

Appendix 1 Design Guide



Introduction

This design guide provides further narrative on design parameters within the SPD area. It provides advice on design principles, opportunities for enhancement, celebrating the areas rich heritage and landscape assets

Including significant features around:

- Character areas
- Existing and future buildings
- Legibility and Key views
- Appropriate use of setbacks, landscaping and architectural response.

This guide informs the SPD and should be considered as an annexe of the main document, and will be considered a material consideration in deciding planning applications within the SPD area.

Historical Context

Hendon has a long history of development. Archaeological evidence of Roman and Anglo-Saxon habitation has been found in the area. Hendon was first mentioned by a charter dating from 972-8. The Domesday book of 1086 makes mention of the estate or manor of Hendon, belonging to the Abbey of Westminster. By the 13th Century The Burroughs itself was mentioned. The ancient manor and parish of Hendon covered a large area of well over 8,000 acres and numerous settlements.

The name Hendon is thought to date from Anglo-Saxon times and is linked to the topography of the area, and the presence of a “high hill”. The “dun” element is a term believed to have been used in only the very earliest Anglo-Saxon times, and was often given in recognition of the location of a hill-top village.

Administratively, Hendon was originally a parish of Middlesex County and in 1894 became an urban district. In 1932 the Municipal Borough of Hendon was created before finally, as result of local government reform, Hendon became part of the London Borough of Barnet in 1965. The civic buildings, comprising Hendon Town Hall, Hendon Fire Station and Hendon Library, were built on The Burroughs between 1900 and 1929 to facilitate the administration of the area at the time.

The area developed as a series of small villages, this changed when Hendon Station, (on what is now the Thameslink line), opened in 1868, and connections developed along the Burrows (now known as the Burroughs) to Church Road and Brent Street. However, the majority of development did not occur within the SPD area until after the London

Underground reached Golders Green in 1907 and then Edgware in 1924. Hendon Central Station, the closest underground station to the SPD area, opened in 1923. The development of housing up until this point had focussed on the expansion of the existing hamlets, including Brent Street, which is linked to The Burroughs via the A504 and Brampton Grove. Extension of the underground line was the catalyst for rapid suburban development in the Hendon area.

There are two Conservation Areas within the study area; Hendon - The Burroughs Conversation Area; and Hendon – Church End Conservation Area. Within the Conservation Areas in the SPD area there is a total of 20 Statutorily Listed Buildings (which includes terraced houses and a row of alms houses); and 24 Locally Listed Buildings; as well as buildings which have been identified as having a positive impact on the area (one of which has been demolished¹). Two Article 4 Directions have been introduced within the study area, controlling a variety of types of minor development.

The SPD area is overall a prominent historical locality for the Borough of Barnet and future development opportunities in the SPD area or on its periphery will always need to consider the impact on the heritage and its settings.

Local conditions:

Building Heights:



¹ The White Bear Public House at 56 The Burroughs was demolished and permission granted for flats in 2018.

Character

Architectural features of listed buildings are prominent on the Burroughs and enforce the historic character of the area. The Town Hall, Library and Fire Station set the civic tone on The Burroughs with pleasant building features on the roofscape and active frontages that welcome pedestrians. The tallest element is the Sheppard Library University building which is invisible from the Burroughs.



Highest visible point in the area looking North on the Burroughs.

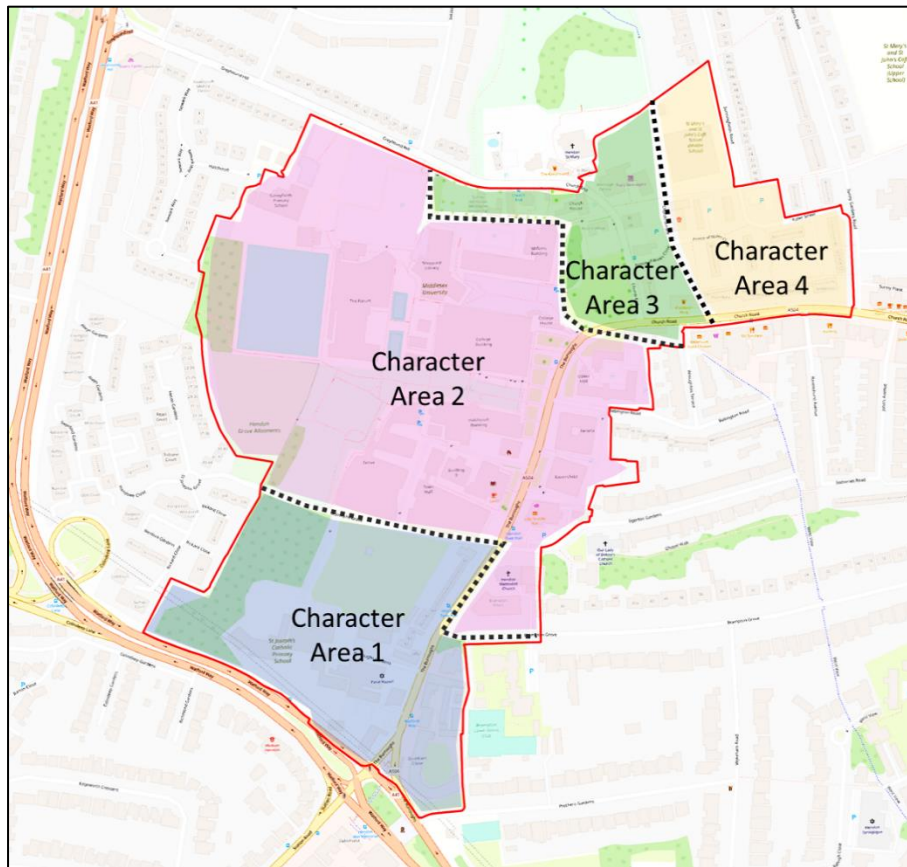
Chapter 4 of the main Supplementary Planning Document identifies four character areas within the study area. These relate to how the area changes in regards to architecture and development style across the study area; they are identified as:

1. Corner of the A41 to St Josephs Grove; the predominant urban form is terraced buildings and dwellings with a lack of public realm.
2. St Josephs Grove to Church End; this is an area with a focus for Civic Uses and other public and academic buildings;
3. Church End to Greyhound Hill still has the remnant form of a village, which is unusual for the area;
4. East of Church Terrace which is dominated by low rise residential development and St Marys and St Johns Church of England School.

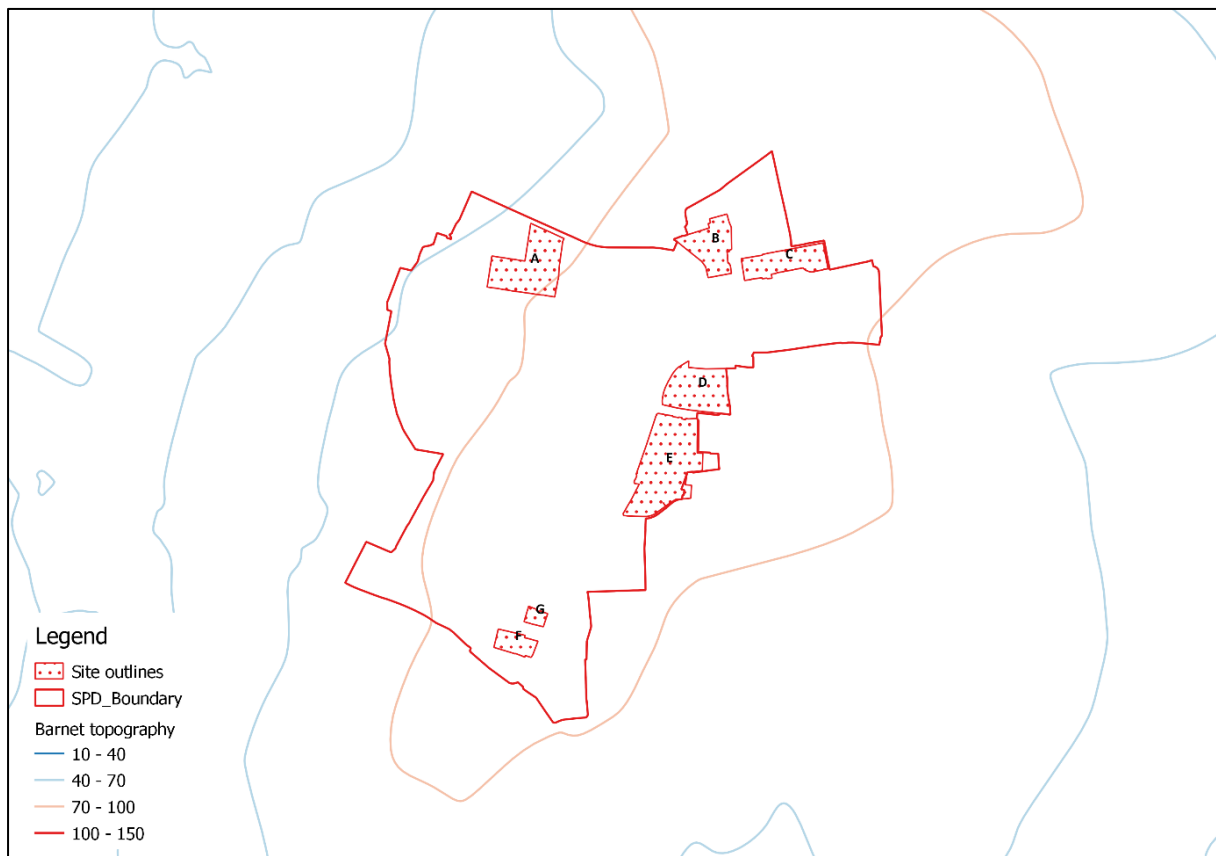
These areas are considered to be distinctive in their urban form, architecture, history, use of materials and detailing. Each are will require a different design approach from new development opportunities, so that the introduction of new architecture harmonises with the existing.

