Visualisation of the Southern Square viewed from Grahame ParkWay

5.2/ Southern Square | Block A1

The building has been designed to provide active frontage at ground floor with access to community functions and the communal residential entrances on all sides. There are three communal stair/lift cores to residential units on the first floor and above. All residential units are provided with generous private balconies. Communal refuse and cycle parking is provided at ground floor.

As with the other buildings in this phase of the project, the predominate facing material for elevations will be brick with windows either flush or deeply recessed to give interest and modelling to the façade. The brick will be contrasted with glass, timber and a metal cladding in key locations.

Building A8 | South elevation

Building A1 | West elevation

10.0/ Landscape Strategy

Landscape strategy

The landscape strategy for Grahame Park comprises a series of linked spaces which give access to the new and existing buildings in the scheme. This is consistent with the Approved Outline Masterplan. The intention is for the public realm to be designed in a seamless fashion with good connectivity and legibility allowing the visitor and resident to move easily and safely through the external areas, whether they are pedestrians, cyclists or motorists.

The public realm includes the following spaces and streets:

- The Southern Square – the main entrance/arrival point to the scheme fronting Grahame Park Way.
- The Southern Park – the long curved open space form between Lanacre Avenue and Block B6
- Incidental public space – this includes a number of small spaces adjoining buildings where are not included in the other descriptions.
- Streets - Lanacre Avenue - the main access road which runs north south through the scheme; local distributor roads, such as Lower Strand, which intersect Lanacre Avenue and car parking courts generally sited to the rear of the appropriate residential block

Key

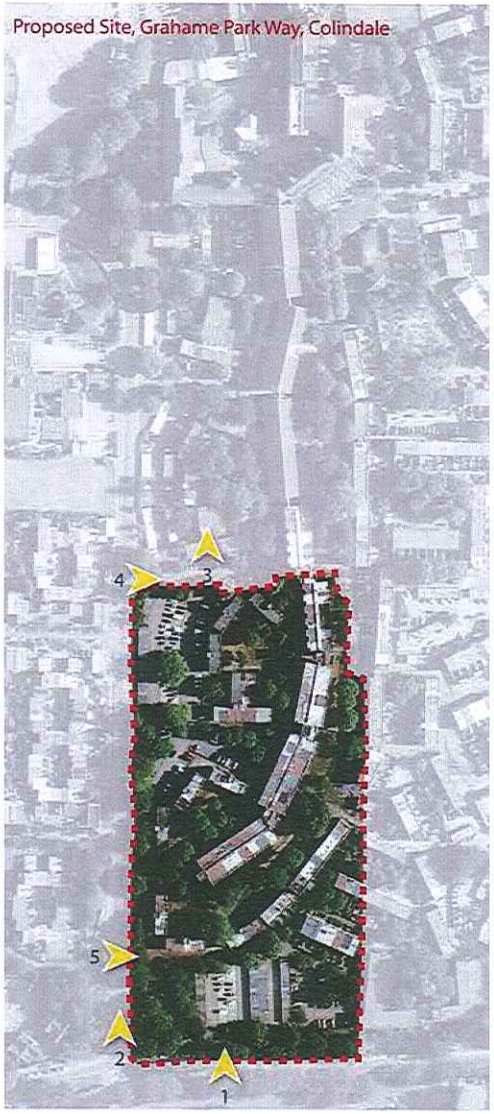
- Existing tree retained
- Proposed tree
- Shrub planting
- Turf
- Mound to park/play area
- Permeable block paving
- Carriage way
- Block paving (buff)
- Concrete flag paving Natural grey
- Concrete flag paving French grey
- Bound rubber mulch
- Granite sett paving
- Private garden
- Composite deck board walk
- Coloured bound aggregate paving
- Sensory planting
- Bench and bin

