

Welcome to the online consultation on our updated proposals for The Alcove at the Rockery.

Thank you to all those who took part in our previous consultation for The Alcove at the Rockery last year. Over recent months, we have been reviewing our design approach to provide a more open and active landscape and improve access to the Silk Stream.

We want to hear your views on our revised proposals as we prepare to finalise and submit these to Barnet Council. We would appreciate it if you left your feedback by filling in our online survey, which you can find under the 'Join the conversation' tab on our website:

 rockery-at-the-hyde.community

If you have any further questions or comments, please feel free to contact the project team:

 thealcove@kandaconsulting.co.uk

 020 3900 3676



Illustrative sketch showing nature play along Silk Stream Walk, looking north

Meet our experienced and dynamic team to bring forward refreshed proposals for The Alcove at the Rockery.

Delta Properties

on behalf of Parkside Investments Limited

Delta Properties

Asset management and development company

Delta Properties is a UK based asset management and development company. Their property portfolio includes residential-led mixed use regeneration projects, office buildings, retail parks, shopping malls, and industrial and logistic centres. They deliver on quality while creating value for people and places.



Studio Egret West

Architecture and Landscape

Studio Egret West are an award winning London-based practice of landscaping architects and urban designers. SEW design and curate places with compelling narratives and identities, cultivating sustainable communities that prioritise the public realm and evolve over time.



DP9

Planning consultants

DP9 is a leading independent, specialist planning consultancy based in London. Their work is wide ranging but is renowned for their involvement in delivering some of the most challenging and high-profile projects in and around London and the South East.



Caneparo Associates

Transport & Highway Design consultants



Hoare Lea

Engineering consultants



Whitby Wood

Structural and civil engineers



Kanda

Community engagement

The Site

The site is located between Hyde Estate Road and the Silk Stream.

The existing site comprises a car hire centre (The Jem) with ancillary facilities and services.

Hyde Estate Road offers direct access to the site. The road is accessed from Edgware Road, which is a key route running from central London to Edgware.

Planning context

This scheme is part of the wider regeneration of the area, which includes our sister scheme 'The Rockery at the Hyde' located next door, which received consent in 2022.

Within 'The Rockery at the Hyde', Barnet Council granted planning permission for:

- 470 new homes: (166 of which were affordable)
- New public realm gardens for all ages
- New community spaces
- New cycle and car parking
- New commercial space to activate the site's ground floor

Other nearby developments include:

- The Rushgroves Development site further north (completed, up to 14 storeys, over 387 homes)
- The BT Telephone Exchange and Switching Centre site to the northwest (under construction, up to 17 storeys, over 505 homes)
- The Sainsbury's Silk Park site to the south (rebranded to Silkstream, under construction, up to 28 storeys, 1,309 homes and Sainsbury's Shop)



Responding to feedback from public consultation last year, we have revised our proposals for the site further, to enhance the public realm and access to the Silk Stream and refine the design of the building, while maintaining and enhancing the wider public benefits. Our revised proposals include:



An increase in public realm in the form of a landscaped public garden and destination play area, alongside improvements to the Silk Stream embankment



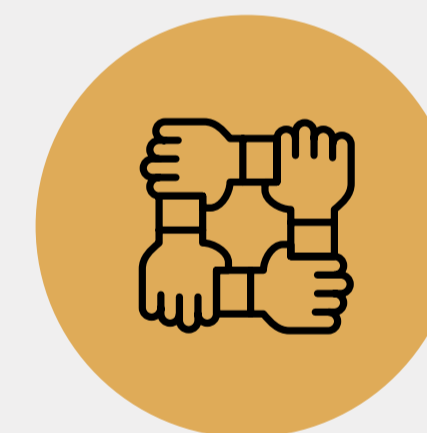
New pedestrian routes and green links connecting residents and visitors to the Silk Stream



176 high-quality, tenure blind homes – with **35% affordable** provision weighted towards larger homes



Excellent **shared resident facilities**



A new flexible community space.



An increase in the number of **cycle parking spaces**



A sustainable development contributing to a reduction in carbon emissions.

A revised design approach

Responding to feedback we have received from the community and officers and councillors at Barnet Council, we have made a number of changes to our design approach to ensure that our proposals are sensitive to the local context and to maximise the opportunities of the site.

Key design changes we have made include:

- **A reduction in the height of the building to 24 storeys** (down from 28 originally) – with the building made more slender and positioned further away from the Silk Stream to improve connections and provide additional space for landscaping.
- **Opening up of public access to the Silk Stream**, with enhanced and expanded landscaping and creation of a **new play route and additional play facilities**.
- **Safety improvements** including active frontages at ground floor, improved sight lines from Hyde Estate Road and secure cycle stores.
- **Relocation of resident amenity spaces** alongside the expanded open space.

We are grateful to all who have shared their views with us and helped to shape our revised design approach.



