

# Broadfields Illustrative Masterplan

- 1 Access from Bushfield Crescent
- 2 Existing Mature Trees Retained
- 3 Community Green Space Including Play Area
- 4 Off Street Parking
- 5 Shared Surface
- 6 Apartments

Walls & Fencing



Community Space



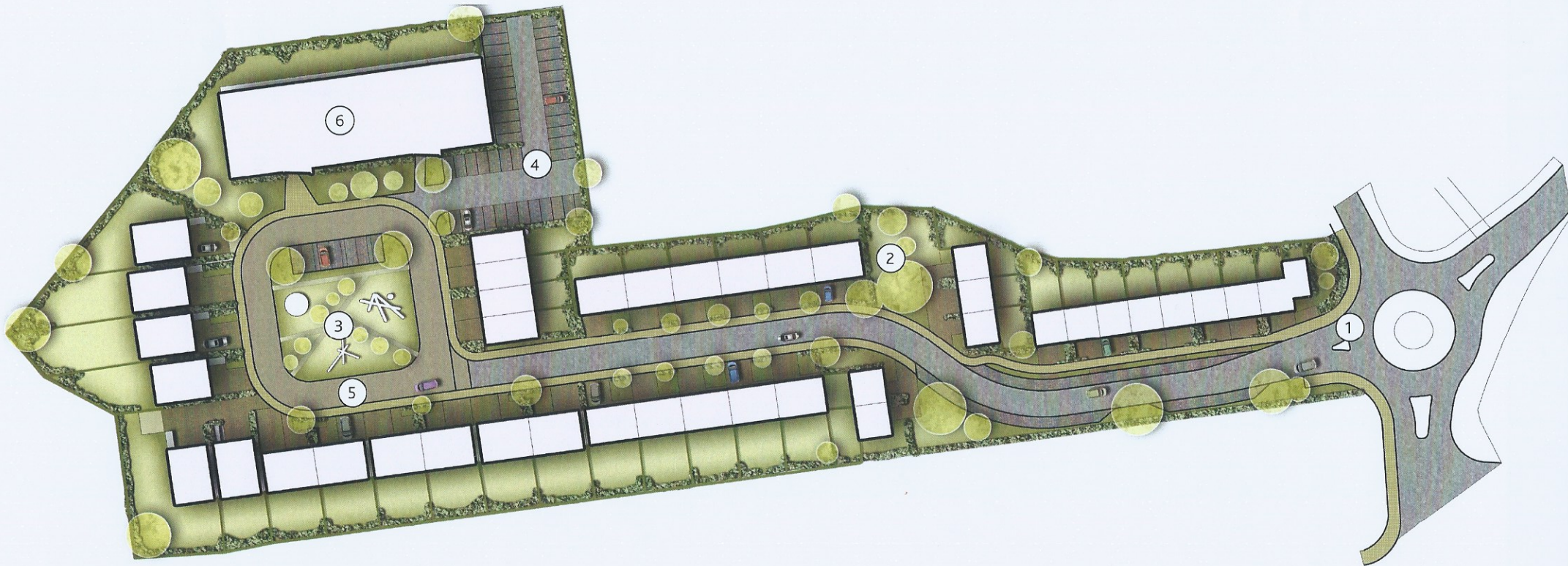
Shared Surface/Homezone



Tree & Shrub Planting



Materials



# Broadfields Location and Context



**Key**

- Site boundary and extents
- Views to site
- Sunpath
- Trees within site
- Trees adjacent to the site
- Main routes around site

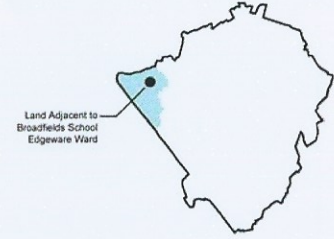
## The Site

The Broadfields site is accessed from Bushfield Crescent adjacent to the new Broadfields Primary School. The site is initially narrow and runs to the West, widening to the North to the boundary of the recreation ground, which provides open space designated as a Green Belt. Edgwarebury Cemetery sits beyond the recreation ground to the North West.

The site, which measures approximately 4.5 acres, is currently disused and located in an established and traditional residential part of Edgware.

Hartland Drive runs along the South of the site and contains a traditional suburban development of predominantly two storey, red-brick semi-detached and detached houses.

## Context



- The Broadfields site sits:
- adjacent to an area of Special Advertisement Control
  - adjacent to the Green Belt
  - within an area of Special Archaeological Significance
  - in close proximity to the Clay Lane Site of Local Importance for Nature Conservation

## Transportation Links

A map showing transportation links in the area. It includes roads like M1, A41, and A1. Rail stations are marked with numbers 1 and 2. Underground lines are also shown. Green spaces are shaded in green, and urban development is shaded in orange.

