

Dollis Valley Estate Vision Statement



February 2005

Issued 02.02.05

BARNET
LONDON BOROUGH

Contents

1.0 Introduction

- 1.1 Dollis Valley Estate
- 1.2 Overview
- 1.3 The key design issues
- 1.4 The Dollis Valley Site
- 1.5 Development Partners Framework

2.0 Vision

- 2.1 Corporate Vision
- 2.2 Three strands
- 2.3 The LEA vision for the new school
- 2.4 The stakeholders within the site boundary

3.0 The Development Framework

- 3.1 Opportunities for better accommodation
- 3.2 Transport
- 3.3 School requirements
- 3.4 School reprovion issues
- 3.5 Community facilities reprovion
- 3.6 Topography
- 3.7 Existing landscape and trees
- 3.8 Green Belt and significant views
- 3.9 Pedestrian permeability
- 3.10 Infrastructure & utilities
- 3.11 Drainage & sustainability

4.0 Key urban design principles and sustainability

- 4.1 Good building design
- 4.2 Design quality
- 4.3 Density and building height
- 4.4 Landscape
- 4.5 Private amenity space
- 4.6 Addressing the street
- 4.7 Addressing Neighbour Impacts
- 4.8 Key views
- 4.9 Sustainable Development and Energy Efficiency

5.0 Process and timescales

6.0 Key Local and Strategic Planning Policies

- 6.1 Planning Framework
- 6.2 List of Policies from the London Plan
- 6.3 List of Local Policies from the Unitary Development Plan
- 6.4 List of References

Appendices

- Figure 01 The Existing Site
- Figure 02 The Existing Site Photographs
- Figure 03 The Existing Site Contours
- Figure 04 Site Constraints
- Figure 05 Site Opportunities

1.0 Introduction

1.1 Dollis Valley Estate

Dollis Valley Estate was built some 30 years ago and is bounded by Mays Lane to the north, Dollis Valley Way to the east, Barnet Hill nursery and primary school to the west and to the south some of the most attractive Green Belt in the Borough. The Estate is owned by the London Borough of Barnet.

1.2 Overview

Status: The Vision Statement will form the initial principles of a formal planning framework which reflects Barnet's UDP.

Following the recommendation by Cabinet on the 1st December 2003, to approve Warden Housing Association (HA) as the Council's Partner, further consultation took place with the residents of houses at Meadow Close and Crocus Field. A survey of these residents was commissioned and in September 2004 Cabinet approved the removal of the houses from the regeneration proposals.

It is important that the planning and future redevelopment of the site be undertaken in a co-ordinated and orderly way, to ensure the proper planning of the area and to achieve a quality sustainable community. It is also important that the Council articulate its vision for the site within the context of: existing UDP policies, The Three Strands Approach, community aspirations for the site, and what can realistically be negotiated with partners. This Vision Statement establishes clear principles for the future development of the site.

It is important that the redevelopment of the Estate takes full advantage of its location adjacent to Green Belt while respecting the surrounding low density suburb. This Vision Statement specifies development outcomes that are fully integrated with the local community and that relate to the traditional Barnet suburb.

1.2.1 Why regeneration?

The Estate has been declining for many years, and it has been considered important that the regeneration proposals should not be only limited to the physical regeneration of the area. Consultation with residents and stakeholders has identified a number of key issues that need to be addressed:

- the poor quality of the built environment
- the isolation of the area from the surrounding neighbourhood
- single vehicle access and poor transport links
- economic deprivation and social exclusion
- low educational achievement and attainment
- run down local shops
- fear of crime

1.3 The key design issues

Recognising and addressing the following aspects of the site and area will be key to the successful regeneration of the Dollis Valley Estate:

The nature of the surrounding area: streets of traditional suburban housing and the opportunities to enhance the best aspects of the existing neighbourhood while developing a new character and high quality environment for the Dollis Valley Estate.

The existing topography of the site: affording opportunities to capitalise on its south facing slope with views across the adjacent Green Belt and suburbs.

Green Belt: developing physical and visual links to the high quality Green Belt, which has designation as Heritage Land and a Countryside Conservation area.

The history of the site: a sewage farm and the need to carry out a full environmental assessment to establish ground conditions.

1.4 The Dollis Valley Site

1.4.1 Site history

From the end of the 19th Century until the mid 1960s the site was progressively developed as a sewage farm with filter beds, tanks, drainage ditches and sludge beds. By 1973, regeneration of the site had been undertaken and the blocks of flats and houses currently present on the Estate had been constructed. Due to the site history a full environmental assessment under the Town and Country Planning (Environmental Impact Regulations) 1999 will be required to establish current ground conditions.

1.4.2 The existing site

The Estate is on a south facing slope, the highest point to the north east, adjacent to Mays Lane with the slope descending some 15.5m to the south west where Meadow Close meets the Dollis Brook. The Estate is located within an area of traditional suburban housing with views across the adjacent Green Belt to the suburbs on the opposite side of the valley. The Green Belt is considered of high quality and is designated as both Heritage Land and a Countryside Conservation area.

There are currently 421 flats and maisonettes which comprise the redevelopment area, built between the late 1960s and early 1970s, designed as 2 and 3 storey houses and flats and 5 storey blocks of flats and maisonettes. The dwellings are sited around a series of interlinked open spaces bounded by Dollis Valley Way and the cul-de-sacs it serves. These blocks are Home Field, Mill Bridge, The Ridge and Garrowsfield. The houses at Crocus Field and Meadow Close, which are sited to the south of Dollis Valley Way also form part of the Estate, but are not included in the redevelopment area. Although these properties occupy space between the area for redevelopment and the Green Belt, they are lower down the valley and therefore, do not form a significant visual barrier that impinges on the strong visual relationship between the flats and the area of open land to the south. *Refer to Appendices Figures 01, 02 and 03*

1.4.3 Barnet Hill School

Barnet Hill School, built in the late 1960's is located at the west boundary of the Estate. The school currently has 218 pupils, including the nursery. The catchment area is mainly from the Estate. The redevelopment of the school will require the re-provision of a 2 FE school and a 52 place FTE nursery.

