



## 01 | WELCOME TO THE PLOT 12 UPDATE EXHIBITION

### WELCOME

The purpose of the exhibition today is to show revisions to the proposed design for the new Whitefield Estate homes. The updated design has recently been submitted to Barnet Council for determination. They will be formally consulting on the new design.

This exhibition follows on from a previous round of consultation in September 2017, which shared the final detailed proposals for the first phase of Brent Cross South including new homes for the Whitefield Estate.

The plans for this first phase, which is known as 'Phase 1BS' include the detailed design of the first new buildings –referred to as 'Plot 12'.

The Plot 12 building designs were submitted in October 2017 as part of a "Reserved Matters application". Reserved Matters applications focus on detailed designs.

The overall project was granted approval with an Outline Planning Permission in 2014, which establishes limits on the amount of development, height of buildings, street widths and key uses.

Reserved Matters applications like this one must comply with the parameters set by the Outline Planning Permission.

Since the October 2017 submission, further work has been undertaken on the detailed designs of Plot 12. A number of architectural changes are proposed to the two buildings, which include the new Whitefield Homes.

This exhibition outlines the changes that are proposed, and the reasons behind them. Previous plans as well as the updated plans will be shown to provide clarity on the extent of the changes made.

Members of the project team are on hand today to answer any questions you have. Thank you for attending the exhibition.

### PHASE 1BS AREA



Key:  
[Red dashed line icon] 1BS area



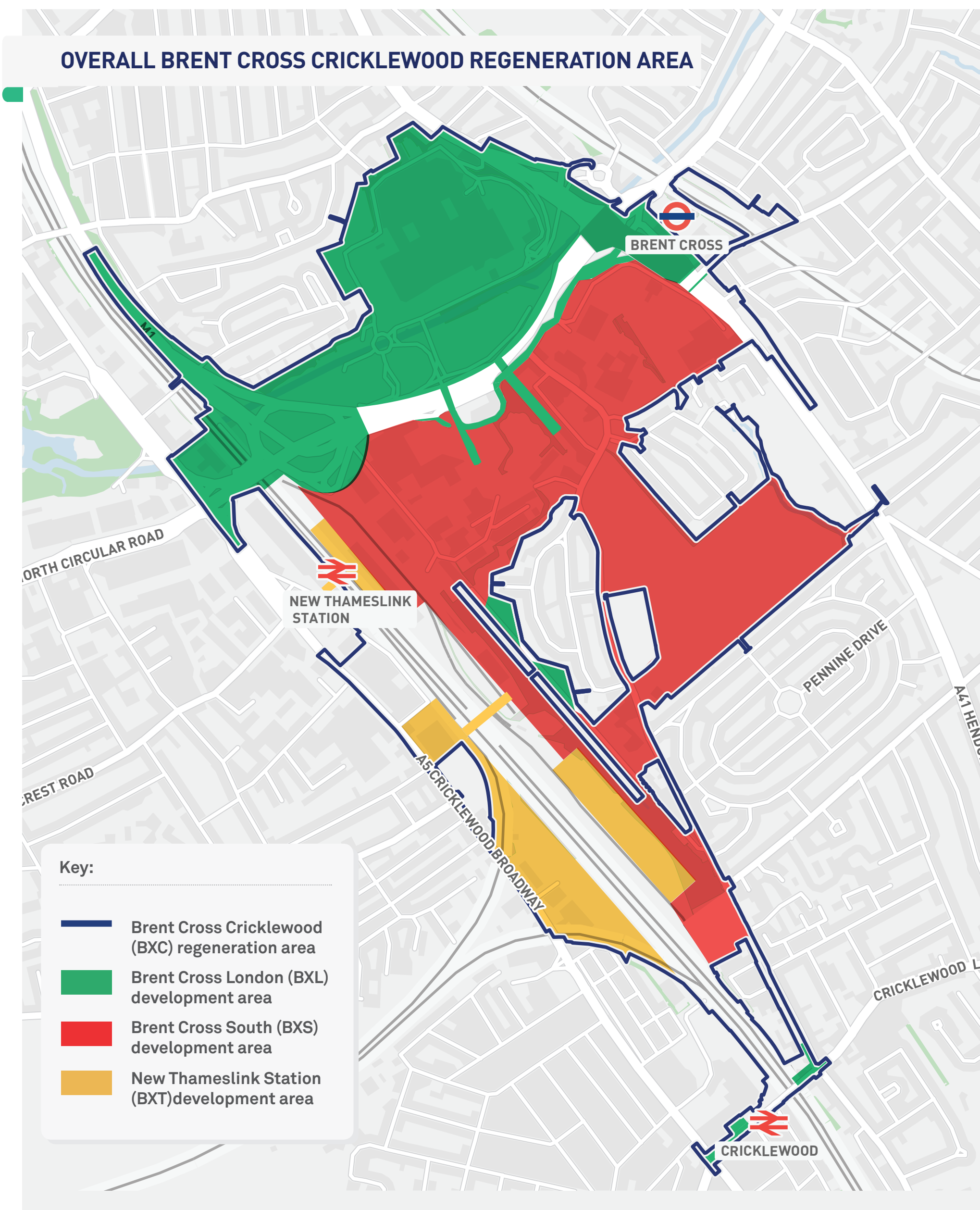
## 02 | BACKGROUND - RECAP OF OVERALL PROJECT

### THE VISION

The Brent Cross Cricklewood development is Barnet Council's most significant growth and regeneration project and one of the largest in London. The vision is to create a new sustainable mixed use neighbourhood for Barnet and North London.

The project includes three key components: 1) the expansion of Brent Cross Shopping Centre; 2) the creation of a thriving new town centre at Brent Cross South; and 3) the delivery of an additional Thameslink railway station to service the area.

Please ask a member of the team for further details.



### Brent Cross South (BXS)

Plot 12 will be at the heart of the Brent Cross South scheme.

The new neighbourhood at Brent Cross South will provide 6,700 new homes, workspace for over 25,000 people and a pedestrian friendly high street with local shops and restaurants. The community will be supported by first-class public transport infrastructure, a new and improved network of walking and cycle routes and a series of new parks, squares and other amenities including health, community and schools.

