

## Carter, Richard

---

**From:** Andy Goodchild <agoodchild@wolffarchitects.co.uk>  
**Sent:** 07 August 2020 12:45  
**To:** [REDACTED]; Mclean, Josh  
**Cc:** Anil Varma  
**Subject:** RE: HV Checklist for Building Height  
**Attachments:** 2031-FE-Heathside-Site Analysis\_Urban Design\_B.pdf

Dear Josh & [REDACTED],

Please find attached document we are intending to run through at the meeting.

Many thanks,

Regards,

**Andy Goodchild**

On Behalf of Wolff Architects Ltd.



**London** 16 Lambton Place Notting Hill London W11 2SH T +44 (0)20 7229 3125

**Oxford** Chandos Yard 83 Bicester Road Long Crendon HP18 9EE T +44 (0)1844 203310

Wolff Architects Limited trading as Wolff Architects - Registered in England No. 5113405 Registered Office 16 Lambton Place, London W11 2SH



---

**From:** Anil Varma <a.varma@harrisonvarma.co.uk>

**Sent:** 07 August 2020 12:38

**To:** [REDACTED]@barnet.gov.uk; Andy Goodchild <agoodchild@wolffarchitects.co.uk>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

**Cc:** [REDACTED]@wolffarchitects.co.uk; [REDACTED]@wolffarchitects.co.uk

**Subject:** HV Checklist for Building Height

Dear [REDACTED] & Josh

Here is a proposed Agenda:

1. Intro:
  - a. Controversial site because it was operating as a school with planning consent.
  - b. All three ward counsellors are "interested"
  - c. Cllr Zinkin recommends coming forward with a resi-scheme and not to "mess around" with other options
  - d. Non-Conservation Area
  - e. Demolition not an issue
2. Assessment as to Site Constraints
  - a. Andy
3. Assessment as to potential height – pls see attached based upon the Design Council Recommendations (previously endorsed by CABE & English Heritage)
4. Affordable Housing Issues

## 5. Current Design

- a. Indicative only
- b. Considering footprint – currently 34% which is not excessive
- c. Height of the building – 5 + 2 storeys set back so not visible from the street.
- d. No direct overlooking of neighbours windows – see drone view
- e. Design of buildings
  - i. Amenities & Light
    - 1. Large discreet terraces
    - 2. Large windows to ensure light
    - 3. Roof terrace as well for top floor apartments
  - ii. Look and feel
    - 1. 3 or 4 floors high quality brickwork
    - 2. 1 or 2 floors “white” stone or similar
    - 3. Top 2 floors – back painted white glass – reflects clouds and sky
  - iii. Landscaped gardens

---

This email is securely filed using Gekko, a [Cubic Interactive Ltd](#) product.  
[WA: 2031]

## Checklist

1. Are the proposals considerate of the natural topography?
2. Show an evolution of urban design?
  - a. Non conservation area as mixed styles, no homogeneous developments, no renowned architect etc
  - b. 1920's large houses with substantial gardens
  - c. 1980's gardens sold off and new modern non-descript development of gated estates of very compressed houses
  - d. 2000's Many 4/5 storey apartment buildings
  - e. 2020's – evolution reflecting pressures in creating new homes should allow consideration of taller buildings
3. Does it affect views of skylines?
4. Scale and height?
  - a. Residential in scale and height
5. Streetscape
  - a. Is the proposed building over dominant on the street scene
  - b. Upper floors visible from the street scene
6. Neighbours
  - a. Appear over dominant of the neighbouring buildings?
  - b. Would the upper floors of the building be visible from the neighbouring buildings – Limited (3 windows only) but 30 metres away
  - c. Overshadow or adversely affect the daylight and sunlight?
  - d. Compromise privacy – no direct looking into houses.
7. Does the height of the building adversely affect the daylight and sunlight into building itself?
8. Does the building provide adequate amenity space?
  - a. All apartments have substantial terraces
  - b. Top floors have amazing vistas with overlooking neighbours.
9. Is the building of high quality and design in keeping with tall building?
10. Ecological Concerns
  - a. Are there any ecological concerns? Cross wind factors?