It is not the intention for new development to be in a 'mock style' or pastiche but rather that it respects and does not detract or appear incongruous with the existing built up area. This is important due to the Conservation Areas and many Listed Buildings within the study area

Character Areas:



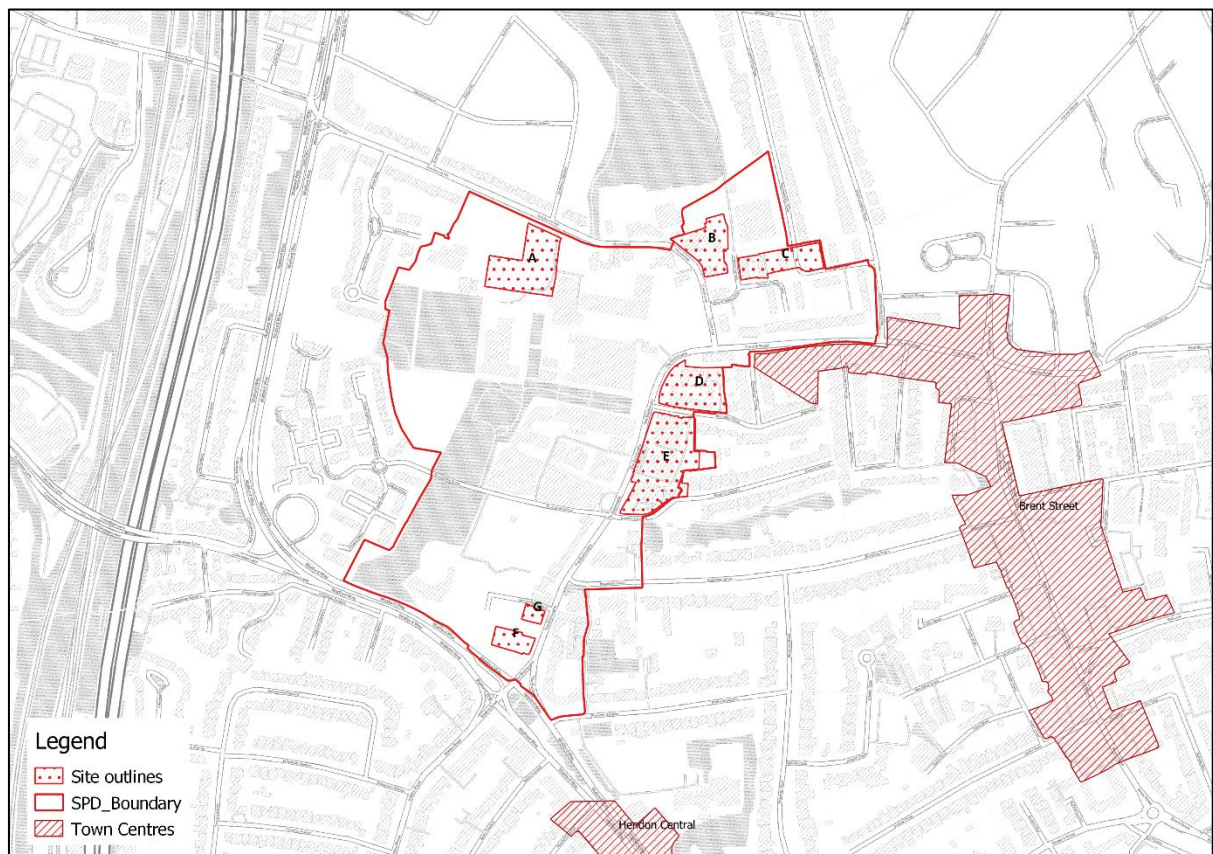
Topography:



The most significant variation in topography is around Opportunity Site A in the University car park. The land slopes down on Greyhound Hill toward Colindale as pictured bellow. The car park itself is quite flat but a topographic analysis would be recommended to accompany any future proposals.



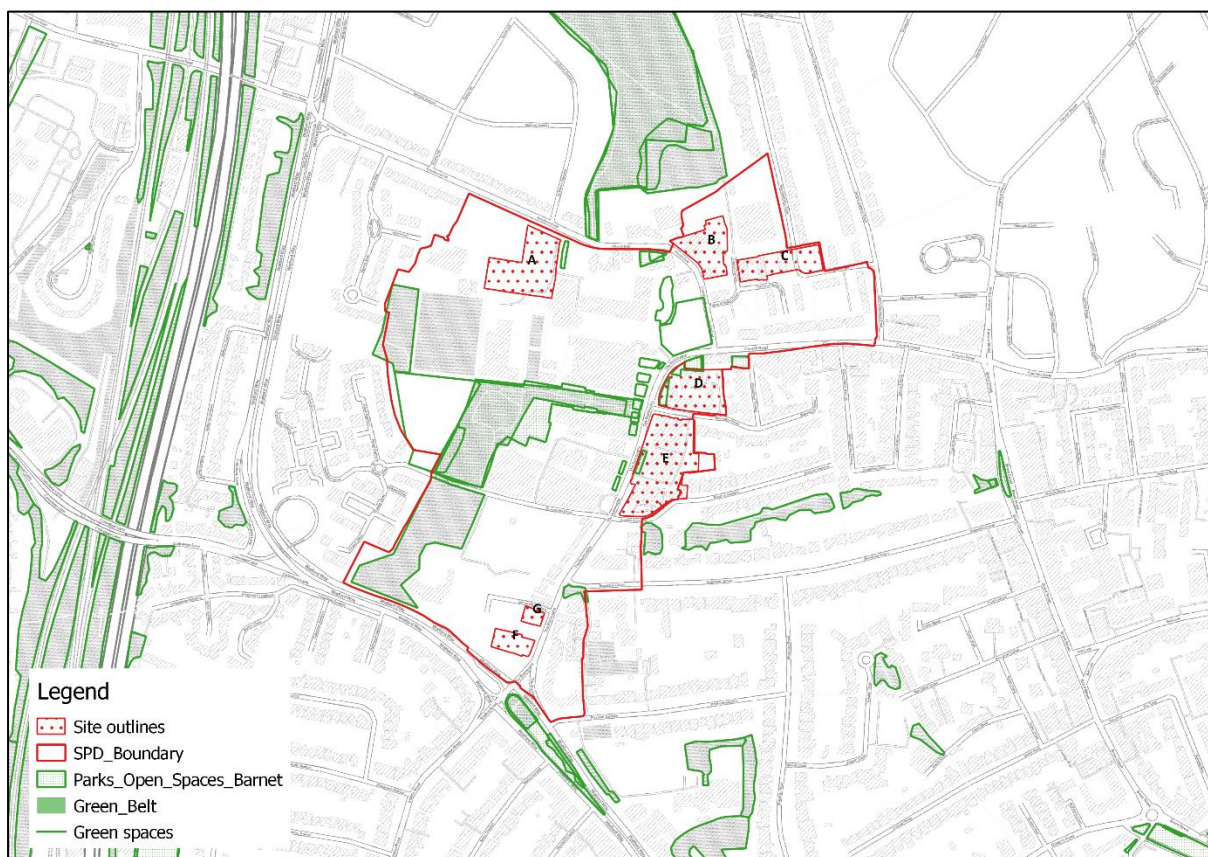
Town centres:



Brent Street District Town Centre is adjacent to the SPD area. The town centre is well used by the residents of the area offering retail and services to the local community.



Natural Elements:



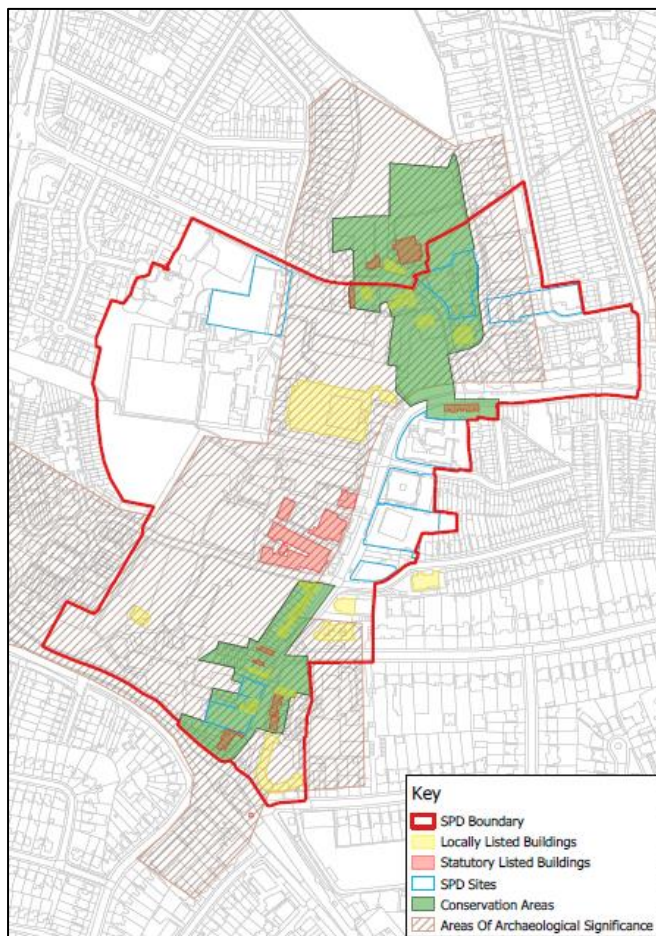
The SPD area has a rich green landscape interspersed between the built form which is a key feature of character. Soft, green landscaping offers a huge potential in terms of restorative urban environments, forming a cornerstone of a pleasant and welcoming place. In the streetscape a row of trees can create a strong edge, improving the sense of scale, and providing a buffer from noise and traffic for pedestrians. In open spaces planting can articulate wider areas into defined sub-

paces whilst maintaining visual permeability and can be used as part of a micro climatic strategy to increase levels of comfort.

The preservation and enhancement of the current landscape in the Burroughs is crucial to retaining a sense of place and character. Improved and consistent landscaping in the same manner as the Library and Town Hall (pictured below) should be extended for the Ravensfield/ Fenella/Edgerton Gardens sites for example. This would ensure the street feel is preserved and enhanced, resulting in a more pleasant more efficiently used pedestrian environment.

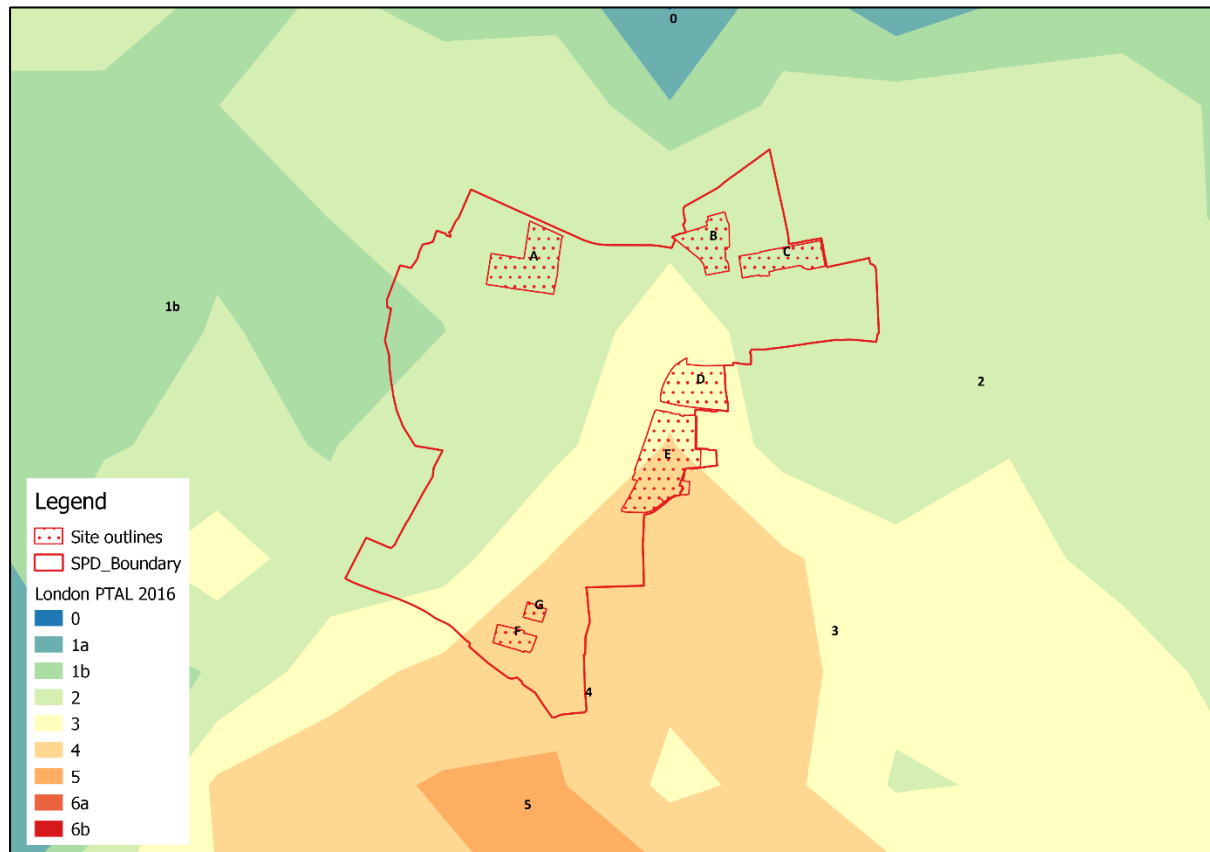


Heritage Conservation:



Historically, cities both shaped and were shaped by the identity of its communities. Attention to the diverse elements which constitute the heritage and character includes a range of physical and nonphysical factors, such as scale, materials, land use, and design styles. Combining these elements successfully harnesses a vast store of local knowledge in order to appropriately complement tradition with something new.

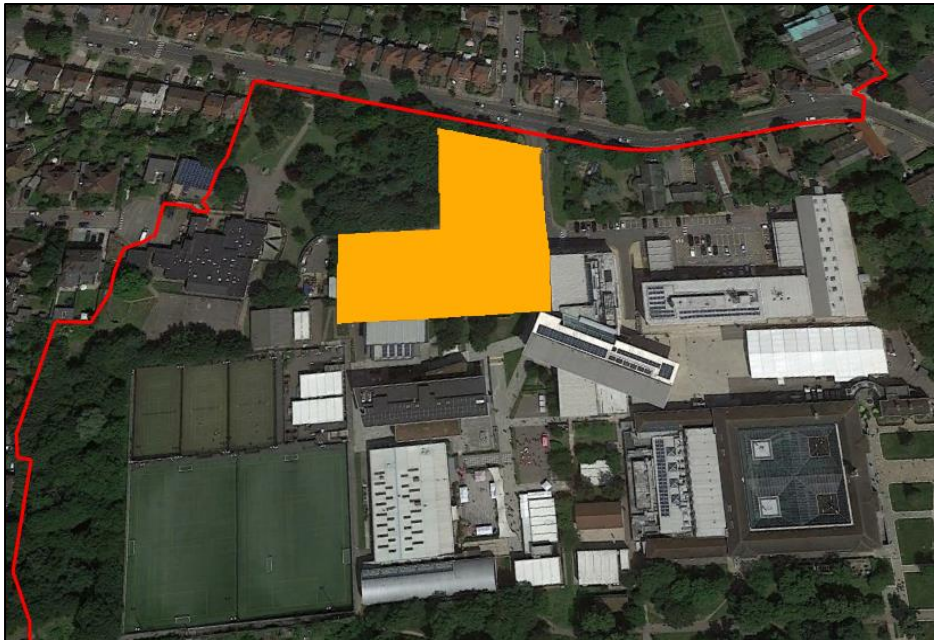
PTAL Values:



PTAL values within our red line boundary are reflecting the bus services available on the Burroughs. Having said that the underground is at walking distance. Any future proposals should consider the walking distance to the Underground and Bus services in order to promote sustainable ways of travel as well as walking and cycling.

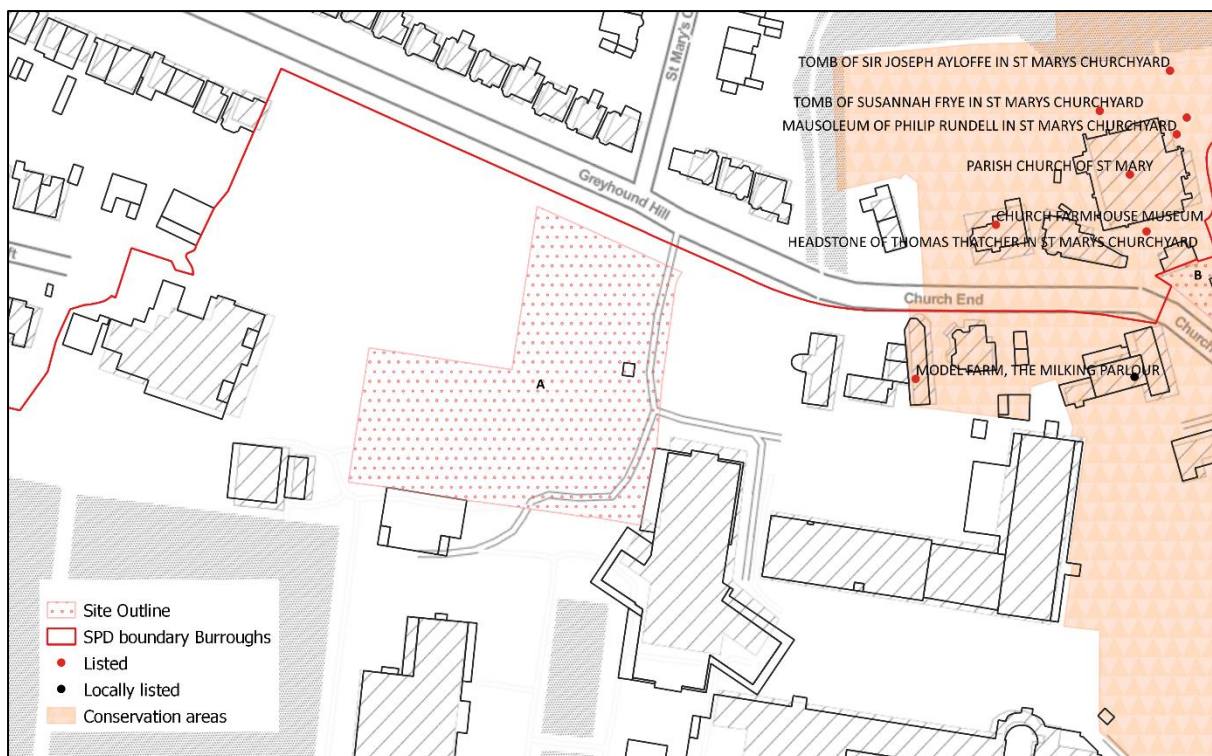
Opportunity Sites:

Site A Middlesex University carpark:



Size: 5509 m²

Heritage:



Character Area

This site is within Character Area 2, this area is dominated by the large civic and educational block buildings on The Burroughs and the buildings of the University Campus. This site however is accessed from Greyhound Hill and is to the rear of the main campus. It borders onto Character Area 3 and the relationship between the two Character Areas should be addressed sensitively as to ensure that is not adversely impacted by development of this site.

Significant features

Building Heights, Massing and Footprints

Height, Massing and Footprints: There is potential for a variation of heights on this opportunity site. The nearby University buildings are at 6 storeys. Any new development should provide a legible skyline with the existing academic buildings with height variation across the site and the taller elements set back into the site. The massing should not cover the full site, rather continue the prevailing pattern of the existing campus where the buildings are spaced across a reasonably large area and are not overly dominating or imposing. Avoiding any overlooking or overshadowing with Sunnyfields Primary School will be important as this would have potential negative impacts on the safety of the school students and the wellbeing of the wooded area on the boundary of the site.

Massing: In general massing should be able to address the site topography and take advantage of the existing green buffer on Greyhound Hill. The mass should be complementary to the existing buildings and allow for easy pedestrian and vehicular access and movement to and within the site. In addition, the proposed massing should complement the skyline and enhance views into the University site, almost acting as a gateway development that invites people onto this part of the campus.

Building footprints: The footprint should be able to address site efficiencies while maintaining a gateway character fitting for this part of the campus and the character of Greyhound Hill.

Existing Height:



Legibility and Key Views

Views: The topography of the site is varied and slopes. For this reason views can be manipulated in a site-specific manner. Any proposal would have to provide verified views that enhance the existing environment and capitalize on the existing tree buffer on Greyhound Hill.

Activation/ Legibility: An academic or mixed-use proposal would be supported for this site. The ground floor should be active and permeable where possible, with public accessibility if this appropriate. The access through the site to Grove Park should also be maintained. Entrances should be clear and correspond to legible paths to and from the building proposal. The proposal should result in an architectural legibility that harmonises with the existing University buildings in this portion of the Campus. The new building(s) should also not impact on the views of the Hendon – Church End Conservation Area as viewed from Greyhound Hill in either direction.

Appropriate use of setbacks, landscaping and architectural response

Setbacks: Proposals for this site should be setback from the frontage with Greyhound Hill and the boundary with Sunnyfields Primary School and should not impact on the root zones of the trees. Setbacks should also be used to provide ample right of way to pedestrians and vehicles within the site where necessary. In addition the Sheppard Library could be extended into Site A as it is in very close proximity.

