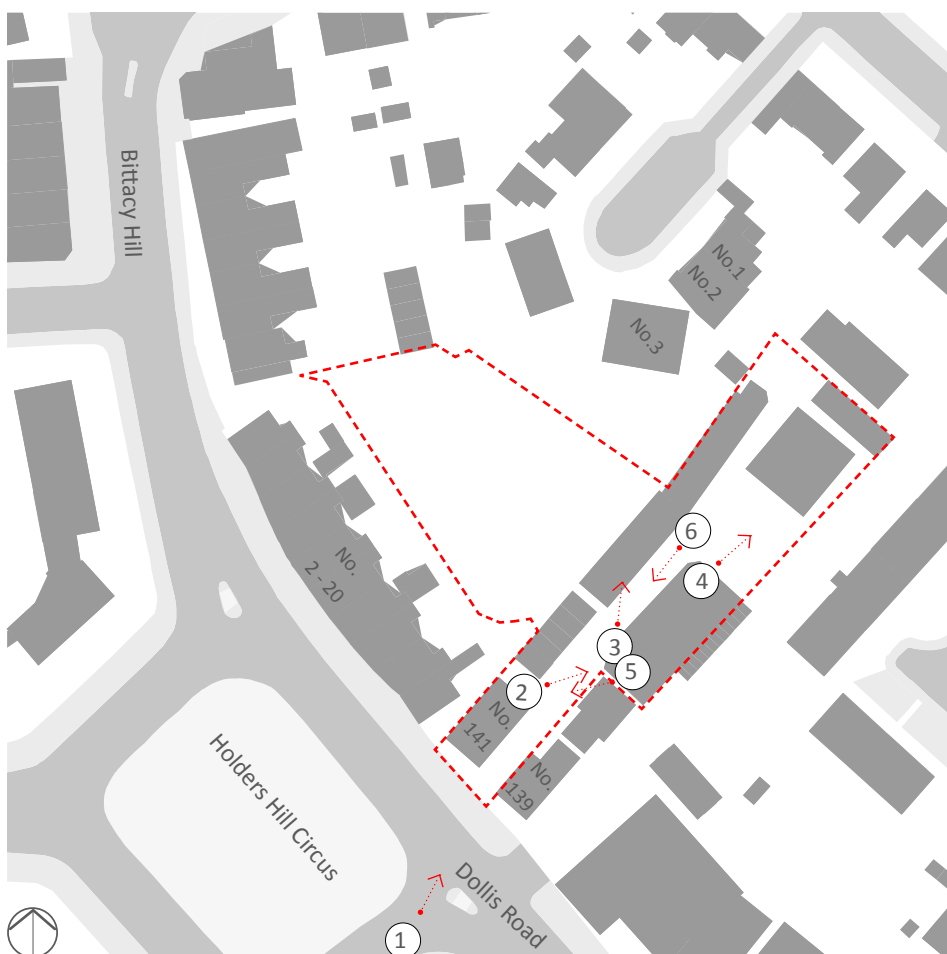
2.1 Physical Context

2.1.3 Existing Site Buildings

The existing building is a three storey building with two residential units above a ground floor retail unit. The residential units are accessed via an external deck to the rear of the building. They currently have no external amenity space.

The existing building is a mix of render, red brick and brick painted white. Unlike the other buildings in its context this building has a flat roof.

Behind the site lie a series of light industrial, office and residential buildings. The residential buildings directly behind number 139 Dollis Road have no parking provision. Between the existing building (141 Dollis Hill Road) and the neighbouring 139 Dollis Road lies a road which serves as vehicle access to these other buildings.



View 1

No.
141

No.
139



View 2



View 3



View 4



View 5



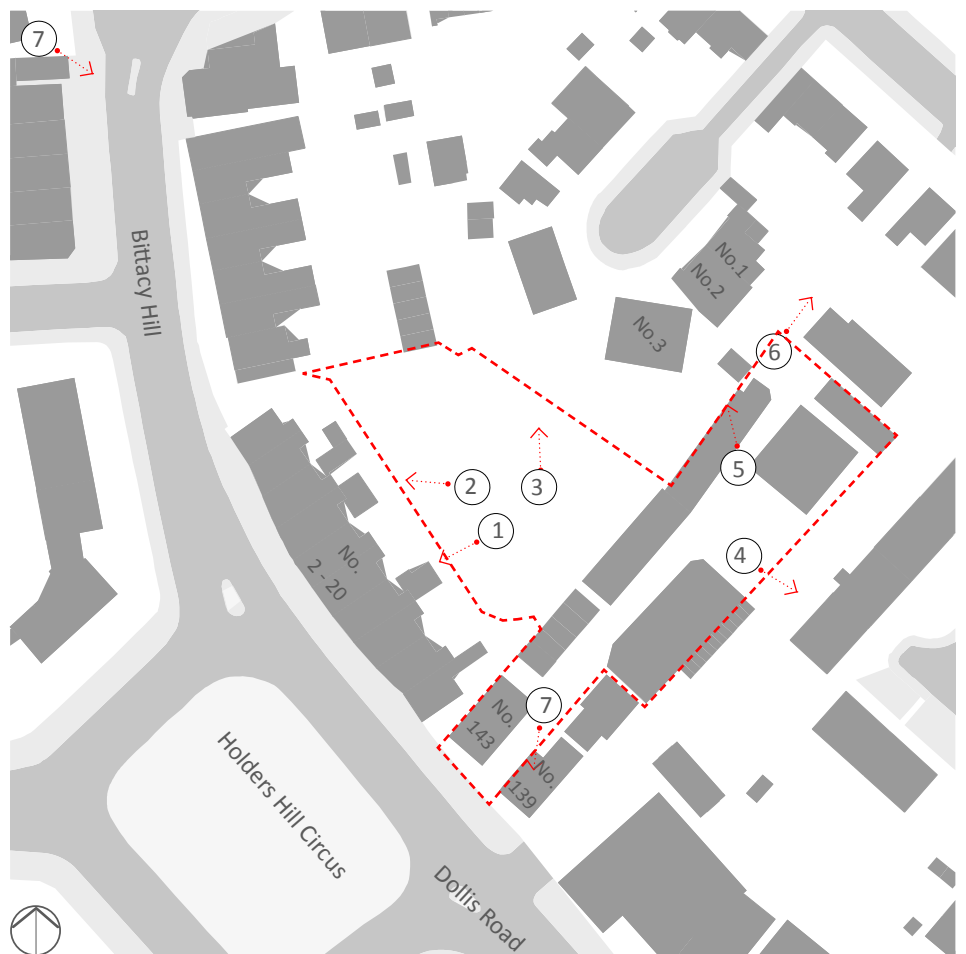
View 6

2. Assessment

2.1 Physical Context

2.1.4 Immediate Context

Due to the nature of the site and its proximity to neighbouring residential properties and their amenity, we have analysed the properties in the immediate context which in turn will inform the design, layout and fenestration of the proposal.