Phase 1B | Landscape strategy

Colindale Offices **STRATEGY**

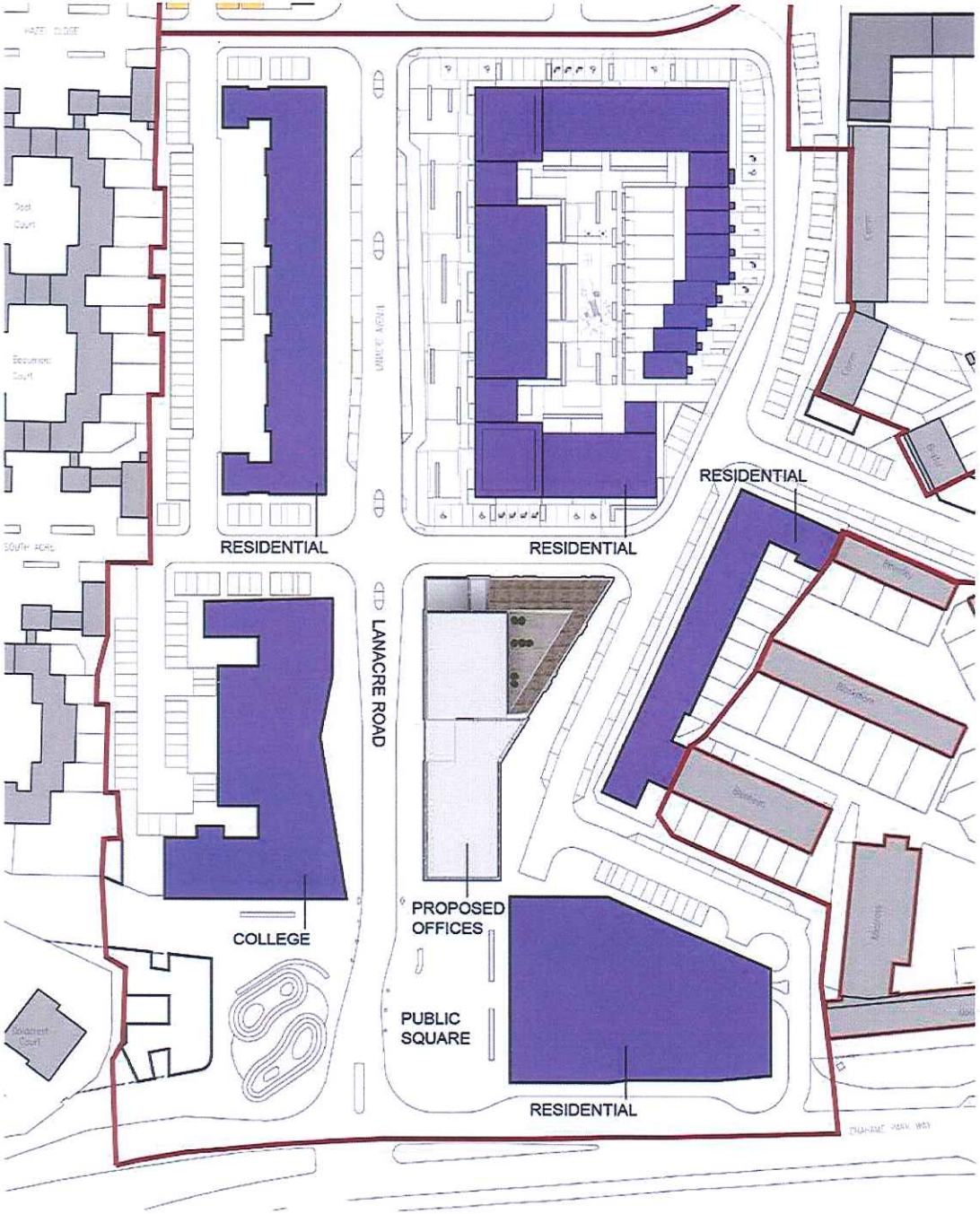
Grahame Park Way, Colindale, Barnet, London

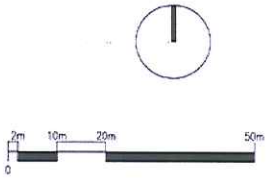
- The proposed site sits on Plot A1 of the previously approved Graham Park Masterplan.
- Planning permission was granted for the regeneration of the estate in 2007 and significant redevelopment has already taken place within Phase 1A, providing more than 300 new homes and enhanced public open space at Heybourne Park.
- The Proposed development site will be used for the provision of New Offices for the London Borough of Barnet
- The current scheme will be an eight storey complex measuring approx 35metres
- The building will accomodate circ 1200 people
- Access: Though existing road and pedestrian networks with vehicle drop off at the front of the office development
- Off-site parking: Approx 50 no. parking spaces



Colindale Offices **STRATEGY**

Masterplan for Grahame Park - Colindale





Block Plan - Colindale

Colindale Offices **STRATEGY**

- Current Floor Area Required: 90,000sqft Nett
- Ground Floor: Active Frontage and Reception to Main Offices
- Upper Floors: Open Plan Offices, Meeting Rooms and Service Core; Stairs, Lifts, and Toilets
- Elevations: Combination of Glazed Curtain Walling, Feature Brickwork, Precast Feature Panels
- Structure: Post Tensioned In Situ / Precast Concrete

Proposed South Elevation Facing Public Square

Colindale Offices
PROPOSAL

Precedents - Cladding

Colindale Offices **PROPOSAL**

Proposed South Elevation A-A

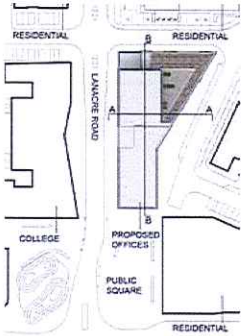
Key Plan. NTS

Proposed West Elevation B-B

Precedents - Green Roofs

Colindale Offices **PROPOSAL**

Proposed Section A-A



Key Plan. NTS

Proposed Section B-B

Precedents - Materials and Technology