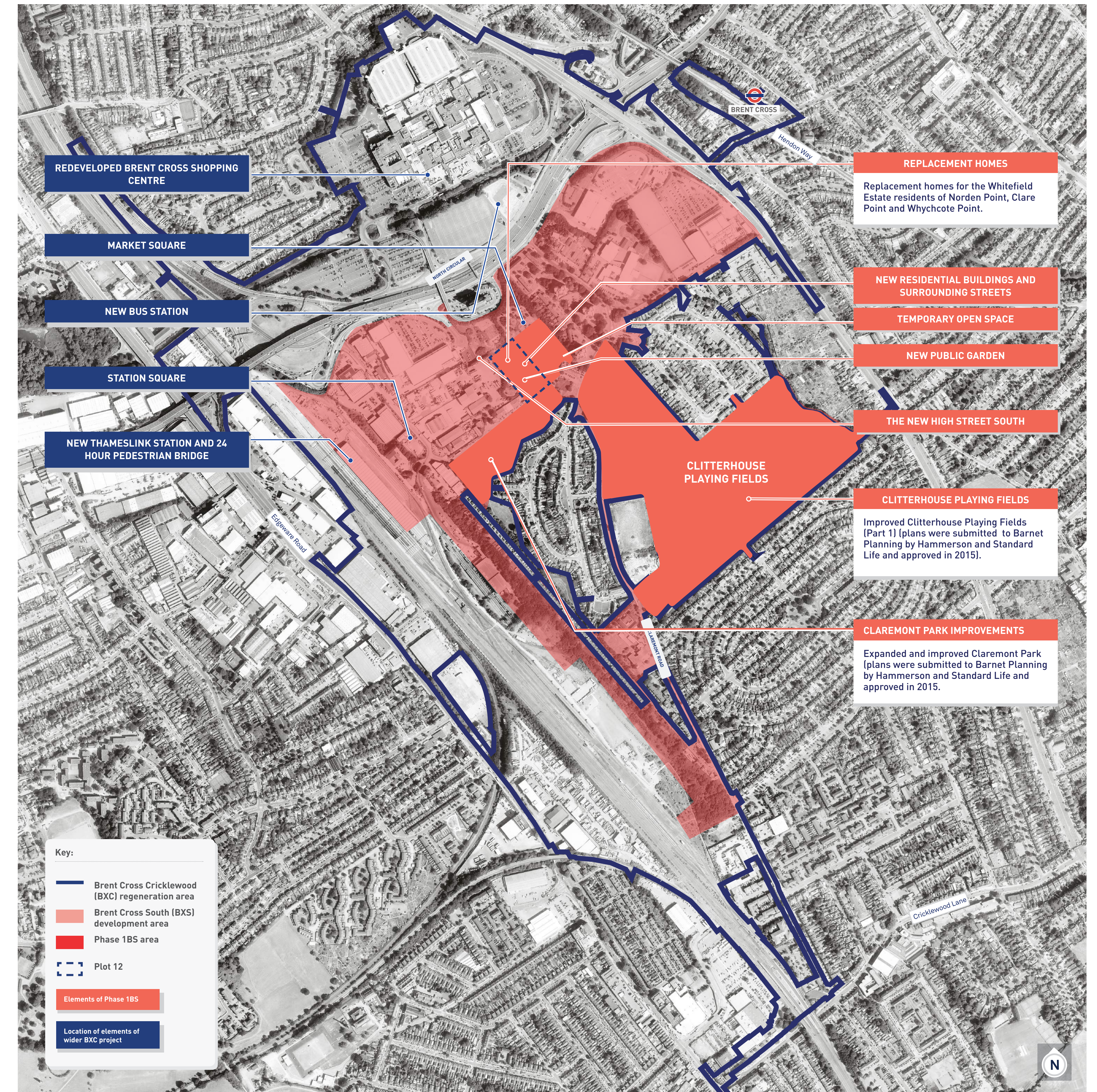
Brent Cross South is being delivered by the BXS Limited Partnership between Barnet Council and Argent Related.



Phase 1BS is the first step in the regeneration of Brent Cross South. This early phase will maintain local connections and begin to stitch the proposed masterplan for the regeneration area into the surrounding area. Plot 12, within Phase 1BS will, crucially, re-provide homes for Whitefield Estate residents. Phase 1BS will also deliver major improvements to two parks (Claremont Park and Clitterhouse Playing Fields (Part 1)) and set the foundations for the new area.

The diagram below illustrates how Plot 12 and Phase 1BS fit into the wider masterplan and indicates important elements of the surrounding context.

The development will be professionally managed and maintained throughout to ensure it will be safe, clean and welcoming at every stage.



### FURTHER INFORMATION ON BXS, BXL AND BXT

Each development partner has its own dedicated communications team, who can be contacted on the details below:

**(BXL) CONTACT INFORMATION**

| 0800 917 3176  
| info@brentcrosslondon.co.uk  
| www.brentcrosslondon.co.uk

**(BXS) CONTACT INFORMATION**

| 02077291705  
| info@brentcrosssouth.co.uk  
| www.brentcrosssouth.co.uk

**(BXT) CONTACT INFORMATION**

| 0344 225 000 3  
| BXT@glhearn.com  
| www.barnet.gov.uk/brentcrossthameslink



## 03| BACKGROUND -PLOT 12

### WHAT WAS SUBMITTED IN OCTOBER?

The Reserved Matters Application that was submitted in October, 2017 seeks detailed consent for the first buildings, adjoining streets and public realm to be delivered at Brent Cross South.

Plot 12 includes two residential buildings. The Reserved Matters Application seeks approval of the layout, architecture and types of materials for the buildings as well as the design of the surrounding streets, landscaping and gardens.

A number of elements of Phase 1BS already have detailed approval and so are not included in the October submission.

Plans for the two existing parks were submitted to Barnet Planning by Hammerson and Standard Life and approved in 2015. Claremont Park and Clitterhouse Playing fields already have detailed approval. Claremont Park will be expanded and enhanced. The first portion of Clitterhouse Playing Fields will be improved as part of Phase 1BS (with the balance coming later).

A detailed application for the proposals for the temporary open space will be submitted later this year.



### SCALE AND MASSING



#### PLOT 12 NORTH – WHITEFIELD REPLACEMENT HOMES

This building, designed by Maccreanor Lavington Architects, will provide the 110 new homes for residents of the three Whitefield Estate residential blocks as well as 10 additional new homes. The building is set out with an 'L' shaped footprint around a public garden and will include two elements: a 9 storey mid-rise building along the new High Street, and a 13 storey adjoining building on the north east corner of the plot.

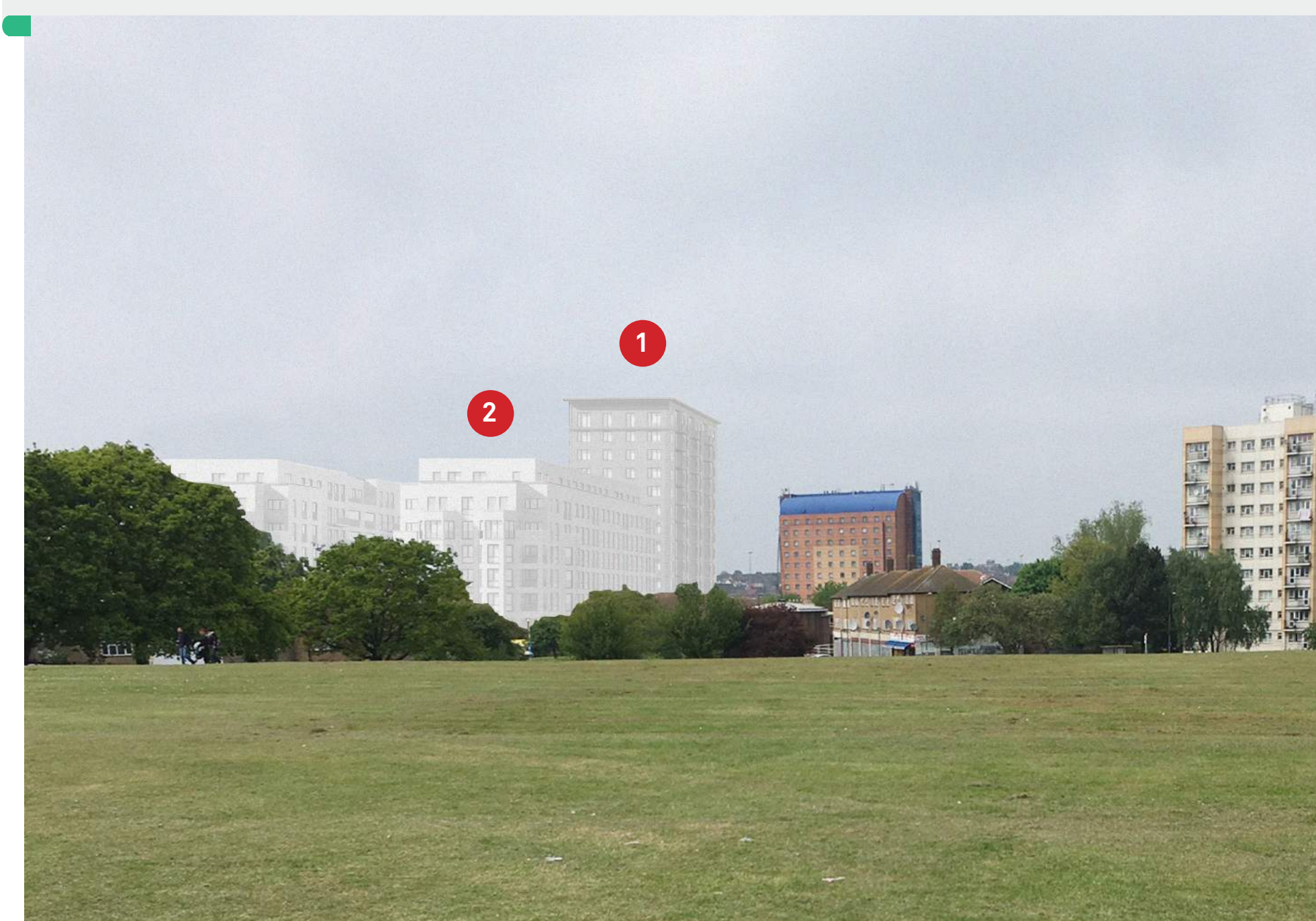
The design includes brick façades, with a mix of protruding and inset balconies, depending on orientation of the façade. The ground floor includes both shops and entrances into the homes above. 35 car parking spaces will be provided for Whitefield residents in a secure basement shared with the building to the south. Additionally, on street spaces will be provided in the vicinity for use by Whitefield residents