- M1
- A41
- A1
- Rail Stations
- 1 Stanmore station
- 2 Mill Hill Broadway station
- Underground
- 1 Stanmore underground
- 2 Edgware underground
- Green Space
- Urban Development

## Designations

A map showing various designations. The site is outlined in red. A blue hatched area indicates Special Archaeological Significance. A green hatched area indicates the Green Belt. Green chains are shown as green lines. Metropolitan walks are shown as yellow dashed lines.

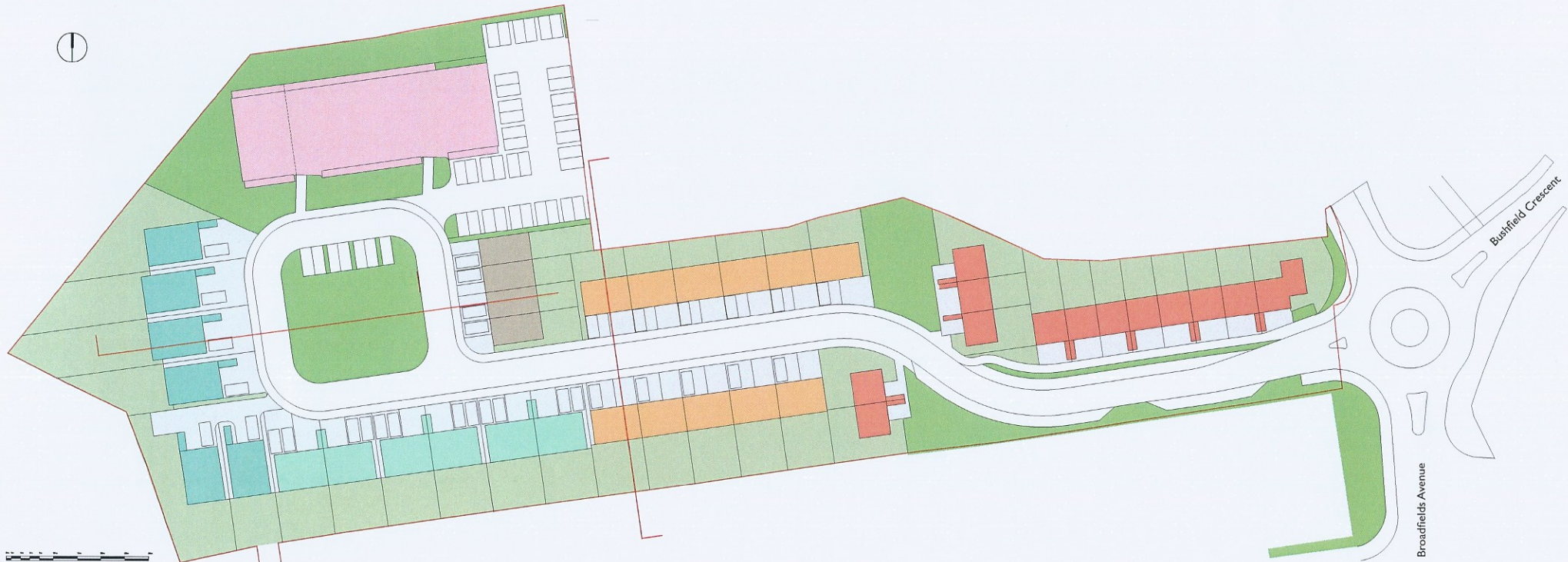
- Site location
- Special Archaeological Significance
- Site of Local Importance for Nature Conservation
- Site of Metropolitan Importance for Nature Conservation
- Site of Borough Importance for Nature Conservation
- Green belt area
- Green Chains
- Metropolitan Walks



View from Bushfield Crescent looking West | View from Hartland Drive looking North | Typical housing along Hartland Drive | Typical housing along Bushfield Crescent

Images: 2015 Microsoft Corporation

# Broadfields Proposed Scheme



- APARTMENTS
- TYPE\_1
- TYPE\_2A
- TYPE\_2A1
- TYPE\_2B
- TYPE\_2C
- TYPE\_3A
- TYPE\_3B
- TYPE\_3C
- TYPE\_3C1
- PUBLIC OPENSOURCE
- PRIVATE GARDENS

The proposed scheme is organised around a central spine leading to a small landscaped public square, these forms give a sense of enclosure to the site and inform a sense of place. The site is accessed via a new roundabout on Bushfield Crescent. Mature tree planting is used to compliment the established species around the site and comfortably assist the transition from public to private space. This landscape setting to the houses is extended by open frontages and separation of footpaths from road using evergreen planting. The planting in the public realm separates the dwellings from road traffic. The open frontages offer passive surveillance and increases security for residents. There is an apartment building located on the new public square, it is scaled to sit with the domestic proportions of the houses and increases the range of accommodation offered.