1.4.4 Community and retail facilities

The community facilities on the Estate comprise the Valley Centre, a multi use community centre offering a drop in service, and the Rainbow Centre providing services for youth. The Centre is managed by Youth Services and also accommodates an IT Learning Centre run by Barnet College. At the edge of the school playing fields, a single storey modular building accommodates a temporary health clinic run by Barnet Care Trust. This has been given temporary planning consent while the main centre, which should be complete by Autumn 2005, is under construction. The Estate has premises for six (36-41 Home Field) convenience shops with two currently in occupation, and two occupied by the Valley Centre. Chipping Barnet town centre is less than one mile away. There are no designated children's play areas on the Estate.

1.4.5 Site surroundings

To the north of the site is the traditional street patterns of Mays Lane, Normandy, Bedford and Milton Avenues made up of c.1930s semi detached housing. To the east is the terraced housing on Bryant Close and Brent Place and beyond Barnet Lane, Barnet Football Club, the cricket club and adjoining open land and playing fields. The west of the site is bounded by houses at Rossiter Fields, New Fieldways, a supported housing scheme run by Notting Hill Trust and Barnet Hill Primary School.

The New Fieldways site has planning consent for a six bed residential care home, a block of eight self-contained supported persons unit, and forty-two self contained flats in four separate blocks ranging in height from two to three and a half storeys.

On the southern boundary is the Metropolitan Green Belt incorporating the Dollis Valley Green Walk extending to Dollis Brook. Open fields are located to the south of Dollis Brook on the opposite side of the valley.

1.4.6 Local highway network

The main traffic routes within the surrounding area are Mays Lane (east & west), Barnet Lane (south), and Barnet Hill (A1000) to travel north or south. Mays Lane is a 20 mph zone (between Barnet Lane and Chesterfield Road) and is relatively narrow becoming rural in character to the west. It is used as an alternative route to the main road network and carries significant volumes of traffic. Two-way traffic flows on Mays Lane exceed one thousand vehicles per hour (two-way flow) during much of the day.

The junction of Underhill (continuation of Mays Lane) with Barnet Hill (A1000) is signalised and is characterised by significant levels of queuing traffic during peak periods.

These conditions have generated traffic movements via Westcombe Drive / Fairfield Way to access the A1000. There have been a significant number of personal injury accidents at the junctions along Mays Lane, of note is the junction with Barnet Lane as this junction is characterised by many turning movements into and out of Barnet Lane.

1.4.7 Public transport

The nearest London Underground station is High Barnet, located approximately 15 minutes walk from the Estate. There are a number of bus services that serve Barnet Hill within a ten minute walk of the Estate, these are routes 34, 263, 234, 384, 84, 107, 307, whilst the 326 serves the Estate directly and provides access to Barnet town centre and Brent Cross as well as a range of other destinations. The PTAL (Public Transport Accessibility Level) score for the estate is likely to fall within levels 1 - 3.

1.4.8 Pedestrian and cycle routes

There are no on-street cycle lanes in the vicinity of the Estate. However, there are advisory routes along Barnet Lane and through Barnet Playing Fields to the east, and along the Riverside Walk to the south. Footpaths connect the various blocks and cul-de-sacs within the Estate and make links through to the Green Belt and the surrounding residential streets to the east, west and north.

1.5 Development Partners Framework

In 2002, the Council invited a number of housing associations to put forward proposals for the redevelopment of the Estate. Following a competitive process, Warden HA was chosen as the Council's preferred partner to take forward the regeneration of the Estate and this was approved by Cabinet on 3 December 2003. Hunter & Partners architects have been appointed by Warden HA to lead the masterplanning process together with the formal planning framework consultation (as it emerges from this Vision Statement). This will involve a full programme of consultation with residents, stakeholders and other interested organisations.

A number of re-development objectives have also been identified, and this Vision Statement provides a framework within which the following issues can be addressed:

- Create an attractive, well designed, safe neighbourhood which promotes cohesion by delivering a high quality sustainable community.
- A mix of good quality and well designed affordable, private and intermediate housing and community facilities.
- A neighbourhood that is friendly and is of a human scale.
- Has a focus, and a series of routes, spaces and landmarks that help to make the area easily accessible and understood.
- Maximise the development potential of the site without compromising the character of the area.
- Ensure the proposals are consistent with the Council's Three Strands Strategy and formal UDP requirements.

2.0 Vision

The redevelopment of the Dollis Valley Estate provides a real opportunity to create a well designed sustainable residential neighbourhood where people choose to live. This should be achieved through high quality urban design principles that draw upon the character and attributes of the surrounding area. The masterplan should deliver a mix of housing, education and community facilities that support the development of a cohesive community.

This Vision Statement will form the basis of a formal planning framework to ensure proper policy status. This document aims to ensure an integrated approach to the redevelopment of the site, in order to maximise townscape, amenity and community benefits.

2.1 Corporate Vision

The Vision Statement will assist in the delivery of the Council's Corporate Plan and its five key priorities, in particular:

Supporting the vulnerable in our community will be achieved by providing good homes in balanced communities. This will be measured by regenerating priority estates such as Dollis Valley and meeting Decent Homes Standards.

A first class education service will be delivered by a new 2 form entry school with dual use facilities. This replacement for Barnet Hill School will improve provision for meeting educational and community needs.

A cleaner greener Barnet will be achieved through sustainable design which enhances the Estate's location next to some of the most attractive Green Belt in the Borough.

Tackling crime will benefit from the 'Secure by Design' principles which will be incorporated in the masterplan. The high quality of design will remove the Estate's isolation and improve connectivity with the surrounding area.

