

New Hendon Village

What House? Awards 2012: Best Development

Supporting Material



New Hendon Village

About the team

Pollard Thomas Edwards architects

Pollard Thomas Edwards architects (PTEa) specialises in the creation of new neighbourhoods and the revitalisation of old ones. Our projects embrace the whole spectrum of residential development and other essential ingredients which make our cities, towns and villages into thriving and sustainable places: schools and nurseries, health and community centres, shops and workspaces, places to recreate, exercise and enjoy civic life.

Genesis Housing Association

Genesis is passionate about developing new quality homes. From large regeneration projects with hundreds of houses and apartments to small refurbishment and conversion projects that protect the heritage of existing buildings, our mission is to deliver places that people are proud to call home.

We've been active for more than 40 years in London and the southeast of England and have delivered thousands of new homes in that time.

Genesis is also one of the UK's leading providers of quality affordable homes including shared ownership, shared equity and outright sale properties and gets people from all walks of life onto the property ladder allowing people to buy their first home in manageable, affordable stages.

Countryside Properties

Countryside Properties has been established for more than 50 years and is a responsible developer of new homes and communities. We are also specialists in regeneration. Our vision is to create outstanding new homes in excellent locations for people to enjoy, now and in the future.

We have a proven track record in creating high quality homes and places that our customers enjoy and which stand the test of time. In recognition, we hold more CABE Building for Life Standards than any other privately owned developer. Indeed, we were the first housing developer to receive the most highly prized architectural award, the RIBA Stirling Prize.

Our individual design solutions integrate with, and enhance, the surrounding natural and built environment to create places of distinctive character. We deliver imaginative design solutions for every new home and development we build. Such good design helps to create a community, improves safety and security, and enhances our customer's quality of life.

The Countryside Properties name is a byword for design excellence, much sought after by discerning homebuyers seeking a higher quality of life.



New Hendon Village

About the project

The context: one of the largest regeneration projects in London

The regeneration of the old Grahame Park Estate in Colindale to create New Hendon Village is one of the largest projects in London, and is in the process of creating a whole new neighbourhood of over 3,400 mixed tenure homes, a complete set of community and commercial facilities, and a re-landscaped park designed to be the hub of the new community. The masterplan was praised by CABE, and at the design stage won the London Planning Award 2005 for the best conceptual project contributing to London's future.

Creating a new green space

The first phase of the regeneration, designed by PTEa, is now complete, and overlooks on the newly landscaped two-acre Heybourne Park. Previously the surrounding houses turned their back on the park, leaving the boundary poorly overlooked through high back garden fences. As a result the park had become unsafe, and more of a local liability than a local asset. We took a key decision to shift the entire park to the east by building out from the existing boundary, while retaining the same area of green space.

Now 319 new homes wrap around the western edge of the park in a sinuous curve, rising from four to ten floors, and creating spectacular views.

Meanwhile the park itself has been remodelled by Levitt Bernstein Associates and renamed Heybourne Park. It is home to a whole new ecological area and pond zone, with an adjacent wetland area which forms an essential part of the wider infrastructure and a stilling pool collects rainwater and run-off from the M1 which then overflows into the pond itself. Thames Water and the Environment Agency have both highly commended the Sustainable Urban Drainage System.

There is a meadow zone to the north and a woodland area to the south. New pathways radiate across the park, making connecting links with existing green routes which run through the surrounding neighbourhoods and transforming the park into the hub of the new community.

Creating apartments around the park

The new apartments are all about the park. The affordable and private housing is completely integrated, with an invisible mix of tenures comprising 134 for social rent, 30 for shared ownership and 155 for private sale. Every living room overlooks the park, and every living room has a balcony and floor-to-ceiling windows to maximise the view. The main entrances to the apartments are from the park, but lead through to stair and lift cores at the back of the building to maximise the amount of space which we could devote to creating rooms with a view.

The sinuous curve maximises the number of apartments which can enjoy the view: the facade is 300 metres long. The challenge was to make those 300 metres into a series of smaller scale spaces with an intimate appeal. So we created a small number of taller towers which are linked by and emerge from a series of smaller four-storey colonnades. These colonnades define the facade of the flats which lie behind them and also reveal an entrance into the parking courtyard at the back of the building. This parking courtyard was part of our strategy to keep the view from the apartments as green as possible by moving car parking away from the park.

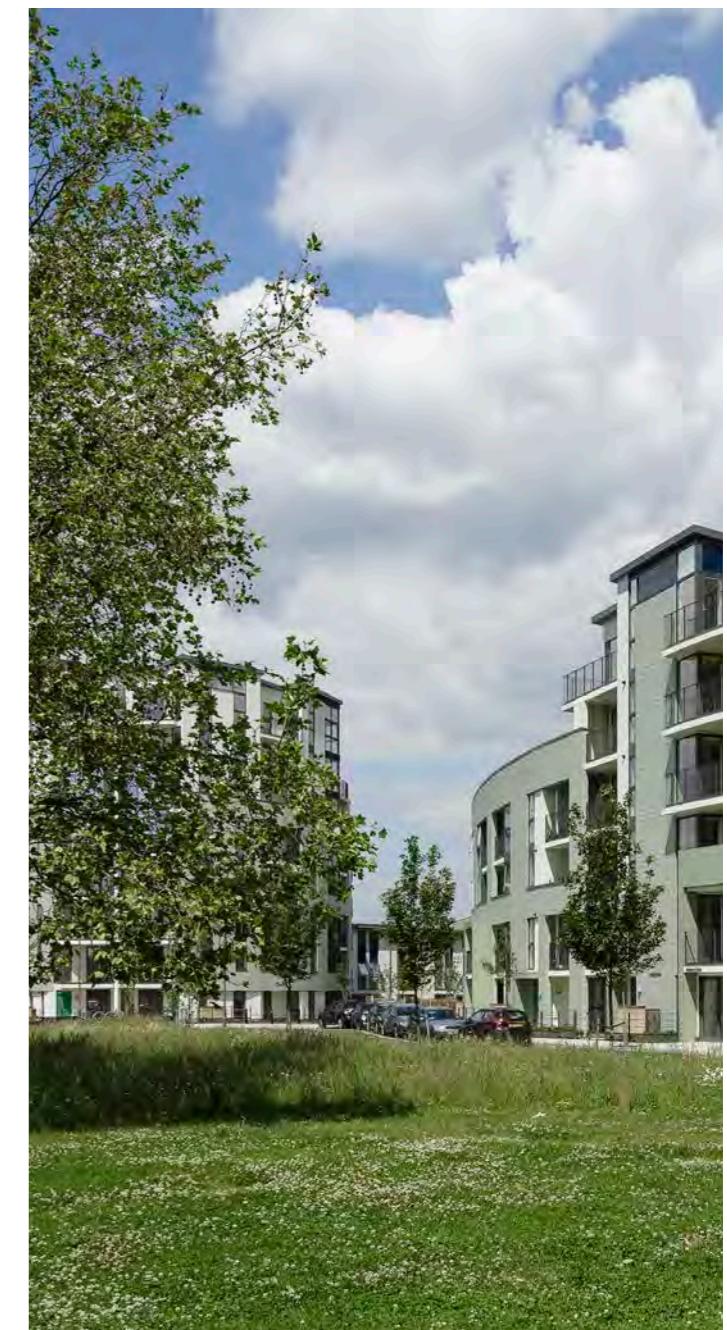
Sustainability and Caring for the environment

