

McClean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 07 August 2020 16:48
To: [REDACTED]; McClean, Josh
Cc: Andy Goodchild; Gaudin, Fabien
Subject: RE: Follow Up to our Teams Meeting

Dear Josh & [REDACTED]

Thank you for your time discussing our proposals. Here are my notes:

1. Consultation
 - a. We explained the history - demolition was not an issue, non-Conservation Area, residential scheme
 - b. We are consulting with Councillors and Residents.
 - c. Cllr Zinkin wants a residential scheme with smaller units
 - d. He accepts that a PIL would be a good solution to affordable housing issue.
 - e. Cllr Zinkin would like us to speak to Barnet Homes to see if we could assist on their current Hermitage Lane Site – a few hundred yards away. Josh – please can you provide details of a suitable contact.
2. Footprint
 - a. You confirmed our analytical analysis is appropriate and would support our new proposal
 - b. The reduction in footprint to 30% was accepted as being sufficient reduction from the previous scheme.
 - c. You noted that this provided good amenity space for each apartment in the form of terraces.
3. Height
 - a. We outlined as Fabien suggested the local buildings of note rather than a wider area as before.
 - b. We explained the topography which you confirmed that you had also considered.
 - c. We explained the CGI was from the vantage point looking up the hill.
 - d. We started to outline the reasoning for the 7 storey building and you said that this would cause you concern.
 - e. You prefer a medium height low density approach.
 - f. You suggested a reduction in one of the top two floors would be acceptable to you. Based upon this, I have instructed Andy Goodchild to revise the scheme accordingly
 - g. You were happy with the roof space to be used as additional amenity space.
4. Design including Materials
 - a. You referred to the CGI. You preferred a lighter hue and less red.
 - b. If the façade needed to be enhanced we discussed the use of bronze as we had done on previous projects. You are happy to consider this at a separate meeting on materials but you would like something that is low maintenance.
 - c. You were happy to see the apartments had good terraces
 - d. You also indicated that it would best to show a second core. This is accepted and Andy Goodchild will amend the scheme accordingly.
5. Josh agreed to send us a Draft PPA similar to the one we are reviewing for [REDACTED] I would suggest that we amend the 56 TBA Draft as this may be quicker.

Sincerely

Sincerely

Anil Varma
[REDACTED]

McLean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 07 August 2020 12:38
To: [REDACTED]; Andy Goodchild (agoodchild@wolffarchitects.co.uk);
McLean, Josh
Cc: [REDACTED]
Subject: HV Checklist for Building Height
Attachments: HV Checklist for Building Height.docx

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

a.varma@harrisonvarma.co.uk

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Unit 1 South, OXgate Centre, OXgate Lane,
London NW2 7JA
020 8883 6600 harrisonvarma.co.uk buxmead.co.uk



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Registered office: 35 Ballards Lane, London, United Kingdom, N3 1XW

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From: Andy Goodchild <agoodchild@wolffarchitects.co.uk>

Sent: 07 August 2020 12:45

To: [REDACTED] <[\[REDACTED\]@barnet.gov.uk](mailto:[REDACTED]@barnet.gov.uk)>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

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

Subject: RE: HV Checklist for Building Height

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

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[WA: 2031]

McClean, Josh

From: McClean, Josh
Sent: 06 August 2020 13:47
To: Anil Varma; Andy Goodchild; [REDACTED]
Subject: RE: Heathside 84 West Heath Rd London NW3

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I can be free from 1pm tomorrow?

Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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

Sent: 05 August 2020 18:59

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Subject: Re: Heathside 84 West Heath Rd London NW3

Josh

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[REDACTED]

[REDACTED]

Sincerely

Anil Varma

[REDACTED]

a.varma@harrisonvarma.co.uk

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020 8883 6600 www.harrisonvarma.co.uk www.buxmead.co.uk

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Andy / Anil

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From: Andy Goodchild [<mailto:agoodchild@wolffarchitects.co.uk>]

Sent: 05 August 2020 16:51

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Anil Varma <a.varma@harrisonvarma.co.uk>; [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>

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Anil / [REDACTED]

We can have a Teams call at 10am tomorrow if that suits?

Josh

Josh McLean MRTPI

Planning Manager

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Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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From: Anil Varma [<mailto:a.varma@harrisonvarma.co.uk>]

Sent: 04 August 2020 12:33

To: [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Cc: Andy Goodchild (<agoodchild@wolffarchitects.co.uk> <agoodchild@wolffarchitects.co.uk>)

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Dear [REDACTED] & Josh

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Please can we set up a Teams call tomorrow or Thursday and if needed a follow up the following week.

Regards

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Subject: RE: Heathside 84 West Heath Rd London NW3

Hi Josh,


I am on annual leave from 20th August – 29th August. I am otherwise good to work on this new project.

Kind regards,

[REDACTED]
Principal Urban Designer
Major Developments
Strategic Planning and Regeneration

London Borough of Barnet,
2 Bristol Avenue, Colindale, NW9 4EW
Email [REDACTED]@barnet.gov.uk
Mob [REDACTED]



 please consider the environment - do you really need to print this email?