2.2 Three Strands Strategy

The Three Strand Approach – sets out a strategy for protecting and enhancing the best of Barnet's quality suburbs and delivering growth through high quality sustainable development. The Three Strand principles of Protection, Enhancement and Growth underpins this Vision Statement. As a housing estate renewal area it presents an area for a co-ordinated development approach most suitable to Strand Three – Sustainable strategic growth. At the same time it's location and context requires that Strands One and Two principles apply also particularly in relationship to the Green Belt and surrounding classic suburbia.

2.3 The LEA vision for the new school

The LEA wishes to provide a 2 FE primary school with integrated early years provision including a 52 FTE place nursery, fit for the 21st Century. The proposed school will provide 2 forms of entry:

- to accommodate the anticipated increase in pupil numbers due to the regeneration of the Dollis Valley Estate.
- to make effective use of resources by ensuring that school place provision corresponds with demand, and that the structure of schools make efficient use of finite resources to deliver the best outcomes for children.
- the DfES preferred model for new schools is for 2 forms of entry as a minimum, as they are efficient for management and organisation purposes.

The school must provide high quality internal and external teaching and learning environments that enable every pupil's achievement to reflect their full potential. The buildings should reinforce the cultural ethos of the school and embrace it's diversity. The school should provide a safe, pleasant environment for pupils, staff and visitors and allow continued community involvement and be constructed to a very high quality of design. The school will provide facilities that are accessible to all.

2.4 The stakeholders within the site boundary

Stakeholders are the people and groups with legitimate interest in the regeneration of Dollis Valley. These are primarily the residents of the Estate, members of the local community and Barnet Council. Warden HA is required to undertake genuine consultation with stakeholders on the proposals for the regeneration of the Estate.

The stakeholders can be split into two groups and are as follows:

Key Stakeholders:

Tenants and leaseholders of flats and maisonettes at Mill Bridge, Garrowsfield, The Ridge and Home Field.
DVRA Dollis Valley Regeneration Association
Shops at Home Field
Rainbow Centre (managed by Youth Services)
Valley Centre (voluntary group)
Barnet Hill School

External and (Future) Statutory Stakeholder Consultees (as part of the formal planning framework consultation):

DfES
Environment Agency,
Water Utility Company
Sport England
Mayor of London and the GLA
Transport for London
Government Office for London
CABE

There is also a Stakeholders Forum that has been established for all of the above and other special interest groups to carry out consultation on the regeneration proposals.

Other stakeholders

Barnet College
Barnet Primary Care Trust
Sure Start
Residents surrounding the site (Mays Lane, Barnet Hill, Hammond Close, Crocus Field, Meadow Close)

3.0 Development Framework

3.1 Opportunities for better accommodation

The Council is under a statutory obligation to bring all its homes up to 'Decent Homes' standards by 2010. The standards require homes to have a reasonably modern bathroom and kitchen, adequate noise insulation and provide a reasonable degree of thermal comfort.

The Council's current Stock Condition Data on Dollis Valley was collected in 1997, prior to the Decent Homes standards being issued. However, it is known from the existing data that kitchens, bathrooms and windows will fail the criteria tests, and in particular that poor windows and inadequate heating systems lead to severe condensation, substantial heat loss and fuel poverty. Consistent with other large concrete panel systems of the 1960s, the main components have started to fail and it is considered uneconomic to refurbish the flats and maisonettes.

3.1.1 New homes

The regeneration area should be redeveloped to provide a range of new homes for sale, affordable rent and shared equity/ownership. The development of new additional housing should lead to a stronger and more sustainable community with a broader range of economic activity. The new homes should range from apartments and maisonettes with individual access to houses, and meet the needs of existing tenants on the Estate, catering for a range of household needs and lifestyles.

- All new homes should be built to the same high standards and the form of tenure should not be apparent from the appearance.
- A significant number of homes for rent should be designed to Lifetime Homes standards and all homes to match current best practice space standards for social rented homes.
- All new homes should have access to private external space with either a garden, balcony or roof terrace.
- All dwellings should be highly insulated to minimise on heat loss - other aspects of energy efficiency are dealt with elsewhere in this document.

3.2 Transport

The Estate is currently accessed via a single vehicular access to Mays Lane, opposite and to the east of Woodfall Avenue. All options for road access to the future development should be explored. In addition to assessment of access from Mays Lane, the potential for an access to Barnet Lane may be worth exploring. Such an access could have the benefit of reducing the volume of right-turning traffic movements at the Mays Lane / Barnet lane junction. If an access to Barnet Lane was to be created, it would be important that the internal layout of the Estate was designed to prevent through movements from Mays Lane to avoid existing congestion.

The potential for access from other locations will be explored. Other points of access will be determined at technical feasibility stages in conjunction with members, Highways officers and other necessary consultation. One such option could be Barnet Lane,

although this could be unacceptable for other planning reasons.

The UDP contains Barnet's car parking standards. Careful consideration will be given to variation from these standards and the potential for detrimental impacts arising on the surrounding highways. Car parking provision should be safe, secure and convenient for the development it serves. It is not expected that parking for the school should be provided to meet demand levels, however, the nature of traffic generated at the beginning and end of the school day will need to be managed and appropriate measures introduced. A safe pedestrian environment will be essential.

The opportunity to improve pedestrian permeability upon redevelopment will require consideration of likely desire lines, the constraints of the surrounding built environment, and the need to ensure routes are planned with respect to creating a safe and secure pedestrian environment. Movement by pedestrians and cyclists should be an integral part of the design process and it is important that the Estate should be integrated with the surrounding area.

Appraisal of the existing footway network and current pedestrian and cycle activity should inform future layout and proposed improvements. The school will be particularly important in terms of access arrangements and attention is required to ensure there are direct, safe, attractive and convenient routes available.