Today the world's attention is firmly placed on combating climate change. Around 25% of the UK's carbon emissions are generated in homes and in Britain on average, £1 in every £3 spent on energy in older homes is wasted immediately. However, a new home at New Hendon Village is on average 6.5 times more energy efficient than one built just 30 years ago.

New Hendon Village contributes to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy. In addition, our new homes are well designed, comfortable, safe and adaptable, and wherever possible they are constructed from materials that have a reduced impact on the environment.

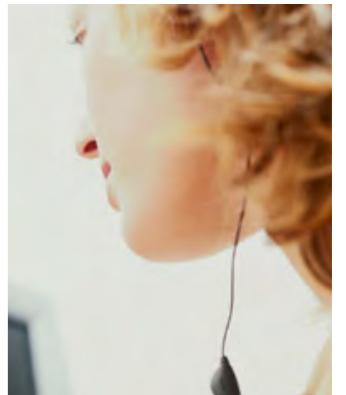
The development has an EcoHomes Very Good rating.

As part of the wider regeneration of the area, a new children's centre has been built on Heybourne Park. This is run by Barnet Council's Early Years Service and provides much needed facilities for the local community.



New Hendon Village

Specification



Kitchens

- Contemporary fitted kitchen with white gloss wall units and Romana Cherry base units
- Integral drainer to sink
- Solid granite worktop in Nero Impala with matching upstand
- Undermounted one-and-a-half bowl sink with chrome swivel mixer tap
- Four zone electric ceramic hob with glass splashback
- Stainless steel under-counter electric oven and grill
- Integrated extractor hood
- Integrated stainless steel microwave
- Integrated fridge/freezer
- Integrated washer/drier
- Integrated dishwasher

Bathroom and En Suites

- White pressed steel bath with chrome mixer tap to bathrooms
- Single function shower head with slide rail, hose and silver framed clear glass shower screen to apartments without en suite
- Shower with hose and head on chrome slider rail and clear bi-fold or sliding door with silver surround frame to en suites
- White semi-recessed basin with chrome mixer tap
- White WC with chrome dual flush and concealed cistern
- Audio/video entry system
- Beige ceramic floor and skirting tiles
- White gloss wall tiles to bath/shower area
- White recessed downlighters
- White heated towel rail.

General

- Low energy pendant lighting throughout; brushed stainless steel finish to switch plates
- White slimline radiators with thermostatic valves
- Jasmine white matt emulsion to ceilings and walls, silk emulsion to kitchen, bathroom and en suite walls
- White painted skirting and architraves
- Oak veneer finish and chrome ironmongery to internal doors and entrance door
- Galvanised and painted metal balconies with thermowood timber decking
- Audio/video entry system.

Communal Areas

- Communal satellite TV link
- Ceramic floor tiles in Metallic Cream to ground floor lobbies
- Carpet in steel grey colour to upper floors
- Lift with brushed stainless steel doors and walls, mirror to back wall and flooring to match ground floor tiles.

Customer Care & NHBC 10-Year Warrenty

We have a team of people specially trained and available to deal with Customer Service issues. Each property also carries the NHBC warranty against structural defect for a ten-year period following the date of completion.