#### PLOT 12 SOUTH – NEW HOMES

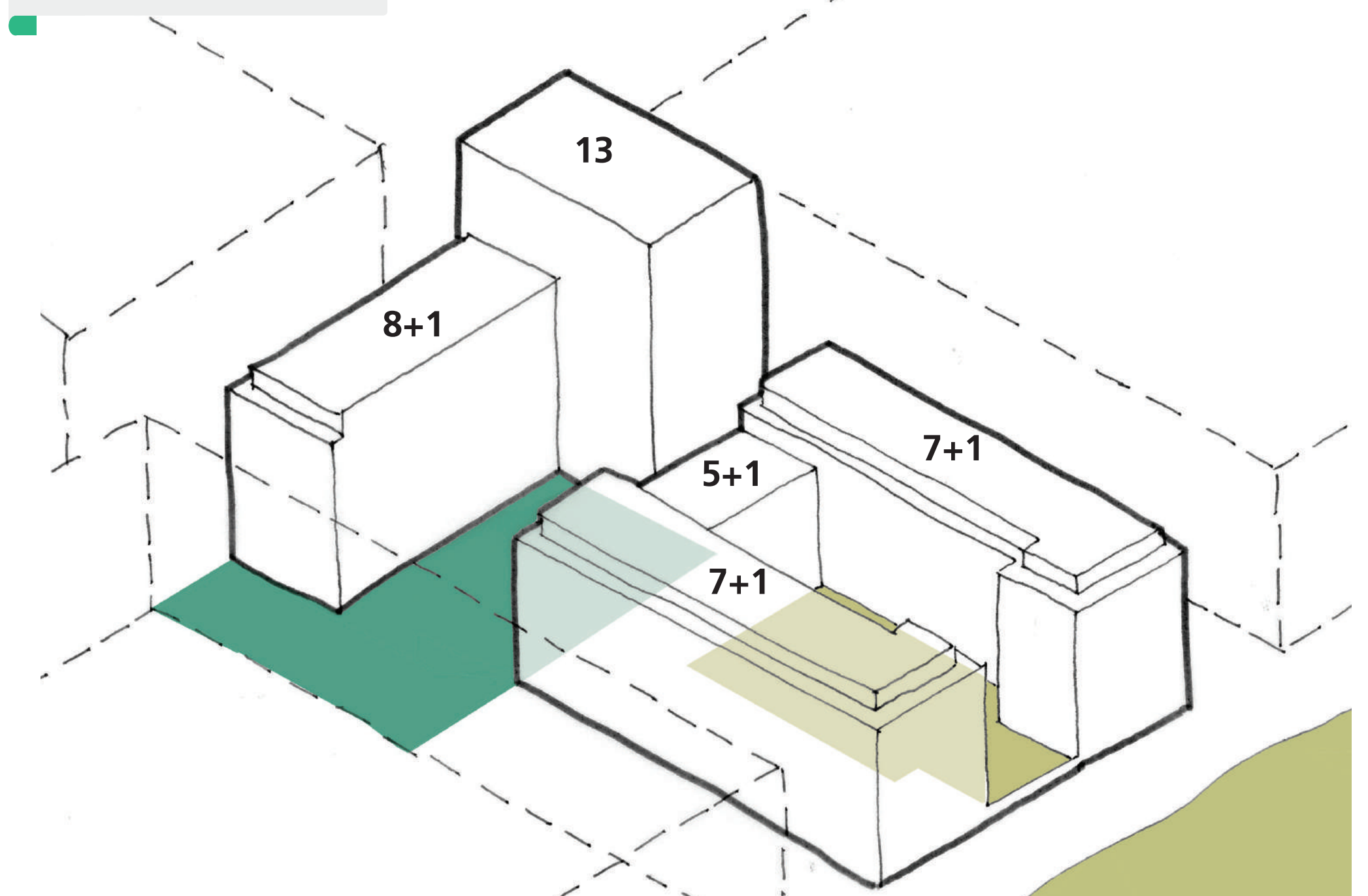
This building to the south of the Plot 12, also designed by Maccreanor Lavington Architects, will provide 172 new homes for sale. The building is 'U-shaped' in plan and takes its form from the mansion block typology seen in many parts of London. It will be up to 8 stories in height, and built around a podium courtyard. On the two north-south residential streets, maisonette apartments will have their front doors onto the street. Entrances to the apartments above ground floor are located on the new Claremont Park Road and at the two corners of the U-shaped building. Car parking will be in a secure shared basement.

The design seeks to be residential in nature through the use of bay window elements on the southern ends of the building, a common element seen in Victorian and Edwardian buildings. The proposed architecture will complement the block to the north, with similar brick types, windows and balconies.