The traffic impact upon the surrounding highway network may constrain the extent of development that the site can accommodate. Existing conditions on the surrounding road network result in significant queuing at peak times, particularly at the junctions of the A1000 Barnet Hill / Underhill and Mays Lane / Barnet Lane. The area of traffic impact will need to be analysed and defined. Increased residential density and a change in the nature of tenure will both contribute to increased volumes of traffic being generated onto an already congested network. Junction improvements may be required as part of a package of mitigation measures necessary to deal with the potential for increased traffic generation.

In respect of public transport, bus service 326 currently provides direct bus access from within the Estate. Redevelopment should incorporate enhanced bus access and be appropriately designed into the highway and built form. The demand for all public transport services will need to be carefully considered in terms of the adequacy of services available and the ease of access to those services.

The internal layout of the Estate should strive to meet the highest highway and design standards, whilst recognising the context of Barnet and its adopted policies. Important are the need to consider highway hierarchy, bus access, emergency access, refuse collection, pedestrian movement, the specific needs of the school as well as integrating the access arrangements for the retained housing on the Estate.

Any planning application will require the submission of a Transport Assessment which considers existing conditions in detail, analyses future demands the development will place upon existing infrastructure, with appraisal of improvements to public transport, pedestrian and cycle conditions, as well as improvements to the highway network.

3.3 School requirements

Barnet Hill School is currently housed in buildings that are in poor physical condition. The school is located in a cul-de-sac and does not have a strong visible presence in the local area. Although large, the playing fields are poorly drained and so are unusable for large parts of the year. The hard surfaced playground area is small and its layout does not allow the playing of team games. There is a small garden on site, but habitat and soft landscaping provision is generally poor.

The new school should have a visible local presence and enable wider community involvement without causing harm to existing residential amenity. The options for its provision should include Mays Lane and other potential sites at the feasibility stage including those where there are policy issues such as use of existing playing fields and their relocation/reprovision.

It should provide an appropriate, high quality, 21st Century environment for teaching a broad and balanced curriculum. Accommodation must be provided in accordance with the relevant legislation and guidance, eg DfES Building Bulletins, Health and Safety at Work Act (refer to Section 6.4.1). The facilities must enable staff and governors to fulfil their responsibilities and comply with School, LEA and National policies and guidance. The materials and design of the site and buildings must be of a high quality and provide a safe, attractive, child-friendly environment. The materials and design should also provide innovative and sustainable solutions to energy efficiency and environmental impact both during construction and once operational. The site and buildings should be accessible to all, including those with a physical or sensory disability and all pupils must be offered equality of access to curriculum and learning opportunities. The building should provide a suitable environment for Information and Communications Technology (ICT) use and an integrated infrastructure must be provided in accordance with the LEA's ICT Strategy. Accommodation must be organised in such a way as to allow and encourage extended day and community provision.

3.4 School reprovision issues

The reprovision of the school will need to be agreed by the School Organisation Committee as it proposes additional places above those currently provided. This decision will be made within the framework of the School Organisation Plan.

The disposal and replacement of school playing fields is governed by the Secretary of State through the School Standards and Framework Act and the Education Act. This legislation requires suitable and adequate replacement of school playing fields and sports facilities. The requirements also apply to hard surface games courts, soft landscaping, habitat and other associated external areas.

The provision of a replacement playing field is a major consideration in the regeneration of Dollis Valley. Local planning authorities are required to consult Sport England about developments that affect land used as playing fields. PPG 17 highlights the importance of playing fields and advises that the development of a playing field should not be allowed unless there is replacement of equivalent or better quantity and quality and in a suitable location or the proposed development is for an outdoor or indoor facility which will benefit sport and outweigh the loss of the playing field.

3.5 Community facilities re-provision

The Estate provides accommodation for two community facilities – the Valley Centre which provides a multi use community centre and the Rainbow Centre. The Valley Centre occupies shop premises at 37/38 Home Field and provides a number of services including educational classes, youth club, parents and toddlers group as well as a housing surgery. The Rainbow Centre is a youth centre on a larger site off Dollis Valley Way which includes meeting rooms and a basketball court. New community facilities of at least equivalent quality and quantity will be expected to be provided on site or at an alternative location if that is more accessible to users. The Vale Drive Health Centre upon completion will provide a base for primary care for Dollis Valley and the rest of the community in the Underhill Ward. Further analysis of primary care provision in the area will be required in light of the proposed redevelopment and the increase in households.

A Community Facilities sub-group has been established to develop proposals for the re-provision of community facilities. A survey carried out in 2004 on behalf of Warden HA identified the need for both indoor and outdoor facilities to be re-provided. A draft brief has been produced by the Community Facilities sub-group and further consultation will be required to determine their siting, space requirements and future management.

Outdoor

An accessible grass football pitch (or a accessible safe place to play football)*, basketball etc
An accessible playground for children including play equipment

Additional Needs

Shop front to allow for drop in space
Space for a sessional crèche
Kitchen

Indoor

Youth club
Children's activities
Parents and Toddlers / creche
Social club for family and activities for all ages
Small meeting room for one to one advice and guidance
Dedicated IT suite with computers and learning area (Barnet College)
An Indoor Hall for sports and activities that require height and space*
Large meeting room for group activities and events. This must be capable of being sub divided and have good sound proofing provision.

*The activities above can be accommodated by sharing facilities being developed in the new school complex.

3.6 Topography

The masterplan should seek to exploit the positive benefits of both the slope and associated south facing aspect by maximising potential views out across the Green Belt to the south, as well as enhancing views to the Estate from surrounding areas. The layout of new buildings and associated open spaces should be designed to maximise the benefits in terms of quality of light and microclimate associated with this southerly aspect.

3.7 Existing landscape and trees

The existing landscape of the Estate is characterised by a series of interlinking grass spaces generally open in nature, the edges of which are defined by housing blocks. There are a few isolated semi-mature trees, with denser groups of trees to the north and west site boundaries.