Site Location and Context



EXISTING SITE AND WIDER CONTEXT



PROPOSED MASTERPLAN INCLUDING PTEa'S PILOT SCHEME AT ADASTRAL SOUTH



SOUTH EAST AERIAL VIEW

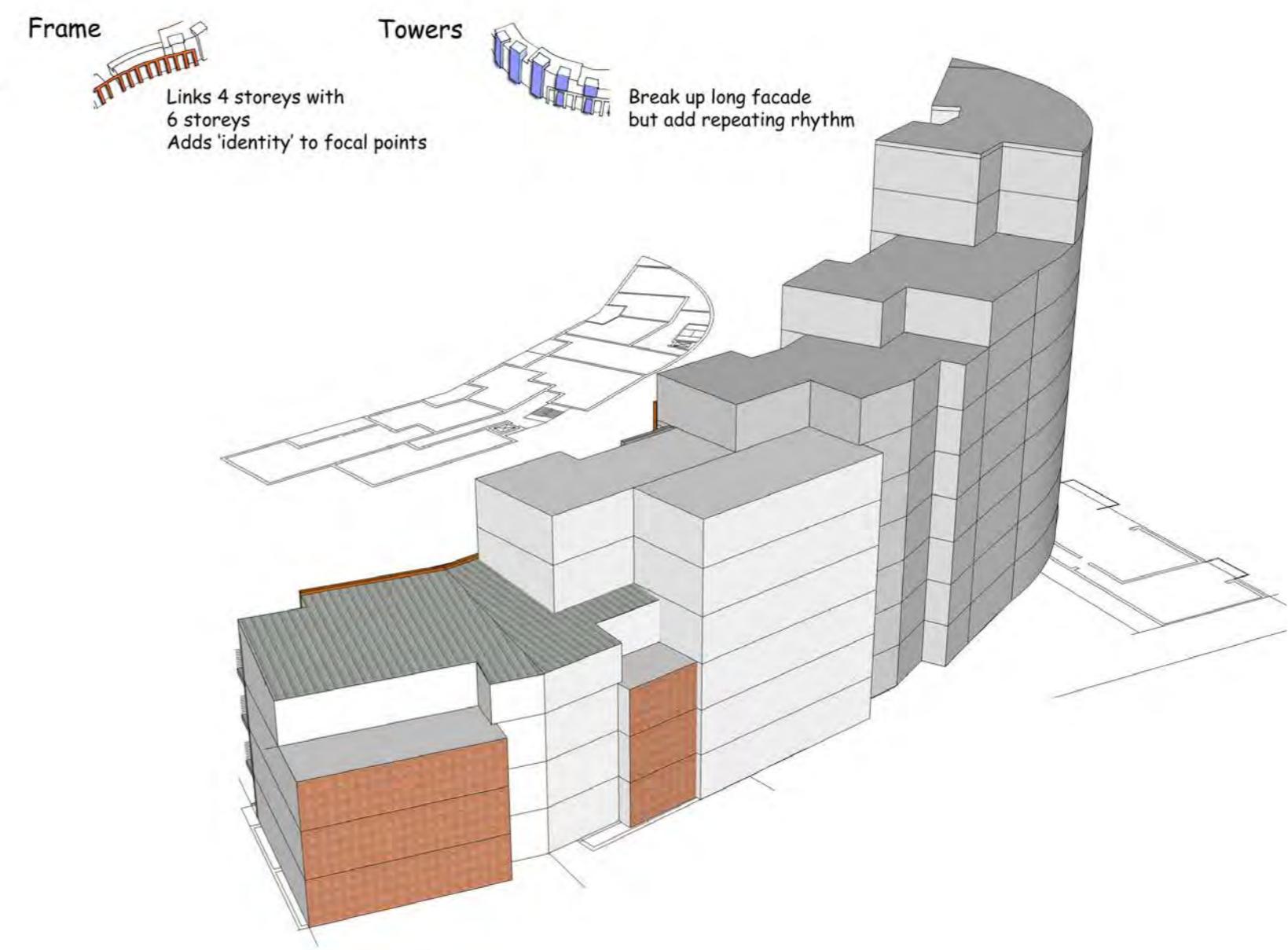
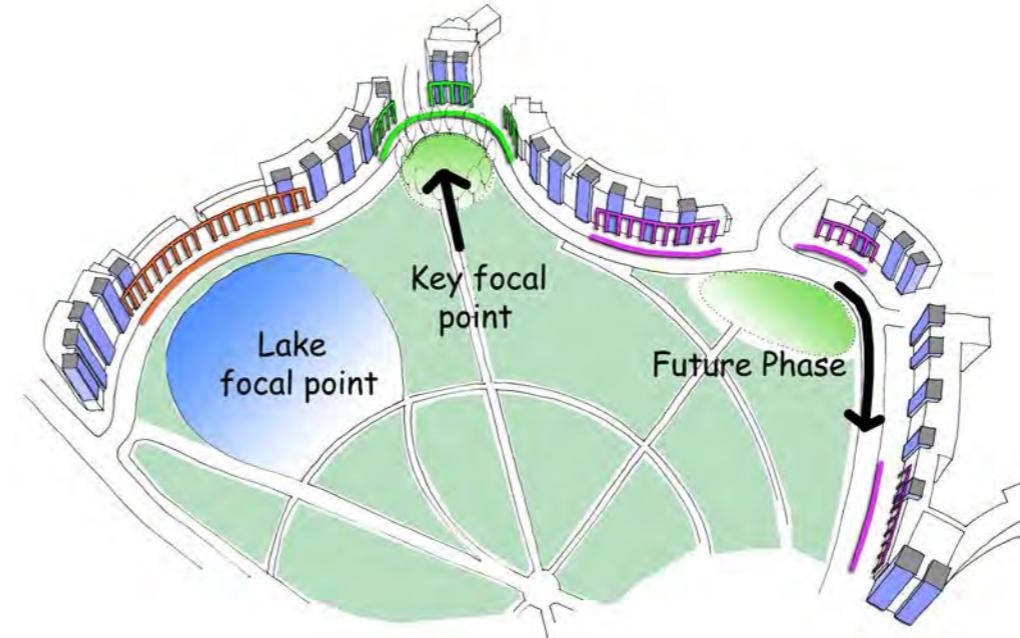
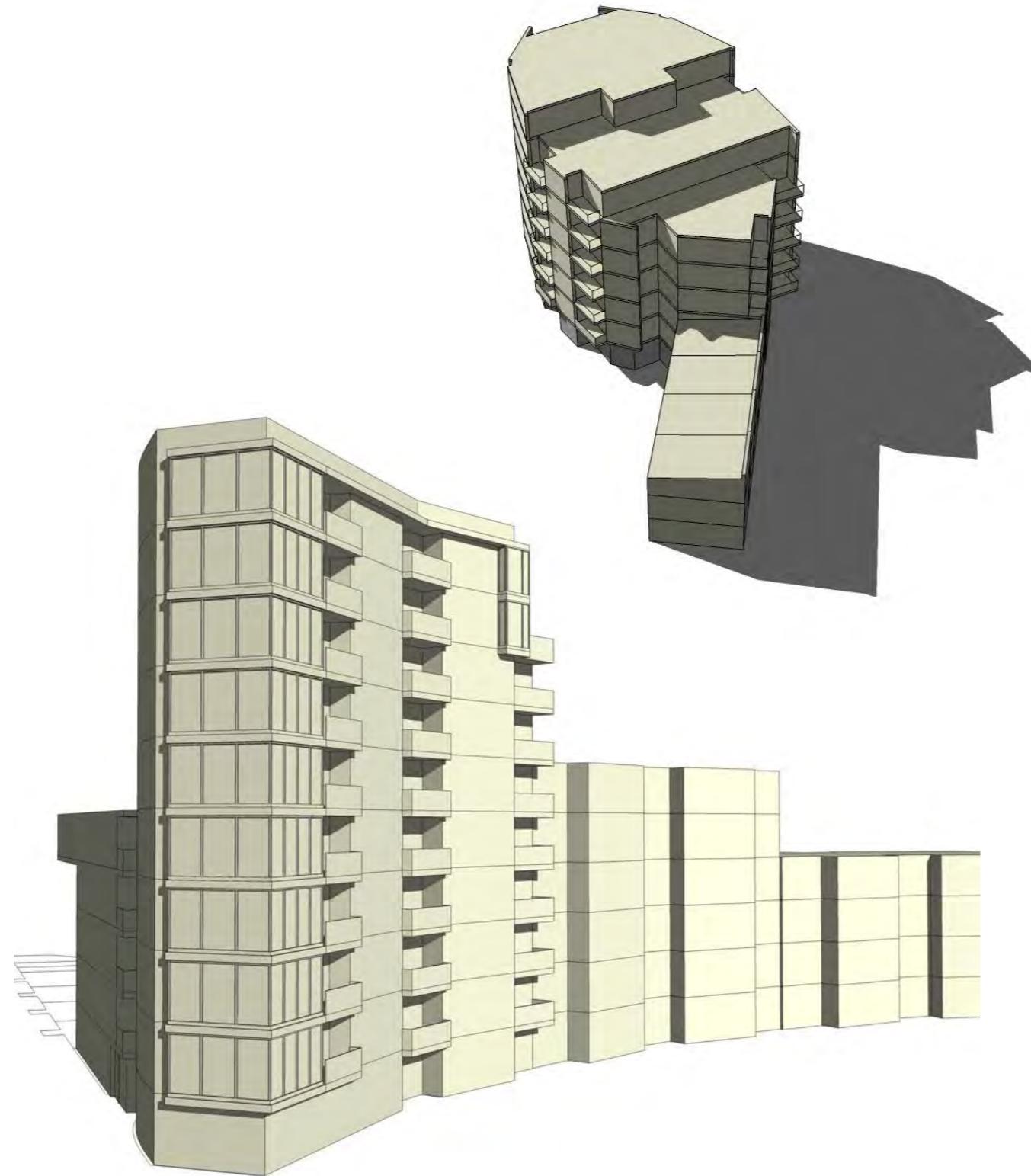