View 1



View 2



View 3



View 6



View 4



View 5



View 7

2. Assessment

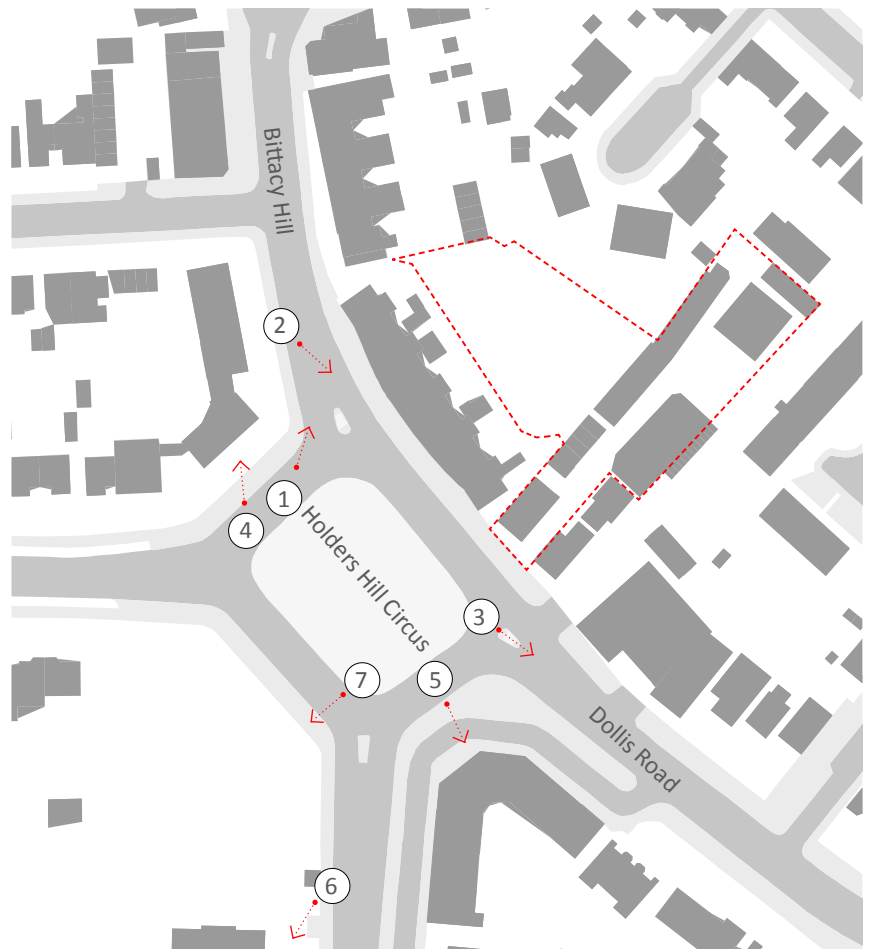
2.1 Physical Context

2.1.5 Wider Context

The wider context of the site forms part of the site analysis in so far as this will help to inform the material and built form of both existing and proposed.

The predominant building typology is 2-3 storeys in height with additional accommodation set within pitched roofs.

Red and yellow (London Stock) type brickwork forms the prevailing material of choice within the wider context.



View 1



View 2



View 3



View 4



View 5



View 6



View 7

2. Assessment

2.2 Planning Context

2.2.1 Planning Policy Context

The London Plan (As Altered) 2015

The London Plan identifies that Barnet need to deliver a minimum of 2,349 dwellings per annum over the next ten years.

It is a key objective of the London Plan to maximise the proportion of development taking place on previously developed land.

Barnet's Local Plan (Core Strategy) Development Plan Document (2012)

1. Vision is to ensure efficient use of land to promote mixed use development of previously developed land in the major growth areas and larger town centres
2. Policy CS NPPF – Supports the presumption in favour of sustainable development
3. Policy CS1 – Concentrate and consolidate housing and economic growth in well located areas that provide opportunities for development
4. Policy CS3 – Expect to deliver 28,000 new homes in the lifetime of the Core Strategy (by 2026). Significant portion of this growth is identified for the Mill Hill East Development Area, the site lies to the immediate south east of the Mill Hill East Development Area.

Policy CS4: Providing quality homes and housing choice in Barnet states that LPA will require 40% affordable housing on sites capable of accommodating 10 or more dwellings.

Policy CS5: Protecting and enhancing Barnet's character to create high quality places states that the LPA will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design. Developments should:

- address the principles, aims and objectives set out in the following national design guidance: By Design, Secured by Design, Safer Places, Inclusive Design, Lifetime Homes and Building for Life:
- be safe, attractive and fully accessible
- provide vibrant, attractive and accessible public spaces
- respect and enhance the distinctive natural landscapes of Barnet
- protect and enhance the gardens of residential properties
- protect important local views from places within Barnet (as set out in Map 8)
- enhance the borough's high quality suburbs and historic areas through the provision of buildings of the highest quality that are sustainable and adaptable.

Development Management Policies Development Plan Document (DMP) (2012)

Policy DM01: Protecting Barnet's character and amenity details criteria for the assessment, which include that:

- A. All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.
- B. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- C. Development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls.

Policy DM02: Development standards lists the suite of national and London wide standards that development will be expected to demonstrate compliance with.

Policy DM17 states that residential development may be acceptable:

- I. with limited or no parking outside a Controlled Parking Zone (CPZ) but only where it can be demonstrated through a survey that there is sufficient on street parking capacity.
- II. with limited or no parking within a CPZ, where it can be demonstrated that there is insufficient capacity on street the applicant will be required to enter into a legal agreement to restrict future occupiers from obtaining on street parking permits.