#### INDICATIVE VIEW OF PLOT 12 BUILDINGS FROM CLITTERHOUSE PLAYING FIELDS



#### BUILDING HEIGHTS





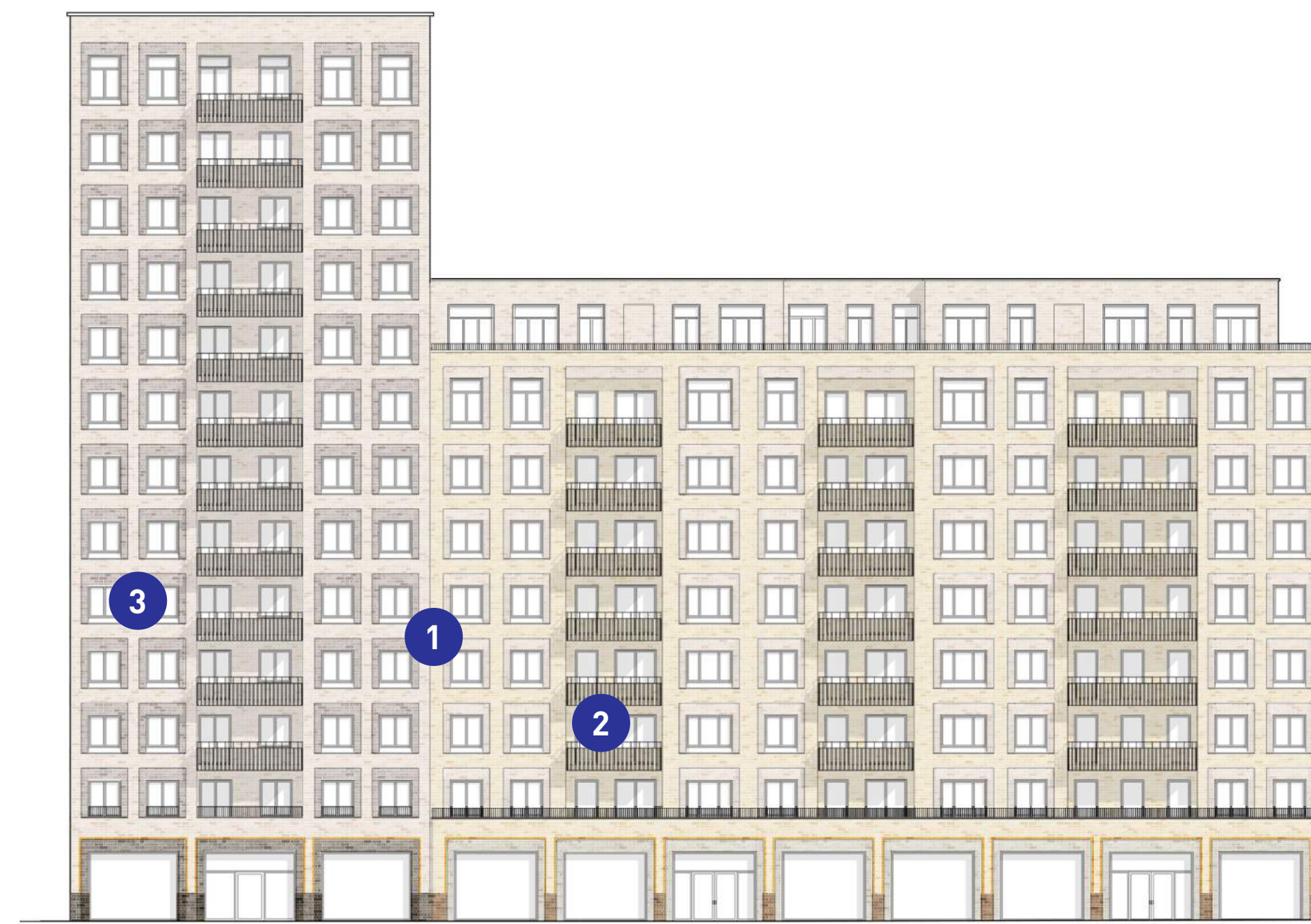
## 04 | WHAT DETAILS HAVE CHANGED?

### PROPOSED CHANGES TO THE NORTHERN BUILDING - THE NEW WHITEFIELD HOMES

Following the submission in October, 2017, further detailed design work was undertaken by the design team to bring the architectural character and materiality of the northern and southern buildings closer together. Such a change to the design ensures the two buildings (12N & 12S) read better as a pair.

It was also felt that the northern building would benefit from a lighter brick colour, more distinction between the building's base, middle and top, a more consistent design across all the facades, and some more articulation to the brickwork around the windows and ground floor openings.

The design changes being presented at the exhibition today are being proposed to enhance the overall appearance and quality of the façade of the new Whitefield homes building. Other than where specifically noted, this will not have a material impact on the size or layout of the new homes from what was presented in the previous exhibition last September.

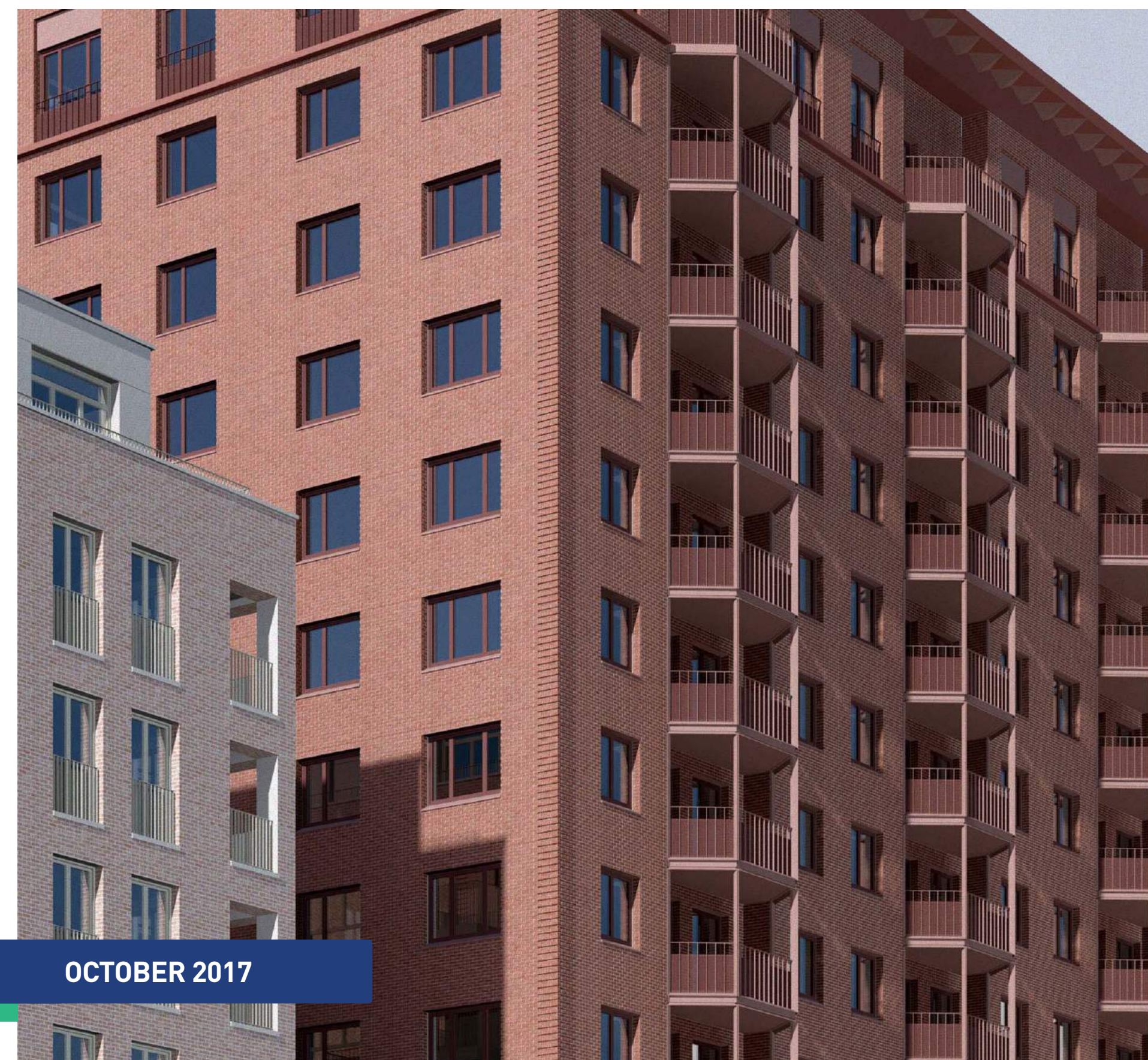


NORTHERN VIEW OF NORTHERN BUILDING (12N)