The masterplan should respond to the opportunities of the Estate's location by ensuring the character of the site compliments the surrounding street patterns, building scales and diversity of external space. A series of legible external spaces, providing a variety of uses appropriate to their location and scale should be created within the Estate. These should compliment those already in existence in the surrounding areas, providing enhanced links between the adjacent housing areas and the Green Belt to the south. *Refer to Appendices Figure 04 and 05*

3.8 Green Belt and significant views

Given the exceptional high quality of the adjacent Green Belt, it is imperative that the masterplan responds to this, and to the site's location in relation to the density, scale and form of the development. Ensuring the creation of a strong character and sense of place which enhances views to and from the site. *Refer to Appendices Figure 04 and 05*

3.9 Pedestrian permeability

Internally, the pedestrian circulation is characterised by a series of footpaths which dissect the open spaces between the blocks, linking to footpaths along the highway. There are various points of access to the Estate from the surroundings. The masterplan proposals should seek to enhance these links where possible as part of the site planning. In particular, access to Mays Lane should be improved, as well as enhancing the overall pedestrian environment of the estate. Any design proposals should be consistent with the Borough's policies relating to Designing out Crime.

3.10 Infrastructure and utilities

A wide variety of existing underground service infrastructure is known to traverse the Estate, and at surface level there are also at least three electricity sub-stations. The site planning must establish the likely constraints to redevelopment in relation to existing service locations. This should involve the development of a strategy for the construction and installation of services required as part of any new proposal. In particular, in relation to proposed below ground works, including: foundations, basements and underground car parking. Many services which traverse the estate also serve adjacent developments, and the impact of service relocation or enhancement on these areas must also be established. *Refer to Appendices Figure 04*

3.11 Drainage and sustainability

The site is underlain by London Clay, which is anticipated to be up to 20 metres in depth. The site's historical usage as a sewerage works could potentially mean that ground waters are contaminated. There are also known problems with regard to the existing drainage of the site.

The masterplanning process should include the completion of full ground investigations to establish if remedial works are required as part of the design and construction programme in full consultation with the Environment Agency and Water Utilities Company. To address existing drainage issues, a full assessment of the current drainage infrastructure will be required, including an impact study of any proposed development on that infrastructure.

4.0 Key urban design principles and sustainability

While reference should be made to the design context of the neighbouring area, the opportunity exists to create a new character for the Estate. A clear strategy for the design of the masterplan, urban realm, landscape and buildings will be crucial.

4.1 Good building design

Building design must respond positively to the site's physical attributes and high quality suburban context to produce a cohesive development with a clear urban character and a strong identity. The regeneration proposals should be informed by an overall urban strategy for the site which addresses building scale, massing and design while reinforcing a sense of local identity and distinctiveness. An identity for the site can be created with buildings appropriately designed to their context adjacent to high quality Green Belt. Care should be taken in the design and siting of all buildings to design out crime and avoid overlooking, overshadowing and conflicts due to inappropriate dwelling adjacencies. Building design and detailing should be of appropriate scale for its location, add interest and allow differentiation between blocks when viewed from the street. The use of high quality durable materials will be required in order to produce a modern forward looking design with a strong character.

Overall the masterplan should provide for an appropriate mix of building types, including both smaller units containing flats, and town houses, which would positively reflect the character of the surrounding neighbourhoods.

4.2 Design quality

It will be a requirement of the masterplanning process that a design statement be produced as part of an overall design framework. This must set out the ambitions for the design quality of the proposed development. The Borough will only accept proposals to the highest design quality and standards, which respond to the specific characteristics of the site's location. Good urban design principles, in addition to sustainable development best practice, should be fully adopted, including reference to 'DETR - 'By Design' and CABE advice'.

4.3 Density and building height

The Council's new Three Strands Strategy proposes tightly defined boundaries for identified strategic growth and regeneration areas through development frameworks or regeneration masterplans. Densities appropriate for the surrounding area and the regeneration site will be a key objective. Such approaches will also be linked to parking reviews and the ability of the area to sustain movement and on-street parking.

Suitable densities and an appropriate balance of parking provision will be required, and worked up with the following conditions to be addressed:

- highest quality of design, sustainability and construction
- provision of top quality new or improved open spaces and public realm

- sound management arrangements for these areas and housing provision
- appropriate improved infrastructure provision both physical (public transport both within and outside the borough), roads, parks) and social/ community facilities.

The existing density of the Estate is in the region of 291 habitable rooms per hectare (HRH). This density is characteristic of an urban location. It is reasonable to observe that the layout, massing and height of the existing buildings does not respond positively to either the slope, estate perimeter, or the surrounding context. Currently all of the blocks are five storey's in height irrespective of their location across the slope. This poor relationship between topography and layout gives the impression that the existing development is of a higher density than is actually the case.

Proposals for the redevelopment of the Estate should be of an appropriate scale with heights of new buildings that respect the surrounding environment and do not exceed to any significant extent existing building heights. A sustainable development offering increased housing quality and choice, will be achieved through appropriate densities that respect the context and surrounding high quality environment.

4.4 Landscape

The urban edge setting of the Estate is unique, with a strong sense of local identity and character. The landscape proposals as part of the masterplan must respond positively to the site's physical attributes and urban context. Strand One of the Three Strand Strategy impacts strongly here.

Overall the landscape design should be informed by the existing topography, hydrology, soils and vegetation to create positive opportunities for a rich diversity of sustainable landscape space, which works in harmony with the architectural design for new housing, schools and community facilities. Landscape proposals should both improve existing links and accessibility with the adjacent housing at Crocus Field and Meadow Close, as well as providing a contrast in scales of space with the Green Belt beyond.

4.5 Private amenity space

Considerable benefits can be achieved by providing residents with the space for activity and passive recreation. For houses this should be provided in the form of individual rear gardens whilst for flats it should take the form of private communal open space or individual terraces. The UDP sets standards for amenity areas based on the number of habitable rooms. When these standards cannot be delivered proposals should through exceptionally high quality urban design ensure alternative provision is made for occupiers.