2.2.2 Planning History

Characterization Study of London Borough of Barnet 2010

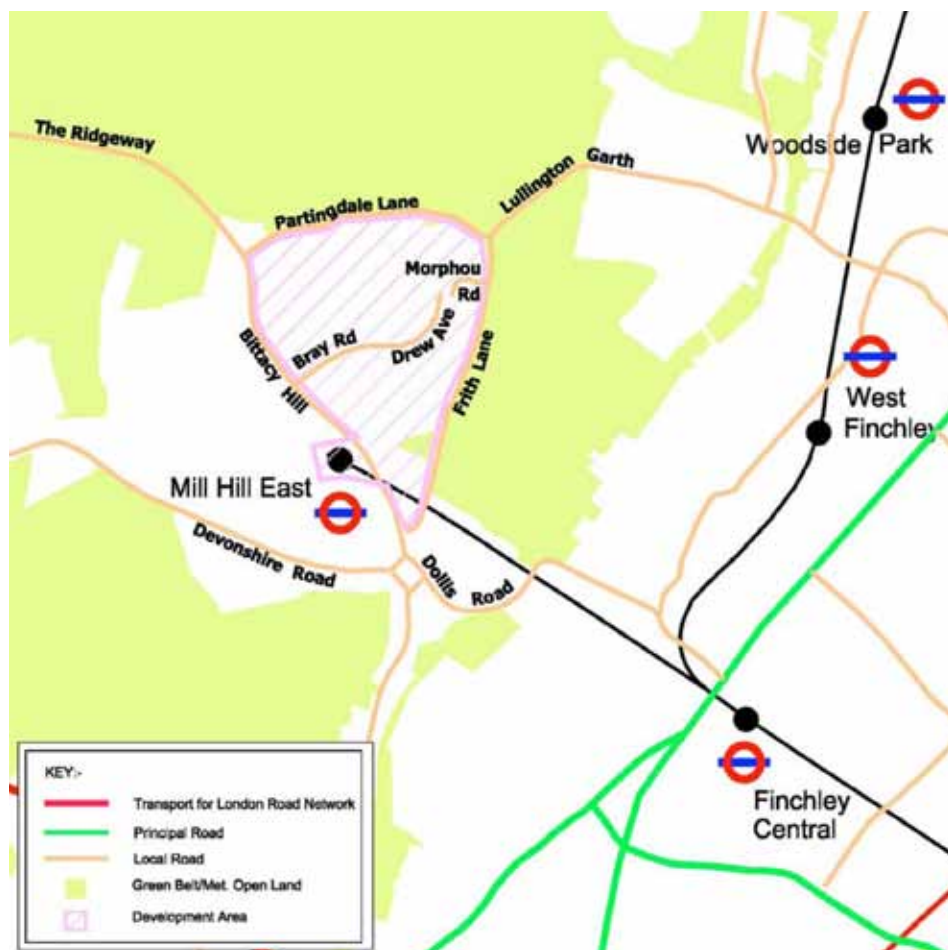
The Characterization Study (September 2010) provides a detailed assessment and understanding of the characteristics of Barnet's built environment. It identifies the different architectural typologies and character areas in the borough and the pressures they face.

The 'suburbs' cover a large proportion of the built environment in the borough, including the subject site.

Planning Application H/02563/11

Immediately adjacent to our site to the rear of No. 139 Dollis Road a new three storey building to create 3no residential flats has recently been built.

Approval was granted without any on-site parking provision for the new residential units.



Barnet's Local Plan (Core Strategy) - Map 3: Mill Hill East Development Area

2. Assessment

2.2 Planning Context

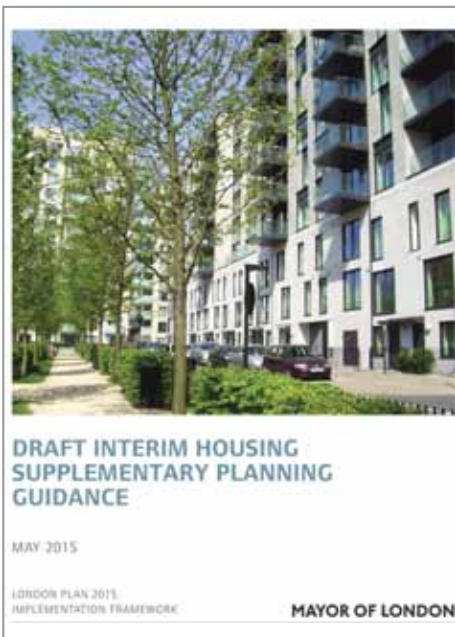
2.2.3 Design Guidance

The redevelopment of the site is proposed in the context of national, regional and local housing, design and urban regeneration objectives as set out in the National Planning Policy Framework (NPPF) (March 2012), The London Plan-FALP (March 2015) and Barnet SP Guidance 2013.

It is worth noting that there have been minor alterations to the London Plan in March 2016 (relating to Housing Standards) and also a new Mayor's Housing SPG (March 2016) which contains the most up to date guidance.



