



8.0 Open space and landscape

8.1 Landscape strategy

The landscape proposals in the new masterplan for Grahame Park support the overall strategy, defining the character areas discussed earlier in this report.

The aim of the landscape is to create a green uplift for the area, promoting Healthy Streets and a natural environment within a dense urban context.

This chapter will consider the following areas in the development of the Landscape Strategy:

Heritage and post-war development

Stage A regeneration:

New Hendon Village and Colindale Square

Emerging landscape context:

New Hendon Village and Colindale Square

Design principles

Design evolution

Landscape character areas

Tree planting strategy

Hard landscape strategy

Soft landscape strategy

Furniture and lighting strategy

Topography and levels

Planning guidance

SUDs and water management

Ecology and biodiversity

Amenity and open space

Play, sports and fitness

Urban greening

Arts and culture

Meanwhile strategy



Figure 1: Landscape masterplan



Figure 2: Heybourne Park

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8.2 Aerodrome heritage

London Aerodrome, Hendon

8.2.1 The project is located in the centre of the former London Aerodrome at Hendon, home to pioneering aviation since a field was first cleared in 1909.

The expansion of the site in the 1910s heralded the arrival of the influential Grahame-White aircraft company and multiple civil and military uses until closure in the late 1950s.

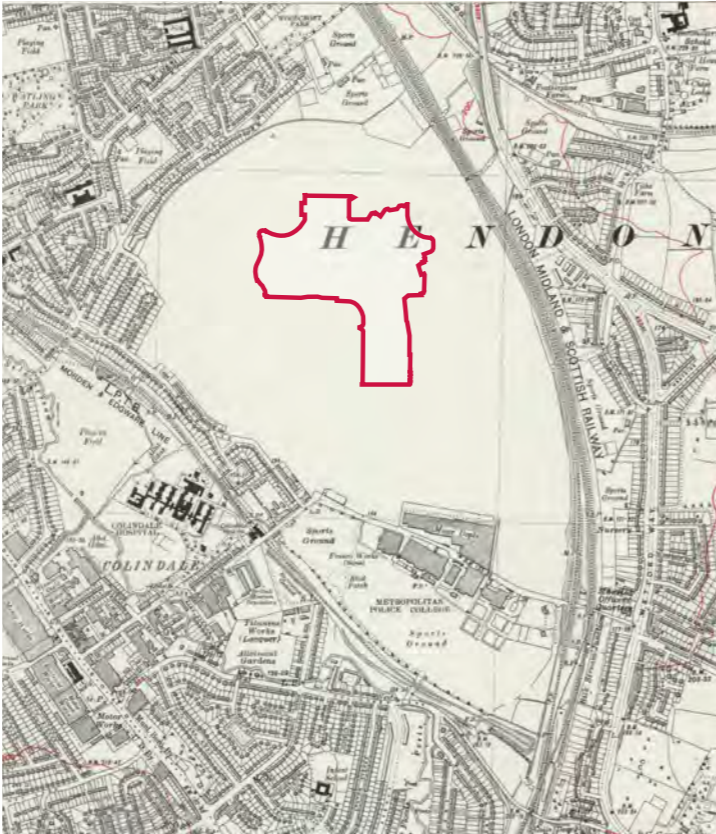


Figure 3: 1938 Ordnance Survey 6" map of the Aerodrome and surroundings

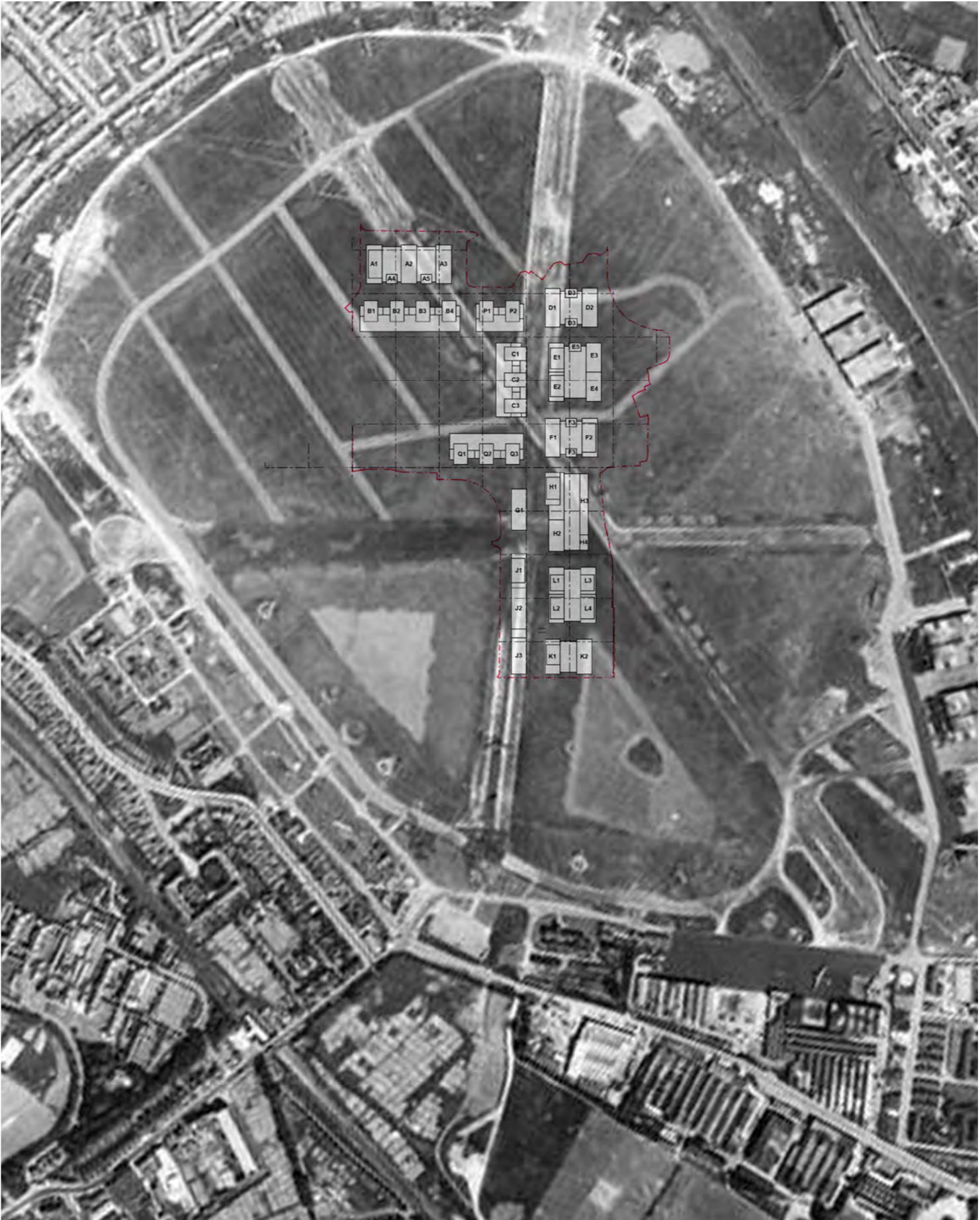


Figure 4: Proposed masterplan overlaid on WWII aerial photograph, showing camouflage to east:west runway



Figure 5: 1973 Aerial view of Grahame Park looking North



Figure 6: Aerial photograph of Radburn, New Jersey c.1930

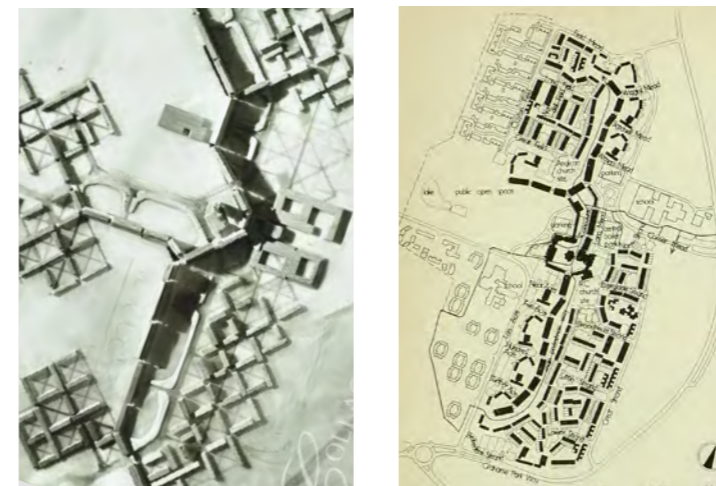


Figure 7: Early model and developed site plans (1967 / 1971)



Figure 8: County Hall public exhibition on the Grahame Park Estate (1969)

8.3 Post War development

After closure to flight in 1957, the aerodrome land was developed with a mixture of private sector and local authority housing, including provision for a large open space, schools and churches within the new Estate.

“Grahame Park”, named for Claude Grahame-White, was laid out with a winding terrace of mid rise blocks in a north:south spine on the axis of the third runway added towards the end of the aerodrome’s life.

Radburn principles

In 1929, a masterplan was developed by Architect Clarence Stein for a new “Garden City for the Motor Age” at Radburn in New Jersey, USA.

The layout deliberately separated vehicle circulation from pedestrian areas, with perimeter roads around 600x300m super blocks feeding clusters of dead-end streets with houses overlooking private gardens oriented towards wholly pedestrianised central landscaped spaces.

When post-war Britain experienced its own ‘Motor Age’, the Radburn model of separation was widely adopted in UK urban planning as the ‘correct’ and ‘safe’ way to design for vehicles and high density living, allowing free movement of people, particularly children playing, without danger from roads.

The paved Concourse running through the centre of the Grahame Park site is lined by 4:6 storey blocks and terraced houses, with low-density cul-de-sacs to the south east and north west. The configuration was certainly based on Radburn, but, as with many estates built at the time, critically reversed the relationship between access and activity creating unobserved parking courts and blind alleys.

The scheme was designed at a time when it was hoped that people would keep off busy roads and use underpasses. However, although these have been carefully considered with the main pedestrian routes, and well landscaped, they are being ignored. *Architects Journal / 31.Dec.1975*

With both isolated from each other and effectively unmonitored, it was not long before anti-social problems started and the design experiment was deemed a failure only a few years after it was instigated.

Jan-Carlos Kucharek / RIBA Journal / 22.Sept.2015

8.0 Open space and landscape

8.4 Landscape design of Grahame Park

Landscape within the site was designed by the **Michael Brown Partnership** with a predominantly hard palette of brick paving and trees planted in flush pits. These areas for pedestrian movement contrasted with the open space of Heybourne Park, in keeping with the Radburn Principles of functional separation.

The incompatibility of a closed form of development with changing activities occurs at three levels; site planning, the centre, and the arrangement of the housing; but it is ameliorated by good detailing and landscaping.
Architects Journal / 31 December 1975

Heybourne Park open space

The soft landscape at the heart of Heybourne Park is the last remaining section of the old Aerodrome fields.

The lakes in the south-east corner were designed and installed contemporaneously with the 1970s masterplan, acting as a balancing pond for the attenuation of storm water from the Estate and wider area.

Primarily set to lawns with clusters of tree planting, the landscape design was flexible, allowing for a number of uses.



