

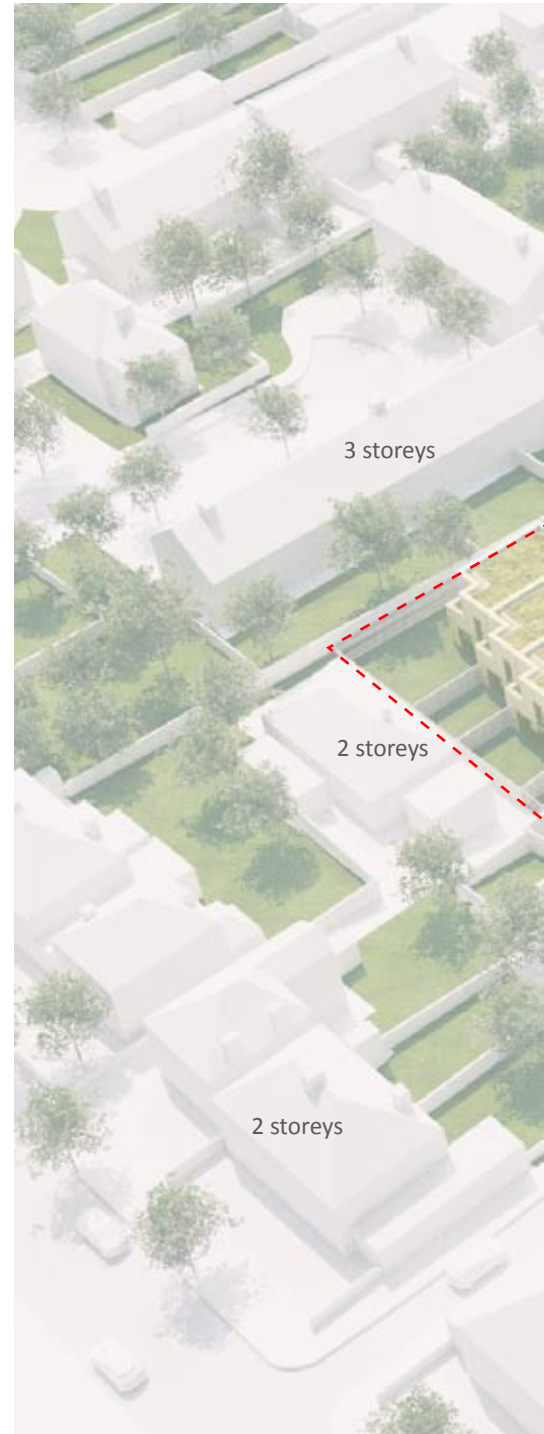
5. Design response

5.1 Overview

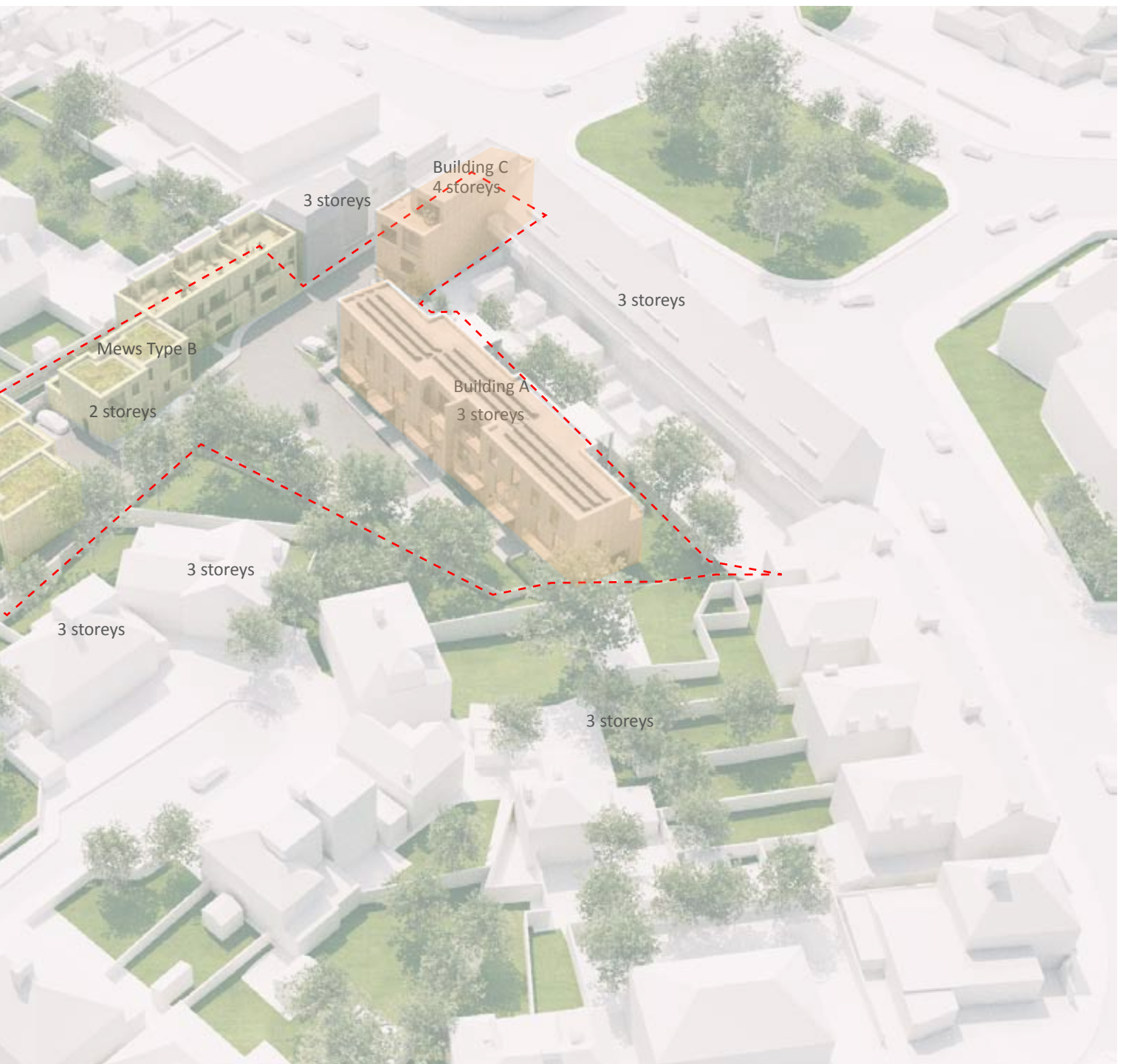
5.1.1 Massing & Scale

Following a further Pre-Application meeting with Barnet we have agreed to make the following revisions to the scheme proposal which include amongst others:

- Removal of the vehicular link to Abercorn Road which has been reduced in width for our part of the site to cater for pedestrians and cycles only.
- Removal of the pitched roofs and the reduction in height of Buildings A and C with stepped back top floors for both.
- Reorientated and redesigned Mews Houses Nos. 1-3 in order to further minimize overlooking and loss of privacy to the neighbouring properties.
- The reduction in the footprint as well as stepping this to Building A in order to increase the distance between non habitable rooms to the neighbouring buildings on Holders Hill Circus.
- Increase in private amenity gardens and terraces to the Mews houses and to the recessed top floor flats to Buildings A and C.
- Reduction in unit numbers from 28 to 26 flats and houses.
- By reducing the footprint of the proposed development we have been able to generate more shared soft and hard amenity space within the development.



3D Visual showing proposal in context



5. Design response

5.2 Privacy & Overlooking

5.2.1 Mews Type B

The scheme incorporates a mews concept with a higher density form of development and smaller separation distances between elevations within the development.

The primary elevations and fenestration of both the proposed Mews and Building A are focused towards No1-3 Abercorn Close where in excess of 21m face to face distance can be achieved.





Where the proposals are in breach of the 21m face to face guidance every effort has been made to negate overlooking or indeed a loss of privacy to both the immediate site neighbours and within the proposal.

The closest face to face dimensions at upper floor level is 16m between front facing elevations however there are no windows proposed facing outwards within this zone.

For the Mews element of the scheme we have designed a contemporary 'closet wing' at the rear of the First floor which allows the rear bedroom window to face south thereby avoiding any loss of privacy.