4.6 Addressing the street

The streetscape proposals must respond positively to the site's physical attributes and the surrounding urban context which is Strand Two - Suburban (Enhancement). It should be informed by an overall urban strategy for the site, which reinforces and

enhances links with the surrounding streetscape and creates a clear hierarchy of street types within the site. This should produce a layout where the front of buildings positively engage with the public streets and provide natural surveillance, while the rear of buildings is private and secure.

The scale and positioning of buildings should reflect the hierarchy of street types and work with the site topography. Entrances to buildings should be appropriately sited to minimise the need for ramps and stairs. All entrances are to be fully accessible, clear and easily read by those living in and visiting the dwellings. The overall proposed streetscape must be human in scale and provide a fully accessible, pedestrian friendly environment.

Careful consideration must also be given to the appropriate siting of underground car parking taking into account its impact on: topography, new building and landscape levels, streetscape (entrances and venting), accessibility and existing service mains.

4.7 Addressing neighbour impacts

The regeneration proposals must recognise and address the impact of the development on the neighbouring area including:

- to the north, the existing terraced housing on Mays Lane whose rear gardens adjoin the proposed development site.
- to the south, the existing dwellings forming Meadow Close and Crocus Field and the Green Belt beyond.
- to the east the terraced housing on Bryant Close and Brent Place and the residential properties along Barnet Lane whose gardens adjoin this boundary.
- to the west, the existing housing on Eastham and Hardy Close, Rossiter Way and New Fieldways.

In assessing and addressing the impact on neighbouring development, consideration should also be given to: site topography, location of existing trees, overlooking, overshadowing and the appropriate siting of different building types.

4.8 Key Views

Given the Estate's valley side location, it contributes to both the local and wider landscape character. The masterplanning process must ensure that site planning capitalises on these key physical factors, ensuring the orientation and form of both buildings and landscape maximise views to and from the site, whilst microclimatic conditions of proposed buildings and spaces capitalise on the south facing aspect. *Refer to Appendicies Figure 01*

4.9 Sustainable development and energy efficiency

An environmental strategy should be developed for the regeneration of the Estate. This should encompass all aspects of the design and sustainable development principles, from masterplanning through to detailed building design proposals. It should capitalise upon the inherent qualities of the existing site including its south facing aspect and proximity to the Green Belt and Dollis Brook.

The siting, orientation and layout of buildings and open spaces should contribute to the reduction in energy use and make the best use of natural ventilation, daylight and sunlight. Building should be sited to avoid significant overshadowing of nearby dwellings and external space and to minimise wind funnelling and the creation of uncomfortable microclimates. Building materials should be durable, sustainable and assist thermal performance.

4.9.1 Sustainable development criteria

The energy efficiency of dwellings is of paramount importance, all dwellings must achieve a minimum BREEAM rating of 'very good', preferably 'excellent'. With regard to ECO-HOMES a minimum standard of 'very good' is required.

5.0 Process and Timescales for the Dollis Valley Estate Draft Planning Framework

(Vision Statement & Masterplan)

The Draft Planning Framework for the Dollis Valley Estate will comprise a Vision Statement and Masterplan. The Draft Planning Framework provides the opportunity to plan the Estate comprehensively, address the local infrastructure needs and maximise investment benefits to the community and the Borough. Providing planning guidance at an early stage will ensure that the quality and effectiveness of the masterplan are not compromised. It will ensure the delivery of a successful sustainable community at the Dollis Valley Estate.

The Vision Statement is the first stage of the Draft Planning Framework. It clearly sets out the Council's planning parameters for the redevelopment of the Estate and acts as a basis for the preparation of a masterplan, the next stage of the Framework.

The Draft Planning Framework will be subject to public consultation with residents and the wider community in Dollis Valley including a Planning and Development Forum.

Preparation of this Draft Planning Framework will provide an endorsement for the regeneration of the Dollis Valley Estate and remove uncertainties on determination of the forthcoming planning application from Warden Housing Association.

- 1 Vision Statement Cabinet Report - February 2005
- 2 Preparation of Masterplan (Warden HA, Hunter & Partners architects & LB Barnet) as part of Draft Planning Framework - March 2005
- 3 Consultation of draft Masterplan/Planning Framework - Summer 2005
- 4 Approval of Planning Framework/Masterplan (UDP compliant) Cabinet Report - early Autumn 2005
- 5 Submission of Environmental Impact Assessment and outline planning application/statutory consultations – Autumn 2005
6. Planning Application determination – New Year 2006

A Planning and Development Forum for the Dollis Valley Estate and the wider community will be programmed into this process.

6.0 Key Local and Strategic Planning Policies

6.1 Planning Framework

This Vision Statement is fully in line with the Government's Sustainable Communities agenda. It accords with national planning guidance, in particular PPG1, draft PPS1, PPG3 and PPG17. It supports the Mayor's London Plan in its delivery of high quality housing density that reflects sustainable design principles.

The current planning framework for Barnet comprises the London Plan (February 2004) and the Revised Deposit Draft UDP (March 2001). Following the UDP Inquiry in Spring 2004 the Council has received the Inspector's Report and is considering its response to his recommendations. Where changes are considered necessary the Council will set these out in Proposed Modifications to the UDP which will be subject to public consultation in Spring 2005.

There are a number of policies within the London Plan and the Revised Deposit Draft UDP which will be particularly relevant to the future development of the site.