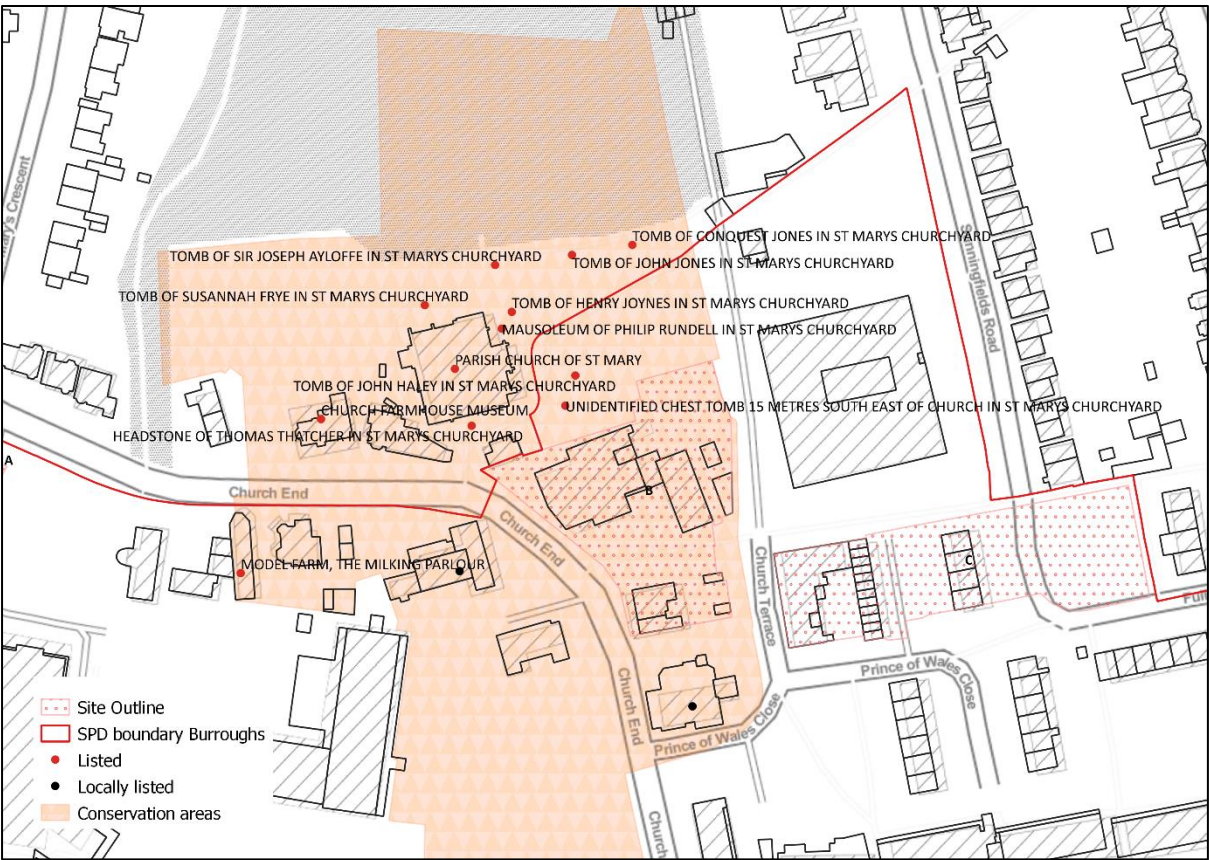
Building lines: There are no prominent building lines to be followed. Any new structure would have to complement the existing and enhance the academic built environment.

Site B Meritage Centre:



Size: 3287 m²

Heritage:



Character Area

The site falls into Character Area 3 this is characterised by the Hendon - Church End Conservation Area. The character focuses on the remnants of the village that formed around St Mary's Church. Redevelopment opportunities will need to respect the overall character within the area and honour its historic integrity through sensitive design and use of materials. At the rear where the site adjoins Character Area 4 development proposals should be mindful of the terraced residential nature of the area.

Significant features

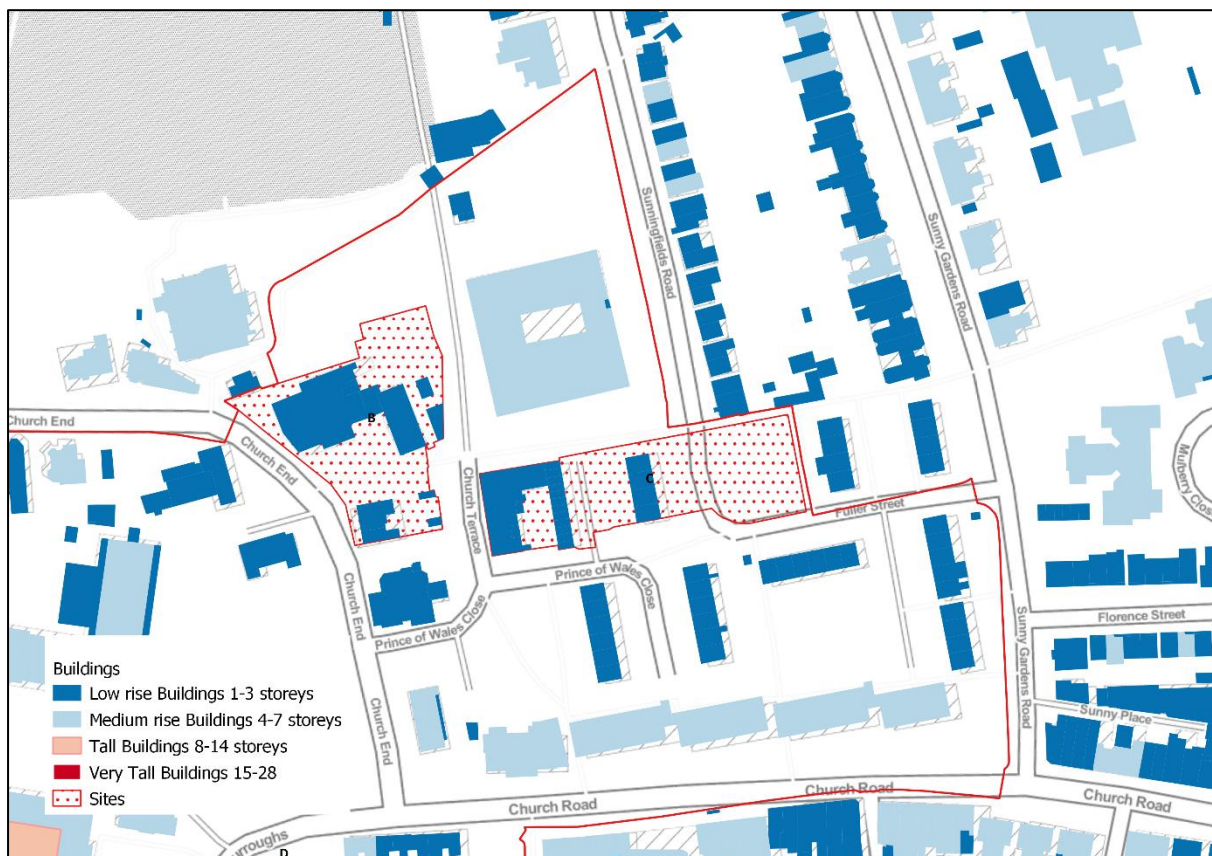
Building Heights, Massing and Footprints

Height: The introduction of new heights on this site will still be required to preserve the character of the area, views and typologies. Due to the proximity of St Mary's Church future development should be designed in such a way as to not be overbearing or imposing on this Grade II* building.

Massing: Future massing on the site should take cues from the surrounding area. For instance, the terraced character of the housing in the Church Terrace and Prince of Wales Close and while responding to the surrounding character prevalent in the Conservation Area.

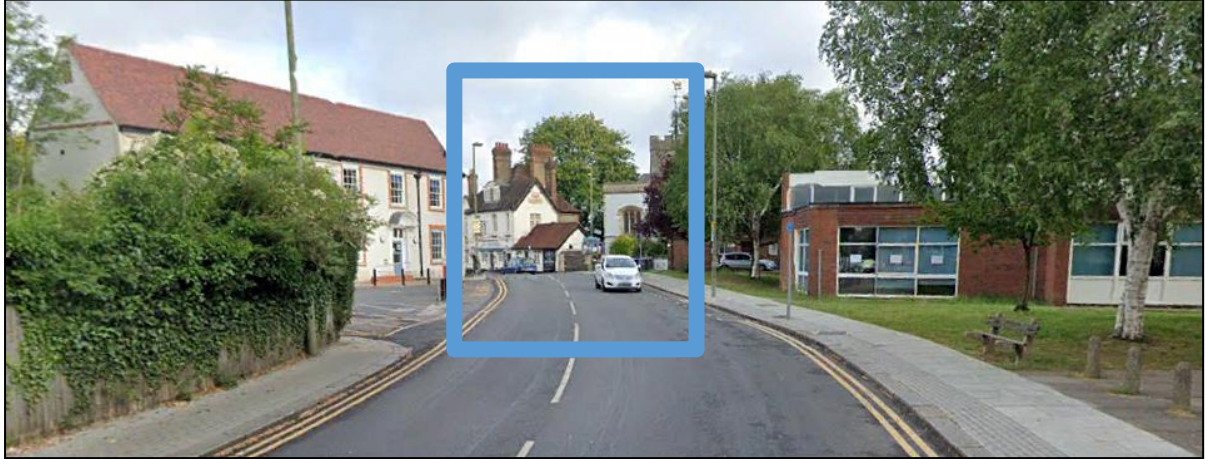
Building footprints: Building footprints should allow for landscaping and setbacks that preserve existing views. A terraced form of development could fit the site, provide small individual footprints and therefore enforce pleasant continuity.

Existing Height:



Legibility and Key Views

Views: Views are to be maintained on Church End as the historic fabric prevalent needs to be showcased and not obstructed. Views up Church End should respect the views of St. Mary's church and the Greyhound pub.



Activation/ Legibility: Activation should be done through entrances and defensible space with pleasant landscaping. The quiet character of Church Terrace should be maintained.

Appropriate use of setbacks, landscaping and architectural response

Building lines: Building lines are not currently clear on site as it almost appears to be a collection of buildings. The potential for a terrace development that enforces a new building line with respect to St Mary's Church and the Greyhound Public House is possible. Future proposals should ensure building lines are clear from sightlines to St Mary's Church and the Public House. The Church Terrace interface is complicated and scrambled, currently the rear of the Meritage Centre is not attractive and redevelopment provides a real enhancement opportunity to "double front" the site and give Church Terrace a more attractive active site facing rather than the current "back of house" feel. Future development will be encouraged to address this new building line in accordance with the terraced character prevalent on the street through the school and how it is articulated.

Setbacks: Due to the curve of the road and the importance of the view along Church End heading away from The Burroughs the setback on Church End should accommodate sightlines Northwest to the Church and Pub. This could result in a varied setback that does not dominate its setting. The setback on Church Terrace should be enforced to allow for an entrance and create a defensible space between the site and the terraced housing and keep the character of this street intact.