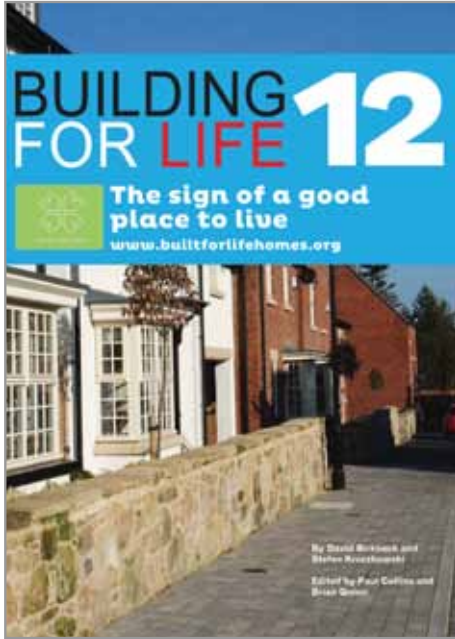
The London Plan (FALP). 2015



London Housing SPG . May 2015



Barnet SP Guidance. April 2013



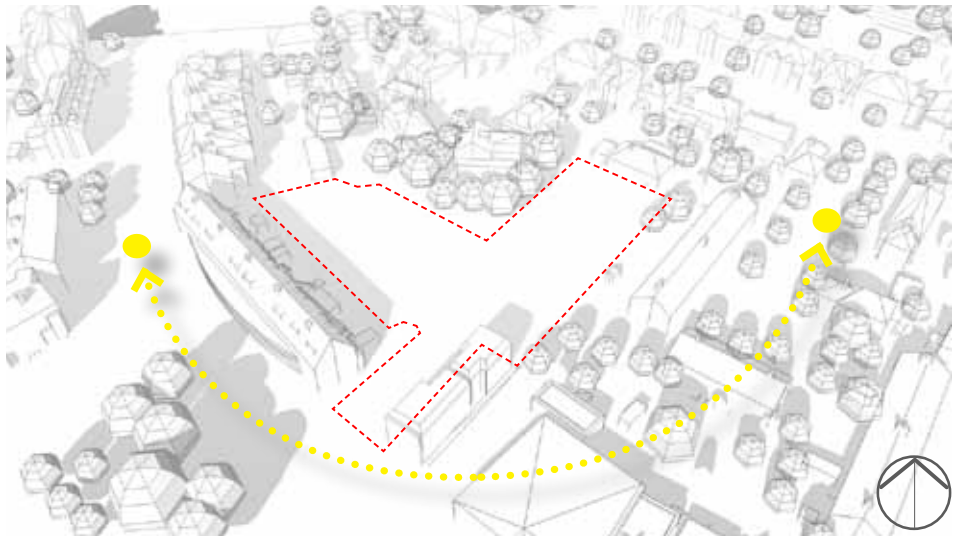
3. Evaluation

3.1 Constraints

Daylight & Sunlight

Due to the relatively low rise nature of the buildings in context the site benefits from plenty of sunlight from the south east. Sunlight from the south west is partly restricted by the buildings along Holders Hill Circus.

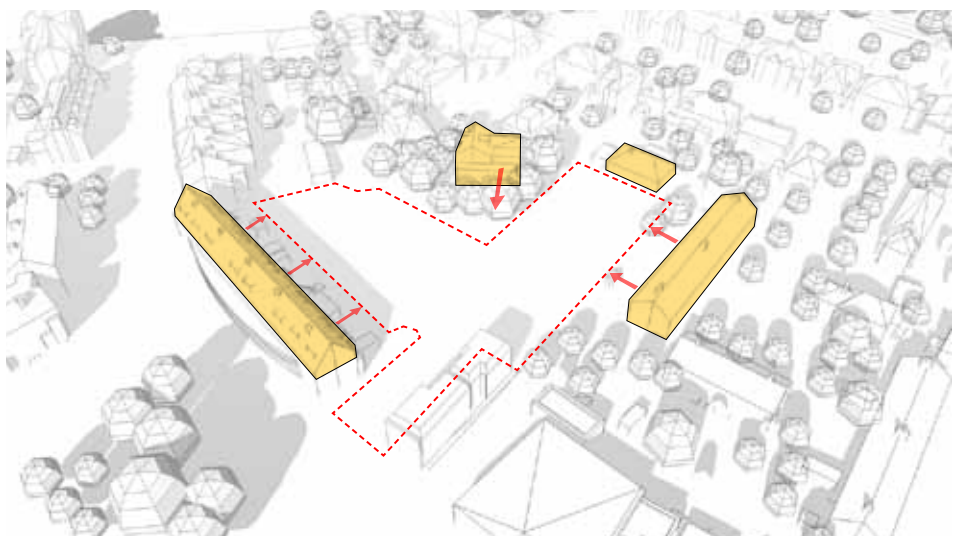
A sensitive approach will be required so as not to compromise daylight and sunlight to the properties immediately adjacent to the site.



Neighbouring Properties

The adjacent properties to the north and east of the site have gardens that back onto the site boundaries which will need to be taken into consideration when developing the scheme layout.

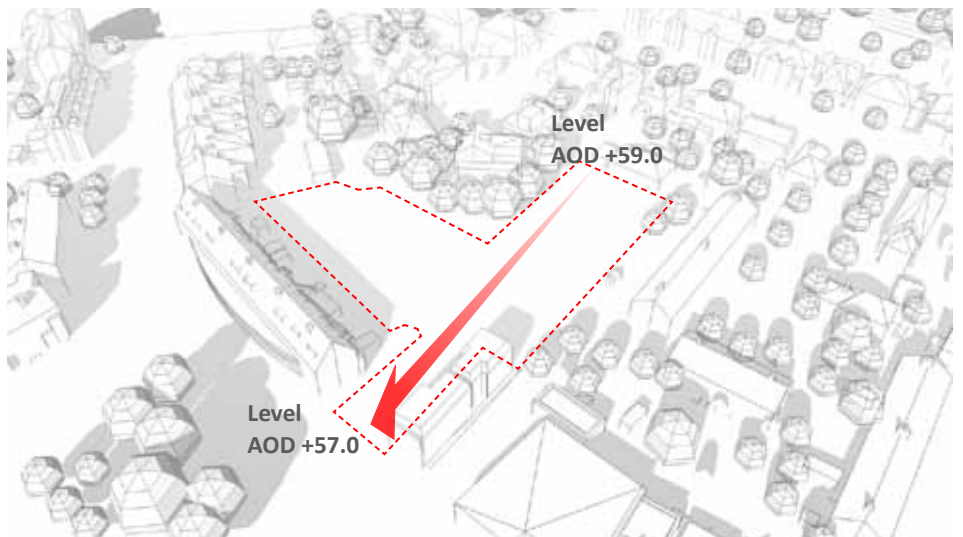
The duplex flats at First and Second floor level above the Holders Hill Circus retail units are dual aspect with their primary aspect facing south.



Site Footprint

The site is an irregular shape measuring approximately 0.3 hectares.

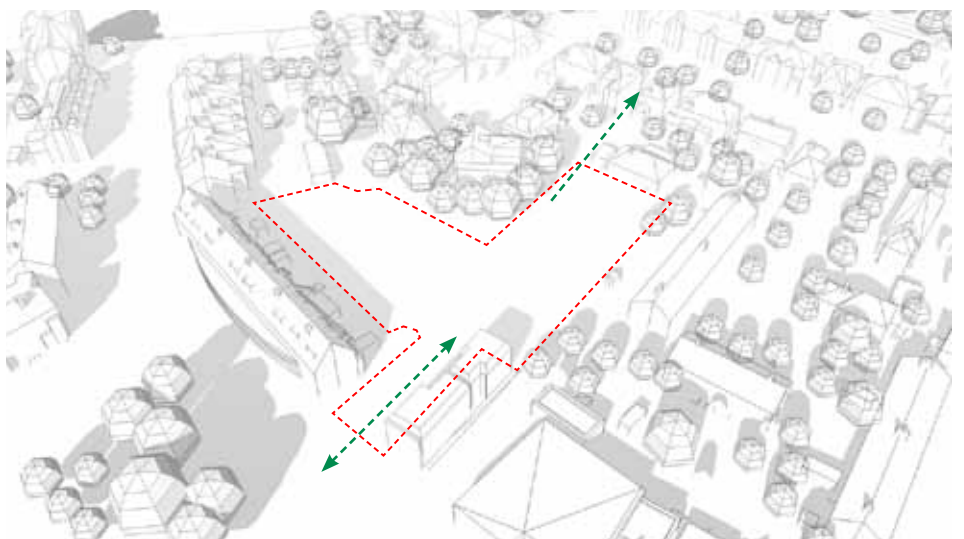
There is a gradual slope across the site from Abercorn Road down to Dollis Road.