From: Anil Varma [mailto:a.varma@harrisonvarma.co.uk]
Sent: 31 July 2020 16:32
To: [REDACTED] <[REDACTED]@Barnet.gov.uk>
Cc: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Andy Goodchild <agoodchild@wolffarchitects.co.uk> <agoodchild@wolffarchitects.co.uk>
Subject: Heathside 84 West Heath Rd London NW3

Dear [REDACTED]

I trust that you are keeping safe and well during these strange times.

We seek your assistance with regards to a development we are considering in a non-Conservation Area. Andy will send you our pre-app and follow up document analysing the site. I have also sent you the notes from our meeting with Fabien and Josh. There appear to be four clear issues:

1. Affordable Housing – being covered by others.
2. Height of the Building
3. Footprint of the building / site coverage.
4. Design of the apartments.

Please can you let us know your earliest availability for an online meeting. We are under some time pressure with a deadline of the first week in September. There is quite a lot to do.

We look forward to hearing from you.

Regards

Sincerely

Anil Varma

[REDACTED]

[REDACTED]

a.varma@harrisonvarma.co.uk

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Mclean, Josh

From: [REDACTED]
Sent: 06 August 2020 14:02
To: Mclean, Josh
Subject: Re: Heathside 84 West Heath Rd London NW3

no problem

[REDACTED]
Principal Urban Designer

Major Developments
Strategic Planning and Regeneration

London Borough of Barnet
Mob [REDACTED]

From: Mclean, Josh
Sent: Thursday, 6 August 2020 15:07
To: [REDACTED]
Subject: RE: Heathside 84 West Heath Rd London NW3

Does 1 pm suit tomorrow?

From: [REDACTED]
Sent: 05 August 2020 17:19
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Subject: RE: Heathside 84 West Heath Rd London NW3

Friday would suit better as I also have afternoon calls tomorrow.

From: Mclean, Josh
Sent: 05 August 2020 16:54
To: Andy Goodchild <agoodchild@wolffarchitects.co.uk>; Anil Varma <a.varma@harrisonvarma.co.uk>; [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>
Subject: RE: Heathside 84 West Heath Rd London NW3

[REDACTED] advised morning for him.

I can only do 1-2pm or at 4.30pm tomorrow.

I'll let him confirm whether that suits or Friday?

Josh

From: Andy Goodchild [<mailto:agoodchild@wolffarchitects.co.uk>]
Sent: 05 August 2020 16:51
To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Anil Varma <a.varma@harrisonvarma.co.uk>; [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>
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[REDACTED]

[REDACTED]

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07979 655550

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Please can we set up a Teams call tomorrow or Thursday and if needed a follow up the following week.

Regards

Anil Varma

From: [REDACTED] [\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)

Sent: 04 August 2020 08:48

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Cc: Andy Goodchild (agoodchild@wolffarchitects.co.uk) <agoodchild@wolffarchitects.co.uk>; Anil Varma
<a.varma@harrisonvarma.co.uk>

Subject: RE: Heathside 84 West Heath Rd London NW3

Hi Josh,

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Kind regards,

[REDACTED]
Principal Urban Designer

Major Developments

Strategic Planning and Regeneration


London Borough of Barnet,

2 Bristol Avenue, Colindale, NW9 4EW

Email: [REDACTED] [\[REDACTED\]@barnet.gov.uk](mailto:[REDACTED]@barnet.gov.uk)

Mob: [REDACTED]



 please consider the environment - do you really need to print this email?

From: Anil Varma [<mailto:a.varma@harrisonvarma.co.uk>]

Sent: 31 July 2020 16:32

To: [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>

Cc: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Andy Goodchild <agoodchild@wolffarchitects.co.uk>
<agoodchild@wolffarchitects.co.uk>

Subject: Heathside 84 West Heath Rd London NW3

Dear [REDACTED]

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We look forward to hearing from you.

Regards

Sincerely

Anil Varma



a.varma@harrisonvarma.co.uk

[Click here for Harrison Varma Terms and Conditions of Order.](#)

Mclean, Josh

From: Anil Varma <a.varma@harrisonvarma.co.uk>
Sent: 06 August 2020 13:49
To: Mclean, Josh; Andy Goodchild; [REDACTED]
Subject: RE: Heathside 84 West Heath Rd London NW3

Josh

Thanks - I am free as well. Bearing in mind the high profile of this site, I think we should all aim to get the Planning Application in a perfect condition!

R
Anil

From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>
Sent: 06 August 2020 13:47
To: Anil Varma <a.varma@harrisonvarma.co.uk>; Andy Goodchild <agoodchild@wolffarchitects.co.uk>; [REDACTED] <[REDACTED]@Barnet.gov.uk>
Subject: RE: Heathside 84 West Heath Rd London NW3

Hi Anil,

I'm just liaising with [REDACTED] regarding a suitable time.

I can be free from 1pm tomorrow?