Figure 9: View of St Augustine's and the northern concourse (1975)



Figure 10: View of the dry moat to the Community Centre (1975)



Figure 11: View of the gardens (1975)



Figure 12: View of the south eastern pedestrian concourse (1975)



Figure 13: Tubular steel and concrete play equipment (1973)



Figure 14: View of a play area (1975)



Figure 15: View of Napier across the sunken Concourse (1973)

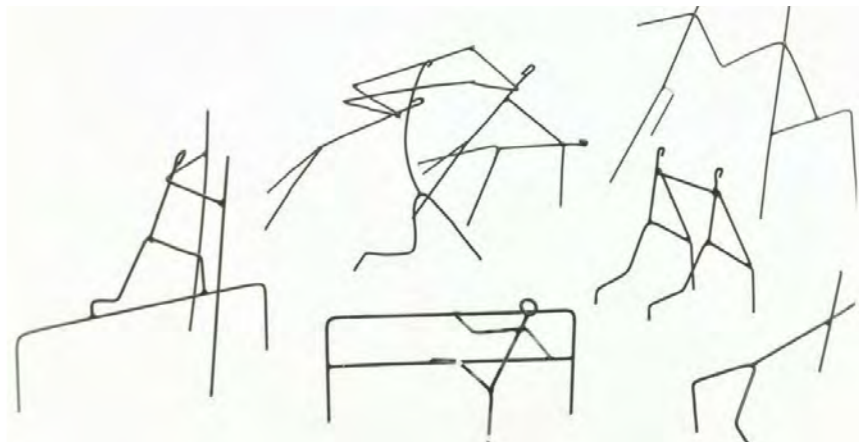


Figure 16: Maquette models for play equipment (1971)

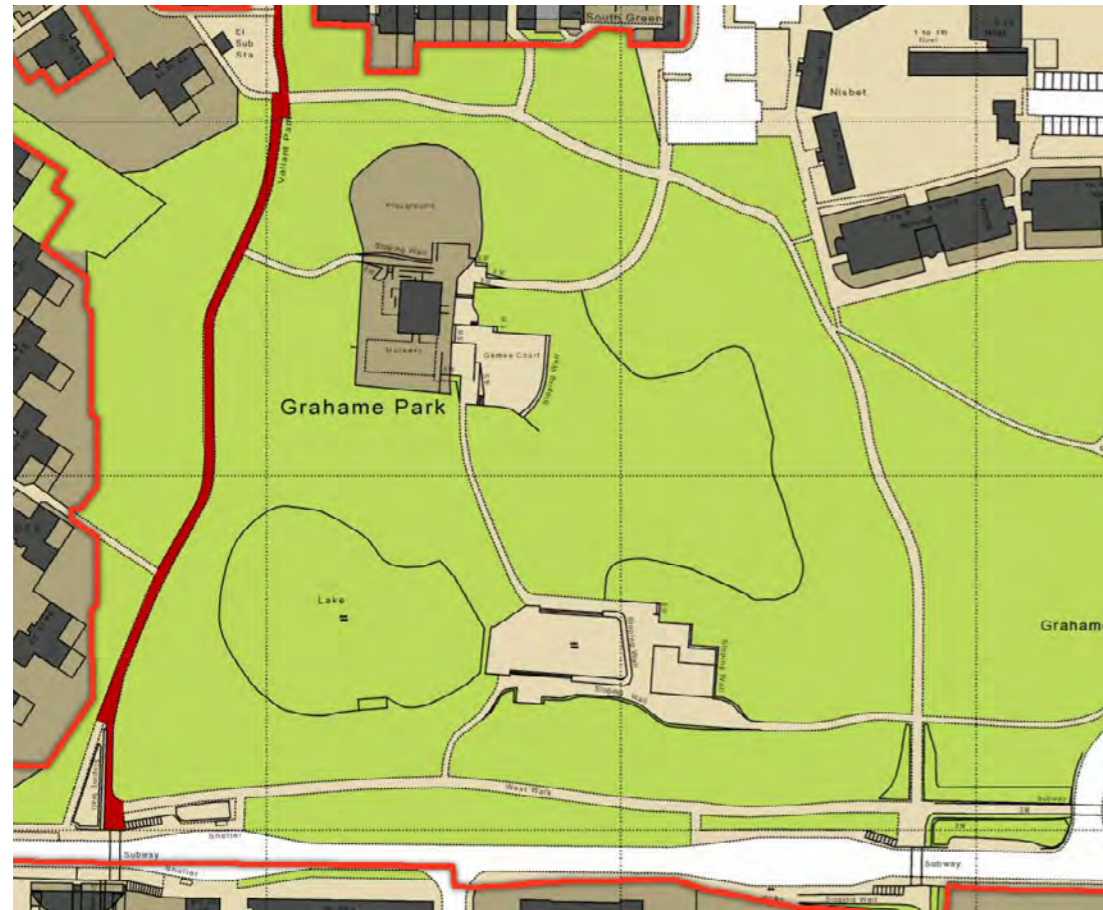


Figure 17: "Existing" Heybourne Park configuration submitted with the 2008 masterplan by PTEa



Figure 18: Proposed Heybourne Park configuration submitted with the 2008 masterplan by PTEa

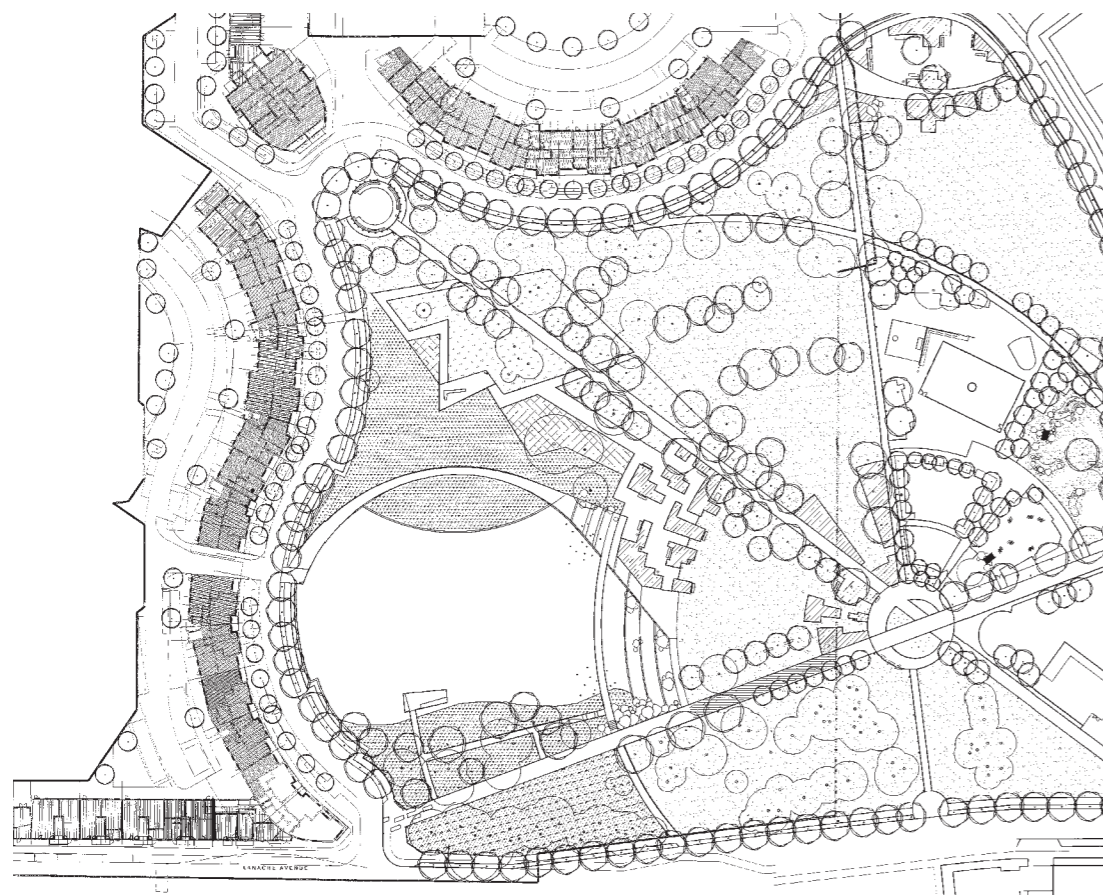


Figure 19: Proposed Heybourne Park landscape design by LBLA (2008)



Figure 20: Existing landscape aerial photography

8.5 Heybourne Park regeneration 2008+

The **New Hendon Village** development was brought forward as a Reserved Matters Application (Stage A Phase 1A; application reference W/01731LB/07) following the principles of the 2008 outline masterplan by Pollard Thomas Edwards architects (**PTEa**).

Building on the Park land, the development, also designed by PTEa, created new roads and undulating crescent-shaped buildings lining the park.

Park reconfiguration

At the same time, a reserved matters application for the western half of Heybourne Park (Application H/01545/08) was submitted by Levitt Bernstein Landscape Architects (**LBLA**).

The LBLA scheme reconfigured the park to create a new focal circular paved area to the south, centred on the open space and connected to the corners of the site with strong diagonal footpaths.

This solution proposed a more natural park with ecological priorities.

A youth centre in the north west of the site was demolished to make way for new construction, and replaced by the Greentops Centre adjacent to Quakers Course.

Wetlands and biodiversity

LBLA reshaped and expanded the storm-water attenuation pond from the original 1970s Estate masterplan, creating a new pond in place of hard standing, and a wetland to the north.

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Tree strategy

LBLA proposed a tree strategy for Heybourne Park which has been partially implemented.



Figure 21: Extract from LBLA Tree Strategy plan 2689_L014_P7 with additional colouring by Patel Taylor



Figure 22: Landscape masterplan for London Borough of Barnet new Council Offices / Lloydbore



Figure 23: Landscape masterplan for Barnet College

Stage 1B / 1C regeneration

At the south of the site, developments designed by Jestico + Whiles, Hawkins Brown and the recently approved Colindale Square by Capita have set a precedent to relocate Lanacre Avenue to maximise permeability and legibility.

The landscape strategies surrounding these developments provide a strong community space at the southern start of the Avenue and then work up to create pockets of intermittent green space with tree planting to reinforce the avenue.

Secondary streets to the back along the eastern edge provide homes with front gardens creating a hierarchy of streets.

These principles continue north into the proposed masterplan to provide a quality connective public realm and series of open spaces appropriate to the ground floor uses.

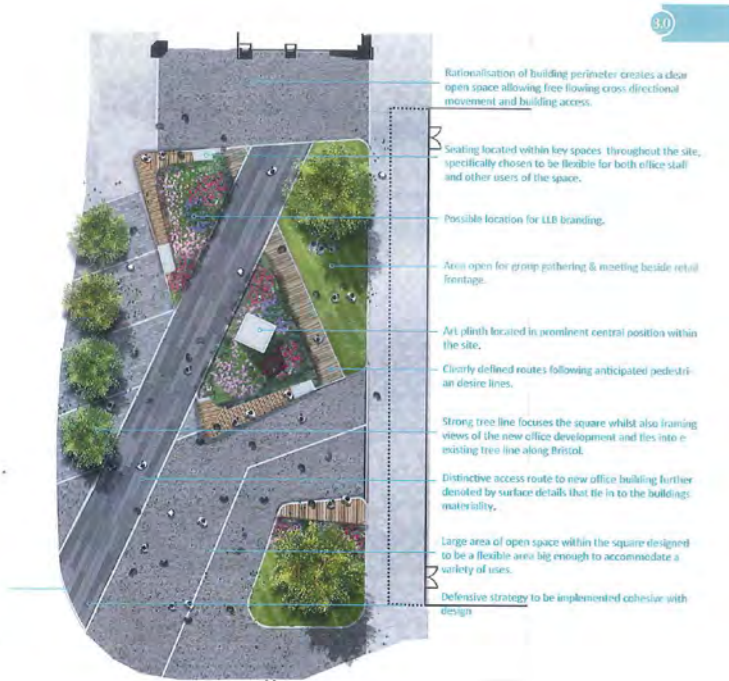


Figure 24: Landscape masterplan for Colindale Square (Approved July 2019)



Figure 25: Landscape masterplan for B6

8.0 Open space and landscape

8.6 Heybourne Park today

The Park today reflects changes brought about during the regeneration in the late 2000s, with the majority of planting and works associated with the south west corner around the lakes and woodland.

An irregular shape, the Park measures approximately 170 x 280m and runs east:west.

The only building within the park, the Greentops Centre, sits on a strong axial path running from the north west of the site to the junction between Quakers Course and Lanacre Avenue.

Edges and definition

Reflecting the earlier regeneration of Heybourne Crescent which built on land previously designated as part of the Park, the west and north west of the park are well defined by buildings and lined with a road.

The north east of the Park has a strong edge with the three blocks to be demolished in the first phase of redevelopment, but suffers from a weak transition at ground level, with un-demised private land immediately bounding the park.

The east of the park is very weak, with the western concourse buildings snaking around a surface car park and the turning head for local buses.

A stand of trees obscures Mercury and the associated nursery in the south east corner.

The southern edge of the park is largely defined by the woodland planting, with a low-scale and inconsistent building line on the south side of Lanacre Avenue.