6.2 List of Policies from the London Plan

Policy	3A.2	Borough Housing Targets
	3A.4	Housing Choice
	3A.5	Large Residential Developments
	3A.8	Negotiating Affordable Housing
	3A.12	Loss of Housing and Affordable Housing
	3A.15	Protection and Enhancement of Social Infrastructure and Community Facilities
	3A.21	Educational Facilities
	3C.1	Integrating Transport and Development
	3C.2	Matching Development to Transport Capacity
	3C.22	Parking Strategy
	3D.8	Green Belt
	4A.7	Energy Efficiency and Renewable Energy
	4A.8	Energy Assessment
	4B.3	Maximising the Potential of Sites

6.3 List of Local Policies from the Unitary Development Plan

Strategic Policies

Policy	GSD	Sustainable Development
	GBEnv2	Design
	GH1	Housing Provision
	GCS1	Community Facilities

Built Environment

Policy	D1	High Quality Design
	D2	Character
	D7	Scenic Quality
	D9	Designing Out Crime
	D18	High Buildings - Where not Acceptable

Housing

Policy	H4	Dwelling Mix
	H5	Affordable Housing
	H8	Commuted Payments and Affordable Housing
	H13	Disabled Access in New Homes
	H21	Density of Residential Development

Open Environment

Policy	O7	Land Adjoining Green Belt/MOL
	O12	Green Chains
	L18	Loss of Sports Grounds and Playing Fields
	L19	New Sports Grounds and Playing Fields

Movement

Policy	M1	Transport Accessibility
	M2	Transport Impact Assessments
	M7	Improvements to Public Transport
	M13	Planning Obligations and Improvements to Roads
	M14	Parking Standards

Environmental Resources

Policy	Env2	Energy Efficient Design
	Env 14	Contaminated Land

Community Services

Policy	CS2	Planning Obligations and New Developments
	CS3	Loss of Community and Religious Facilities
	CS4	Education Facilities
	CS5	Shared Use of Educational Facilities
	CS8	Educational Needs Generated by New Housing Development

Town Centres and Retailing

Policy	TCR19	Neighbourhood Centres and isolated shops
--------	-------	--

Implementation

Policy	IMP1	Priorities for Planning Obligations
	IMP2	Planning Obligations

6.4 List of References

6.4.1 Schools reference list

Guidance 1017/2004 The Protection of School Playing Fields and Land for Academies.
The Education (School Premises) Regulations 1999.
The School Standards and Framework Act 1998.
The Health and Safety at Work Act 1974.

DfES Building Bulletins, including:

Briefing	Framework for Primary School Projects
99	Briefing Framework for Primary School Projects
95	Schools for the Future
94	Inclusive School Design
93	Acoustic Design of Schools
91	Access for disabled people to school buildings
90	Lighting design for schools
85	School Grounds: A guide to good practice
76	Maintenance of Electrical Services
71	The Outdoor Classroom 2 nd Edition
70	Maintenance of Mechanical Services

Sport England design and technical guidance including:
Multi Use Games Areas
Access for Disabled People

6.4.2 Wider Policy Framework

London Borough of Barnet Community Plan
London Borough of Barnet Corporate Plan
London Borough of Barnet Asset Management Plan
London Housing Strategy
London Borough of Barnet Housing Strategy
London Borough of Barnet Three Strands Approach

6.4.3 The wider planning framework

Barnet Supplemental Planning Guidance (SPG)
The sub- Regional Development Framework for North London
Mayor of London SPG and Best Practice Guidance (BPG)
Planning Policy Guidance (PPG) and draft PPS
Central Government Circulars
Other Government Policy and Guidance

6.4.4 Useful guidance documents

English Partnerships Urban Planning Guidance
Creating Successful Masterplans / Commission for Architecture and the Built Environment (CABE)
CABE / Design Reviewed Masterplans
DfEE Building Bulletins
Cambell Reith Hill - Dollis Valley Transport Context Study