# Broadfields Character



**Proposed Street Elevation**

The existing established Oak trees are retained to offer a mature landscape setting for the proposed houses with the familiar form of mansard roofs making a new streetscape. Projecting brickwork in panels gives richness and texture to the elevations complimented by copper roofs.

The houses within the site consist of three and four bedroomed terraces, semi-detached and detached houses, traditionally arranged with kitchens and living rooms on the ground floors. The houses have the opportunity for future expansion by utilising the mansard roof for living accommodation.



**House Precedents**

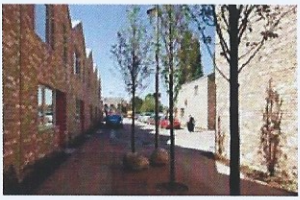


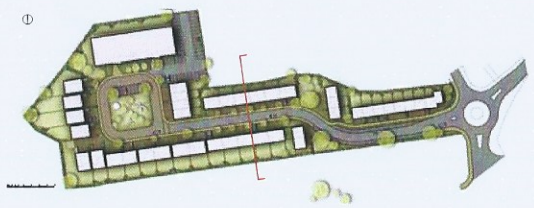
Image: Tim Crocker: ahmm.co.uk



Herringbone House by Ateller ChanChan



Milkwood Road by C.F Moller Architects



# Broadfields Character



The scheme creates a new landscaped public square, mature tree planting is used to compliment the established species around the site.



The landscape setting to the houses is extended by open frontages and separation of footpaths from road using evergreen planting.

## House Precedents



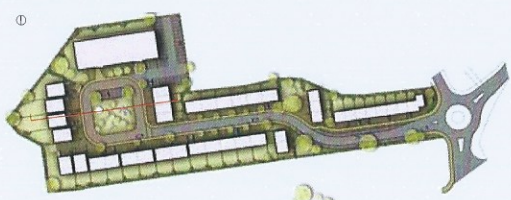
Long lane, Cambridge by C F Moller Architects



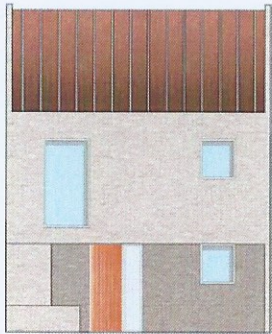
Accordia, Cambridge Feilden Clegg Bradley Studios



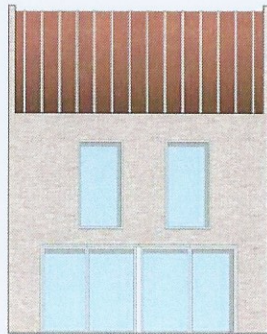
Anne Mews, Barking, London AHMM Architects



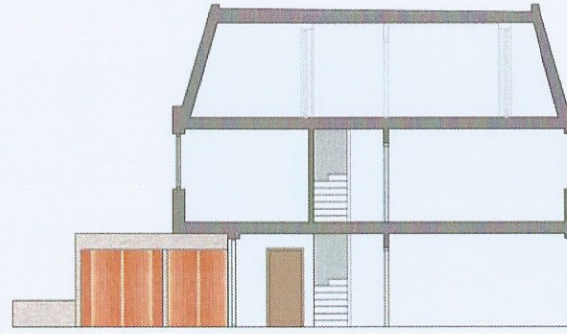
# Broadfields House Types



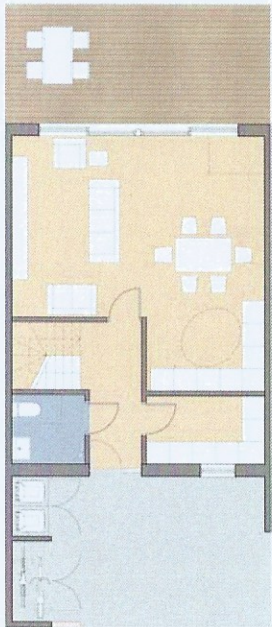
Front Elevation



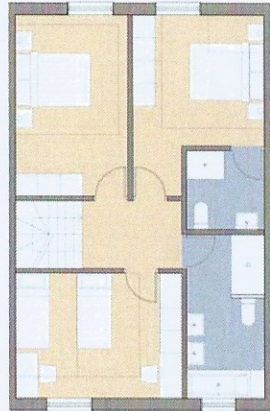
Rear Elevation



House Cross Section



Ground Floor Plan



First Floor Plan



Possible Second Floor Expansion

The existing houses consists of two storey semi-detached houses forming villas or rows, set back from the road with hedges enclosing front gardens and mature native and flowering tree species planted in the streets with grassed verges separating pedestrians from traffic. The existing housing originating from the early and mid twentieth century is red-brown brick with clay tile roofs.