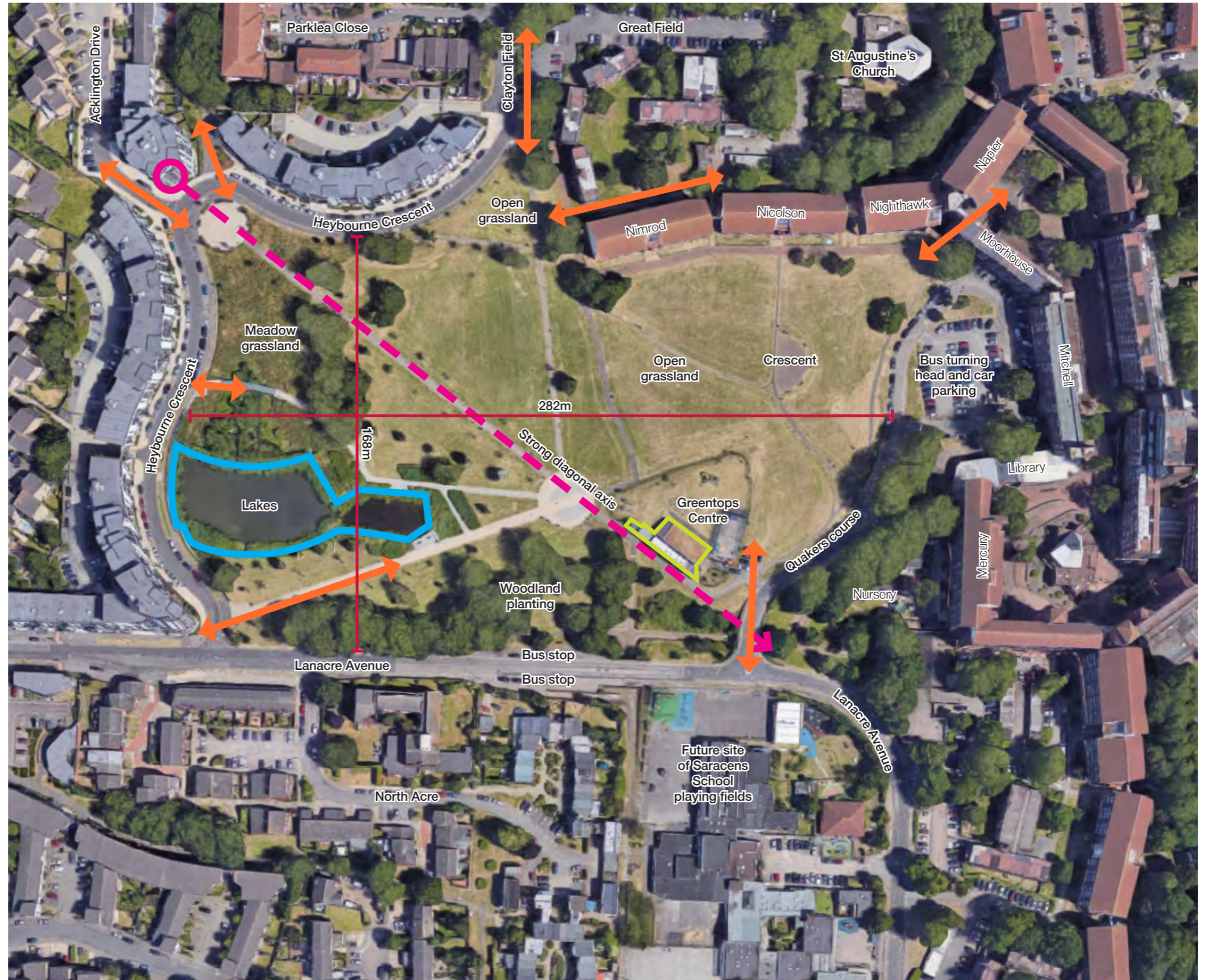


Figure 26: c.2017 aerial photograph of Heybourne Park and surroundings (Google)

↔ Key park access routes



Figure 27: Informal sports among the trees



Figure 28: View into the Park from NW corner (Butterfly Court)



Figure 29: Ponds at the SW corner of the Park



Figure 30: Resident group gathering for a litter pick



Figure 31: Park edge formed by existing buildings to north east



Figure 32: Park edge formed by existing buildings to west

Character and use

The Park is divided in two sections broadly along the strong diagonal axis.

The south west features the lakes and woodland, and appears to have a natural bias, with wetland and woodland habitats along with natural meadow grassland.

To the north and east of this diagonal, the remainder of the Park is open mown grassland, with a sporadic network of formal and informal footpaths.

Primarily an open field with no formal facilities, the Park is used informally for sports and community events; with evidence of a running track marked out on the grass.

An active community clean-up group bears testament to issues with fly-tipping and littering.

8.0 Open space and landscape

8.7 Emerging local context

Saracens High School

To the north east of the site, an application has been submitted for a new High School on Corner Mead.

The Corner Mead site provides parking and MUGA facilities within the site, with localised green spaces and perimeter tree planting.

As part of the application, the school will demolish existing buildings on the Lanacre Avenue site to create new sports playing fields to the west of the Grahame Park Masterplan plots G and J.

Douglas Bader Estate

To the north west of the site, Levitt Bernstein Architects (**LBA**) are preparing proposals on behalf of Home Group / Hill.

The LBA proposals for the regeneration of the Douglas Bader Estate are still in the early stages of design, but look to replace the low-density pre-fabricated homes on cul-de-sacs with 6-8 storey blocks and a network of connected streets.



Figure 33: Landscape proposals for Saracens High School, Corner Mead



Figure 34: Landscape proposals for Saracens High School playing fields, Lanacre Avenue



Figure 35: Emerging masterplan for the Douglas Bader Estate

8.8 Landscape design principles

The landscape design for Grahame Park has drawn on the heritage of both the London Aerodrome and the concepts developed for the 1970s masterplan.

Lessons have been taken from both the current condition of the Estate and the initial Stage A developments to the west of the Park and to the south of the Estate.

The key design principles are described below and in the adjacent diagrams:

- Promote links and permeability
- Establish a hierarchy of streets and access
- Create distinct neighbourhood settings
- Create a hierarchy of materials and planting
- Create green streets, gardens and parkland
- Provide for flexible outdoor uses and activities
- Encourage play and fitness in the public realm
- Provide functional level access
- Maximise sustainability gains
- Promote biodiversity net gain/urban greening factor

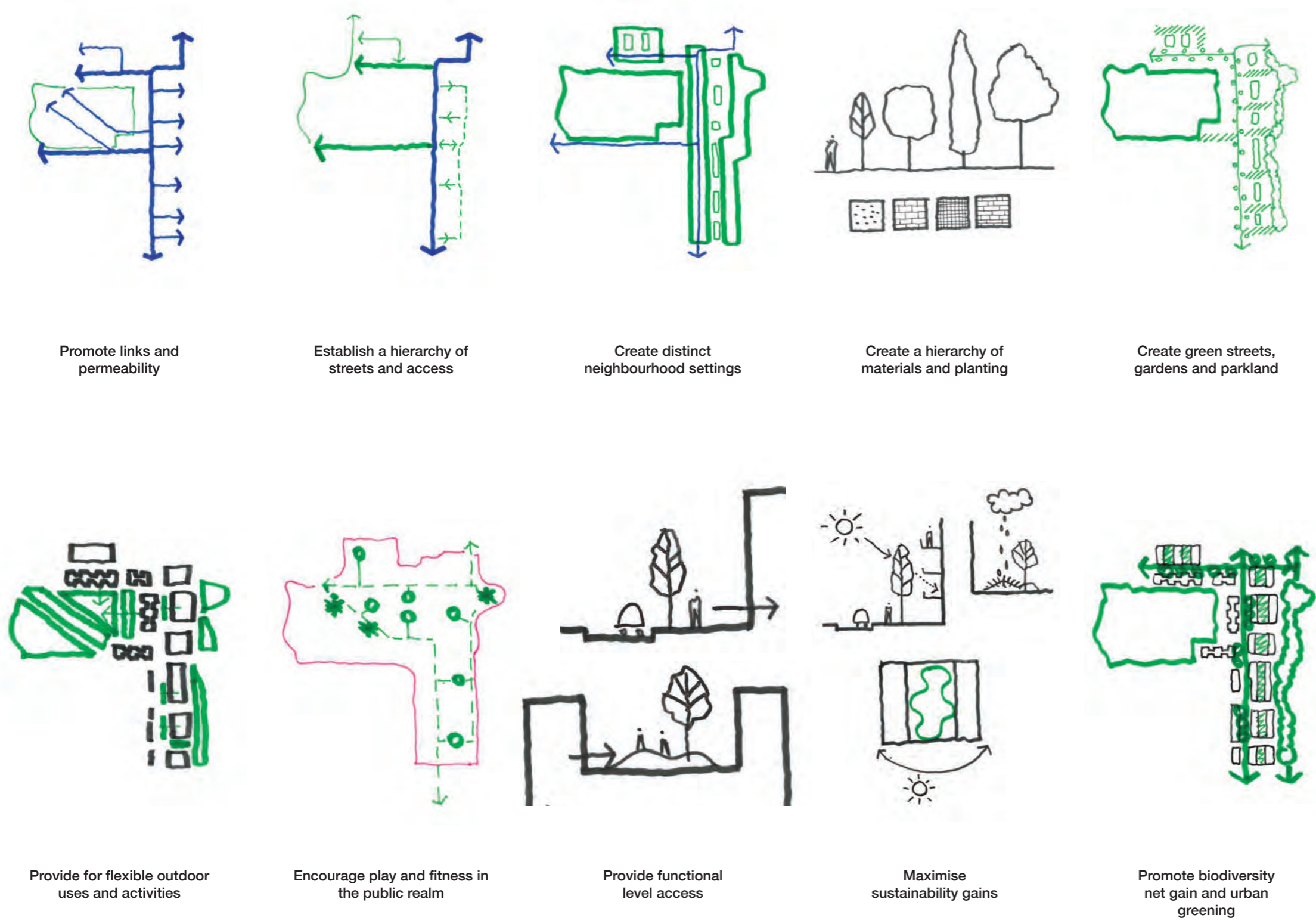


Figure 36: Landscape design principle diagrams

8.0 Open space and landscape

8.9 Amenity and open space

Residential amenity space requirements are a product of the expected population and dwelling mix. The proposed mix will provide up to 2,088 homes across the masterplan, including the Detailed Component

Borough Policy requirements

Barnet Local Plan SPD: Sustainable Design and Construction (Chapter 2.3 Outdoor Amenity Space) requires the following outdoor amenity space:

- 5sqm / habitable room for flats;
- 40sqm for up to four habitable room houses;
- 55sqm for up to five habitable room houses;
- 70sqm for up to six habitable room houses;
- 85sqm for up to seven habitable room houses

Proposed mix and amenity requirements

The mix of homes as described in Chapter 7 of this report yields the following requirements for amenity:

- Flats 2,059 homes / 5,253 HR / 26,265sqm
- Houses 29 homes / 1,475sqm

A total of **27,740sqm** outdoor amenity space would therefore be required to support the development.

Net gain of outdoor amenity space

As the development is a regeneration of an existing residential area, we have considered the existing amenity space provision across the masterplan area.

While the density of the site has been increased, the configuration of buildings and spaces ensures that there is a net gain of external amenity space across the masterplan.

Figures 37-40 on this page convey a net gain of: **2,403sqm from 61,277 to 63,680sqm** which is **48% of the site**. This is also well over and above the Local Plan requirements.

Quality and distribution of open space

The quality of the proposed built environment sees a dramatic improvement on the existing estate.

Through the creation of tree-lined planted streets, pocket parks and planted swales, the new neighbourhood will be significantly more green than the existing Estate.



Figure 37: Existing outdoor amenity space in the Grahame Park Estate



Figure 38: Proposed loss of existing outdoor amenity space



Figure 39: Proposed gain of outdoor amenity space



Figure 40: Proposed total outdoor amenity space in the Grahame Park Estate





Figure 41: Private amenity areas

Private amenity space

In addition to the outdoor amenity space is a series of private amenity balconies and terraces directly accessed from the dwelling

This is provided at a level to meet or exceed Nationally Described Space Standards (NDSS) for a minimum of 5sqm for 1-2 bed spaces, and an additional 1sqm per bed space.

The area at ground floor and first floor contributes to the overall Urban Greening Factor for the development:

Private amenity space (Ground and 1st) **9,239sqm**

Hierarchy of amenity space

Core development area

The combination of private, semi-private and publicly accessible amenity space will result in a total residential private and shared amenity area which will meet and exceed requirements for the development.

- **Borough requirement:** **27,740sqm**
- NDSS minimum private amenity: 12,625sqm
- Semi-private courtyard amenity: 5,398sqm
- **Private / semi-private amenity:** 18,023sqm

Providing dedicated private amenity at levels to meet the Nationally Described Space Standards (NDSS), along with shared private courtyard gardens, will provide 65% of the borough's total amenity requirement for the proposed mix of homes.

Within the main developable area, there is additional grade level hard and soft amenity space for residents and visitors:

- **Public open space amenity:** 15,384sqm

The combination of private / semi-private / public amenity within the main developable area therefore exceeds the borough requirements without recourse to the Park:

- **Core development area amenity:** 33,407sqm

Heybourne Park

The existing public open space of Heybourne Park is a resource available to residents in sites bounding the regeneration area, as well as existing and new residents of Grahame Park.

Works to the park will improve the quality of the space, creating a more inclusive and usable space.

- **Park open space amenity:** 42,897sqm

Total open space amenity

Combining the core development area and the Park, the total public open space amenity totals 5.8Ha:

- **Total public open space amenity:** 58,281sqm

Grand total amenity space

Accounting for all amenity space from private to public, the development will benefit from almost three times' the borough requirement for the scheme.

- **Total amenity space:** 76,304sqm

This will help to create an active and sustainable outdoor lifestyle for residents and the community.

8.0 Open space and landscape

8.10 Strategy for play

GLA policy guidance

The scheme has been developed to take account of emerging draft policy as well as the current 2016 London Plan (Policy 3.6)

DNLP Policy S4 states that new residential development proposals should:

- Increase opportunities for play and informal recreation and enable children and young people to be independently mobile
- Incorporate good-quality, accessible play provision for all ages, of at least 10 square metres per child that:
- Provides a stimulating environment
- Can be accessed safely from the street by children and young people independently
- Form an integral part of the surrounding neighbourhood
- Incorporate trees and/or other forms of greenery.
- Incorporate accessible routes for children and young people to existing play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently

Incorporate incidental play space to make the space more playable.