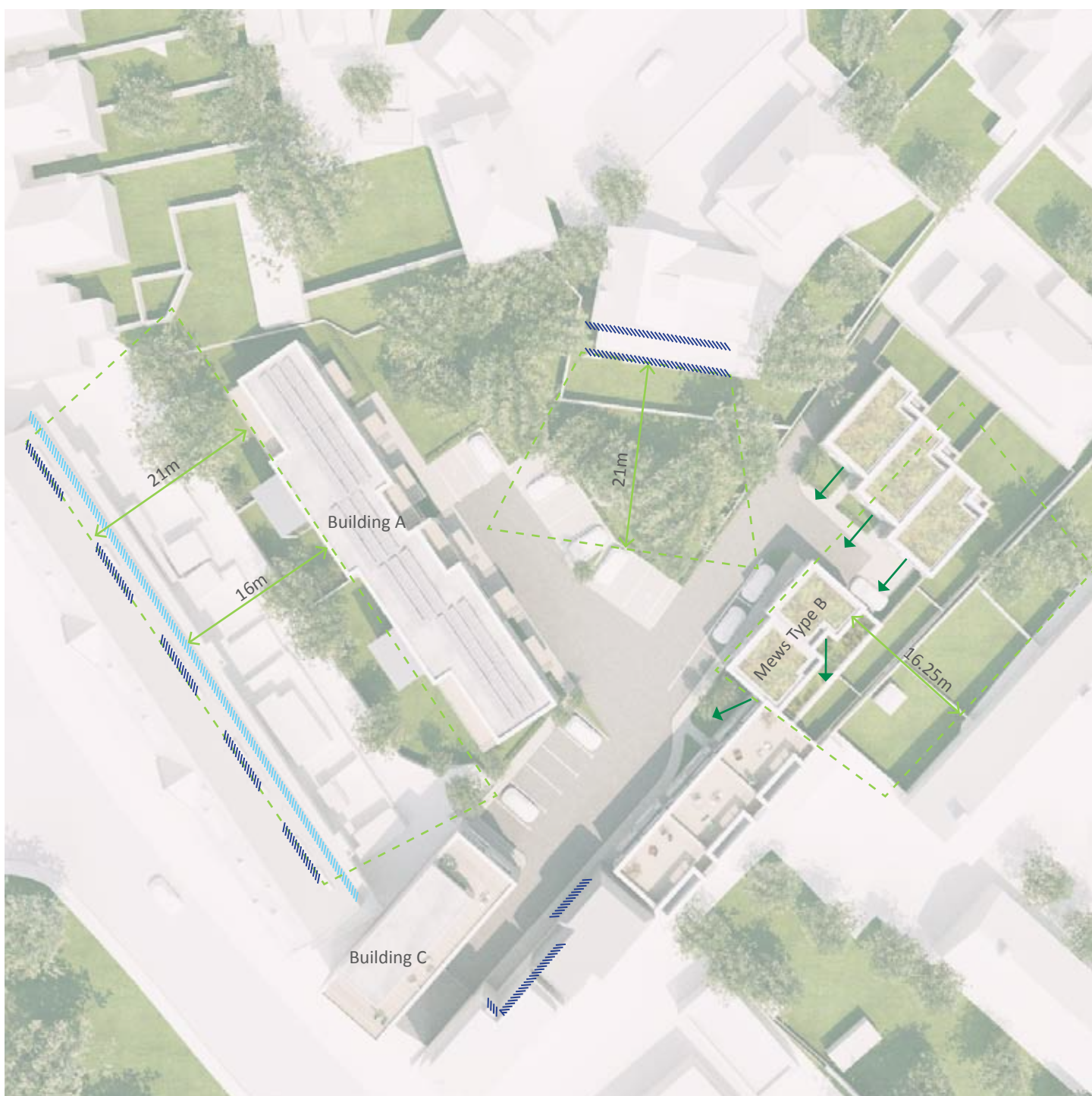
(Please see adjacent diagrams)

KEY:

-  21m Face to face zone
-  Habitable room windows
-  Non-habitable room windows
-  Proposed Windows



5.2.2 Proposed site plan



5.2 Privacy & Overlooking

5.2.3 Building A

The floor plan to Building A is laid out in such a way to allow two thirds of the proposed flats to be dual aspect units.

This enables all habitable rooms to face the proposed shared amenity space with bathrooms, kitchens and hallways (non-habitable rooms) facing south towards the rear of 2-20 Bittacy Hill.

The face to face dimension with this building is 17m at first floor level where the existing units also have their bathroom, kitchen as well as deck access front door.

Whilst the habitable room windows to the Second floor are further set back within the proposed this achieves a face to face dimension with Bittacy Hill in excess of 20m.

The distance between No. 3 Abercorn Close and the proposed Building C is well in excess of the 21m stipulated in the guidance.

In addition the site boundary between these buildings benefits from a strong natural screen in form of an existing, mature tree line.