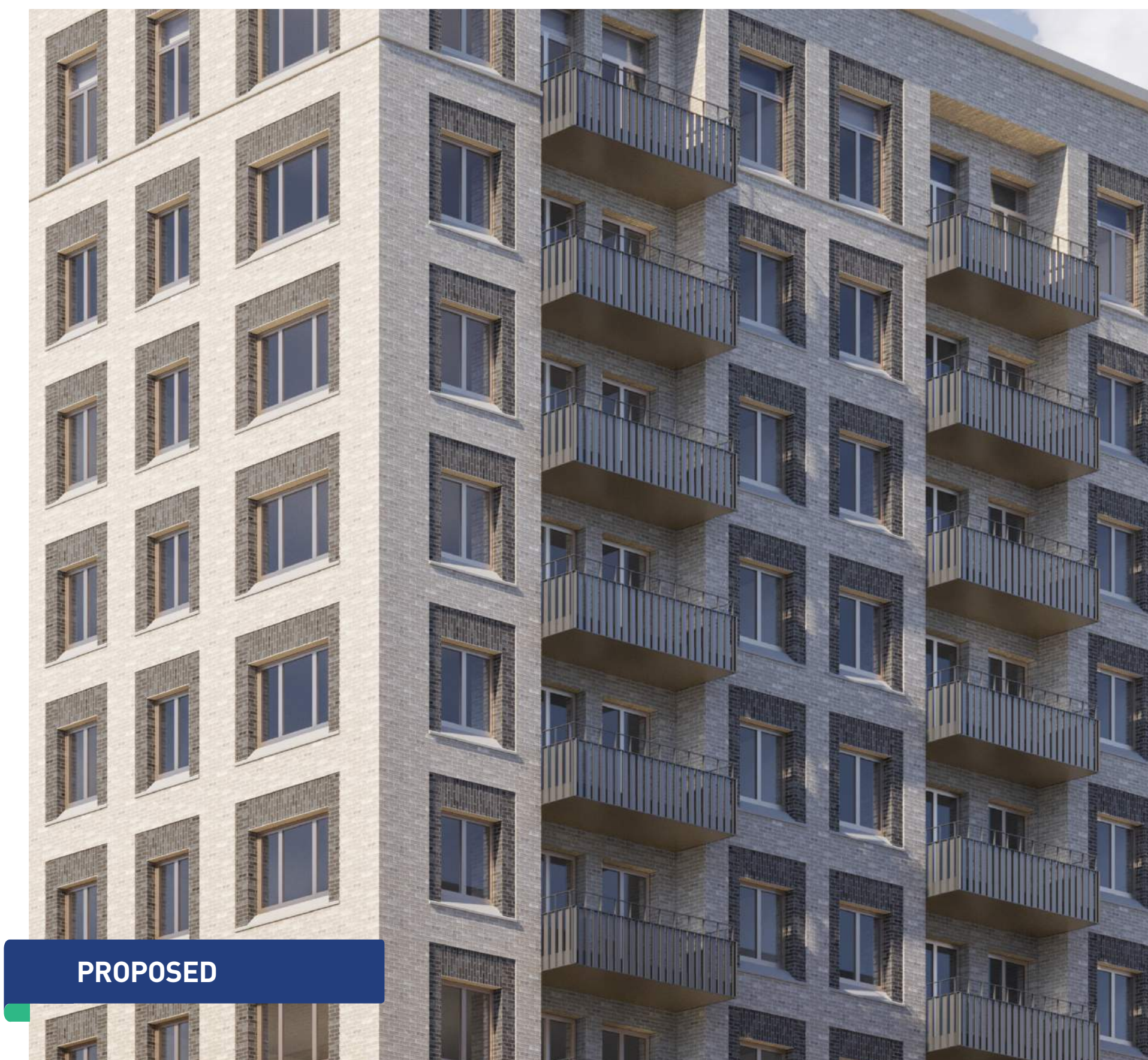
#### 1. CHANGES TO FACADES

- Lighter primary brick colour
- Windows have a recessed brick panel around them to enhance the rhythm of the façade and minimise stretches of blank brickwork

- Stronger sense of base, middle and top
- More detail around the retail openings and residential entrances at the ground floor
- Lighter brickwork to upper set back level to enhance lightness



OCTOBER 2017



PROPOSED

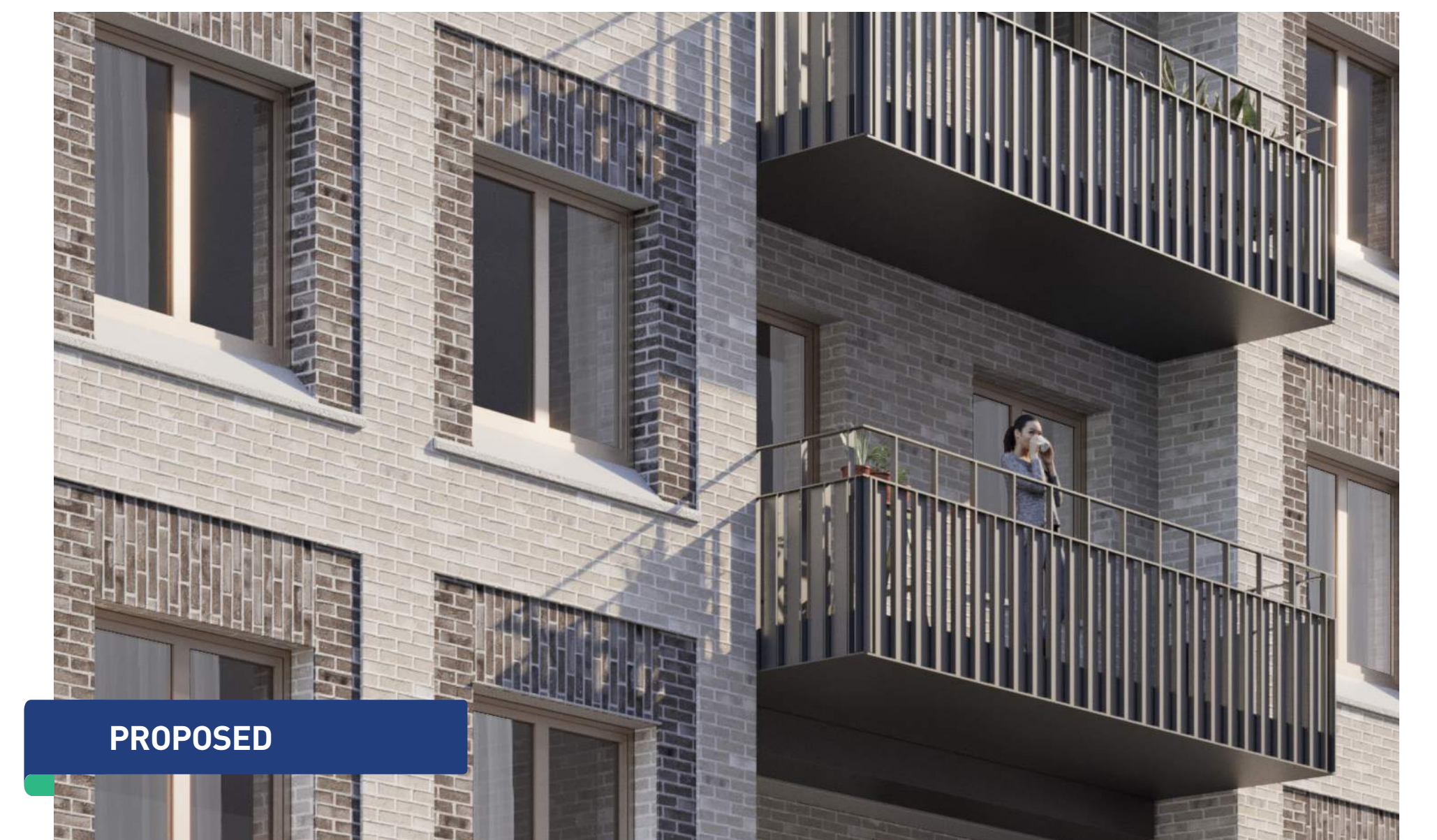
#### 2. CHANGES TO BALCONIES

- Semi-inset balconies are a simpler, rectangular shape
- Balustrades have been coloured to suit new brick colours and differentiate the taller and lower portions
- Angled balustrade elements up to 800mm above floor level provide a more solid feel from outside and improved sense of privacy from within (still allowing light to penetrate through)
- A more 'open' balustrade treatment from above allows views out from the apartment and daylight in