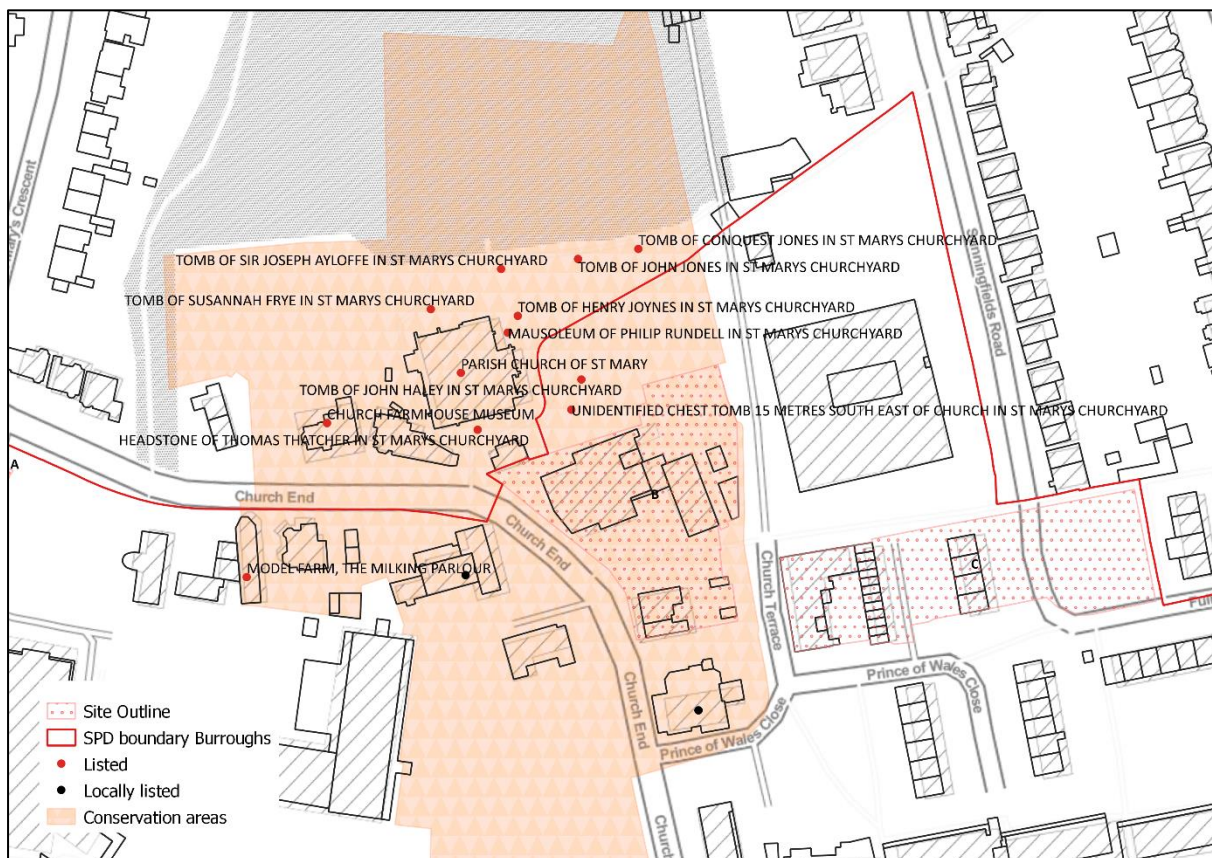


Site C Animal Hospital through to car park on Fuller Street:



Size: 3214 m²

Heritage:



Character Area

This site is in Character Area 4, development should respect the surrounding residential area and neighbouring school avoiding any overlooking issues. The site is also across the road from the Hendon – Church End Conservation Area and is close to St Mary's Churchyard/Cemetery. Design of future buildings must therefore avoid impacting negatively on the conservation assets.

Significant features

Building Heights, Massing and Footprints

Height: Future development opportunities for height will to some extent be constrained by the residential typologies and educational land uses surrounding. However, through a careful and sensitive design approach there may be opportunities to accommodate intensity centrally within the site to have regard to the existing built context on the edges and seek to both enhance and complement the existing wider character of the area.

Massing: Massing should be thought of in maximising the terraces efficiencies on site. The old layout could be improved, and additional rows of massing can be accommodated on site.

Building footprints: The building footprints can be staggered or arranged in a different fashion. This north south orientation observed on site is one of possible solutions. Proposals would have to be tested.

Existing Height:



Legibility and Key Views

Views: Views should be maintained along with the feeling of openness.

Activation/Legibility: A residential activation in the form with defensible space between the street and front doors and other landscaped space is advised and in keeping with the existing character of the area.

Appropriate use of setbacks, landscape and architectural response

Building lines: The building lines on Fuller Street can be continued in order to preserve character and enforce a terraced character that is currently prevalent in the immediate area. The building lines on Church Terrace can also be maintained for continuity purposes.

Setbacks: The current setbacks work in allowing the terraces to sit comfortably on site. Future development should seek to have separate buildings set back from each other in order to create space for pedestrians and landscape.

Building Lines and Setbacks:

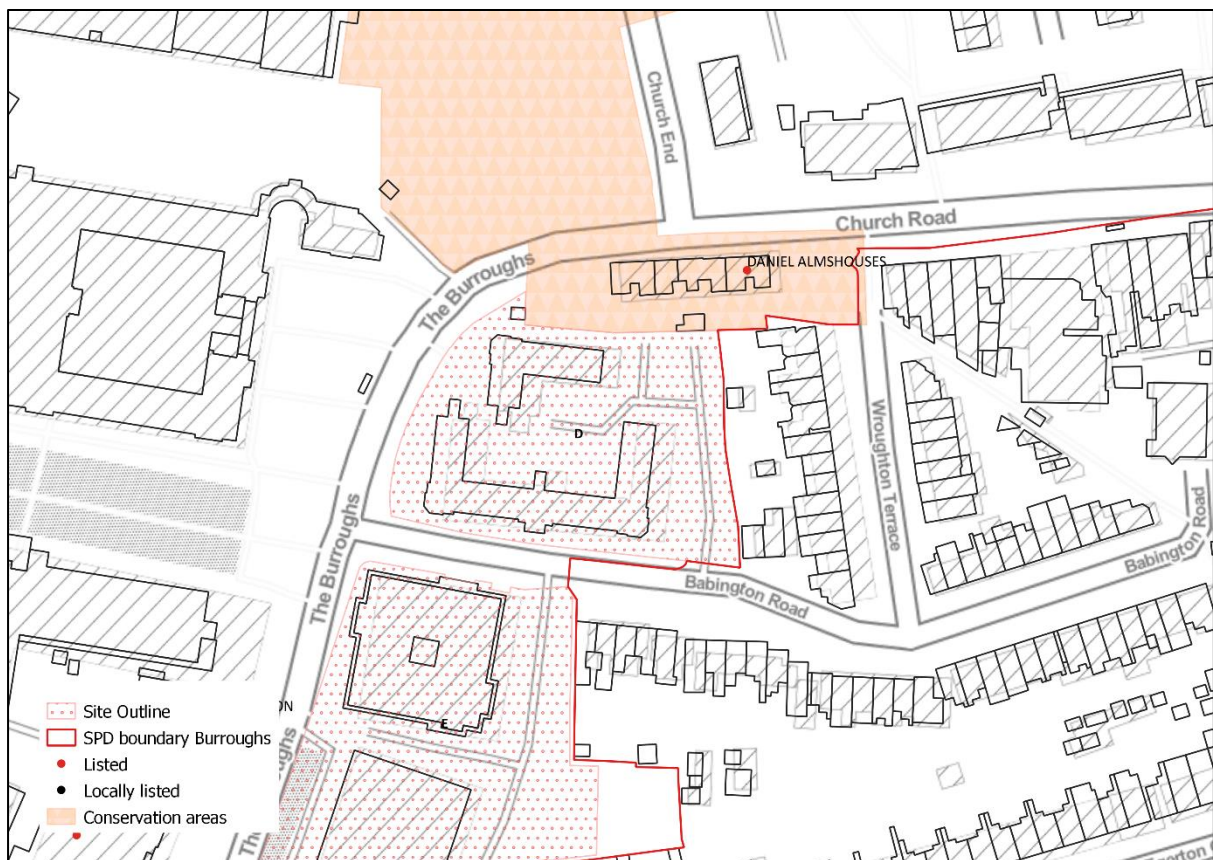


Site D Usher Hall:



Size: 4391 m²

Heritage:



Character Area

This site is within Character Area 2, this area is dominated by the large Civic and educational block buildings on The Burroughs and the buildings of the University Campus. This site however is on the boundary between Character Areas 2 and 3 and the Hendon - Church End Conservation Area and is an adjoining site to the Grade II Listed Daniel Almshouses. The relationship between the site and the adjoining Listed Building and Conservation Area should be addressed positively and sensitively, especially in regards to height and architectural dominance as the site is also on the corner of The Burroughs, so if designed inappropriately could become overbearing.

Significant features

Building Heights, Massing and Footprints

Height: The prevailing building heights will be a consideration in the design of new buildings. The existing building have accents on the corners and these are seen as a positive feature. Any future opportunities of the site should seek to optimise the corner location, and observe the impact of any increased introduction of height on the Grade II Listed assets.

Massing: The current massing at 3 storeys across the building with 4 storey accents to mark the prominent corners works very well and allows for good sky exposure on views north and south. The overall site coverage is however quite low, the two buildings that make up Usher Hall create a frame around a courtyard which contain some amenity space and parking, with more parking directly behind the Almshouses and accessed off Babington Road. The current massing works reasonably well with the adjacent Daniel Almshouses which are Grade II Listed and within the Hendon-Church End Conservation Area. Redevelopment opportunities of the site should therefore focus on increasing the site coverage and the introduction of any further height must be designed to avoid dominating the Almshouses from Church Road.

Building footprints: A change in building footprint would entail a change in the entire site layout. As the building is new in construction viability of a new development should be addressed.

Existing Height:



Building lines: The existing building lines should be maintained. This courtyard typology covers the site perimeter and fronts the Burroughs well. The advantage being that it enables reasonable sightlines for traffic and pedestrians.

Setbacks: The current setbacks satisfy; there is ample right of way for pedestrians, building lines that are closer to the corner would create an overbearing nature for pedestrians and create a closed in feel to this side of the road on what is a pleasant and open pedestrian section of The Burroughs.

Views: Current views are pleasant and should be maintained. The slight increase of height in corners of Usher Hall allows for a good framing of views without detracting from the character of the Burroughs. Any future development should seek to maintain the views and enhance the character of this section of The Burroughs where it transitions into Church Road.

Activation: Activation could be increased through changes in the building form. Design of a replacement development should explore how the site could be further activated while retaining the residential use.

Site E Fenella/Ravensfield/Edgerton Gardens car park:



Size: 7200 m²

Heritage:



Character Area

These sites are in Character Area 2, any redevelopment needs to acknowledge the existing public realm setting, for instance maintaining and where possible enhancing the sense of space this provides. While larger buildings could be in-keeping with the general character of this area, they should not dominate or detract from the existing Statutory and Locally Listed buildings, that are directly opposite across The Burroughs. There is also a need to ensure that the residential areas that are directly to the rear of these sites are not adversely impacted by redevelopment, by for instance, overshadowing and overlooking.

Significant features

Building Heights, Massing and Footprints

Height: The appropriateness of introducing further height and massing through redeveloping both **Fenella** and **Ravensfield House** sites would need to be considered in the context of surrounding sensitives and appropriate design solutions. Provided that any additional height or massing does not detract from the existing environment and has a positive impact, additional heights may be achievable here, provided views are maintained, and setbacks / building lines are satisfied. (**Egerton Gardens Carpark**).

Massing: The impact of an increase in massing across the site would need to be tested, especially on the setting of the heritage buildings opposite and the residential at the rear. It is plausible that additional storeys are possible with exemplary design. Potential massing setbacks on upper floor might be needed to balance views to and from the site. (**Fenella**). The mass of this structure could be increased in the same form and upward. The elevations would need to be rethought in order to make the new structure more appealing and strike a better synergy with the landscape. If the ground floor is activated with non-residential uses, then new larger openings should be considered to make the base of the mass more permeable. (**Ravensfield House**). The massing could be adjacent to the existing terrace, meeting and extending the roofscape slightly. Any mass here would need to enhance and frame views to the Burroughs and not become a visual obstacle. (**Egerton Gardens Carpark**).

Building footprints: The building footprint should remain the same. (**Fenella**) The existing building footprint can be maintained. (**Ravensfield House**).