Josh

Josh McLean MRTPI
Planning Manager
Planning and Building Control
2 Bristol Avenue, Colindale, NW9 4EW
Tel: 0208 359 6039 | Barnet Online: www.barnet.gov.uk

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From: Anil Varma [<mailto:a.varma@harrisonvarma.co.uk>]
Sent: 06 August 2020 13:45
To: Andy Goodchild <agoodchild@wolffarchitects.co.uk>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; [REDACTED] <[REDACTED]@Barnet.gov.uk>
Subject: RE: Heathside 84 West Heath Rd London NW3

Dear [REDACTED]

Pls can I request your attendance – we are losing time. I know that there are only a couple of issues but I would like to get this 100% right.

Regards

Anil Varma

From: Andy Goodchild <agoodchild@wolffarchitects.co.uk>

Sent: 06 August 2020 12:07

To: Anil Varma <a.varma@harrisonvarma.co.uk>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; [REDACTED]

[REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>

Subject: RE: Heathside 84 West Heath Rd London NW3

Hi Josh,

I am fine anytime tomorrow up to 4pm when I have another meeting.

Many thanks,

Regards,

Andy Goodchild

On Behalf of Wolff Architects Ltd.

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

Sent: 05 August 2020 18:59

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Andy Goodchild <agoodchild@wolffarchitects.co.uk>;

[REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>

Subject: Re: Heathside 84 West Heath Rd London NW3

Josh

I will rearrange my diary to suit. Here are links to the drone videos.

[REDACTED]

[REDACTED]

Sincerely

Anil Varma

[REDACTED]

a.varma@harrisonvarma.co.uk

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Harrison Varma Limited and Buxmead Limited

Unit 1 South, Oxgate Centre, Oxgate Lane,

London NW2 7JA

020 8883 6600 www.harrisonvarma.co.uk www.buxmead.co.uk

From: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Sent: Wednesday, August 5, 2020 5:26:38 PM

To: Andy Goodchild <agoodchild@wolffarchitects.co.uk>; Anil Varma <a.varma@harrisonvarma.co.uk>;

[REDACTED]@Barnet.gov.uk>

Subject: RE: Heathside 84 West Heath Rd London NW3

Andy / Anil

Can we do Friday – tomorrow PM doesn't fit?

Josh

From: Andy Goodchild [<mailto:agoodchild@wolffarchitects.co.uk>]

Sent: 05 August 2020 16:51

To: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>; Anil Varma <a.varma@harrisonvarma.co.uk>; [REDACTED]
[REDACTED]@Barnet.gov.uk>

Subject: RE: Heathside 84 West Heath Rd London NW3

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Thanks,

Regards,

Andy Goodchild

On Behalf of Wolff Architects Ltd.

WOLFF ARCHITECTS 

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: Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Sent: 05 August 2020 16:35

To: Anil Varma <a.varma@harrisonvarma.co.uk>; [REDACTED]
[REDACTED]@Barnet.gov.uk>

Cc: Andy Goodchild <agoodchild@wolffarchitects.co.uk>

Subject: RE: Heathside 84 West Heath Rd London NW3

Anil / Andy,

We can have a Teams call at 10am tomorrow if that suits?

Josh

Josh McLean MRTPI

Planning Manager

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Sent: 04 August 2020 12:33

To: [REDACTED] <[\[REDACTED\]@Barnet.gov.uk](mailto:[REDACTED]@Barnet.gov.uk)>; Mclean, Josh <Josh.Mclean@Barnet.gov.uk>

Cc: Andy Goodchild (agoodchild@wolffarchitects.co.uk) <agoodchild@wolffarchitects.co.uk>

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Regards

Anil Varma

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Principal Urban Designer
Major Developments
Strategic Planning and Regeneration

London Borough of Barnet,
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Email: [REDACTED] <[\[REDACTED\]@barnet.gov.uk](mailto:[REDACTED]@barnet.gov.uk)>
Mob: [REDACTED]



 please consider the environment - do you really need to print this email?

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We look forward to hearing from you.

Regards

Sincerely

Anil Varma

[REDACTED]
[REDACTED]

a.varma@harrisonvarma.co.uk

[Click here for Harrison Varma Terms and Conditions of Order.](#)

McClean, Josh

From: McClean, Josh
Sent: 05 August 2020 14:57
To: [REDACTED]
Subject: RE: Heathside 84 West Heath Rd London NW3

Hey,

Thanks for your help with this one. Will I set a teams call up just for Anil/Andy to run through their initial scheme?

Do you have immediate availability with what Anil has suggested below?

Josh

From: Anil Varma [mailto:a.varma@harrisonvarma.co.uk]
Sent: 04 August 2020 12:33
To: [REDACTED]@Barnet.gov.uk>; McClean, Josh
<Josh.McClean@Barnet.gov.uk>
Cc: Andy Goodchild (agoodchild@wolffarchitects.co.uk) <agoodchild@wolffarchitects.co.uk>
Subject: RE: Heathside 84 West Heath Rd London NW3

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From: McClean, Josh
Sent: 05 August 2020 17:27
To: Andy Goodchild; Anil Varma; [REDACTED]
Subject: RE: Heathside 84 West Heath Rd London NW3

Andy / Anil

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Mob [REDACTED]



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