ADASTRAL SOUTH

Phase 1A Site Plan



Initial concept



Developing the concept



Consultation with the community throughout the process

CIGP - REGENERATION DESIGN STRATEGY

Masterplan strategy

The masterplan strategy developed by CIGP built upon the earlier work of Levitt Bernstein with Council officers, members and local residents. The CIGP masterplan was developed in the light of further, extensive consultation with local residents and Council officers and fundamentally seeks to address the long term problems with the Estate.

The masterplan addresses the need for regeneration of Grahame Park in a manner which is viable and self-financing.

The masterplan strategy addresses the concerns of the existing estate:

- Creates significant new, mixed-tenure housing to encourage a balanced community
- Eliminates boundaries within the Estate and the surrounding area
- Creates enhanced, usable and safe new open spaces that connect into the wider network of green links and spaces
- Improves the local street network, so residents can drive, walk and cycle easily throughout the area
- Creates active frontages to streets and spaces, thus increasing natural passive surveillance
- Creates a new boulevard passing north to south to better connect the area into the surrounding neighbourhoods
- Creates a central focus the wider area
- Redistributes retail and community facilities to new locations at activity nodes along the proposed boulevard that better serve the local community and wider area
- Locates landmarks and public open spaces at key nodes, to promote legibility and help people find their way around
- Creates more appropriate homes
- Improves bus services with stops nearer residents' homes, shops and community facilities
- Improves and increases car parking

In addition, the proposals will break down the physical boundaries and with improved accessibility and transport provision will remove the stigma associated with the estate through improved community safety and security.

Landscaping adjacent to neighbours

Local Town & Local Neighbourhood catchment diagram

Centre strategy diagram

Landscape ecology strategy

Section 1

Section 2

Section 3

PTEa Levitt Bernstein

2

3 Grahame Park Phase 1A April 2008

Grahame Park Phase 1A

Existing site **Approved Outline Masterplan**

The new, improved Grahame Park Open Space

Remodelled pond with:
Planting at the waters edge
A new weir to control storm water runoff
A viewing platform over the top pond
An elevated walkway over an ecological wetland
New garden and tree planting
Stone filled cages to retain wall

A remodelled park with:
New paths, and open paved areas
New lighting along key routes
New seats, rubbish bins and signage
New tree planting and gardens
New edge and vehicle entrance restraints

1. Elevated walkway over wetland area
2. Pond area
3. Wetland planting (storm water retention area)
4. Viewing deck over ponds
5. Woodland
6. Meadow area
7. Open grassland
8. Log Cabin Playground
9. All-ability access deck to waters edge
10. Educational / ecological signage