OCTOBER 2017

- Balcony has been added to the first floor home to the left of the south façade
- All the balconies on the first floor facing the Temporary Open Space to the east, and High Street to the north, have been replaced with fully inset balconies. This creates better privacy for those apartments closer to street level, more openness in the public space beneath, and a stronger 'base' to the building



PROPOSED

#### 3. CHANGES TO WINDOWS

- Frames are lighter and warmer in colour
- At the set-back level of the High Street block, the windows have become larger, with a back-painted upper panel to give a lighter, more framed feeling to the upper storey
- The penultimate storey has the same treatment, creating a stronger finish to the top of the building
- The parapet at this level has been raised by c.800mm, creating better enclosure to terrace above



OCTOBER 2017

- A number of windows on the north and south façade of the High Street block have had their cills raised to make all the apartments and façades more consistent with one another
- Extra window (5 instead of 4) to the south of the tower on each floor (creates extra window in the bedroom of the two-bed homes to the south eastern corner)
- Extra window on each residential floor between balconies on the southern façade of High Street block

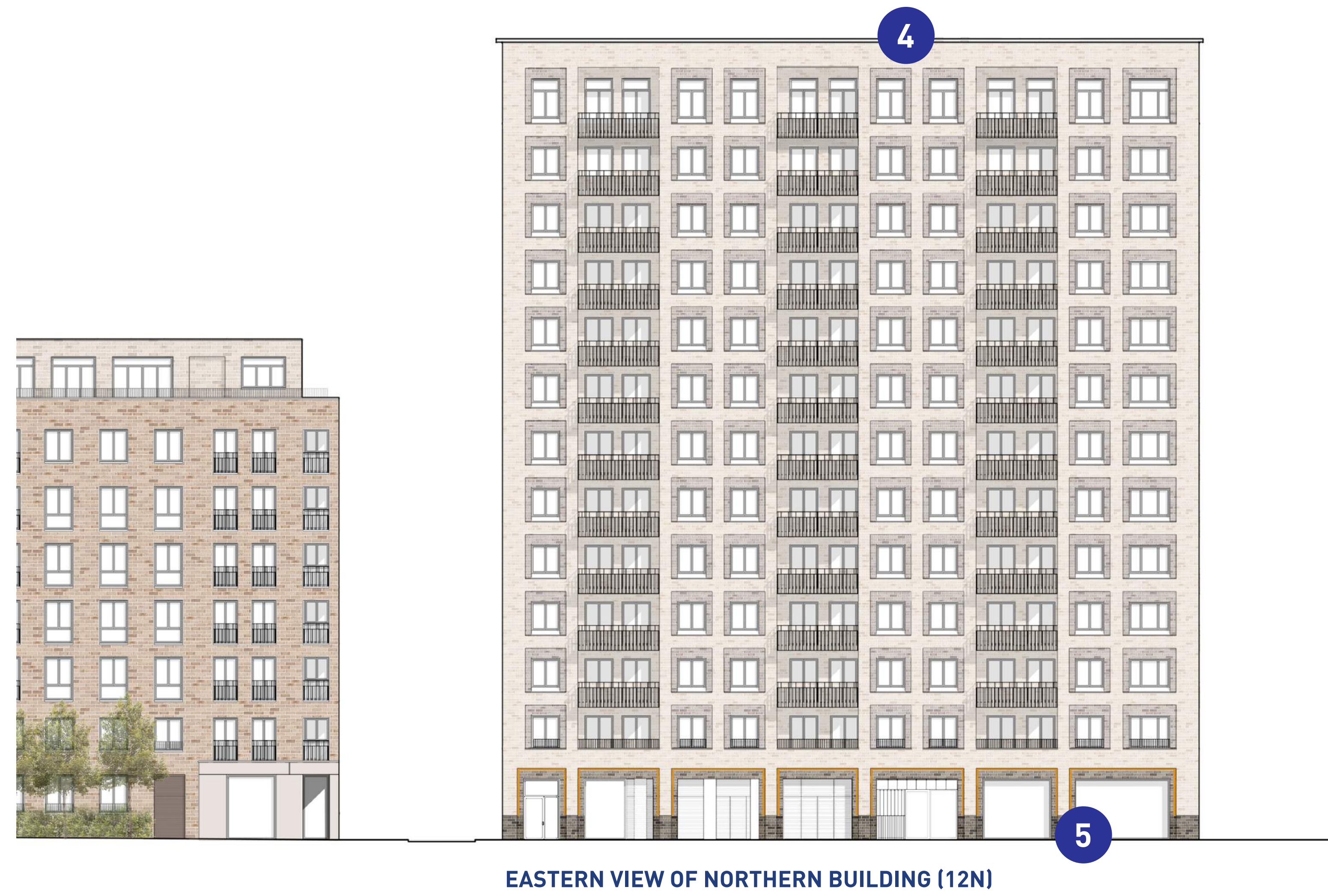


PROPOSED



## 05 | WHAT DETAILS HAVE CHANGED?

### PROPOSED CHANGES TO THE NORTHERN BUILDING - THE NEW WHITEFIELD HOMES



EASTERN VIEW OF NORTHERN BUILDING (12N)

#### 4. CHANGES TO ROOF AND OTHER

- Reduced top level cornice with simpler, more contemporary design
- Colour of cornice and string course below lightened to suit new brick colour