Vehicular Access

The site is currently accessed off Holders Hill Circus and it is proposed to retain this as the primary vehicular entry & exit point.

Between the northern end of the site and Abercorn Road there is a small road. It is proposed to be a lightly trafficked two way access point from the site for private cars only.

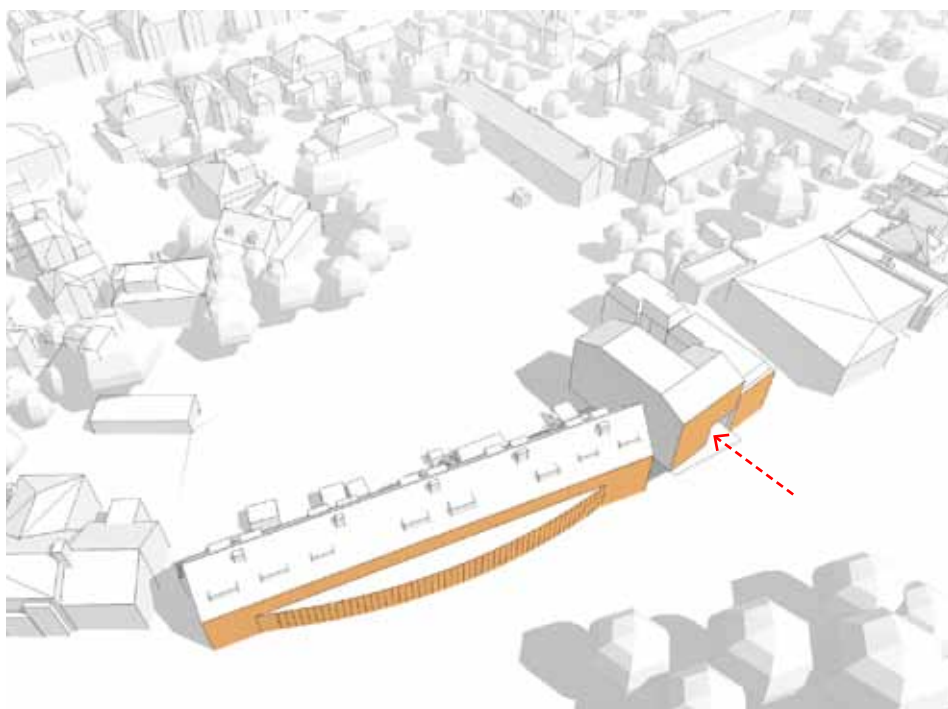


3. Evaluation

3.2 Opportunities

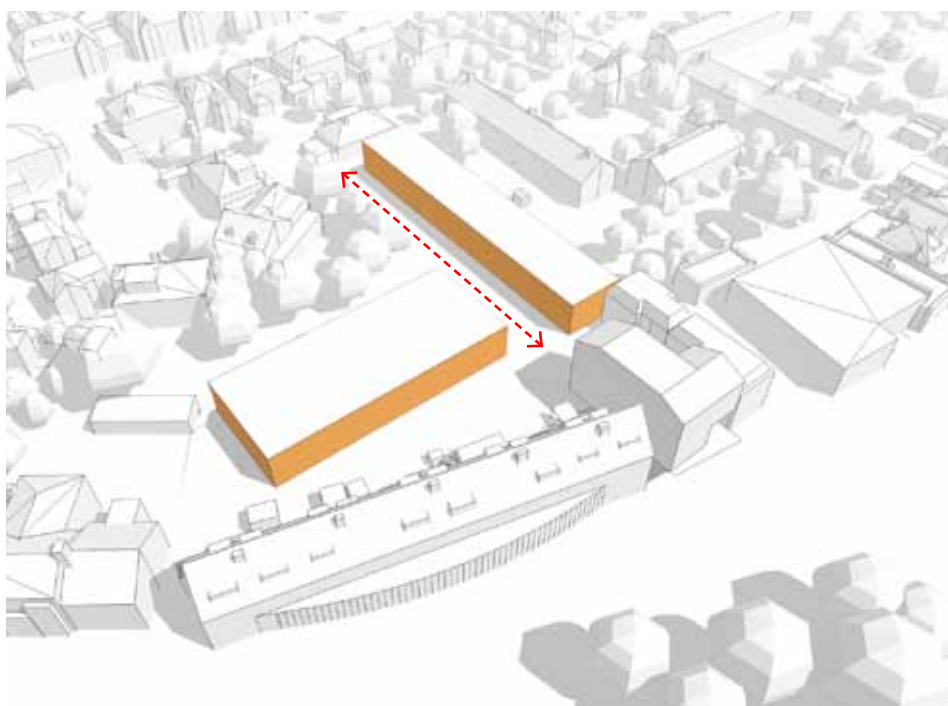
New Entrance to Site

The existing building at the site entrance is not suited to being a gateway feature to a new development. There is potential to develop this building to improve the streetscape as well as offer new office space accessed from ground floor.