Existing Height:



Legibility and key views

Views: Views should offer continuity as present on the Burroughs North and South views. Babington Road should also be balanced in terms of views. The site here should be offering a good height to width ratio on this viewpoint down Babington road. **(Fenella)** Views towards the Town Hall listed building should be maintained as much as possible, particularly the western views from Egerton Gardens that look straight onto the listed façade. **(Egerton Gardens Carpark)**. There should also be architectural legibility that harmonises with the existing Listed and University buildings in order to provide as visual cohesiveness to the area.



Activation/ Legibility: There are currently several entry points across the site from Babington Road, The Burroughs, and Edgerton Gardens. A redevelopment should consider The Burroughs elevation and how entrances could activate it. **(Fenella)** The edges of the building could be more attractive and relevant to the landscape. Entrance points should remain clear despite the substantial set back from the Burroughs. A mix of uses would help to activate the ground floor further. **(Ravensfield House)**. The existing green space has the opportunity to be enhanced and enlarged to activate and

take the fullest advantage of the Burroughs frontage. A potential landscape strategy would be advised here. **(Egerton Gardens Carpark)**

Appropriate use of setbacks, landscaping and architectural response

Building lines: The external landscaping dictates the building lines on site, particularly on the Burroughs frontage. The development of this site should be thought of along the lines of extending the building. **(Fenella)** The building lines here are dictated by the 360-accessibility allowance on site and partly by the existing trees fronting the Burroughs. The existing building provides low density and very little character to the Burroughs. **(Ravensfield House)** The existing terrace building lines should be maintained here. In addition, the end of terrace should be addressed on the corner with Egerton Gardens in the same way as The Burroughs interface, maintaining the same building line continuity around the corner. The remainder of the development site is likely to be more constrained and could potentially disrupt important views. **(Egerton Gardens Carpark).**

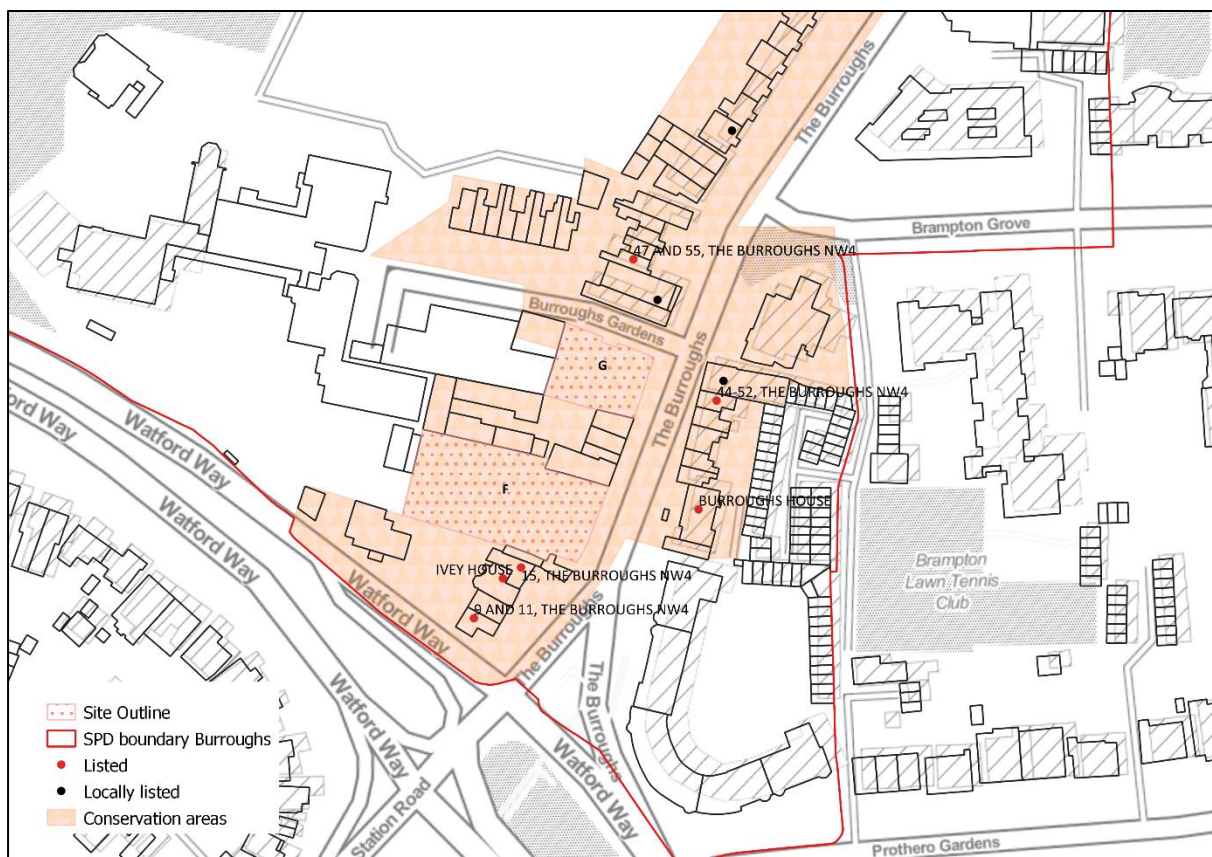
Setbacks: The existing setbacks should be maintained, the interface with the Burroughs is efficient in setback terms and accommodates for landscape. **(Fenella)** The existing setback can be maintained along with the access road and parking provision. **(Ravensfield House).** A setback here would have to occur behind the existing publicly accessible green space fronting the Burroughs and serving largely the existing bus stop.

Site F: The Burroughs Carpark:



Size: 1285 m²

Heritage:



Character Area

This site is in Character Area 1 and provides opportunity for redevelopment. Design solutions will need to respect the existing terraced typology and how this has created a particular urban form. As there are no buildings of height on the site, the predominant adjoining roof-line should be a point reference. The site is also in the Hendon- The Burroughs Conservation Area, so should ensure that any new development does not detract from the area.

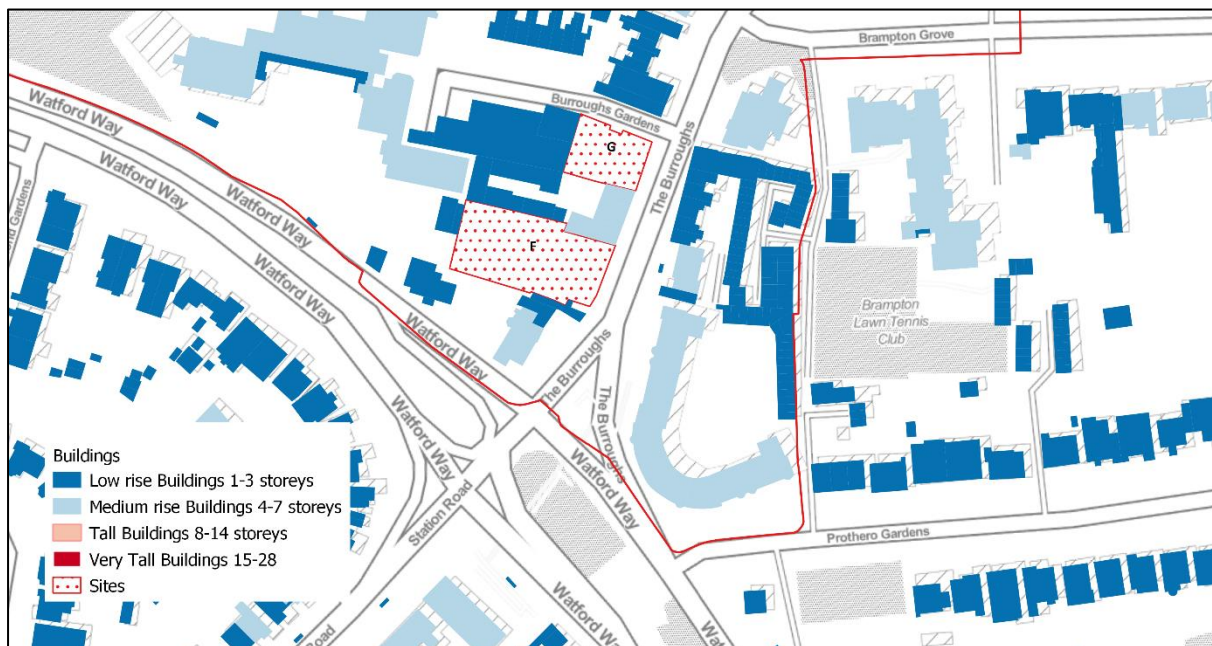
Significant features

Building heights, massing and footprints

Height: An introduction of additional height range would need to respect the adjacent townscape character and the need to maintain the integrity of the Conservation Area.

Massing: Massing should consider the street edge, existing vehicular entry/exit and adjacent development both to the South and North. Any mass should fit comfortably within the site and seek cues from good quality existing development on the Burroughs.

Exiting Height:



Legibility and Key Views

Views: Views should be pleasant and enforce a continuity on the street edge. Now, the car park breaks up views up and down the Burroughs. Any development should fill this gap and stitch the street edge together.

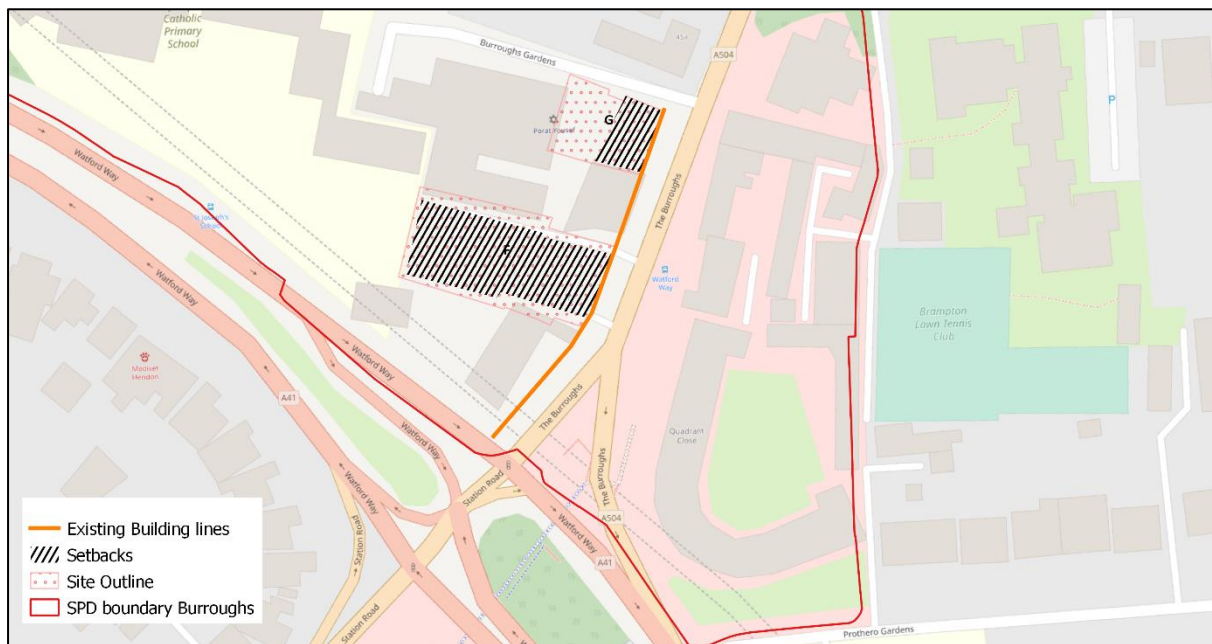
Legibility / Activation: The building should be designed to interact with The Burroughs, active elements of the building, such as windows and doors should face onto the Burroughs to provide architectural continuity of the street facades. An entrance to the building should also be visible The Burroughs to ensure consistency of form and legibility within the area.