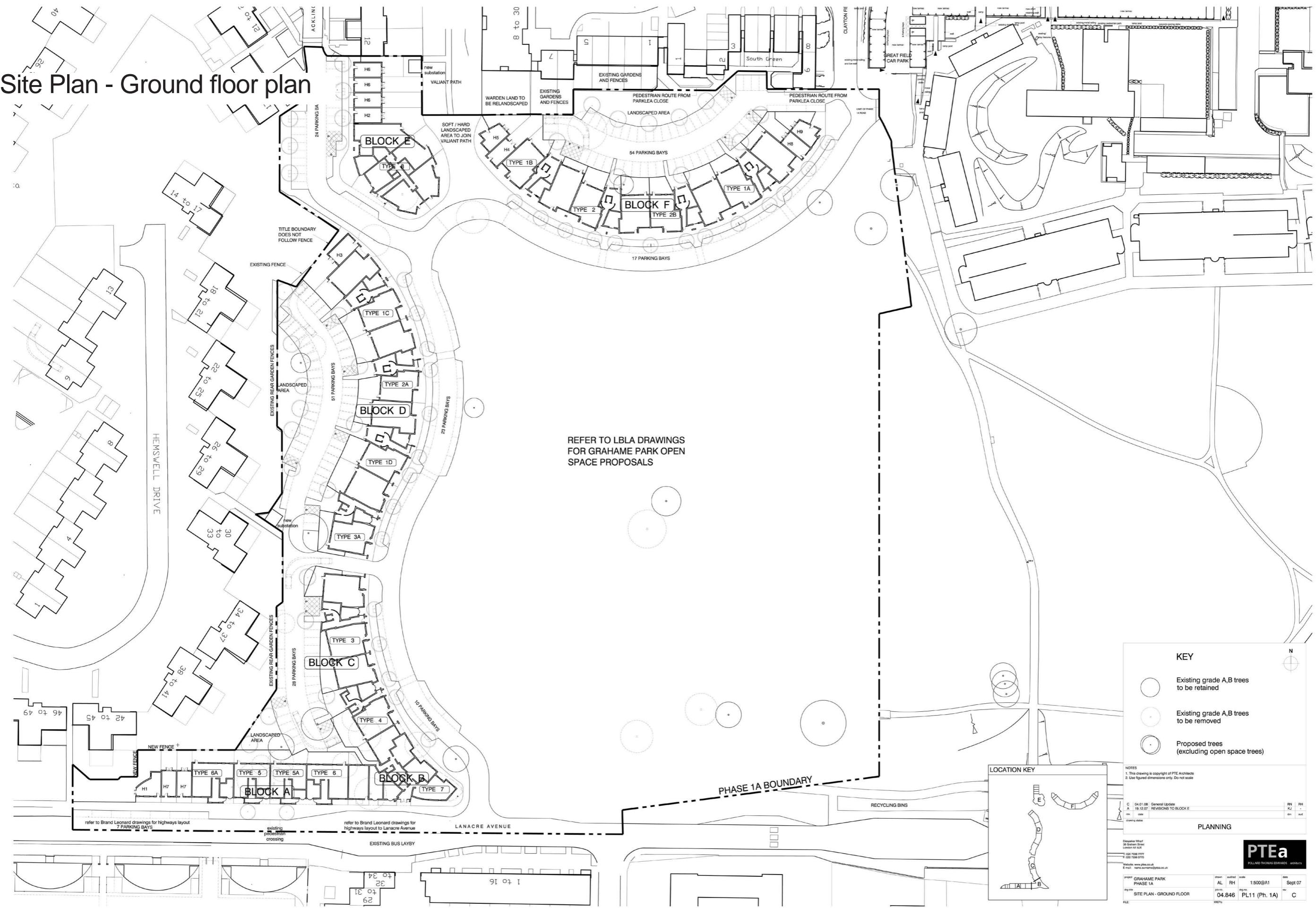
PHASE 1A BOUNDARY

PHASE 1A BOUNDARY

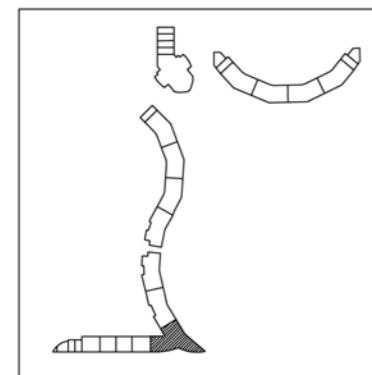
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Site Plan - Ground floor plan