Play space requirements

Play space requirements are a product of the expected population and dwelling mix. For the proposed mix of ~2,100 homes, the GLA publishes guidance to calculate the expected number of children within the population of the scheme.

The estimated child yield for the development is assumed to be 915 children between 0-17 years old.

For the child yield of 915 the total play space requirement across the masterplan is **9,150sqm**.

This total child yield is broken down into bands of ages to provide the most suitable facilities for play:

- Under 5 years old **30%**
- Between 5-10 years old **40%**
- Between 11-17 years old **30%**

Percentages equate to the proportion of play space, and are based upon the needs of different groups.

Playable landscape and equipped spaces

The development will provide a good balance between traditional open landscape with informal playable features, and enclosed, programmed play space with dedicated equipment.

Play in London is under attack and space for play is threatened by the dominance of traffic and parking. Play streets are a flexible way to create playable areas while still allowing occasional vehicular traffic and servicing. Careful placement of play equipment, street furniture and natural features such as boulders and tree planting prohibit traditional street use inviting children to reclaim the space much like at the turn of the 20th century when cars took over. Using vibrant patterns and contrasting materials also are methods to indicate to all users that the space is for informal play. The streets could be closed completely occasionally and have a series of by-laws managed by users and residents groups within the community. Inventive ideas like this return the public realm to residents and promote healthy family living.



Figure 42: Natural play



Figure 43: Imaginative elements



Figure 44: Sharing play equipment



Figure 45: Formal play equipment



Figure 46: Adventurous play



Figure 47: Playable landscape



Figure 48: Youth climbing equipment



Figure 49: Play trail



Figure 50: MUGA pitches



Figure 51: Controlled risk taking



Figure 52: Play streets



Figure 53: Playable elements

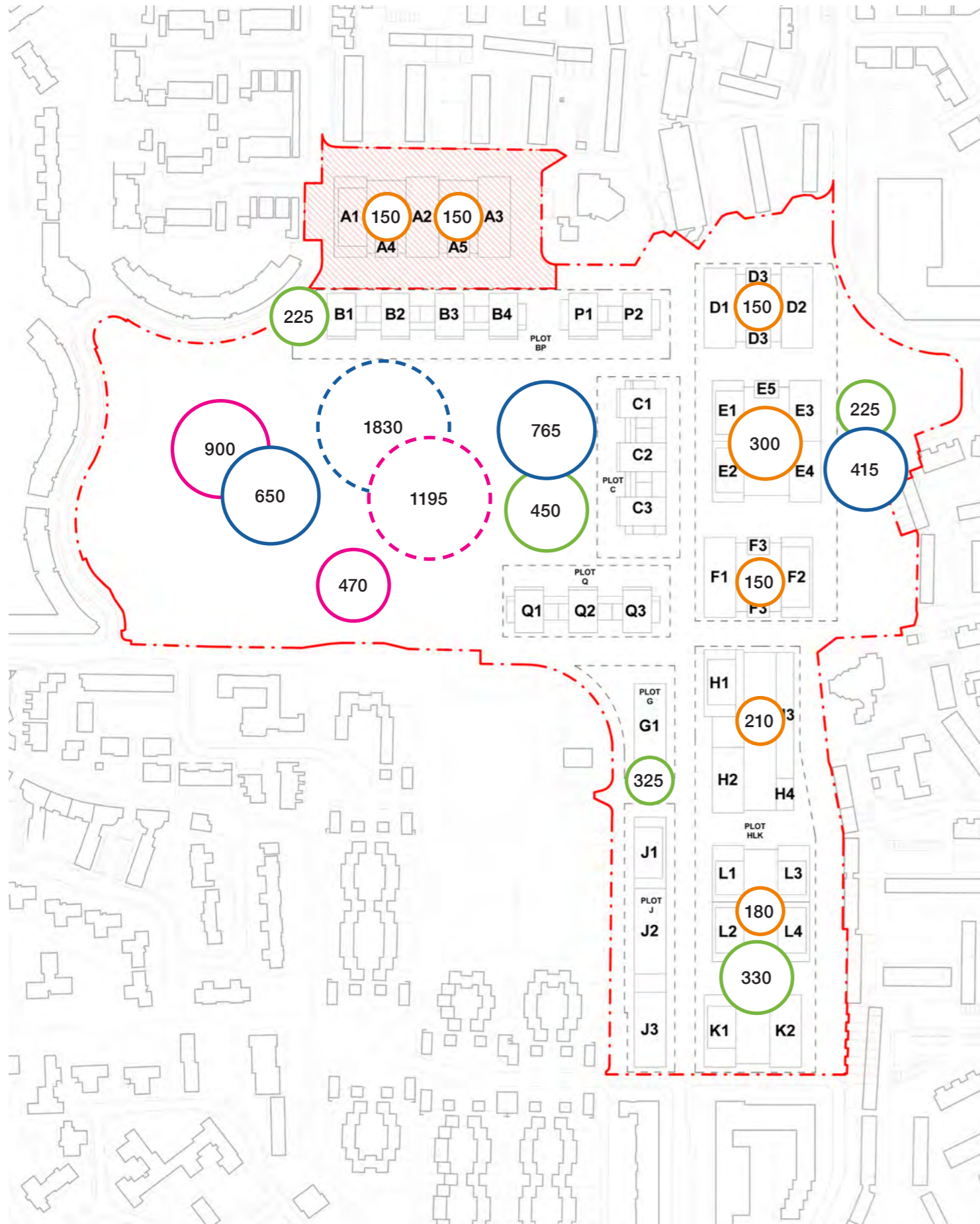


Figure 54: Distribution of Local Areas for Play

Illustrative masterplan child population

LAP area requirements

Plot	Estimated Total Child yield	Doorstep / LAP area	Location
Plot A	100	300sqm	Plot A podiums
Plot B	75	225sqm	West of Plot B
Plot C	75	225sqm	Park playground
Plot D	110	330sqm	Plot D podium East of Plot E
Plot E	115	345sqm	Plot E podium East of Plot E
Plot F	60	180sqm	Plot F podium East of Plot E
Plot G	65	195sqm	South of Plot G
Plot H	70	210sqm	Plot H podium
Plot J	55	165sqm	Play street L:K
Plot K	55	165sqm	Play street L:K
Plot L	60	180sqm	Plot L podium
Plot P	30	90sqm	Park playground
Plot Q	45	135sqm	Park playground
Total	915	2,745sqm	

Play space provision

A minimum of **9,150sqm** play space will be provided across the masterplan within a mix of semi-private and public areas, providing discrete play opportunities for residents, as well as wider community benefits. The strategy for play within the masterplan has been considered to align with GLA guidance.

Doorstep Play / Local Areas for Play (LAP) 2,745sqm

Secure LAP for under fives will be provided very near to homes, typically within semi-private podium residential amenity spaces or designated areas in publicly accessible gardens.

LAP are designed for children who must be supervised at all times.

LAP distribution across the masterplan, based on the illustrative scheme, is shown on the adjacent table and figure.

Locally Equipped Areas for Play (LEAP) 3,660sqm

Targeted at children between 5 and 11 years old, these designated areas are provided in publicly accessible gardens and provide opportunities for play for children who are able to play independently with little or no supervision.

LEAP are located a short walk, typically within 10 minutes, of residential building entrances.

50% of playable area for 5-11 year-olds will be provided within formally equipped playgrounds and sports facilities, with the remaining space in the open grassed sports fields of Heybourne Park.

Neighbourhood Equipped Areas for Play (NEAP) 2,745sqm

Targeted at children over 11 years old, these areas are provided in publicly accessible open space, and provide opportunities for play for older children who are able to play independently with little or no supervision.

The masterplan has been designed to integrate playable features of landscaping for informal play, as well as more formally clustered play with larger equipment and safety surfacing.

NEAP facilities are located a short walk, typically within 15 minutes, of residential building entrances.

50% of playable area for 12-17 year-olds will be provided within formally equipped sports facilities, with the remaining space in open playing fields.

8.0 Open space and landscape

8.11 Sports and fitness strategy

The strategy for sports and fitness at Grahame Park works closely alongside play, using the public realm more intensively to providing opportunities for healthy sporting activity in and around Heybourne Park.

LBB have a 5 year programme to encourage active lifestyles in the borough, **'Fit and Active Barnet'** which has been referred to in the development of a strategy for inclusive activities.

GLA policy guidance

The scheme has been developed to take account of emerging draft policy as well as the current 2016 London Plan (Policies 3.19, 7.1)

DNLP Policy S5 - Sports and recreation facilities, states that new residential development proposals should:

- Increase or enhance the provision of facilities in accessible locations, well-connected to public transport and link to networks for walking and cycling
- Maximise the multiple use of facilities, and encourage the co-location of services between sports providers, schools, colleges and other community facilities
- Support the provision of sports lighting within reasonable hours where there is an identified need for sports facilities and lighting is required to increase their potential usage, unless the lighting gives rise to demonstrable harm to the local community or biodiversity

Skating, scooting and BMX

A skate park is a possible future proposal within the Runway strip, alongside the reconfigured Greentops Centre.

Walking, jogging and running

Distance marked routes have been planned in and around the site to show options for the local community.

- A 100m sprint track can be marked out on the ground alongside the MUGA courts
- A primary park circuit of 1.0km can be marked out on the perimeter of Heybourne Park with no public road crossings
- In the wider area, a neighbourhood loop of 2.5km can be marked out with way-points to allow for easy tracking of a standard 5km distance by completing 2 laps.

Considering all ages and fitness levels, rest spots with seating will be provided along the circuits, and water fountains can be located at strategic intervals.

Outdoor fitness trail

Inclusive outdoor fitness equipment can be sited along the neighbourhood loop to allow for outdoor resistance and cardio training to compliment a walking and running circuit.

Ball, hoop and racquet sports

Multi-Use Games Areas (**MUGAs**) are proposed for the centre of the Runway, providing bookable courts suitable for a range of sports including:

- Netball / Basketball
- Tennis / Mini-tennis
- Hockey
- Mini-football



Figure 55: Hoop sports



Figure 56: Racquet sports



Figure 57: Flexible open lawns



Figure 58: Table tennis tables



Figure 59: Signposted fitness trail



Figure 60: Sports pitches

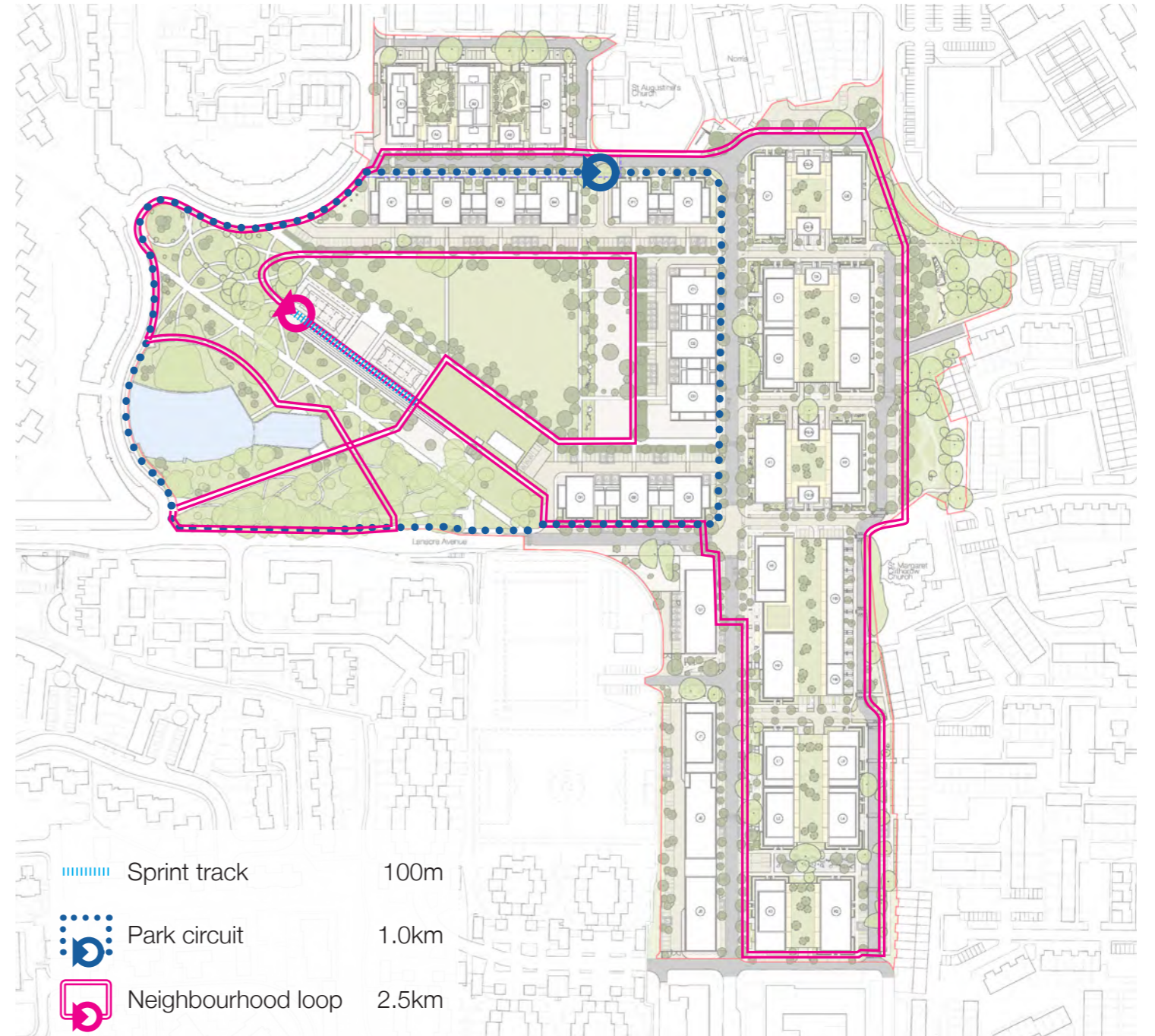


Figure 65: Marked walking / jogging / running routes



Figure 61: Running in the park



Figure 62: Way-marked trails



Figure 63: Skating, scooting & BMX



Figure 64: Fitness equipment

8.12 Recreation in the local area

The surrounding area to Grahame Park is very low density in nature, with plentiful provision of public open space and sporting recreation. However, the M1 running to the east of the site does present difficulty in accessing all of the open space due to its severing nature and few east west connections.