Appropriate use of Setbacks and Architectural Response

Building lines: The existing building lines along the Burroughs should be maintained to preserve and enhance the street edge within the conservation area. The building should face onto The Burroughs.

Setbacks: Setback on the Burroughs is minimum as the building line is recommended to continue the existing line. A setback to the North should be thought of to provide vehicular access and mitigate the active windows adjacent to the North.

Building Lines and Setbacks:



Site G: The Burroughs Gardens Car Park:



Size: 501 m²

Character Area

This site is in Character Area 1 any redevelopment of the site within this area also needs to respect the existing terraced typology and how this has created a particular urban form. As there are no buildings of height on site, the adjacent roof-line should be a point of reference. The site is also in the Hendon- The Burroughs Conservation Area, so should ensure that any new development does not detract from the area. This site is smaller than nearby The Burroughs Carpark and as a corner site should not be too prominent so as detract from the setting of the Conservation Area.

Significant features

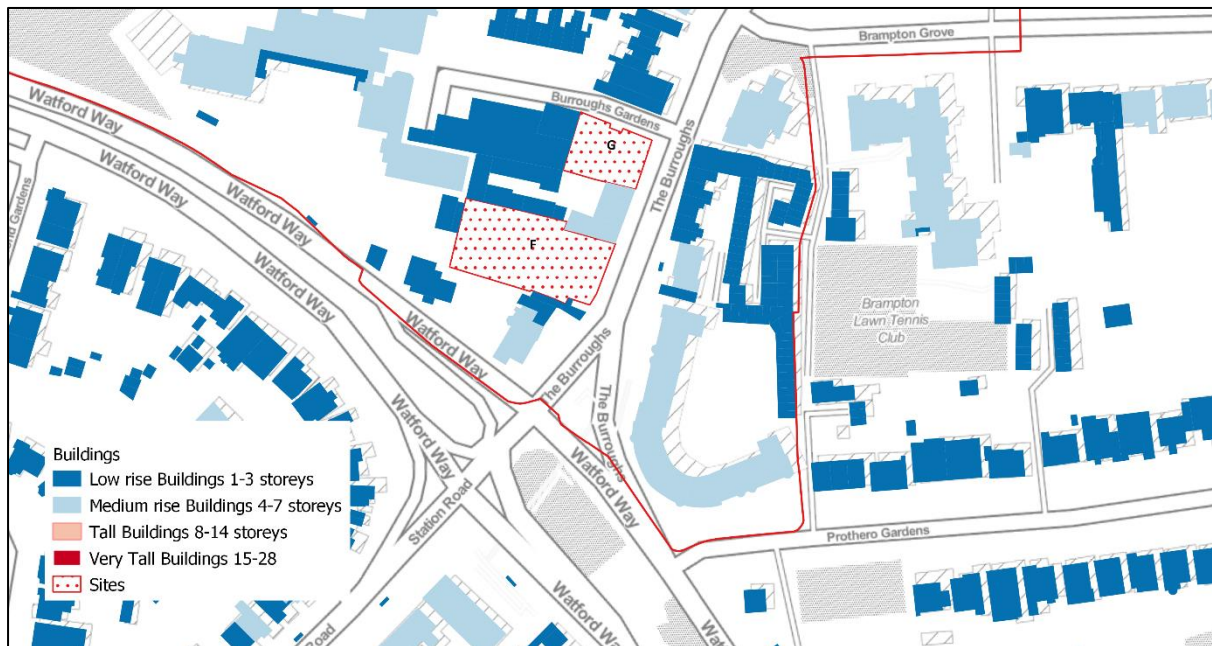
Building Heights, Massing and Footprints

Height: Eaves height should complement the existing eaves and roofline on the Southern boundary of the site. For the corner with Burroughs Gardens the mass needs to dissipate and step down in order to provide a legible height to width ratio with the street and existing development.

Massing: Massing should be developed to address the end of terrace location. The corner of Burroughs Gardens should reduce the mass to offer a better relationship with the existing built environment.

Building Footprint: The building footprint should not cover the site as this will impact on the amenity of the buildings to the rear of the site.

Existing Height:



Legibility and Key Views

Views: Views should be pleasant and enforce a continuity on the street edge and around the corner to Burroughs Gardens. There are two main views to be tested here, one along the Burroughs, paying attention to the synergy with the locally listed building across to the East and existing structures along Burroughs Gardens.

Activation/ Legibility: The future building should face onto The Burroughs, with the building entrance also being on The Burroughs.

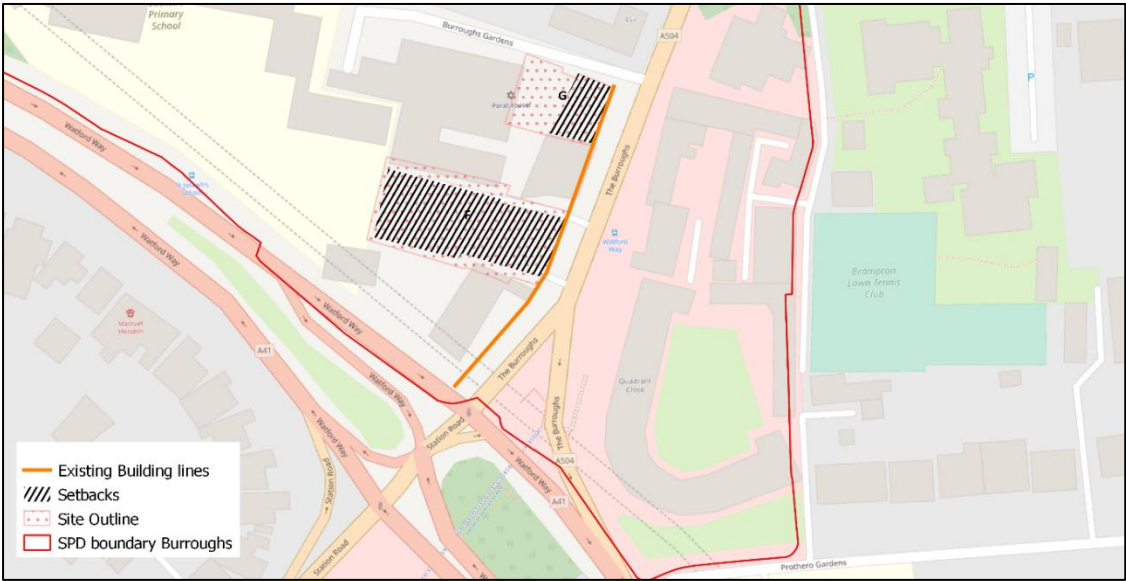
Appropriate use of Building Lines, Setbacks and Landscaping

Building lines: The existing building lines along the Burroughs should be kept preserving and enhancing the street edge. On this corner site, the importance is to maintain a pleasant corner that can potentially bookend the series of buildings which starts from the junction of Watford Way.

Setbacks: Setback on this section of The Burroughs is minimal, it is therefore recommended that the as the existing building line is maintained. The same principle should be considered when addressing The Burroughs carpark site.

Landscaping: Landscaping at the front of the site will be minimal, however there should be an opportunity to landscape the rear of the site offering the opportunity to provide planting in the area.

Building Lines and Setbacks:



High Quality Low Rise High Density Precedents:

Donnybrook Quarter by Peter Barber Architects, London, United Kingdom



The winner of a British housing design competition, this Peter Barber-designed social housing project in uber-expensive London is organized around two newly created tree-lined streets that parallel the surrounding neighbourhoods. Residents' balconies and windows overlook the public spaces in the complex on all sides, increasing the sense of safety and community for inhabitants.

Queensway by Ayre Chamberlain Gaunt, Southampton, United Kingdom



Built as part of the city's regeneration scheme, this subsidized social housing project in the U.K. features three different housing typologies, creating a diverse spatial configuration for the building's inhabitants. The project has a mix of four-story townhouses, two-story mew houses, and three and four-bedroom apartments, allowing large families to take advantage of this housing opportunity. The different types of brickwork evoke the area's industrial past while breaking up the building's massed forms.

Hannibal Road Gardens by Peter Barber Architects, London, United Kingdom



Hannibal Road Gardens is another London social housing project by architect Peter Barber in the East End neighbourhood of Stepney. The project replaces a row of parking garages that previously served the already existing housing estate and completes the fourth side to what was once a three-sided complex. The eight new townhouses feature at least two garden terraces and individual entrances for large families at subsidized prices.

46 Social Houses by Gabriel Verd, Sevilla, Spain



Set on a small plot in suburban Sevilla, this high-density housing project is organized around a courtyard with each apartment having visual access to both the street and the interior areas. The balconies extend the living spaces into the outside, while the materials of corrugated zinc metal panels in different alloys give the impression of changing light and texture on this low-cost material.

Claredale Street Housing by Karakusevic Carson Architects, London, United Kingdom



Working closely with community residents and the relevant agencies, the architects replaced an eight-story Brutalist housing estate that had low permeability and visibility with a new three-story housing block that increased the flow of pedestrians and connection to the surrounding neighbourhood. The project redresses some of the inhospitable housing estates created in the Brutalist style.

High Quality University Campus Precedents:

West Campus Union, Duke University



Duke University's expansion and renovation of its West Campus Union in Durham, North Carolina, London-based Grimshaw Architects completely restored the stone façade of American architect Horace Trumbauer's 1920s design and added a glass box that will serve as the social hub of student life. Sitting in the middle of the historic structure, the transparent atrium features glass-and-steel portals that create walkways into the wings. The firm also recently revealed a brand-new Arts and Innovation Centre at Bangor University in the U.K.