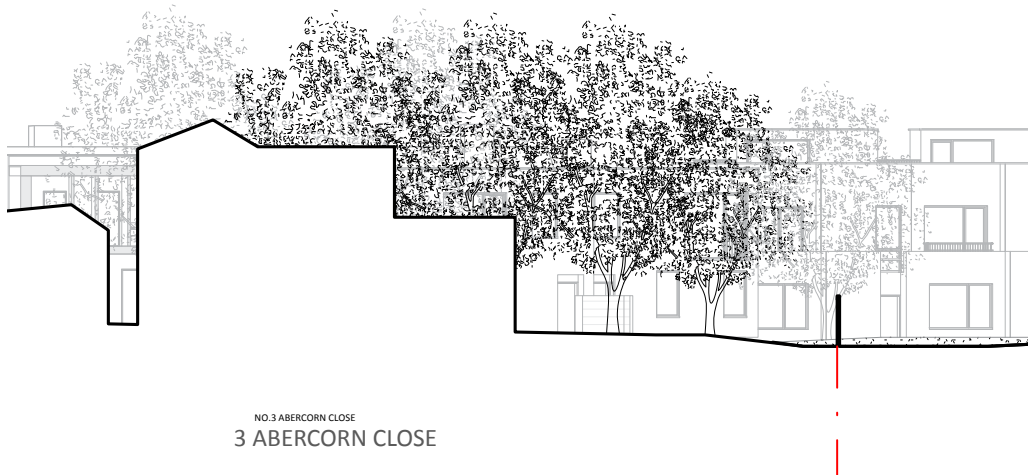
Rear view of Bittacy Hill apartments with deck access above retail.

first floor:

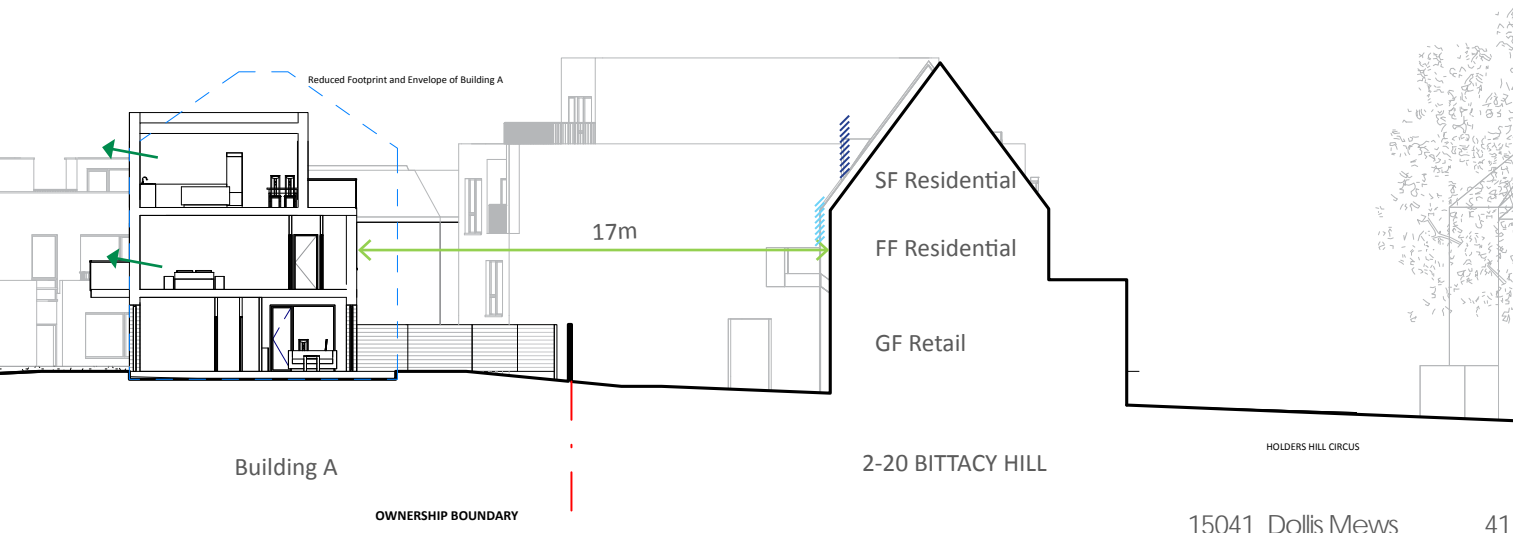


second floor:

No. 6a Bittacy Hill apartments:



NO. 3 ABERCORN CLOSE
3 ABERCORN CLOSE



5. Design response

5.3 Scheme visuals

5.3.1 Aerial | looking south





5. Design response

5.3 Scheme visuals

5.3.2 Dollis Road site frontage and entrance

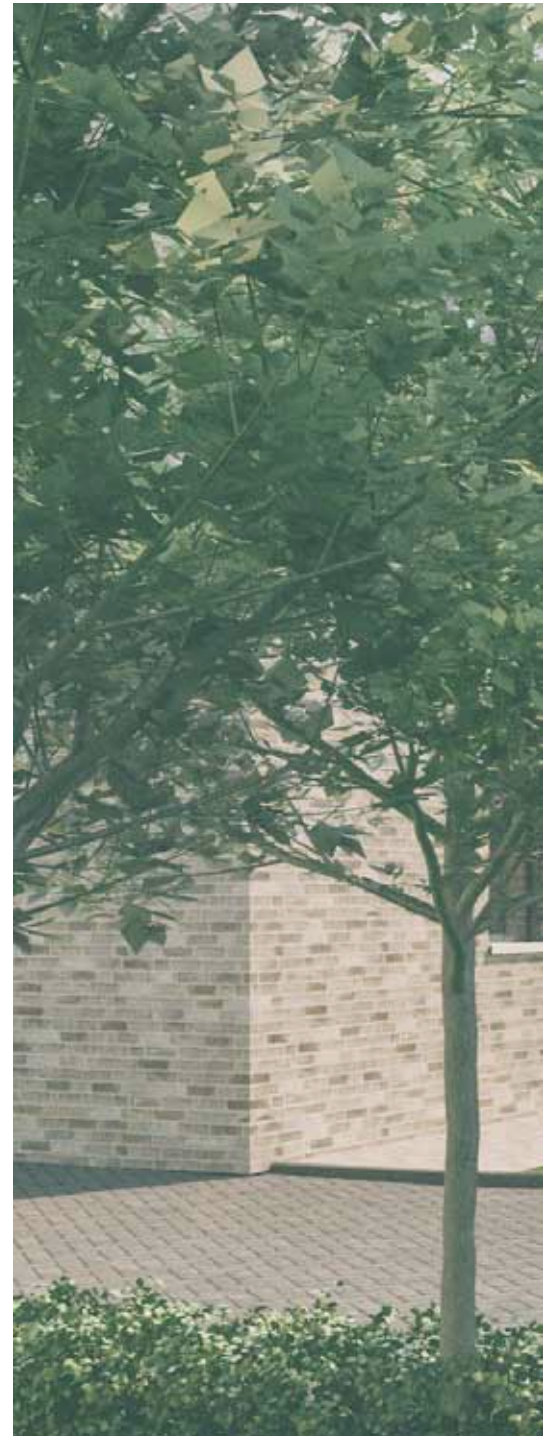




5. Design response

5.3 Scheme visuals

5.3.3 Dollis Mews





5. Design response

5.4 Landscape & Amenity

5.4.1 Dollis Mews

As is traditional for a Mews the Landscaping proposal includes a shared surface home zone type environment with its own character, with car parking, cycle parking and circulation space.

There is a shared soft amenity space within which a Play space is proposed to cater for children on the site.

In terms of private amenity space for the proposed residential units the proposal includes the following:

- 2B4P Mews Houses each have in excess of 40m² gardens and roof terraces.
- 1B2P Flats benefit from gardens or balconies in excess of 5m²
- 2B3P Flats benefit from gardens or balconies in excess of 6m²
- 2B4P Flats benefit from gardens or balconies in excess of 7m²
- The Shared soft Landscape amenity space of 120m²
- Where the flat roofs are not accessible and are overlooked by taller neighbouring buildings we have proposed Green/Brown roofs to enhance the site's biodiversity.





gardens

play space

green roofs

gardens

gardens

shared surface

roof terrace

5. Design response

5.5 Use

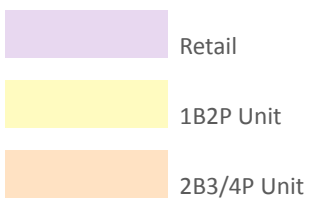
5.5.1 Ground floor plan

The proposed ground floor accommodates 120m² of retail space accessed from Dollis Road. There is a core to the residential units above and associated refuse, cycles stores and services access.

The apartments within Building A have the ability to be converted into Accessible (Disabled) units at Ground floor.

The larger units within the development are predominantly located on the Ground floor in order to allow for maximum private garden amenity space.

Bin stores and Cycle stores are located within the Lobby area of the Ground floor.





5. Design response

5.5 Use

5.5.2 First Floor

With the exception of the Mews houses the upper floors of the development contain predominantly 1 Bed units with private amenity space located within the building envelope in order to further mitigate overlooking and loss of privacy both with the development as well as to it's immediate neighbours.