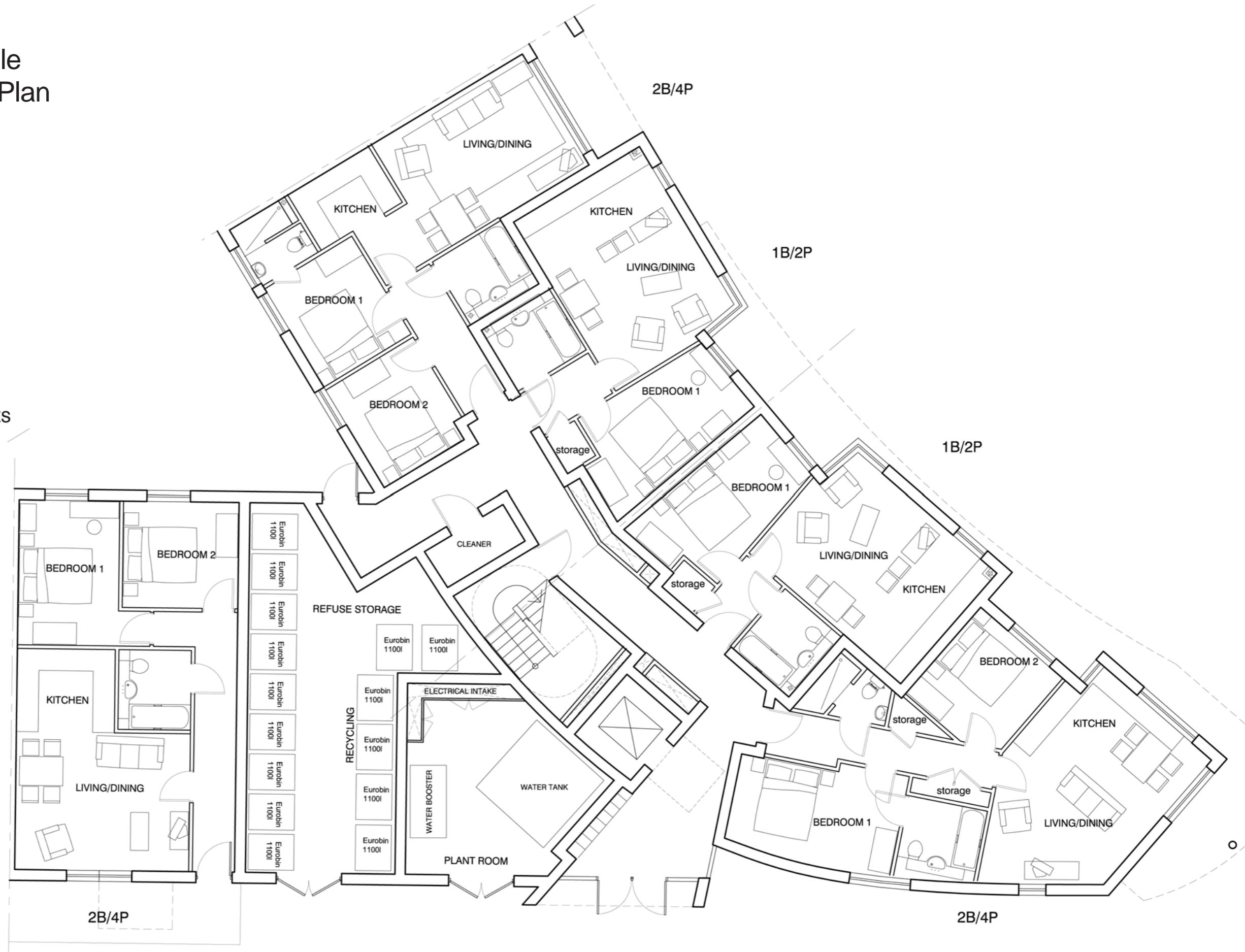


Flat Block Type 7 - Sale Typical Ground Floor Plan

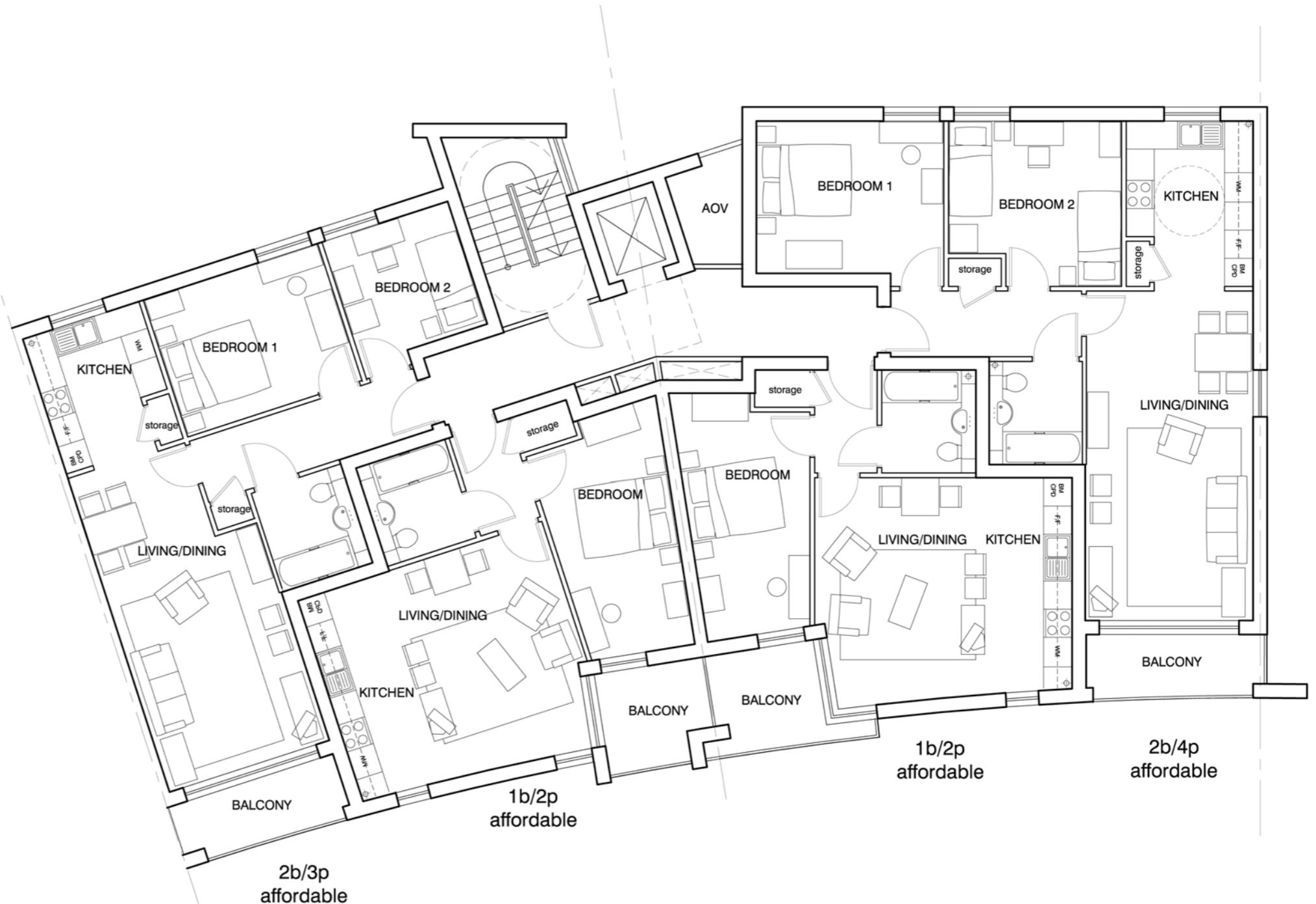
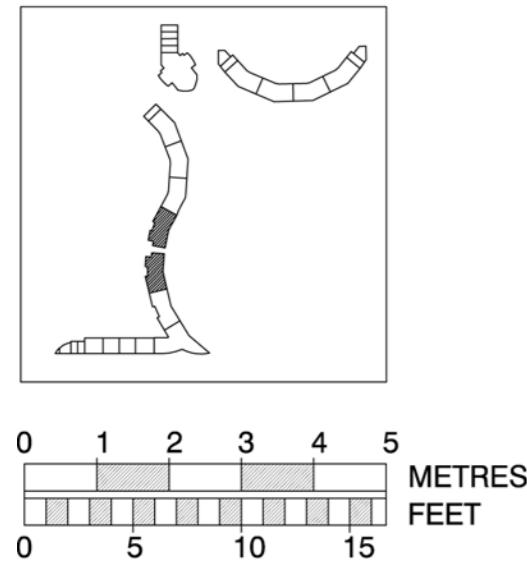


A number line from 0 to 15. The first shaded region is from 1 to 4. The second shaded region is from 4 to 15. The number 5 is marked on the line.