There is however good open space provision with the nearby Barnet Burnt Oak Leisure Centre and parks such as Watling Park, Woodcroft Park and Lyndhurst park in addition to Heybourne Park. Hendon Football Centre also provides good opportunity for football pitch hire in very close proximity. This provides a strong green infrastructure network for amenity and recreation.

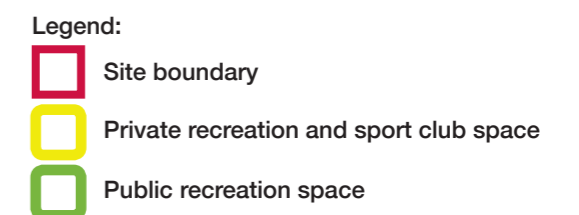


Figure 66: Sports and leisure facilities in the local area

8.0 Open space and landscape

8.13 Cultural strategy

With a network of streets, gardens and the Park, the development has extensive publicly accessible open space which could play host to sculptural and artistic installations across the site.

Existing artefacts

Relocation of existing sculpture and artwork from the Estate will give continuity of community and memory into the next generation of residents.

Specific elements intended for salvage and re-siting include a four-piece abstracted family sculpture and, if feasible, the mosaic in the Concourse.

Proposed themes

- Aerodrome**
 The historic aerodrome setting of Grahame Park is described earlier in this chapter, and there is a rich history which can be explored through sculpture and story-telling signage.
- Oral history**
 Sound and voice recording projects which archive lived experience through conversation could invite residents of the estate to preserve their stories to be told to future residents and visitors.
- Talking landscape**
 Narrative can be explored through both text and audio through smart-phone links similar to the "Talking Statues" project across London.
- Building blocks**
 A large volume of bricks will be generated through the demolition of the existing estate, and sculptors may take advantage of this material to re-purpose as art.
- Resident-generated art**
 Encouraging community by asking local artists and residents to shape their public realm with elements of sculpture, mural and mosaic.

Live events

Live music and performance within the public spaces could be curated alongside events such as the annual Grahame Park Summer Festival. A nearby development, Beaufort Park, recently held such an event with a temporary stage.



Figure 67: Surviving sculptures and original 1970s photography



Figure 68: Local history and cultural talking plaques

Figure 69: Tree plaque



Figure 70: Existing mosaic in the Concourse



Figure 71: Embedded art

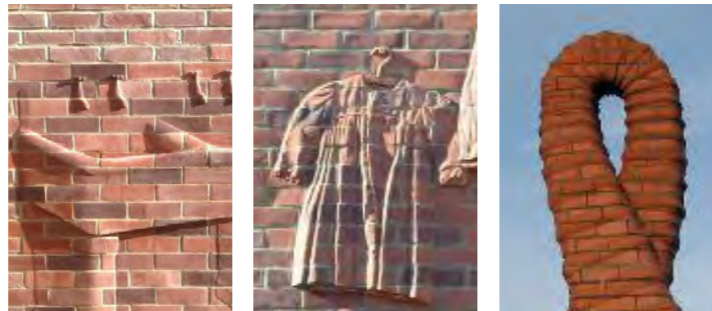


Figure 72: Precedent of brick sculptures by Artist Rodney Harris



Figure 73: Concert at Beaufort Park

Figure 74: Text trail in paving



- Brick facade sculptures
- Focal sculpture
- Embedded word art
- Existing (relocated) and new play sculpture

Figure 75: Masterplan in wider area context showing potential sites for sculptural elements in the landscape



Figure 76: CABA review (Sept 2018)

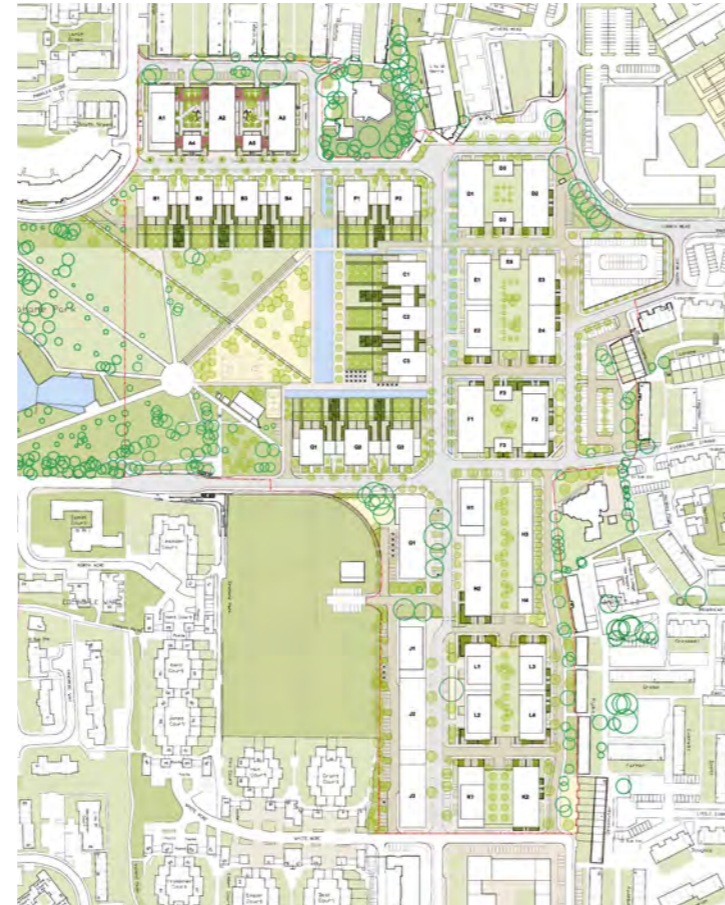


Figure 77: Public consultation and GLA review (March - July 2019)



Figure 78: LBB Pre application (August 2019)

8.14 Landscape design evolution

As the project has developed, the design team have presented on a number of occasions to the London Borough of Barnet, the GLA, and the CABA Design Review Panel.

The landscape masterplan has evolved following the changing masterplan, with the following key changes to landscape arising as a result of consultee comments:

- Opening up routes between Heybourne Park and the Avenue
- Removing vehicle parking from the edges of Heybourne Park
- Introducing water into the Heybourne Parkside neighbourhood
- Opening up the streets to create gardens along the Avenue

Changes to landscape have also arisen as a result of public consultation feedback:

- Creation of dedicated areas for formal and informal sports
- Creation of community gardens
- Introduction of a large open lawn for informal sports
- Introduction of a MUGA court and large equipped play areas suitable for all ages to play in close proximity

The strategy for Heybourne Park has developed following historic analysis of the London Aerodrome and the design aspirations of the New Hendon Village proposals

- Banded subdivision following the historic grain of the airfield, runways and roads
- Enhanced biodiversity planting

8.0 Open space and landscape

8.15 Landscape character areas

The public realm defines specific settings that support various building typologies. Spaces within the masterplan have been arranged according to a logical sequence of scale and use, related to entrance points to the Site and routes and nodes where spaces, axes and activities overlap. Building massing and typology significantly contribute to the scale and experience of the spaces.

The specific characteristics of the spaces will be articulated by the choice of materials, plant species, architectural features and street furniture. Together, these features define the character areas that structure the townscape.

To maintain consistency across the Site there will be common themes incorporated within all of the spaces that will underpin the place-making strategy. This could include a trail of artwork, integrated play features and ecological habitats, making reference to the current use of the Site but also its history and cultural significance.

Together with the architectural typologies, landscape character areas help define the different neighbourhoods, bringing strong identity and a sense of place.

North Park

To the north of Heybourne Park, neighbourhood and connecting streets stitch the development into the existing area and provide cues to forthcoming regeneration of the Douglas Bader Estate to the west.

Heybourne Parkside

A 4.5ha open space at the centre of the wider estate regeneration area, Heybourne Park is the primary public space for gathering, leisure and activity.

Buildings lining the park have aspects to adjoining areas, but are predominantly defined by their park setting.

The Avenue

Running north:south through the site, the primary access route in the development is a broad, tree-lined Avenue with a series of street-side gardens and open spaces for local gathering and activity.

Connecting roads

Contextual links to stitch neighbourhoods together. These roads retain a bus route to the south of Heybourne Park and promotes another bus connections to the northeast of the proposed development to link 'The Avenue' with Corner Mead.

The Neighbourhood ladder

A series of parallel east:west roads and courtyard gardens provide access and amenity for the majority of homes on the site.

With residential front-doors and private amenity spaces to the streets, the ladder has a more domestic scale than its larger neighbours to the east and west.

The Woodland walk

Preserving and supplementing a good number of mature street trees from the original Estate, the Woodland walk is a soft margin to existing neighbouring homes.



Figure 79: Landscape character areas

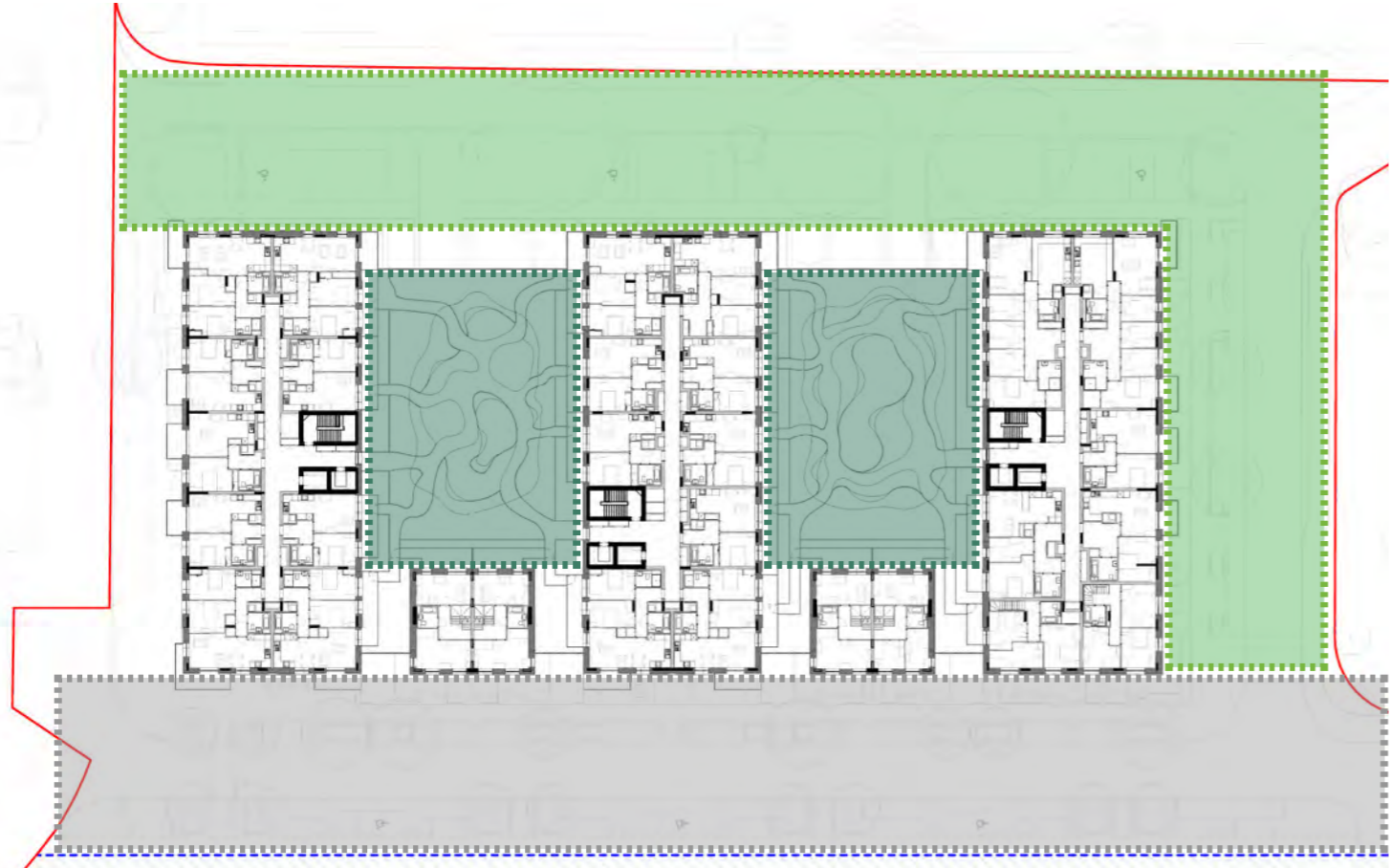


Figure 80: Plot A Landscape components



8.16 North Park

Encompassing the first phase of development, North Park is a step change for the entire masterplan.