Opening up the Silk Stream – landscape design approach

Our approach to landscaping and public spaces takes advantage of the unique opportunity to open up public access to and improve the area around the Silk Stream and create safe, attractive green spaces that are welcoming to all.

Key principles of our approach include:

- **Creating a new public space at ground level**, providing connections to the wider area.
- Providing **green, active gardens and walkways**.
- **Including doorstep play**, and space for all members of the community to socialise and relax.
- Encouraging **exercise and community, connection with nature, and play**.
- Providing seating and **spaces for the public to dwell and relax**.
- Developing **site-wide planting** that complements and enhances existing ecology.
- Using **materials that fit in** with the proposed and existing materials in the area.
- Integrating **Sustainable Urban Drainage Systems (SuDS)** wherever possible.



Illustrative sketch showing nature play along Silk Stream Walk, looking east



Illustrative CGI view looking north along the Silk Stream Walk



Illustrative CGI view looking south at the walking trail and nature play along Silk Stream Walk

New, high-quality homes for Barnet

Our emerging proposals for The Alcove at the Rockery include much-needed affordable housing, responding to local demand, as part of a collection of new schemes for the area.

There is a significant need for new affordable homes in Barnet and we intend to make a meaningful contribution, alongside the wider ongoing developments.

176 homes are proposed in total, with **35% affordable housing** (including a mix of homes for social rent and intermediate affordable homes). There will be a mix of sizes to meet local needs, with **53% of the proposed homes having two or three bedrooms**. 10% of homes will be wheelchair-accessible, in line with policy requirements.

Future residents will enjoy excellent amenities, including a residents' lounge/workspace and gym. All homes will have private amenity space (internal or external) and benefit from large windows, providing excellent outlook and substantial levels of daylight. The building has been designed to minimise the potential for overlooking of other nearby homes.

In line with the latest regulations and guidance on fire safety, the building will have two staircases.



Precedent images of residents' lounge



Precedent images of residents' gym



Precedent images of residents' gym



Precedent images of residents' workspace

A sustainable development

Sustainability sits at the heart of our vision for The Alcove at the Rockery and our revised proposals respond fully to the Climate Emergency and the priorities of Barnet Council and the GLA.

Our proposals:

- **Target CO₂ savings across the whole site**
- **Include water efficient fittings**
- **Provide rooftop PV (solar) panels and heat pumps** to generate renewable energy
- Promote **efficient management of construction and operational waste**
- Allow for sustainable management of flood risk, including the **incorporation of SUDS (Sustainable Urban Drainage Systems)** strategies
- Provide **effective pollution management and control**
- **Deliver biodiversity enhancements** at a site of an existing low ecological value
- **Avoid any light intrusion** from internal non-residential space or from external lighting
- Create a **wind microclimate that is safe** and suitable for use
- **Consider daylight, sunlight and overshadowing of public open space, and to neighbouring buildings** – which will be fully assessed in the planning application documentation
- Target a **BREEAM rating of 'Very Good'** for the energy efficiency of non-residential space

We will be signed up to the Considerate Constructors' Scheme, which sets high standards for sustainability throughout the construction process and commits us to taking all practical measures to minimise noise, dust and wider disruption. A full Construction and Environmental Management Plan will be agreed with the Council if the application is approved.



Roof terrace plan showing proposed biodiverse habitats and PV panels



Precedent images of biodiverse roofs with PV panels



Precedent images of biodiverse roofs with PV panels

Promoting active travel

Our proposals promote the use of sustainable transport methods and encourage car-free travel, in line with Barnet Council's priorities.

A key design change compared to the proposals presented last year has been the relocation of the on-site car parking to our neighbouring sister site at the 'Rockery at the Hyde', located seconds walk from the proposed residences of The Alcove site. The proposed development will also be permit-free.