METRES
FEET

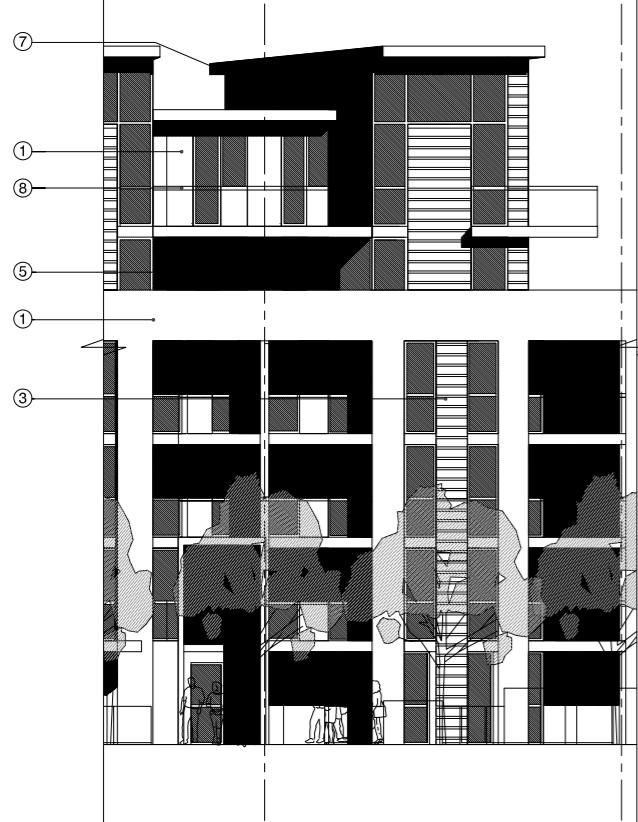
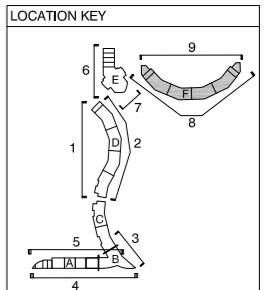


Flat Block Type 3 - Affordable Typical Upper Floor Plan



Detail elevations Block F

MATERIALS KEY	
①	Render
②	Yellow Brick
③	Stained or Treated Timber/Eternit slats
④	Masonry plinth
⑤	Timber/composite double glazed windows
⑥	Metal panelling
⑦	Shallow mono-pitch roof
⑧	Metal/glass balustrading to balconies
⑨	Double glazed metal communal entrance doors/screens to blocks
⑩	Paneled refuse store doors
⑪	Metal coping

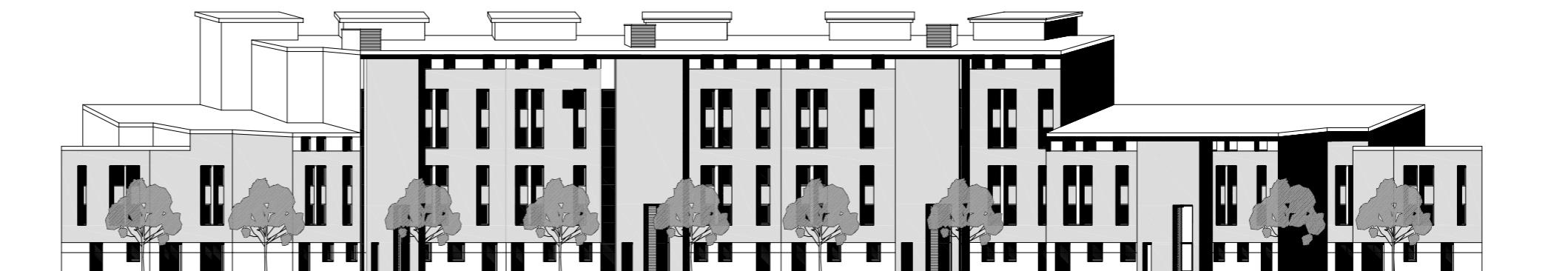


1:100 FRONT ELEVATION (BLOCK F)