North Park can be broken down into the following key landscape components:

- 1. Great Field Road
- 2. Nighthawk Road
- 3. Courtyards

Key features include

- 1. Existing trees retained along east:west Great Field
- 2. Homes with front doors/traditional street, semi-private defensible garden spaces.
- 3. Strong livery including walls, railings, bin stores, cycle stores, window/door frames, etc.
- 4. Commercial hub food store.
- 5. Tree lined and planted streets promoting ecology corridors and water sustainability.

For further detail on this area, refer to Volume 1 of the DAS: The Detailed Component.



Figure 81: CGI view of Plot A before the construction of Plot B



Figure 82: Plot A Landscape precedents

8.0 Open space and landscape



8.17 Heybourne Park

Heybourne Park open space

At the centre of the site sits the green open space of Heybourne Park itself, the last remnant of the large fields forming Hendon Aerodrome.

The history of the Aerodrome site and the evolution of the Park are described earlier in this chapter.

Our approach to Heybourne Park is informed by the strategies established for the open space in the original Grahame Park Estate, and subsequent design by LBLA a decade ago.

This approach also sets a framework for future engagement with residents and the council as masterplan phases progress to ensure programmed amenity and biodiversity needs. This then secures a healthy green-focused living style for the community.

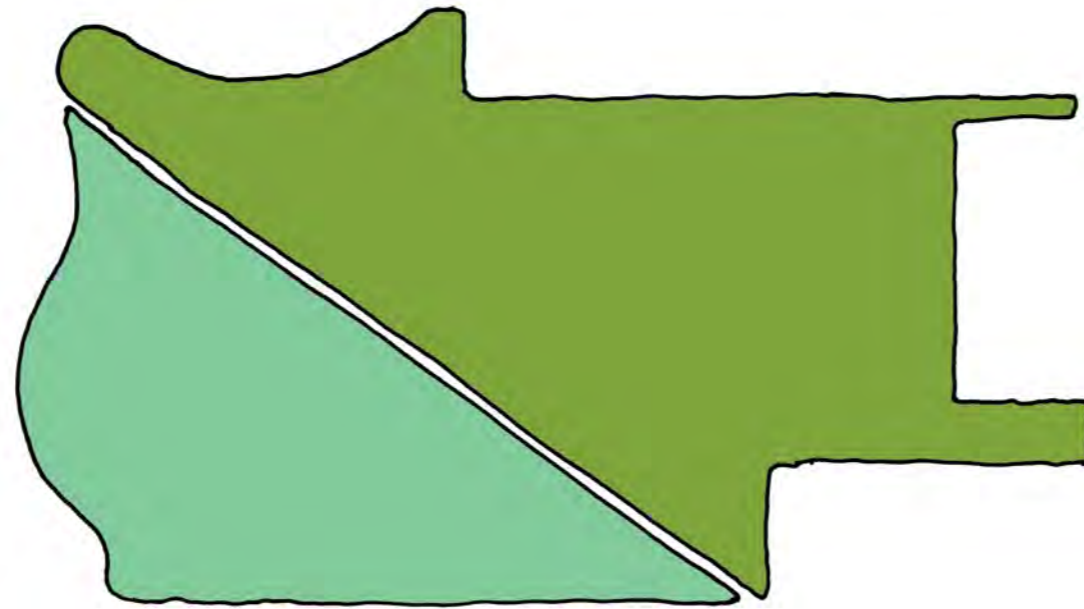


Figure 83: Biodiversity and other uses

A strong diagonal distinguishes the biodiverse south west from the rest of the Park

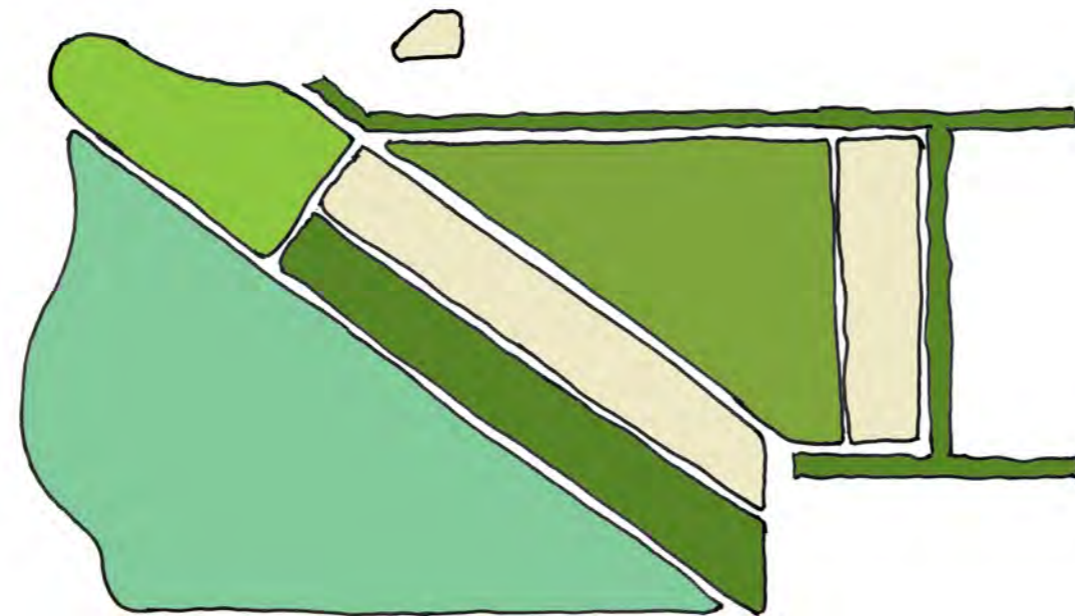


Figure 85: Formal edges to north and east

Formal planting creates a strong edges to the Park

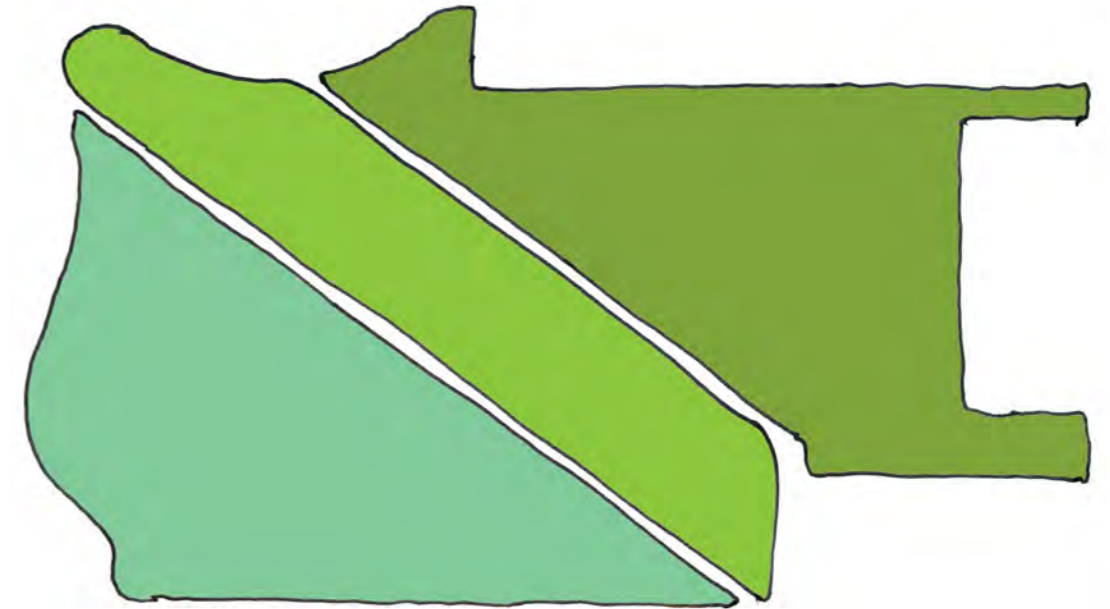


Figure 84: Runway strip of intensified planting and activity

A 'runway' strip echo the Aerodrome and create bands for planting and formalised activity



Figure 86: A rich variety of spaces and uses

Further subdivision creates a rich variety of uses for all ages



Figure 87: Existing extents of Heybourne Park

Existing extents of Heybourne Park
4.54 hectares (11.2 acres)

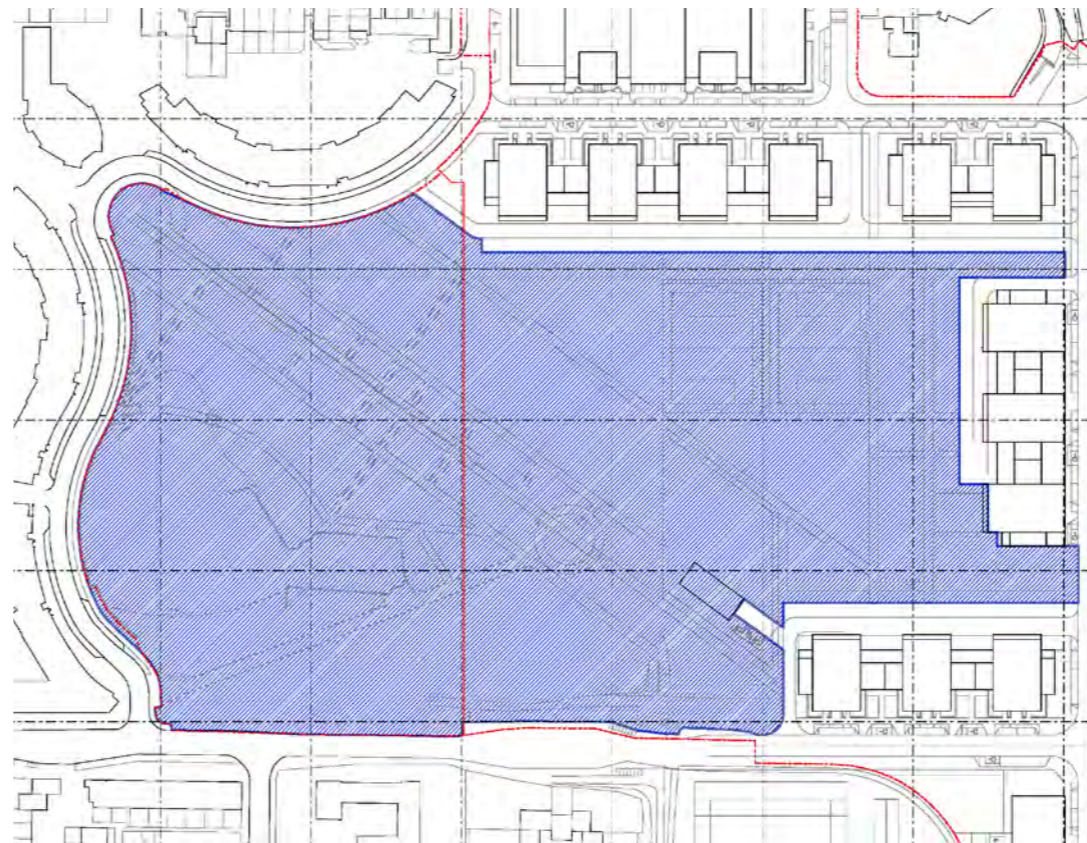


Figure 88: Proposed extents of Heybourne Park

Proposed extents of Heybourne Park
4.47 hectares (11.0 acres)

Extents of Heybourne Park

The existing park is bounded by roads to the south, west and east, with the North East corner lined by existing buildings to be demolished as part of the development proposals.

The park currently measures a little over 4.5 hectares (11.2 acres).

The development proposals would reconfigure the open space to enable the construction of Plots B/C/P/Q. This would result in the loss of 0.07 hectares (0.2 acres) of park, or the equivalent of a standard Football penalty box.