Appendices

Figure One: Existing Site



Appendices

Figure Two: Existing Site Photographs

For location of photographs refer to Figure One



02 view to estate from the school



03 barnet hill primary school and nursery



06 main entrance to estate from Mays Lane



09 playing fields forming part of the Green Belt



10 cricket ground



08 pedestrian routes



01 pedestrian access



04 nursery / primary school



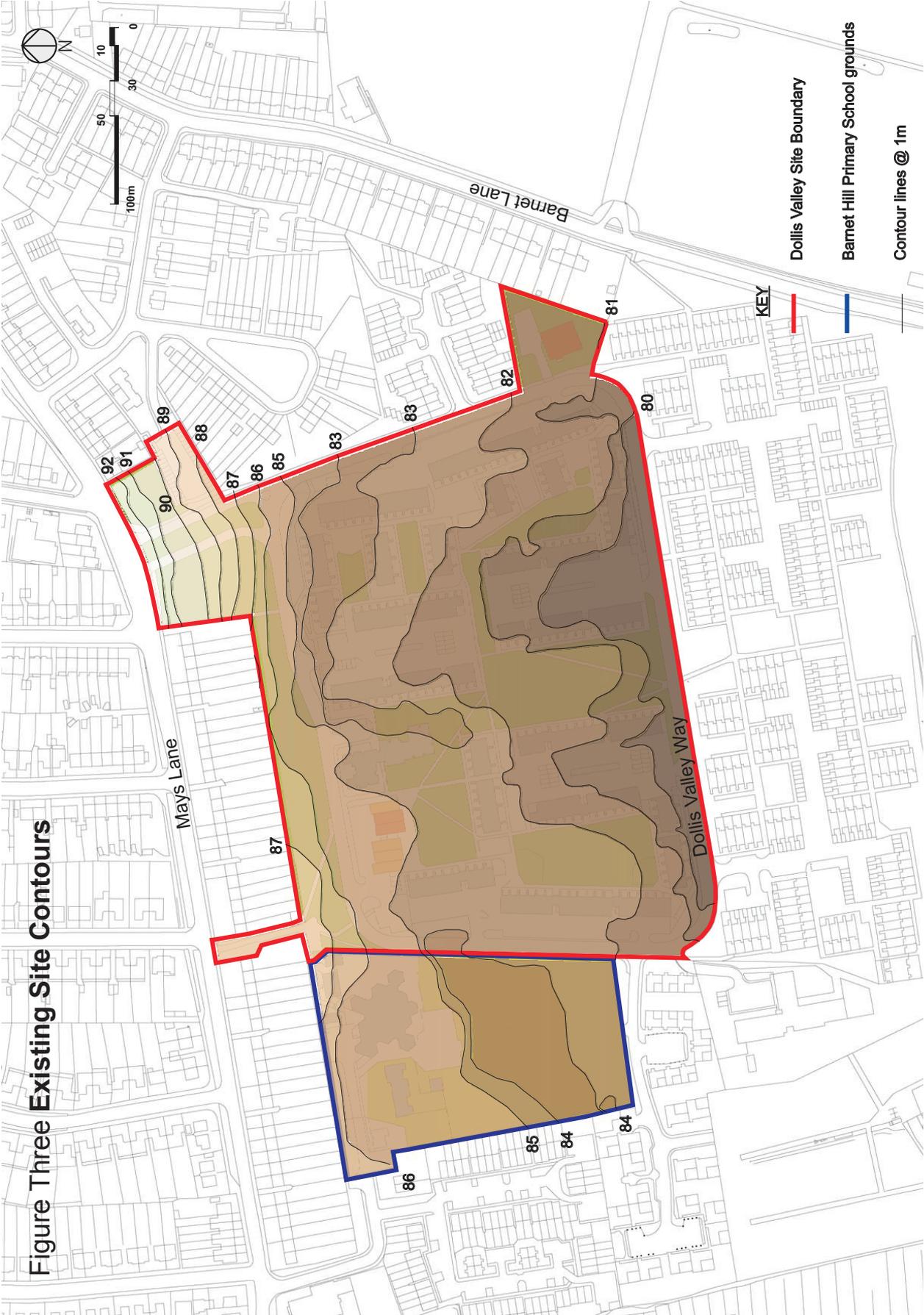
05 view through site



07 dollis valley way

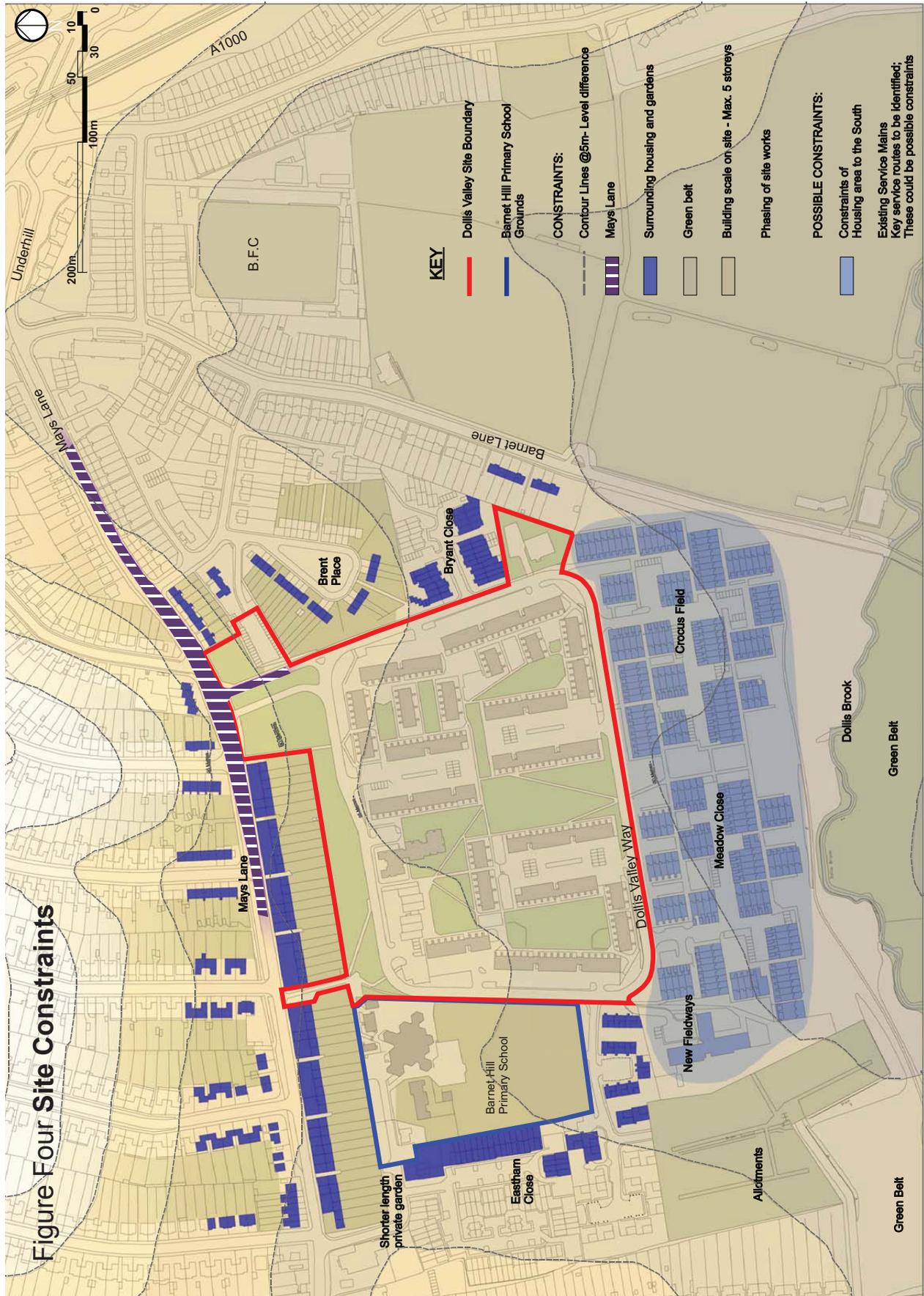
Appendices

Figure Three: Existing Site Contours



Appendices

Figure Four: Site Constraints



Appendices

Figure Five: Site Opportunities