OCTOBER 2017



PROPOSED

#### 5. CHANGES TO HIGH STREET

- Simpler, more regular openings to shop fronts



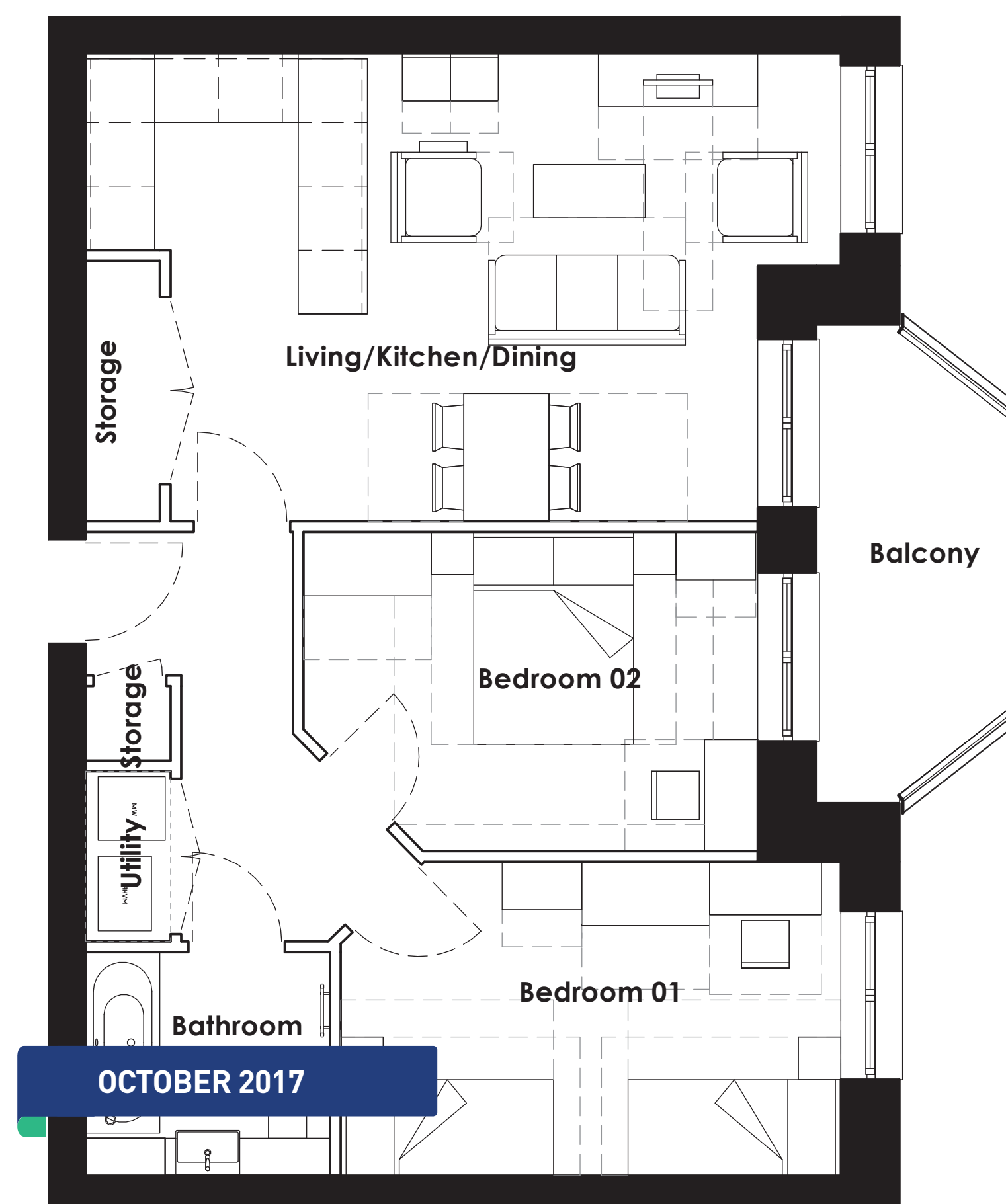
OCTOBER 2017



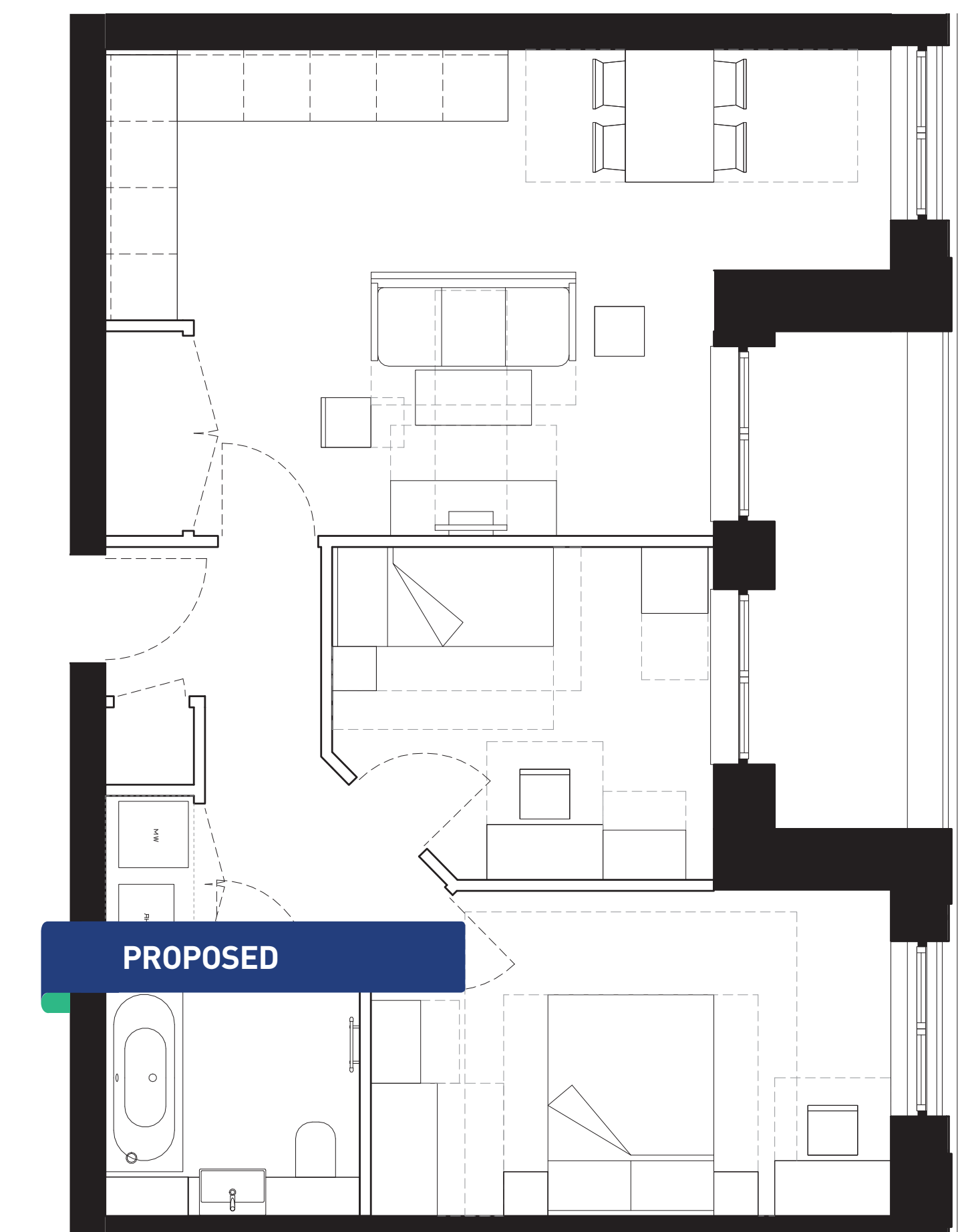
PROPOSED

#### 6. CHANGES TO INTERNAL LAYOUTS

- Homes at the first floor level of the taller block are reduced slightly in area where fully inset balconies have been added.



OCTOBER 2017



PROPOSED



**06 | WHAT HAS CHANGED?**

**BEFORE (SEPTEMBER 2017)**

PROPOSED NEW HIGH STREET



PROPOSED RESIDENTIAL STREET



**AFTER (JANUARY 2018)**

UPDATED NEW HIGH STREET



UPDATED RESIDENTIAL STREET



PROPOSED POCKET PARK



PROPOSED CLAREMONT PARK EDGE



UPDATED POCKET PARK



UPDATED CLAREMONT PARK EDGE





## 07 | WHAT DETAILS HAVE CHANGED?

### PROPOSED CHANGES TO THE SOUTHERN BUILDING - ADJACENT RESIDENTIAL



SOUTHERN VIEW OF SOUTHERN BUILDING (125)