Energy and Technology Building, University of Bergen



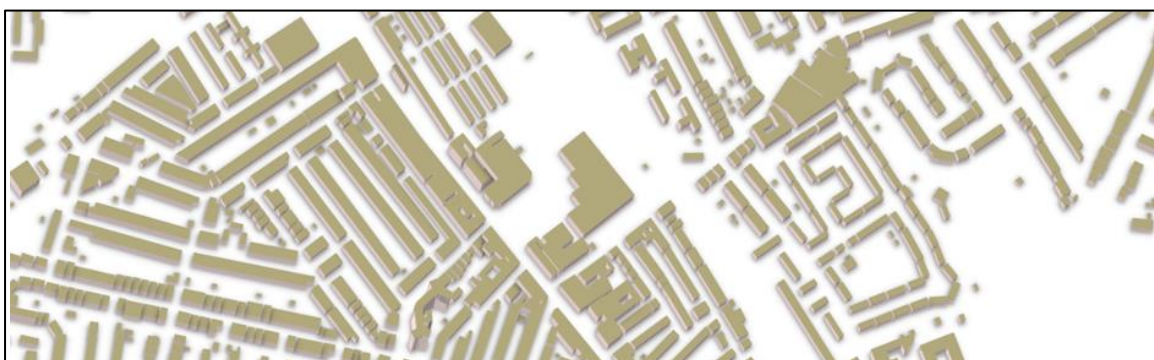
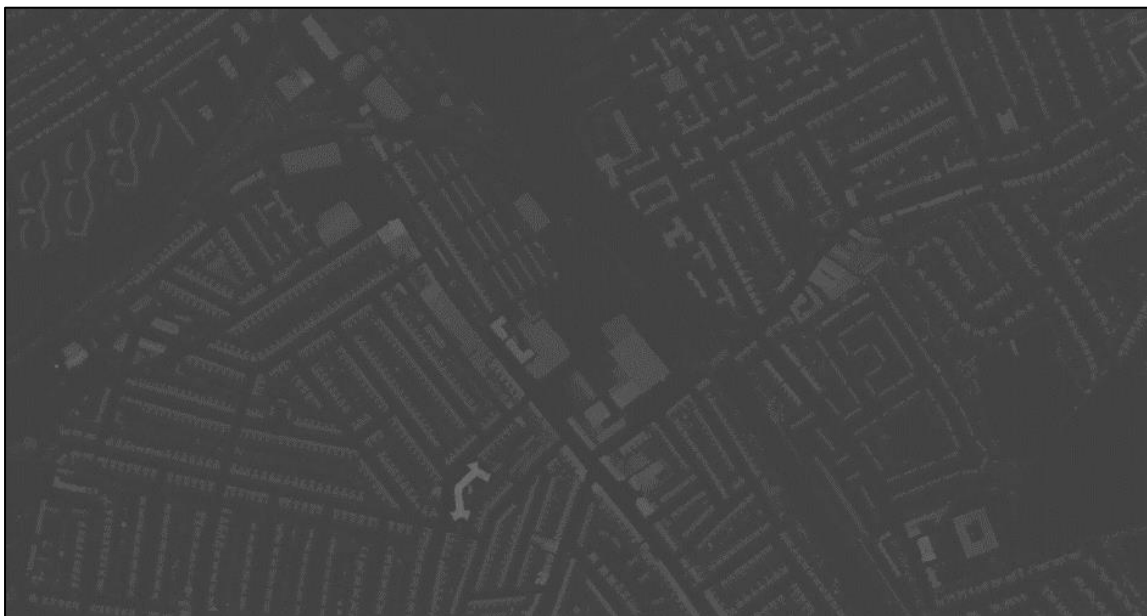
Norway's second-largest city is both a UNESCO World Heritage City and a European City of Culture, and Bergen's reputation as a place of history and innovation is further cemented with the recent unveiling of the plans for the university's new Energy and Technology Building, known as EnTek. Designs by Danish firm Arkitema Architects and Norwegian firm Arkitektgruppen Cubus call for an angular glass façade with an open multifloor lobby, each level designed with communal spaces to enhance collaboration.

Existing Height Analysis Methodology:

This study was conducted through open source software and data obtained by the London data store and GLA data which is widely available.

LiDAR technology was used to gather height data. Firstly, it was necessary to map the terrain along the area, then proceed to overlay maximum heights as read through the roofs of buildings. With these two valuable datasets it was possible to derive building heights along the area for over 2,500 structures. The resulting image, which contains building heights, is illustrated in the top right image

The next step taken was to join building footprints with the height data in order to obtain a visual representation of height along the blocks. Heights were checked through site visits and crosschecking with other popular mapping services.



Statutory and Locally Listed Buildings

Statutory Listed Buildings:

- Nos. 9 and 11 The Burroughs are three storeys in height, with No. 9 faced in brown brick with red dressings and No.11 in stucco and painted white. No. 11 has been significantly extended to the front, in the form of a three storey, three window addition with bracketed semi-circular hood to a central door.
- No. 13 The Burroughs, also known as Ivey House due to the presence of a large Ivy climbing its front elevation, is two storeys in height, with a full height bow window, faced in yellow brick with slated mansard roof and two round headed dormer windows, which sit behind a low parapet. A tall chimney stack rises to the left side of the roof.
- No. 15 The Burroughs, a two storey, three windows wide yellow brick built property marks the end of this attractive group. It has a double pitch slate roof, behind a parapet.
- No. 17a The Burroughs, a single storey, flat-roofed, brick built building with large six-pane opaque shopfront facing the street.
- Nos. 47 and 55 The Burroughs, date from the early 18th Century. They form the end pieces of a row of two-storey, one window wide brick cottages with gables at each end, with that to the west stuccoed. No. 55 now has a single storey shop addition
- Burroughs House, a grade II listed property covering both 40 and 42 The Burroughs, currently used as a college. It is set back from the road and was built in the mid 18th Century and consists of a three storey house with basement accommodation, four windows wide constructed from yellow brick.
- Nos. 44 – 52 (even only) The Burroughs, is a group of cottages which date from the 18th Century. The yellow brick cottages are two storeys in height, both one and two windows wide; they display red window arches and red tiled roofs and dormers.
- Hendon Town Hall (1900) by T H Watson on The Burroughs is a red brick and stone building in pre Renaissance style. Together with the Hendon Library (1929) and the Hendon Fire Station (1911) a robust cluster of striking civic buildings is created.
- Hendon Public Library (1929) on The Burroughs, is a distinguished example of a Neo-Georgian public library, forming part of a fine group of civic buildings erected to serve this fast-expanding London suburb. The major campaign of alterations of 1973 affected the interior but left the frontage intact.
- Hendon Fire Station (1911) on The Burroughs, is of special architectural interest for its Arts and Crafts styling so skilfully employed by designers of fire stations in this period, and at Hendon with a grandeur brought from the Tudor styling. There is also a strong group value with the adjacent Hendon Library (1929) and the Hendon Town Hall (1900), both of which are listed at Grade II and which together form an impressive group of early 20th Century municipal buildings.
- The Almshouses, Church Rd; built circa 1729 and then repaired around 1853 and again around 1893, is a building of one storey brick with two storey end and centre blocks. There is a moulded and dentilled brick cornice along its front, and moulded and dentilled brick pediments to the two storey blocks.
- The Parish Church of St Mary on Church End, which is built of flint rubble and pudding-stone with Reigate stone dressings, with a tower made of ragstone. The modern south aisle is of Portland and Weldon stone. *Although this is outside the SPD area its proximity to the SPD boundary and to a nominated site for redevelopment justify inclusion of Listed buildings in the SPD area.*

- The Milking Parlour, Church End, is a long, low, brick range at right angles to the road with a tile roof and a clay crested ridge. There is a hay loft at the north end, formed as an apse with finial. The Milking Parlour is considered a rare survival within London.
- Church Farm House, Church End, is an L-shaped brick building, of two and a half storeys. It has a roof sloping in from all sides of the building, or “hipped roof”, with three original 17th Century window frames, and a central square chimneystack. There is a bay at the west end, parapet walls between the gables at the front and a front porch. *This is outside the SPD area but forms part of the historic village that formed around St Mary’s Church and could have its setting impacted by development in the SPD area.*

Locally Listed Buildings:

- St Joseph's Convent (formerly Norden Court), Watford Way, NW4 4TY; A large two storey detached red brick building in Sussex bond with clay tile roof, turrets, dormer gable windows and outward facing gables.
- Quadrant Close on the corner of the A41 and The Burroughs, was built in circa 1930 on the site of an old paper works. This large four storey, C-shaped block of flats possesses impressive art deco features and appears to have changed little since it was constructed and is a landmark in the area.
- Nos. 25 – 29 The Burroughs, a prominent three storey yellow brick building with red brick dressings. It has five gable ends with painted bargeboards and iron finials fronting the road. It was the original fire station in the area, replacing a previous station in Church End.
- Nos. 43 and 45 The Burroughs are a pair of semi-detached two storey slate roofed buildings offering commercial premises at ground floor and residential above.
- Nos. 63 – 77 The Burroughs is a strong group of Victorian terraced locally listed houses. The group is set back from the street behind attractive front gardens with low level boundary walls. The terrace is built of yellow brick with a slated roof and dominant chimney stacks. Each property is two storeys and three windows wide at first floor.
- Cattle trough and drinking fountain, outside No. 42 The Burroughs; the granite trough on pedestal supports at each end with a single bell-profiled finial at one end. Erected by the Metropolitan Drinking Fountain & Cattle Trough Association. The ironwork for the drinking fountain has been removed. Of social interest and it is now a flower trough.
- No. 54 The Burroughs is a two storey building, three sash windows wide at first floor with the ground floor. This stucco fronted building terminates the terrace on this side of the road.
- The Hendon Methodist Chapel (1937) on The Burroughs is a large modernist church that contributes to the townscape due to its scale, location, visibility and contrasting architectural style.
- No. 79 The Burroughs which sits on the corner of St Josephs Grove, which is the site of the former Lodge House to St. Joseph’s Convent. It is of red brick with a rendered first floor. It features a shallow pitch slate roof with tall flanking chimney stacks
- Brampton Court (Flats No. 1 - 28), Brampton Grove, NW4 4AJ; Brampton Court is an inter-war mansion block of 4 storeys in multi-stock brick above stone plinth.
- Middlesex University, College Building House and Sculpture on The Burroughs; this building is considered a fine example of 1930s architecture. Built on farmland just before the outbreak of World War Two, this building was formerly Hendon Technical College.
- Greyhound Inn, Church End; a public house has stood on the site of the present pub since 1676, although the present inn replaced the original weatherboarded building in 1896. A white painted brick building of two storeys, the main elevation has a central dormer protruding from the steeply pitched clay tile roof. Four tall chimney stacks rise above the

roof line. A single storey extension projects off the east side of the building. *Although this building is outside the SPD area its proximity to the SPD boundary and Meritage Centre (proposed site for redevelopment), along with its prominence on Church End/ Greyhound Hill street frontage necessitate its mention.*

- The Chequers Public House was once a small, late-Victorian building, two storeys high and built of painted brickwork, but was modified in the 1990's and has multiple extensions on its southern side with further additional extensions to the rear.
- Church House, c.1890, is a two storey roughcast rendered building with an eaves cornice and clay tile roof. Six bays each with six over six pane sash windows with dentilated red brick surrounds
- Rose Cottage is a detached dwelling with three projecting gables from the roof including wooden barge boards. The roof is made from traditional plain clay tiles and punctuated centrally with a large chimney complete with pots.
- Model Farm House is a model dairy farm built in the 1880s. Detached two storey yellow brick building with first floor in tile hanging and half timbering. Prominent gable ends and pitched slated roof with prominent chimney stacks. White painted timber casement windows throughout.