Primary Axis

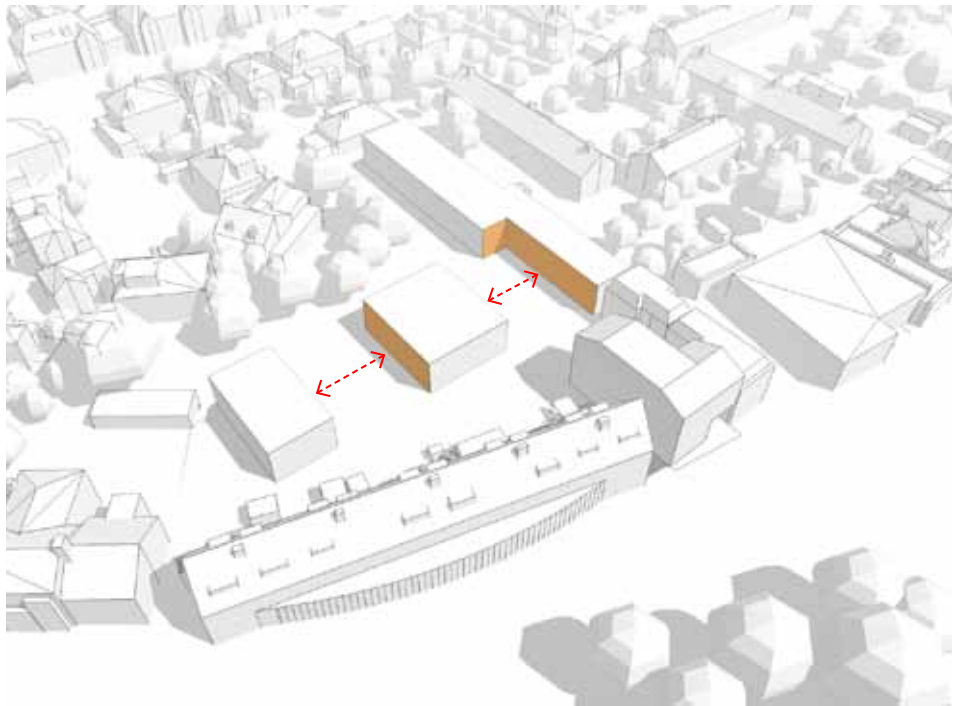
The position on the site entry and exit points establish a primary axis through the site. This axis aligns with the properties on Mallow Mead as well the buildings at the entrance to the site.



Internal Courtyards

Having a series of small yet high quality courtyards offers the opportunity to provide a sense of intimacy and space within the scheme.

Shared courtyards also allow the buildings to address one another and thereby reduce the risk of overlooking issues with neighbouring properties.

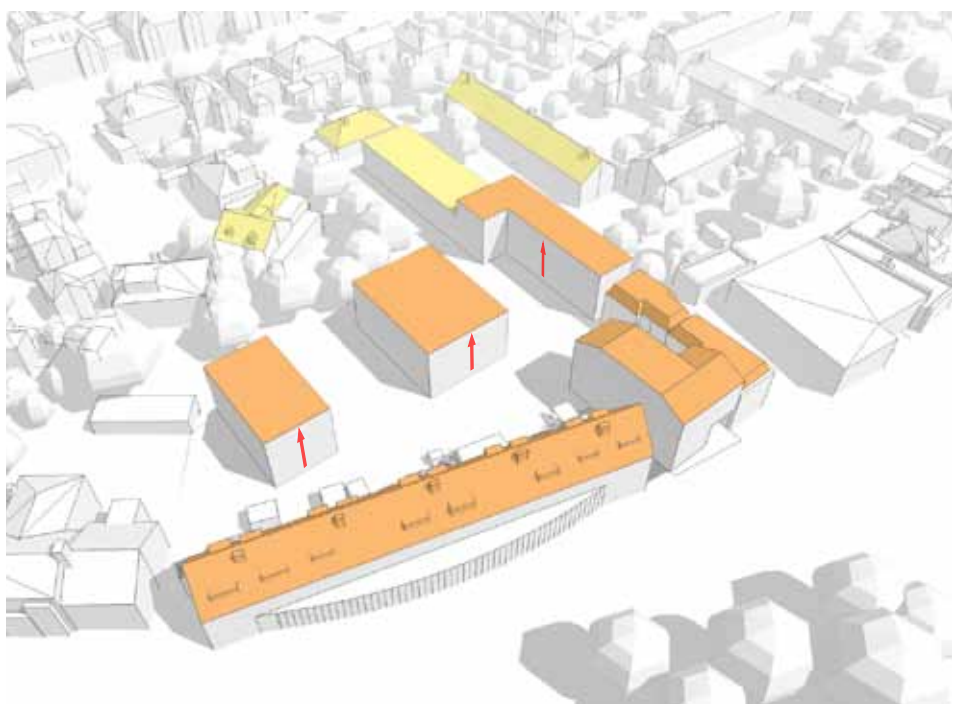


Building Heights

The two storey houses along Mallow Mead and Abercorn Close limit the potential for height in the northern stretch of the site.

The existing buildings along Bittacy Hill and Dollis Road allow for increased height in the southern and central parts of the site.

- 2 storeys
- 3 storeys



4. Design Development

4.1 Concept Design

4.1.2 Housing Types & Precedents

The design principles are based on a modern mews type development with shared surfaces and spacing around to form a home zone type of space.

The development would be constructed as a fundamentally new form of development that is constructed and designed as one entity, separate from the established but variable character within adjoining streets.

- London is a city with a strong history of high quality mews developments.
- As illustrated in the images, mews style housing responds well to the urban environment creating interesting and comfortable spaces for end users.
- This site is suited to a mews style development focused on a courtyard which will create a sense of community
- The style of the compact housing proposed will make best use of previously developed land providing a high quality living environment with both communal spaces and sufficient private amenity space
- The scheme will be designed to provide the end users, with a property that meets their needs adjacent to amenities and a public transport network
- Careful consideration will be given to the use of materials to ensure the scheme complements the local context



Great Kneighton, Cambridge - Proctor Matthews Architects



Traditional London mews houses



Variety in materials and massing - can articulate, and lend an appropriate scale, to the individual units



Raised amenity spaces - can increase overall outdoor space without compromising privacy

4. Design Development

4.2 Consultation

4.2.1 Pre-Application Meeting September 2015

Case Reference: 15/08486/ENQ







A Pre-Application meeting was held with Barnet on 25. September 2015.

The proposal sought to re-provide approximately 50sq.m of retail floorspace and 98sq.m of office floorspace. The scheme proposed 3 x 1 bed units, 14 x 2 bed units and 6 x 3 bed units.



The scheme retained the existing vehicular access off Holders Hill Circus which functioned as a one-way ingress and exit point. Private cars would be able to exit to Abercorn Road via the existing easement.

It was proposed that refuse vehicles entered the site and have to reverse no further than 20m to communal bin stores.

-  Site Boundary
-  Vehicular Access
-  Service Access
-  Car Turning Circle
-  Cycle store
-  Residential/Commercial Bin Stores

Ariel view



4. Design Development

4.2 Consultation

4.2.2 Pre-Application Meeting March 2016

Case Reference: 16/08164/ENQ

A further Pre-Application meeting was held with Barnet on 22. March 2016.