Classification and suitability

Under the DNLP, Heybourne Park is classed as a "Local Park and Open Space" suitable for "court games, children's play, sitting out areas and nature conservation"

Key strategies for Heybourne Park

Building on the masterplan principles described earlier in this chapter, the proposals for Heybourne Park will:

- Intensify the use of Heybourne Park by offering more uses with formal sports and play
- Enhance biodiversity areas around the ponds and wetlands.
- Retain and improve open amenity / sports lawns by levelling and seeding with hardy resilient grasses.
- Enhance the key diagonal NW to SE to create a '**Runway**' of formal planting along a promenade between the biodiversity area.

8.0 Open space and landscape



Park design flexibility

Consultation will continue in future phases regarding park proposals. As each phase is developed the programme, amenity uses, ecology and SUDs strategy will be flexible to meet detail needs for potential creation of additional swales, water ponding areas and community requirements, all to be agreed.



Figure 90: Indicative park masterplan



Figure 89: Flexibility to incorporate park amenity in Central square



Figure 91: Flexibility to incorporate SUDs in future phases



Figure 92: Sketch of south-eastern corner of Heybourne Park



Figure 94: Park precedent images



Figure 93: Sketch of Heybourne Park showing flexible SUDs and amenity

8.0 Open space and landscape



Mansion buildings and park threshold

The edge of Heybourne Park is bounded by the mansion typology buildings which also have frontages to the streets to the north and south.

Neighbourhood servicing roads run parallel to the building terraces, providing the majority of parking for the buildings and creating separation between the Park and the building frontages.

The threshold between buildings and Park is critical, providing definition between the open public park and the more private residential parking areas.

Balancing the car-parking needs of residents with the creation of a landscape-priority area, a formal edge treatment of formal planting is proposed.

Classical reference

Originally a feature of formal French gardens of the early 18th Century, a traditional ha-ha employs a sunken fence or wall to give the illusion of continuous landscape while providing a boundary between fields and gardens.



Figure 95: Traditional sunken Ha ha creates a seamless, invisible threshold between arable land and lawns when viewed from the gardens.

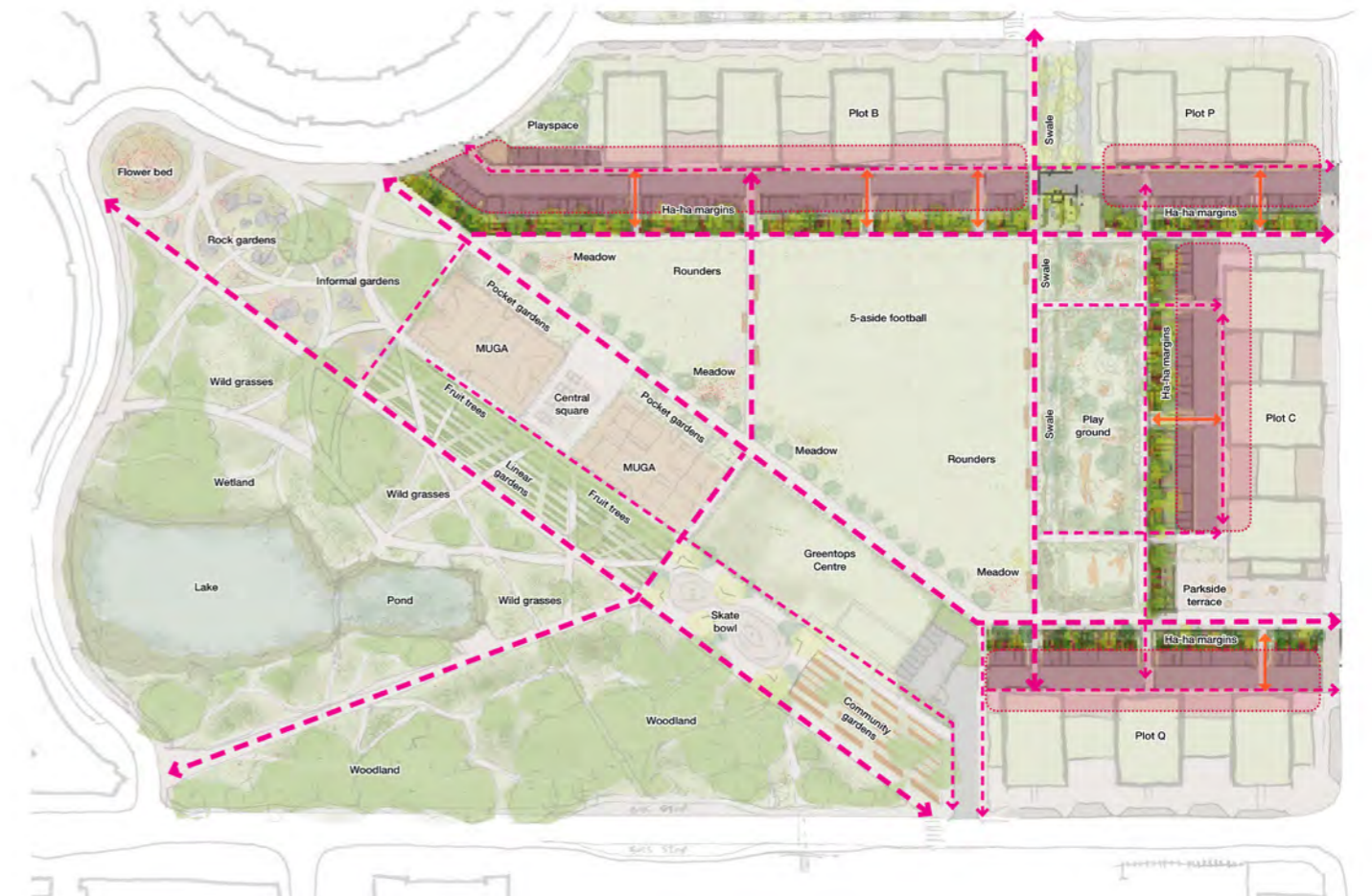


Figure 96: Scope of boundary condition between Heybourne Park and building plots (highlighted in red)



Figure 97: Illustrative view along the park edge showing seated edge and mounded planting with trees

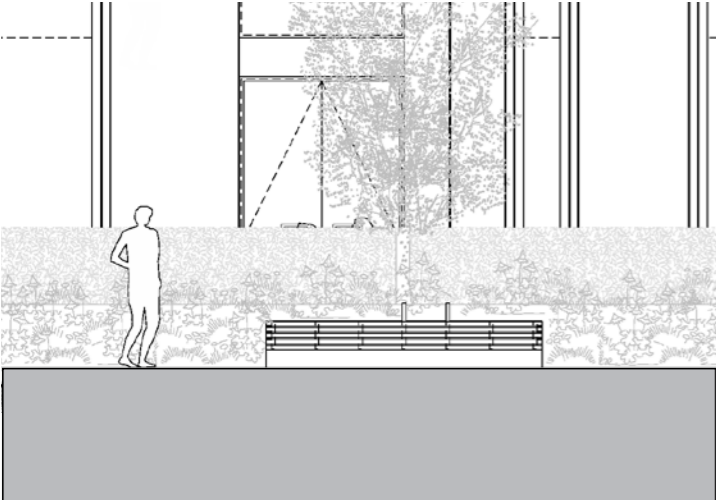


Figure 99: Park edge elevation from Park side



Figure 98: Illustrative view showing parking obscured from a short distance



Figure 100: Park edge section through parking and mounded planter

Softening the threshold

The proposed design uses a landscape feature (a mounded planter or berm) to define the edge and extent of the park.

As an re-interpretation of the traditional 'Ha-Ha' landscape device, this mounded planter also serves to obscure the access routes and car-parking necessary to service the mansion buildings.

With planting designed to be low and loose enough to allow visibility for safe and secure movement through the site, the landscape is tilted up from the park towards the primary building accommodation at first floor level, creating an inversion of the sunken Ha-Ha precedent.

8.0 Open space and landscape

Examples of Park-side interface

Following a pre-application meeting on 17th July, a number of precedents (see adjacent figures) were put forward by the GLA Case Officer for further study.

Each of these precedents show intensely parked streets alongside a public open space. The street, in each case, is a piece of public realm in its own right, with footpaths either side of the street, and parking / roadway to the centre.

In most conditions, there is a secure line to the park which, unlike the potential area proposed alongside Heybourne Park, encloses the park from the street.

It is not the policy of Barnet Council to fence off their Parks from other areas of public realm.

Challenges of the Park threshold

As a result of the dialogue with the GLA, we studied a number of potential configurations which would respond of the challenges of balancing parking requirements, a safe and secure public realm, a green edge to the park, and clear hierarchy of routes.

The following pages show the outcome of this dialogue and study, proposing a flexible approach which can be developed in more detail during the later phases of the masterplan.