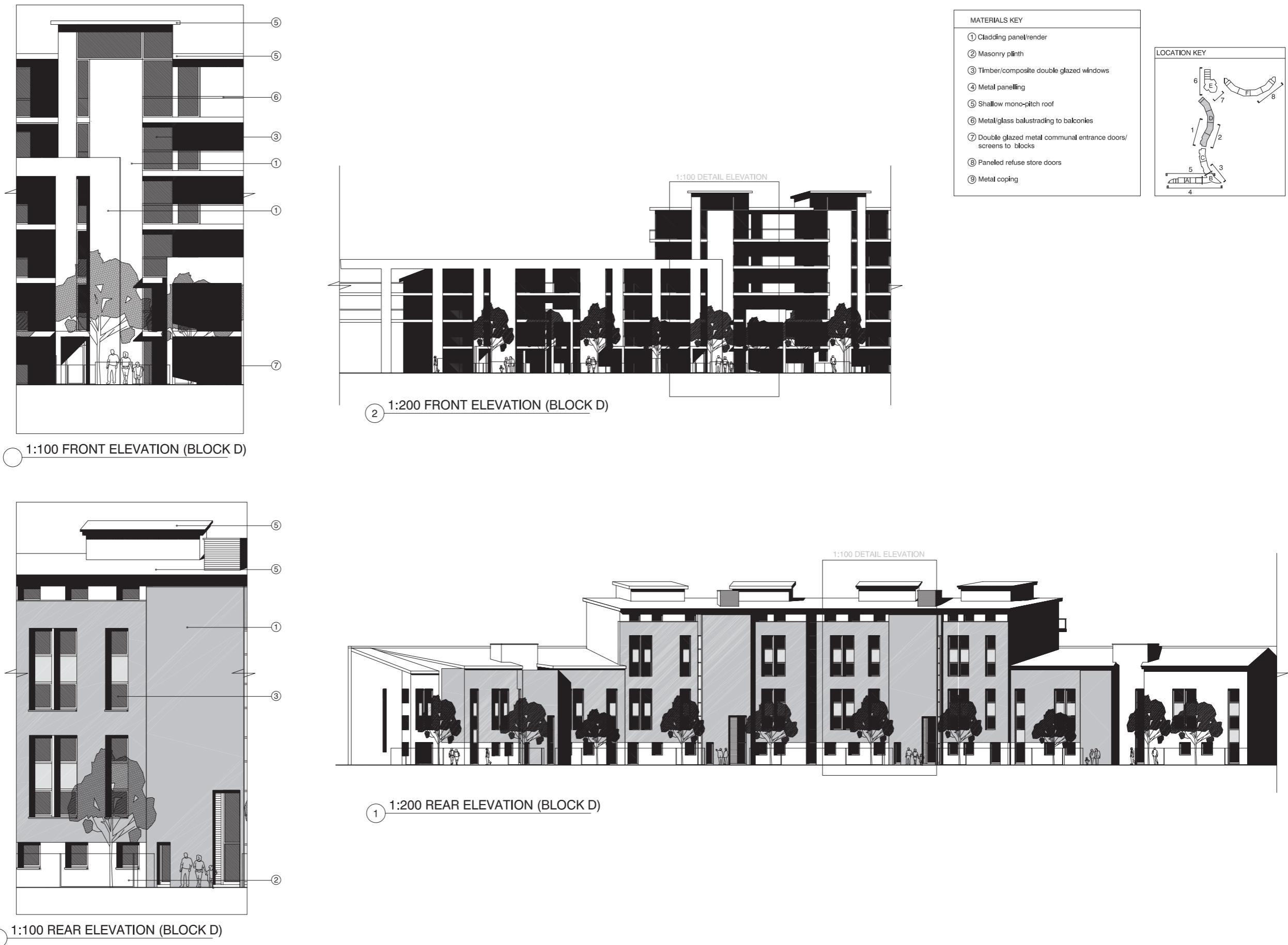


1:200 FRONT ELEVATION (BLOCK F)

1:200 REAR ELEVATION (BLOCK F)



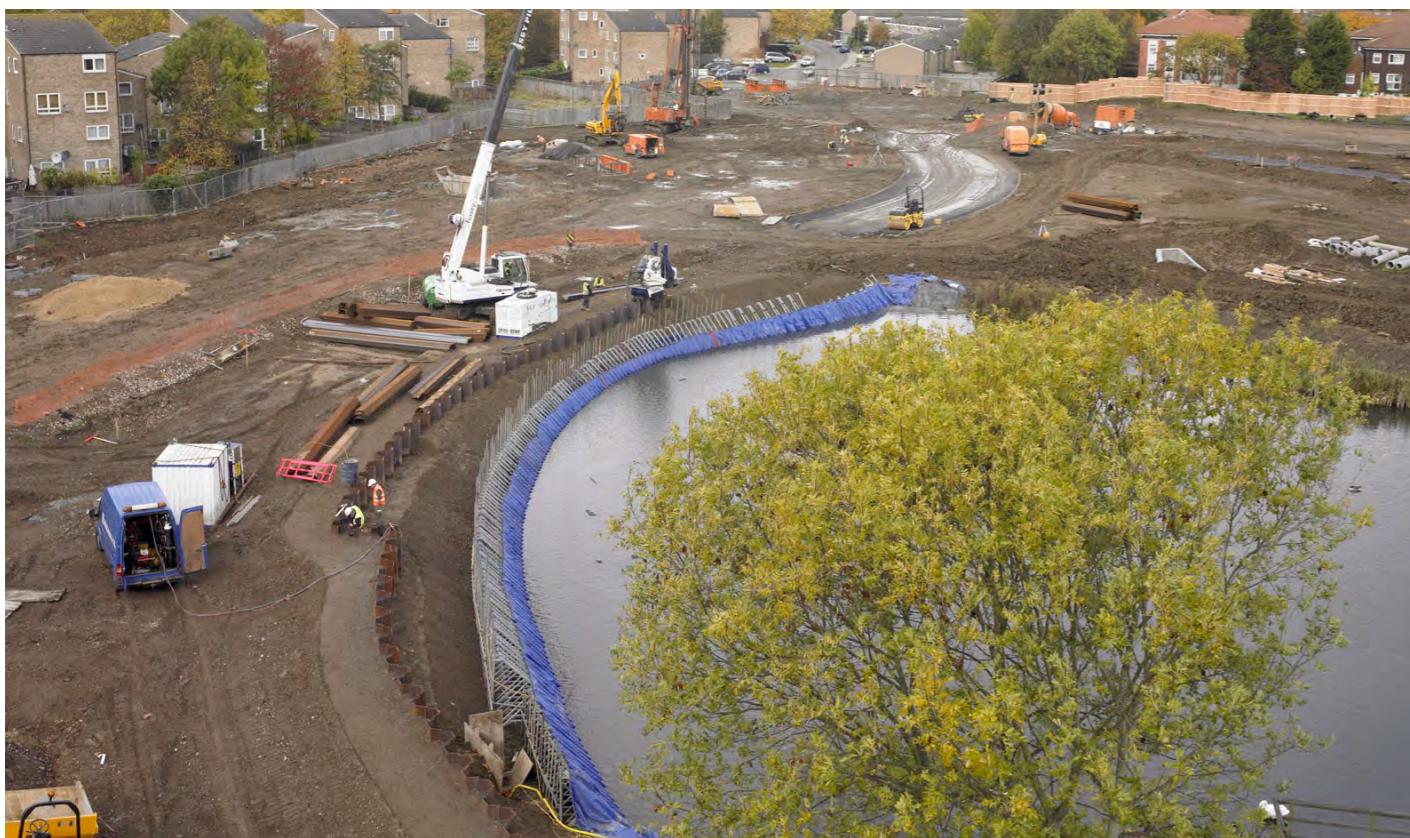
Detail elevations Block D



Existing Grahame Park Open space before development



Moving the pond within Heybourne Park



The stilling pool collects rainwater and run-off from the M1 which then overflows into the pond itself. Thames Water and the Environment Agency have both highly commended the Sustainable Urban Drainage System.

Ecology Plan for Heybourne Park

1 Pond area

Habitat for birds, fish and amphibians

2 Submerged planting on pond edges

Habitat for birds and amphibians

3 Wetland planting

Habitat for birds and insects

4 Shrub/ grass / hedgerow planting areas

Habitat for birds/ mammals and insects

5 Woodland planting

Habitat for birds, bats, mammals and insects

6 Meadow grassland area

Habitat for birds, amphibians, mammals and insects

7 Open parkland

Habitat for birds, mammals and insects



Pond area



Submerged planting on pond edges



Wetland planting



Shrub / grass / hedgerow planting areas



Woodland planting



Meadow grassland area



Open parkland