The following two sketch and massing Options were presented which both propose a similar quantum of development.

The proposal was to include 9 terraced Mews houses (Type B) ranging between 2 and 3 storeys in height along the eastern boundary of the site.

On Dollis Road an extension and significant remodelling of the existing 3 storey mixed use building (Building C) was proposed to include retail and office space with residential accommodation above.

In parallel to Dollis Road and to the rear of the rear of the retail parade a 3 storey apartment block is being proposed which seeks to respond to the front of the site in terms of massing and roof form.

We have explored two options for this building (Building A) at Pre-Application stage in order to ascertain a preference from the Council.

4.2.3 Option 1



4.2.3 Option 1



4. Design Development

4.2 Consultation

4.2.2 Pre-Application Meeting March 2016

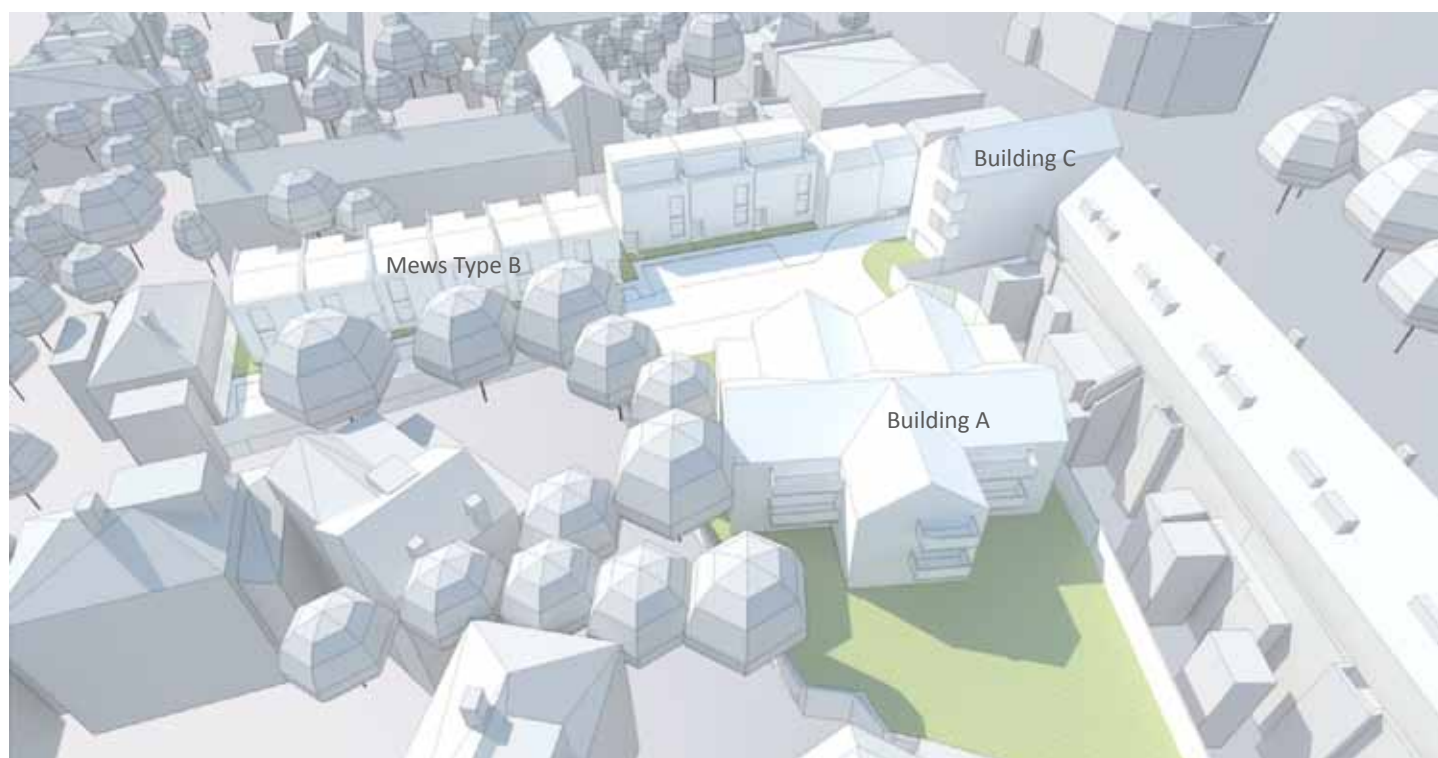
Case Reference: 16/08164/ENQ

We received written feedback on 22. March 2016 from which the below bullet points seek to summarise the keys concerns in relation to design:

The dwelling houses at 1 - 3 Abercorn Close and also flats within Mallow Mead would be most greatly affected by the proposed development.

- Concerns are raised in relation to the close proximity of the proposed terrace of buildings along Mallow Mead.
- A reduction in height and a break in the length of the terrace would be welcomed.
- Due consideration should be made to overlooking distances and the impact of the additional storeys to this row of terraces. Barnet's adopted guidance indicates that 21m should be maintained between facing windows and 10.5m from windows to neighbouring gardens.
- In regards to the central block of 6 objections are raised in relation to them proximity of this block on 3 Abercorn Close.
- A scheme which sets the building further off the neighbouring boundary with no.3 Abercorn Close is more likely to be acceptable.
- Single aspect dwellings should where possible be avoided.
- Hardstanding to provide parking and turning space should be kept to a minimum in order to provide a larger amount of private and shared soft amenity space.

4.2.4 Option 2



4.2.4 Option 2



4. Design Development

4.2 Consultation

4.2.3 Public Exhibition May 2016

The consultation programme focused on a public exhibition held in May 2016, and on a scheme of 27-28 homes.

The public exhibition took place from 3.00pm - 7.00pm on Tuesday May 3 2016 on-site in the now vacant Devonshire House.

Around 15 people attended the exhibition with four feedback forms and one detailed email subsequently being received ahead of the feedback deadline of 20 May 2016.

The focus of comments raised to date have highlighted general support for the principle of development, but some concern about parking and access arrangements in particular.

The Exhibition boards:

PGMI Finchley

Welcome

Welcome to PGMI's public exhibition about its plans for the redevelopment of the former MOT garage, associated buildings and land off Dollis Road, Mill Hill.

PGMI has now acquired the site and following initial discussions with Council Officers, is preparing proposals that would see this under-used site redeveloped with new homes, modern retail and office space.

Please do take the time to review the information on display today. We would welcome hearing your views.