Figure 101: Edinburgh George Square



Figure 105: Glasgow New Gorbals



Figure 111: Copenhagen



Figure 102: Edinburgh New Town



Figure 106: Berlin Kollwitzkiez



Figure 107: Copenhagen

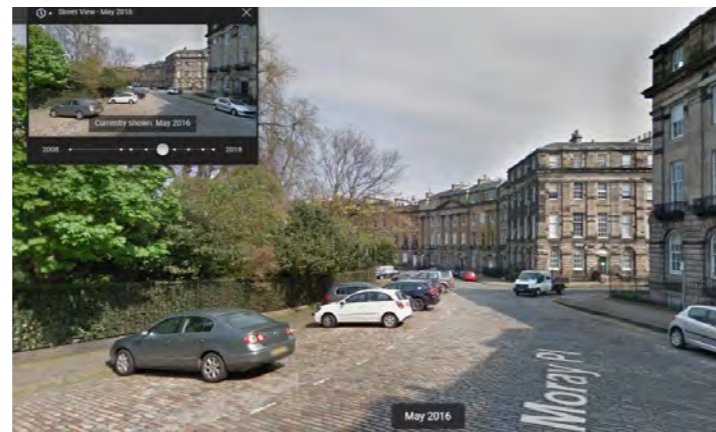


Figure 103: Edinburgh New Town



Figure 109: Berlin Kollwitzkiez



Figure 108: Copenhagen



Figure 104: Bristol Queen Street



Figure 110: Berlin Kollwitzkiez

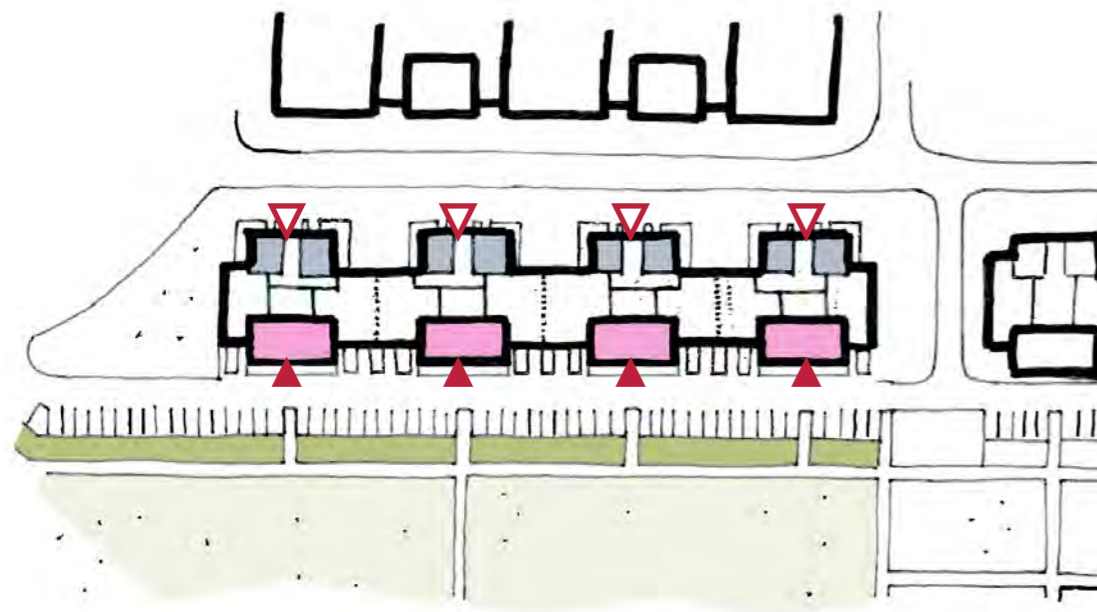


Figure 112: Configuration 1: Common entrances

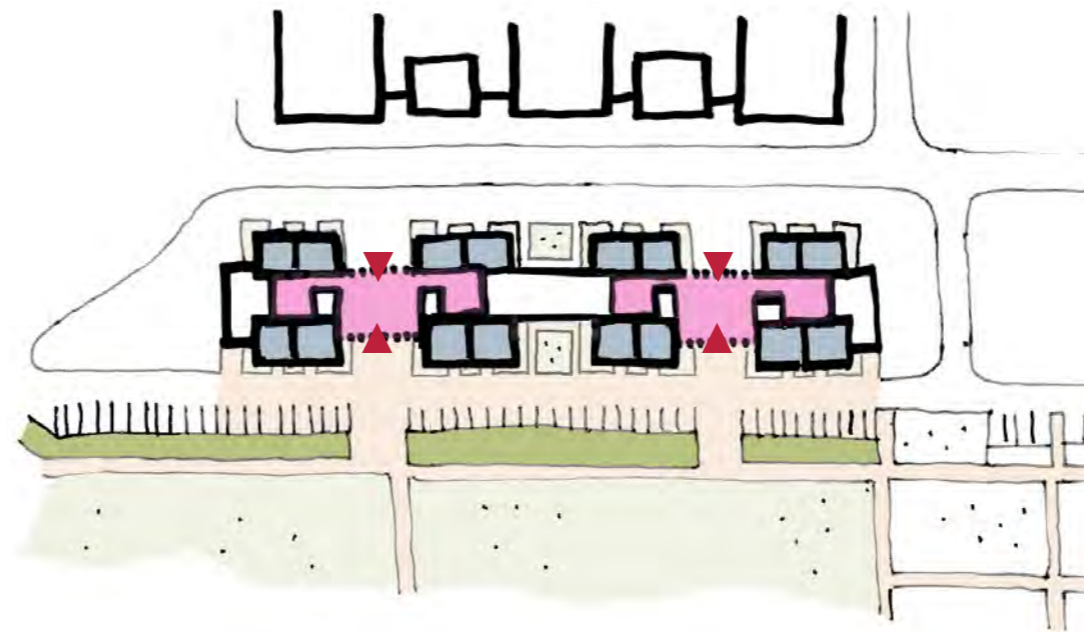


Figure 114: Configuration 2: Shared entrances

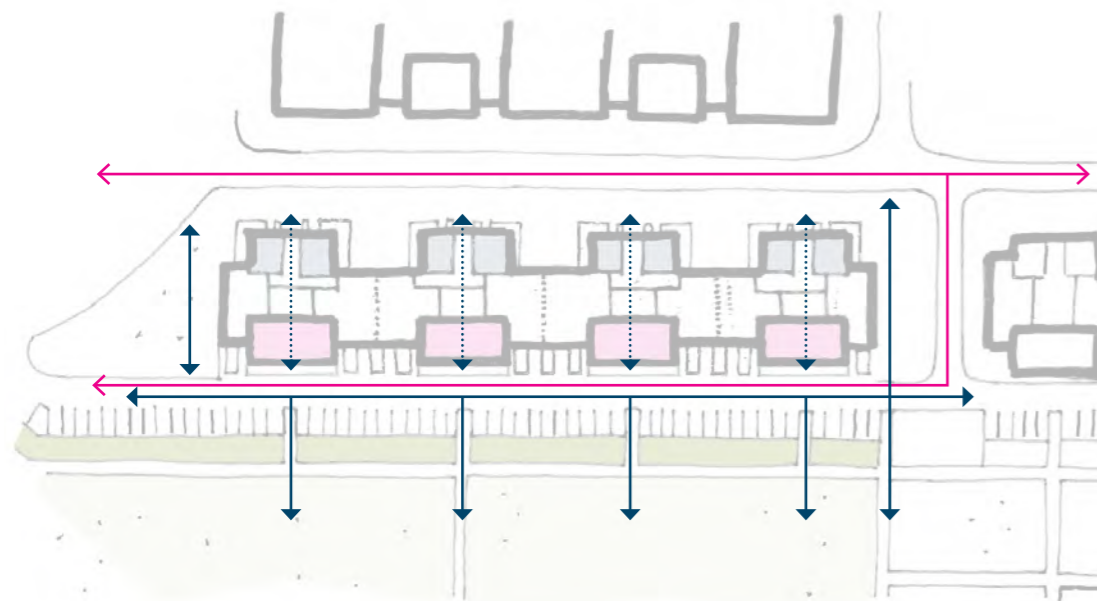


Figure 113: Configuration 1: Permeability diagram

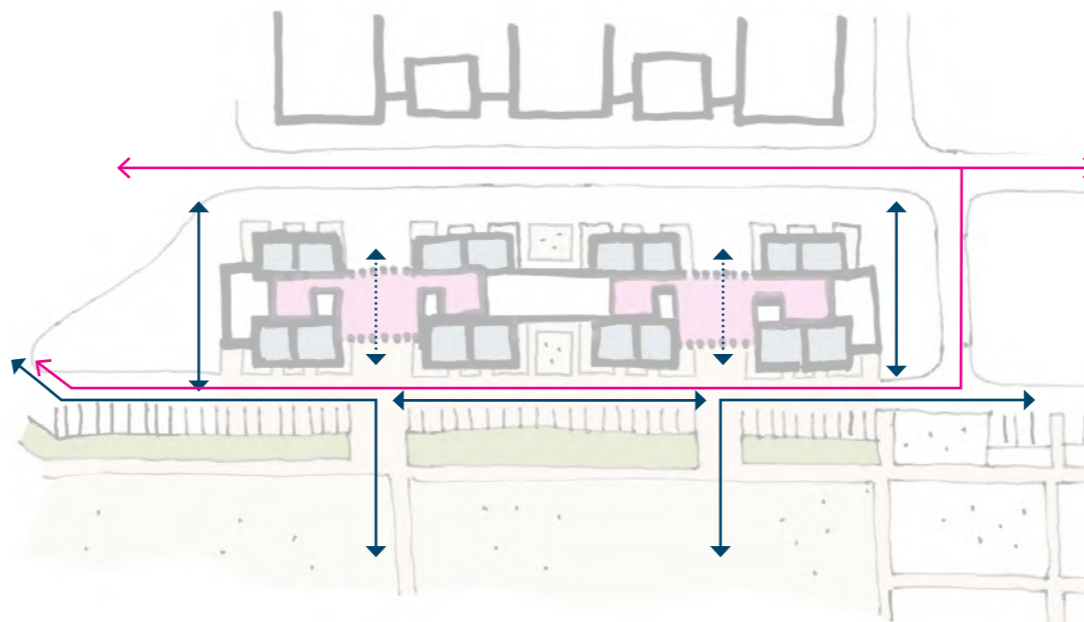











Figure 115: Configuration 2: Permeability diagram

Legend:

-  Points of entrance
-  Communal entrance lobbies
-  Maisonettes
-  Green space / park / gardens
-  Raised planter / berms
-  Shared surfaces / traffic tables
-  Secured car-parking
-  Pedestrian access routes
-  Vehicular traffic routes

Activating the Park edge

Behind the mounded planting, the landscape risked becoming sterile and over-dominated by parking.

The design development of this edge considered a number of potential configurations of the buildings and landscape to create an integrated area which would:

- Enhance activation along the ground level facade adjacent to the Park;
- Establish the primary address of the mansion typology buildings on the Park facade through location of shared residential entrance lobbies;
- Reduce the dominance of car parking;
- Create connections between the buildings and the Park; and
- Create a protected pedestrian circulation route alongside the buildings.

Two primary design options emerged, which would provide flexibility for residential front doors and/or potential commercial uses on the Park side:

Configuration 1: Independent lobbies

- Each core has its own dedicated lobby accessed from both the street side and the Park side.
- Space within the recessed central wings of the building can be used for cycle parking and plant.
- The street side is subservient to the Park side.
- Maisonettes are provided to the street side only.

Configuration 2: Shared lobbies

- Two cores share a common lobby which can provide visual permeability and access for residents directly through between the street and the Park.
- Space within the recessed central wings of the building is significantly reduced, requiring alternative solutions for plant and cycle parking.
- The street and Park sides of the buildings have an equal hierarchy.
- Maisonettes can be provided to both the street and Park sides of the building.

8.0 Open space and landscape

Hybrid flexible configuration

The illustrative configuration of the masterplan is arranged in terraces of 2 / 3 / 4 mansion blocks.

For the odd-numbered terraces within plots C and Q, a single shared lobby would be highly inefficient and a poor use of space.

For the even-numbered terraces within plots B and P, the large common lobbies would take up too much space, creating a lack of cycle storage and requiring plant on the roof terraces.

Using principles from each option a hybrid layout is proposed to balance permeability and respond to the setting of each plot:

Plot B

A central lobby joins Buildings B2 and B3, with B1 and B4 retaining dedicated lobbies on the park side.

Visual permeability is created in the centre of the terrace opposite Building A2 in the detailed component.

Maisonettes provide activation to both frontages of the plot.

Plot P

With insufficient ground floor space to accommodate a common lobby, and no destination on the park side of the plot, dedicated lobbies are retained on the park frontage of both buildings.

Plot C

Non-residential uses to the south and east of the plot are complimented by a shared lobby between C1 and C2. A dedicated lobby is retained to Building C3.










Maisonettes provide additional activation on the park side of C1 and C2.

Plot Q

The Parkside terrace serving the cafe in the base of Building C3 promotes the use of a shared lobby between Buildings Q2 and Q3.

The dedicated lobby for Building Q1 aligns with a key north:south axial route across the park towards St Augustine's Church

Legend:

-  Points of entrance
-  Communal entrance lobbies
-  Maisonettes
-  Green space / park / gardens
-  Raised planter / berms
-  Shared surfaces / traffic tables
-  Secured car-parking
-  Pedestrian access routes
-  Vehicular traffic routes

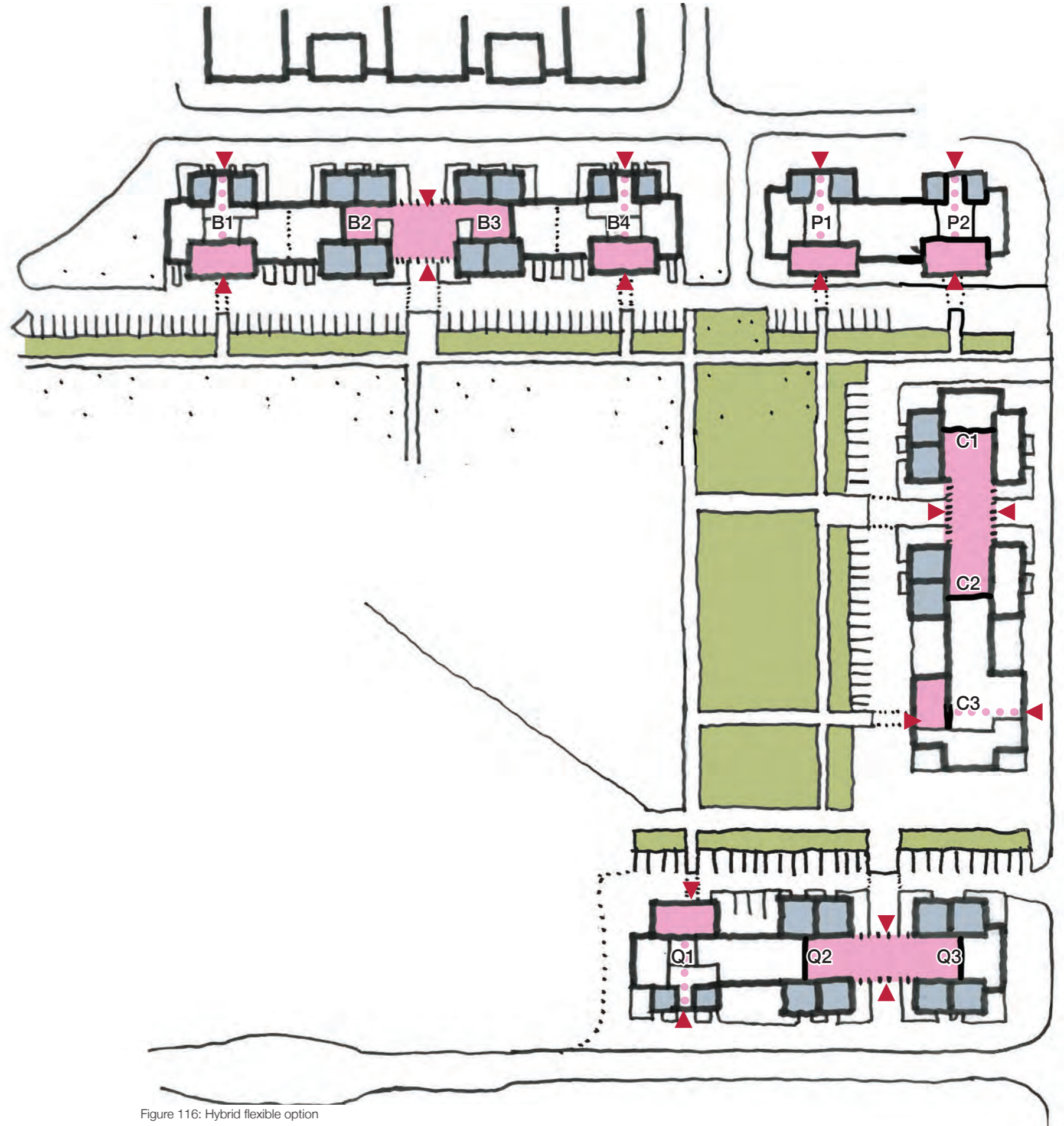


Figure 116: Hybrid flexible option