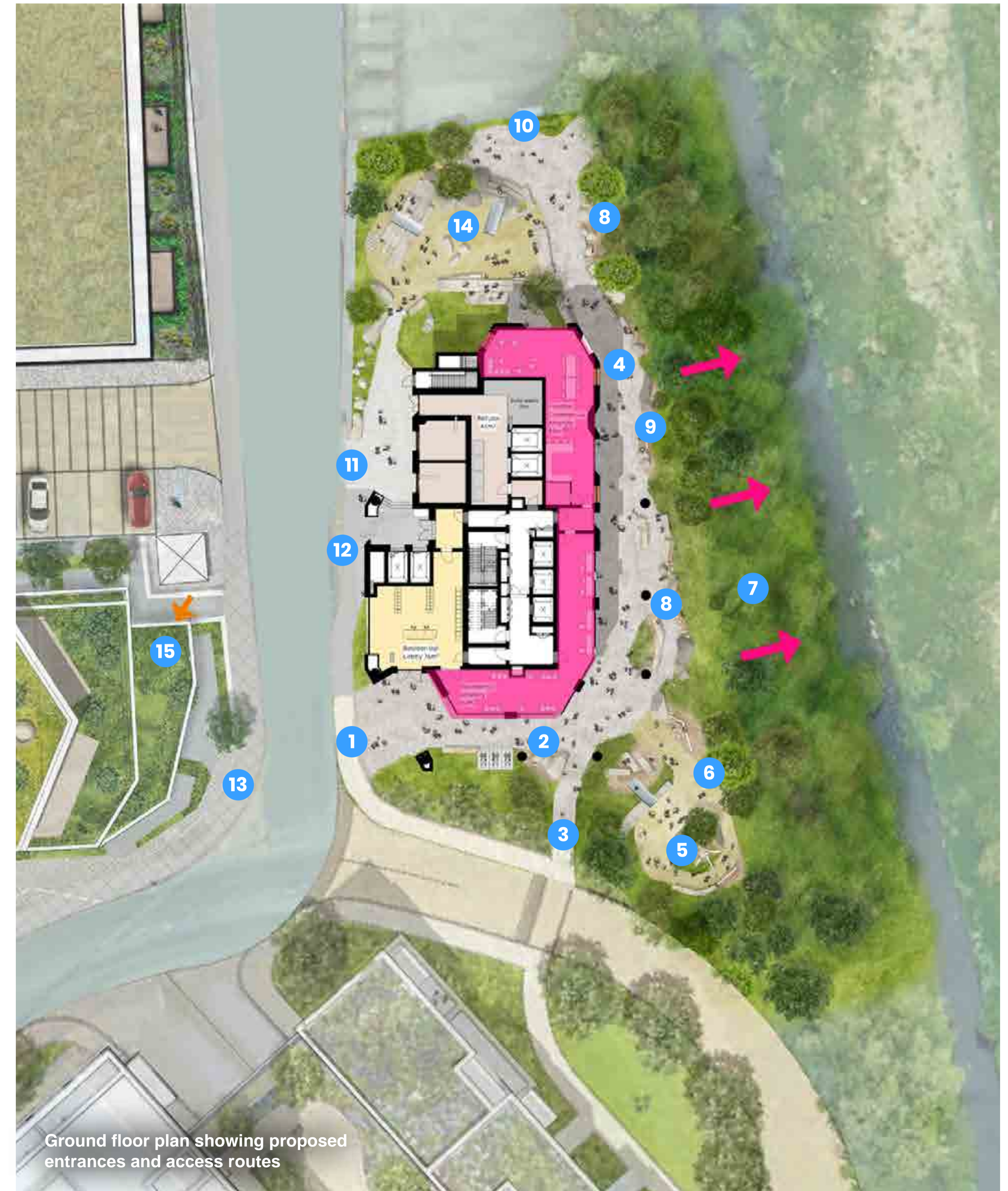
This has the benefit of significantly reducing the footprint of the building, allowing for the creation of an additional destination play space where the car parking was previously proposed.

The Blue Badge parking spaces will be provided for residents with disabilities, in line with policy. Electric Vehicle (EV) charging points will be provided on-site to support the transition to clean cars. Barnet Council will continue to control and restrict parking on nearby residential streets.

Improved landscape on the site will encourage people to walk and cycle through and around the area. We will provide **308 secure, long-stay cycle spaces for residents and 6 short-stay cycle spaces** for visitors.

The building will be serviced via Hyde Estate Road and deliveries will be carefully managed and consolidated to minimise congestion and disruption.

1. Main entrance into the lobby from Hyde Estate Road
2. Primary public footpath along the south and East of the building
3. Pedestrian route connecting into the consented scheme to the south
4. Secondary pedestrian route providing a more direct route adjacent to the Silk Stream and onto the future shared surface
5. Destination woodland play space
6. Integrated rain gardens along the main public route
7. Protected and enhanced river embankment and edge between the development and the Silk Stream
8. Secondary footpath providing opportunities for seating looking out towards the Silk Stream
9. 'Play on the Way' features along the primary pedestrian route
10. Opportunity for future pedestrian link to any development to the North
11. Service entrance off Hyde Estate Road
12. Cycle entrance off Hyde Estate Road
13. Cycle Route
14. Destination rocky play space
15. Accessible car parking for The Alcove located within 'The Rockery at the Hyde', with step-free access provided via lift



Ground floor plan showing proposed entrances and access routes

Thank you

Thank you for taking the time to visit our virtual exhibition on the revised proposals for The Alcove at the Rockery.

Please do share your feedback with us by filling out the survey on our website at www.rockery-at-the-hyde.community. We would ask that you do this by **Sunday 21st April**.

The feedback received will be reviewed and help us to refine our detailed design, prior to submitting an application to Barnet Council.

Below you can find the timeline for the new proposals. If you have any questions, please do not hesitate to get in contact with the team via the Contact Us page.

INDICATIVE TIMELINE

- Spring 2024**
Target submission of a planning application to Barnet Council
- Late 2024**
Target decision by Barnet Council
- 2025**
Potential start on-site