If you have any questions at any point, please ask a member of our team.



PGMI Finchley
Proposals for the former MOT Garage and derelict properties on Dollis Road, N6 1HG


PGMI Finchley

Site background



The proposal site is located between Holders Hill Circus and Abercorn Road, close to Mill Hill East underground station.

- At present, the site features an MOT car garage and a number of under-used buildings and back land.
- The central portion of the site includes a tarmac car park, which is bordered by one derelict single storey building and an existing garage.
- Adjacent to the site along Holders Hill Circus are a number of small ground floor retail units with flats above – the rear access to these particular properties forms the site's southern boundary.
- The site's main access is from Holders Hill Circus and there is a second access to Abercorn Road.



PGMI Finchley
Proposals for the former MOT Garage and derelict properties on Dollis Road, N6 1HG

PGMI Finchley

Parking, highways and access



Access to the site will be from Holders Hill Circus, with exit via Abercorn Way.

- The site benefits from two existing vehicle accesses; these will be retained but an internal one-way system will be introduced with access from Holders Hill Circus and exit via Abercorn Way.
- The proposed new homes are not expected to generate any more traffic than the former uses of the commercial buildings, which are planned for demolition.
- The scheme includes 19 parking spaces. Priority will be given to the one and two bedroom homes but some of the one bedroom homes will have parking provision as well.
- The scheme will include a new Car Club space on (or close to) the site so all households will have access to a vehicle, even if they choose not to own one. The Car Club will be available to the local community as well as the new residents.
- The layout has been designed to accommodate refuse and delivery vehicles.
- The planning application will be supported by a Transport Statement, which will include full details of the access and parking strategy, trip generation and servicing arrangements.

PGMI Finchley
Proposals for the former MOT Garage and derelict properties on Dollis Road, N6 1HG

PGMI Finchley

Next steps

Thank you for taking the time to attend today's event, which we hope you have found useful.



Following the exhibition, the team will review the feedback received and will take these comments into account during design work before submitting a planning application in summer 2016.

Once the proposals have been registered by LB Barnet, there will be a statutory consultation period during which you will be able to provide the Council with your comments. Once this period has concluded, the application will be subject to review by LB Barnet's Planning Officers.

During the time in which the application is under consideration by LB Barnet, further discussions will be held with officers and other consultees. It is hoped that a decision on these proposals will be reached by December 2016.

If you would like further information following today's event, please call us on 0800 019 2205.

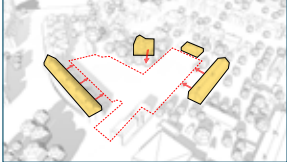
PGMI Finchley
Proposals for the former MOT Garage and derelict properties on Dollis Road, N6 1HG

PGMI Finchley

Opportunities and constraints

PGMI's professional design team has identified a number of leading opportunities and constraints that have shaped the development of the draft proposals for the site.

- Opportunities**
- **New homes:** Given LB Barnet's need to deliver over 2,000 new homes each year over the next decade, this well located site presents an opportunity to make a contribution to meeting such a requirement
 - **Previously developed site:** A key objective of the 'London Plan' (the overarching blueprint that guides planning and development in the capital) is to maximise the proportion of development on 'brownfield' sites – these proposals offer the chance to see an efficient use made of this site
 - **Improving the streetscene:** The team has identified an opportunity to deliver improvements to the site's current entrance, improving the local streetscene as a result

- Constraints**
- **Relationship with neighbours:** With neighbouring properties having gardens bordering the north-eastern and western boundaries of the site, there is a need for sensitivity to be given to the aspect and design.
 - **Site footprint:** The site is of an irregular shape and coupled with this, has a gradual slope – these two factors warrant consideration as part of the scheme's design.
- 

PGMI Finchley

Scheme proposals

The proposals presently being prepared would see the site redeveloped with around 28 new homes as well with new retail and office space.

- The current plans include:**
- Demolition of existing on-site buildings
 - Development of 27-28 mews styles houses and apartments – featuring xx one, xx two and xx three bedroom properties
 - New retail space of approximately 500 sq ft
 - New office space of approximately 1,000 sq ft
 - Retention of existing access off Holders Hill but reformatting as a one way entrance and exit
 - Provision of 19 parking spaces.



PGMI Finchley

Design and layout



Our proposals for the site include a modern, mews development formed of contemporary homes set within high quality shared surface spaces and soft landscaping.

- The plans include a range of 1, 2 & 3 bedroom flats and houses.
 - The scheme seeks to respond to the site's immediate context in terms of scale, massing and design.
 - Green spaces and planting will run around the edges of the site, opening up the site and allowing increased privacy for immediate site neighbours; we will also include private gardens, balconies and raised terraces to provide external amenity space.
- Within the core of the site the proposals range from 2-3 storey buildings, with the taller buildings further from existing homes. For example, along Mallow Head and Abercorn Road, we have proposed a two storey, pitched roof terrace; beside the retail parade along Holder's Hill Circus, a three storey development.
- At the entrance to the site from Dollis Road, we are proposing a comprehensive remodel of the existing building, which will provide a 3 storey mixed use building with room in the roof and retail and commercial uses on the ground floor.

4. Design Development

4.3 Previous Planning Submission

4.3.1 Application 16/5328/FUL

Having reflect on the feedback received both Barnet and the Public Exhibition we submitted a Planning Application with the following changes to the layout and massing.

- The proposed terrace near the boundary with Mallow Mead has been reduced from 9 houses to 8 houses in order to achieve significant breaks between the terrace, increase the private amenity space to be in excess of 40m² for each unit and reduce the overall height of the houses to 2 storeys.
- The first floor of the proposed terrace are stepped back from the boundary to provide a consistent 16m space between the garden elevation of Mallow Mead and the garden elevation of the proposed development.
- In order to avoid breaching the 21m face to face dimension a 'closet wing type' relief has been introduced to the proposed rear elevations to the houses with windows facing south to avoid overlooking and a loss of privacy.
- The central building A has been re planned in order to allow the majority of units to be dual aspect. This allows for secondary windows to be located to the rear of the building which are a consistent 16m from the rear elevation of Holder's Hill Circus.
- This building has been reduced in height to be subservient in height to the buildings on Holder's Hill Circus.
- All the apartments proposed within buildings A & C are proposed to have private amenity space in excess of the London Plan standards.
- By reducing the footprint of the proposed development we have been able to generate more shared soft and hard amenity space within the development.