The proposed houses utilise a familiar form of mansard and terrace to complete the streetscape. The mansard roofs allow the future adaption and expansion of the houses without disrupting the composition of the terrace. High quality brick with projecting brickwork and copper roofs establish the good quality of the environment and homes being created.

The houses within the site consists of three and four bed roomed terraces, semi-detached and detached houses, traditionally arranged with kitchens and living rooms on the ground floors. The houses have the opportunity for future expansion by utilising the mansard roof for living accommodation.

The design of the house types conforms to Lifetime Homes standards and the London Housing Design Guide to offer generous modern and spacious living. The layout has been designed to mitigate overlooking and offer privacy to residents, the houses conform to Secure by Design to make a safe and comfortable environment.



# Broadfields Apartment House

The apartment building complements the proposed houses offering one and two bed roomed flats. The same palette of materials, incorporating brick facades and copper roofs is used with the top storey set back. The ground floor apartments have private terraces and all apartments above ground floor have generous balconies. The apartments have views onto the new landscaped public square to the south or north towards Edgwarebury.



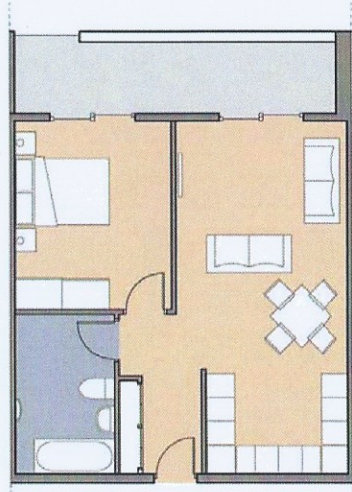
Ground Floor Plan



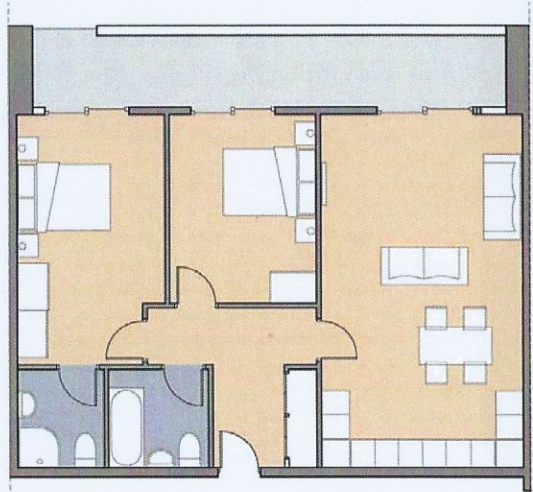
First, Second and Third Floor Plan



Top Floor Plan



Typical one bedroom apartment plan



Typical two bedroom apartment plan



Kidrooke, PRP Architects    Accordia, Cambridge, Feilden Clegg Bradley Architects, Maccreanor Lavington Architects



# Broadfields Intimate Friendly Squares





**Public Engagement Event – Wednesday 18<sup>th</sup> March 2015**

**Land adjacent to Broadfields Primary School**

**Questionnaire**

We would like to offer you an opportunity to give us your views, in relation to the proposals for the development of land adjacent to Broadfields Primary School.

A summary of all the responses received will be published with any subsequent planning application. Individual questionnaires will not be publicly released.

**About you (optional)**

***Note:** It is not necessary for you to provide your details, however it would help our understanding to know where you live. The information will be held as confidential and no responses will be attributed to individuals when the results of this questionnaire are presented.*

Name: .....

Address .....

.....

**Questions**

Please tick the relevant boxes and use the space at the end of this questionnaire for additional comments.

1. Do you support the principle of developing the site?

Yes

No

*If not, please detail why:*

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**2. Do you have any other ideas that would improve the proposal (please specify)?**

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**3. Do you have any other concerns about the proposal (please specify)?**

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**Please provide any additional comments below:**

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**Thank you for completing the questionnaire**

Please hand this questionnaire back to one of the representatives or return to the London Borough of Barnet (at the address below) by **Wednesday 25<sup>th</sup> March.**

FAO: Martin Cowie, Re, Building 4, North London Business Park, London, N11 1NP

**Alternatively please email your comments to: [broadfields@barnet.gov.uk](mailto:broadfields@barnet.gov.uk)**