#### 1. PROPOSED CHANGES

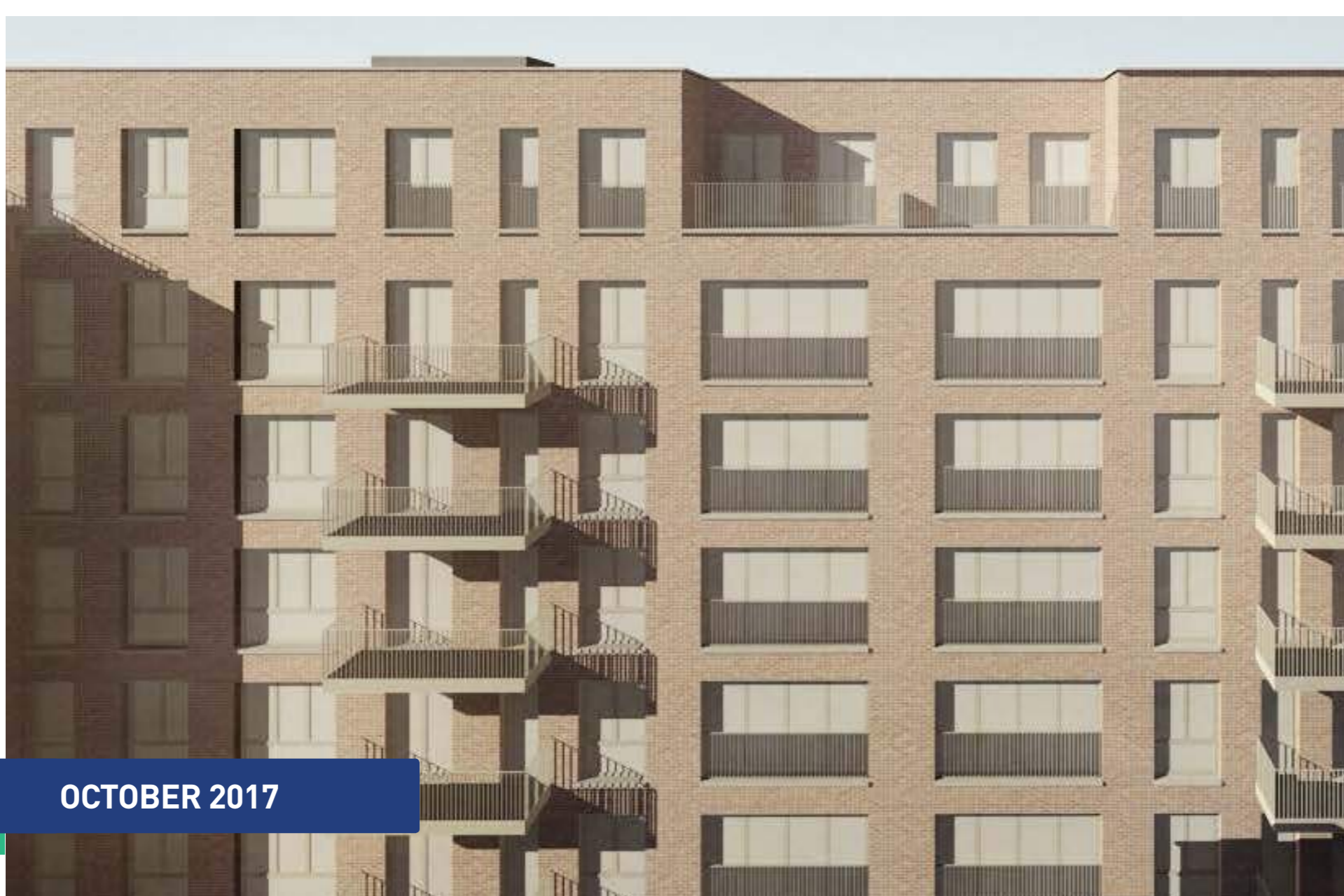
- The approach to set back levels is also similar to the changes in the northern block, with enlarged, more regular windows that have back-painted upper panes to give a lighter, more framed feeling to the upper storey and a stronger finish to the building
- The set-back levels are lighter in colour
- The set-back levels are also separated more strongly from the floors below with a continuous string course. This has meant raising the cills of a few windows facing the internal courtyard on the top floor
- Below the upper set-back level, there are a few small tweaks to four windows on the east façade, and three windows on the west façade, enlarging them with back-painted panels to create a more uniform rhythm



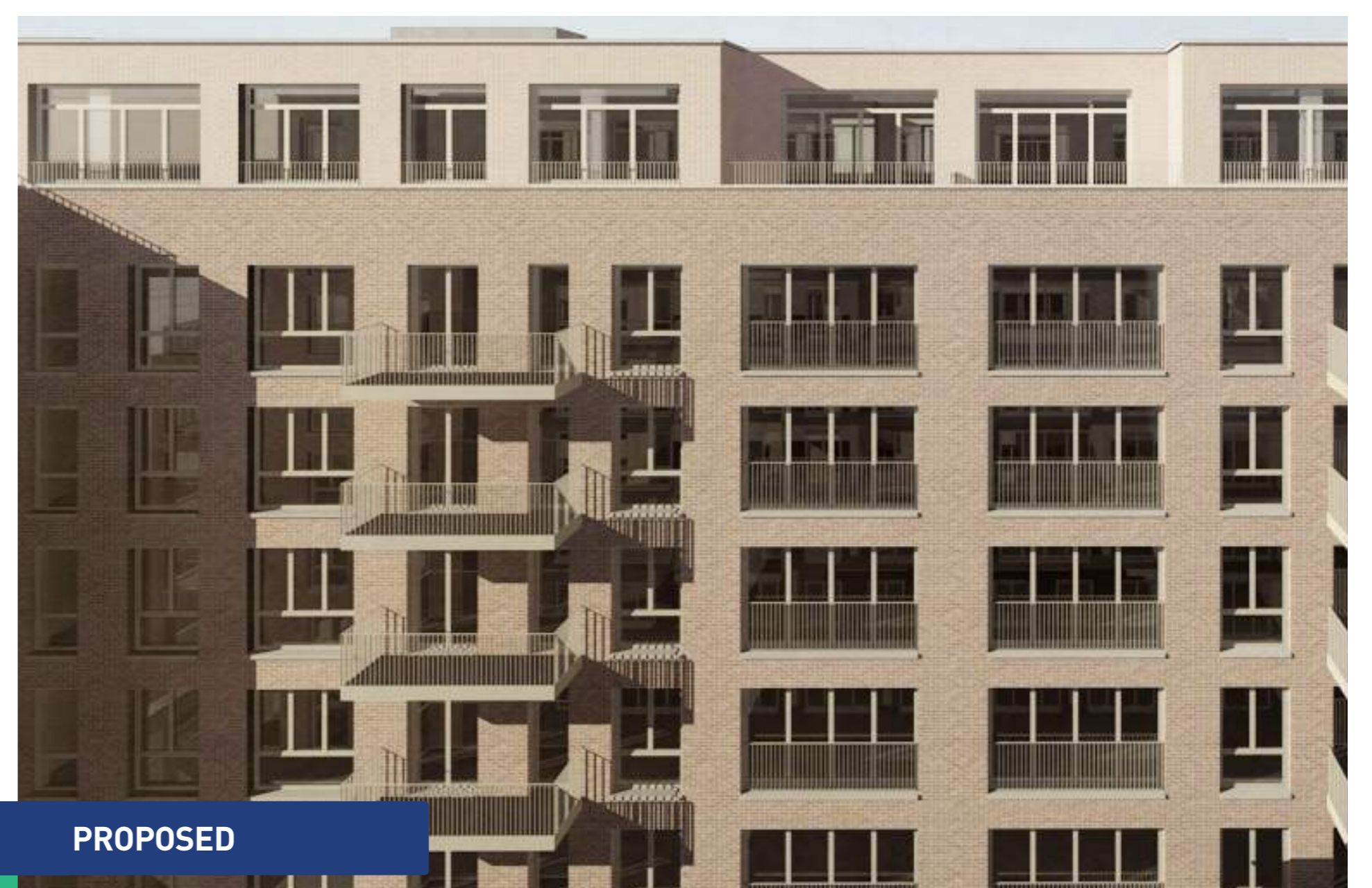
OCTOBER 2017



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OCTOBER 2017



PROPOSED



## 09 | RESIDENT PARKING

The new Whitefield Estate homes will have dedicated provision of 35 parking spaces within a secure basement provided as part of the Plot 12 development. This amount of parking matches the current ratio of dedicated car parking spaces for the three residential towers of the Whitefield Estate. The parking will be managed by L&Q. The parking spaces for Whitefield Estate residents will be clearly marked and designated as such.

Additionally, Whitefield residents will have the use of on-street spaces in the vicinity of Plot 12. This will amount to an additional 20 spaces for use only by Whitefield residents. When combined with the parking provided within Plot 12, the total parking proposed for Whitefield residents is 55 spaces.

Additional visitor parking will also be provided on surrounding streets. Parking provision, uptake and use will be monitored and assessed on an ongoing basis as the development progresses.

