

STONEY WOOD QUARTER, THE FAIRWAY, THE LONDON BOROUGH OF BARNET

DESIGN AND ACCESS STATEMENT ADDENDUM

Contents

PART ONE

01	Introduction and purpose
02	Revised elevations
03	Revised block plans
04	Revised cycle parking
05	Revised commercial amenity facilities

PART TWO

06	Proposed site levels and level access review
07	Proposed building heights
08	Fairway Court relationship
09	Similar Local Conditions
10	Additional townscape view - VP7
11	Privacy and proximity
12	Relationship with the MUGA
13	Sample layouts and space standards
14	Dual and single aspect
15	Conclusion

01 Introduction and purpose

This Design and Access Statement Addendum has been split into two parts. The first (sections 2-5) covers the changes that have been made to the proposed scheme since the original December 2025 submission. The second (sections 6-13) addresses the additional information and clarifications sought from the GLA during the Stage 3 process in respect of the residential redevelopment of Stoney Wood Quarter (LPA Ref 25/2743/FUL).

It should be read alongside the December 2025 Design and Access Statement and the supporting planning, townscape, daylight, landscape, transport, arboriculture and ecology material submitted at planning submission stage and as part of this Revised Application Addendum.

The updated elevations and block plans are presented as coordinated refinements of the submitted scheme, not a new direction. They clarify the architectural expression, heights, edge relationships and residential quality of the scheme while maintaining its landscape-led, street-based principles: pedestrianised "garden streets" free from the dominance of cars, generous planting, brick thresholds and front doors that shape the relationship between each home, the street and the residents.

The cycle provision and commercial amenity offer has evolved with the quality enhanced, but the quantum and principal parameters of the scheme are unchanged. The number of homes (463), the 50% affordable housing provision, the tenure and unit mix and the building height range all remain as submitted, as does the layout, the street structure and the primary spatial sequence of Welcome Square, Play Street, Woodland Street and Pocket Parks.



PART ONE

02 Revised elevations

Since December 2025, the elevations have evolved to reflect amendments resulting from the development of the design as part of RIBA Stage 4.

The architectural logic of the December 2025 submission has been retained with an active frontage of front doors and windows and heavily articulated façades that step back at upper levels to reduce perceived massing and protect privacy. Along with window placement that balances daylight with outlook.

The RIBA Stage 4 work has refined the detailed expression of that strategy: façade depth and rhythm, window alignment, balcony and terrace treatment, parapet and roof-profile refinement, landscaping and plant integration. They have been coordinated for construction while holding to the submitted design principles.



Fig 1 Initial sketch and illustrative vision for the Site

02 Revised elevations

DECEMBER 2025 ELEVATIONS

Elevations which were submitted in December 2025 are shown here for reference.

They established the architectural character of the Quarter: a varied and stepping roofline, heavily articulated façades, expressed communal entrances and gateways, and a rich palette of opening types — including arched, circular and dormer windows — that gave individuality to each block and frontage.

The following page provides examples of the minor changes that have been made to the different types of streets within the scheme. A full set of updated elevations are included within the revised application submission.

The Fairway – South Elevation



Block G – West Elevation



Block I – East Elevation



02 Revised elevations

JULY 2026 ELEVATIONS

The Fairway – South Elevation



Block G – West Elevation



Block I – East Elevation



The July 2026 elevations carry forward the massing and composition of the December 2025 submission. The only amendments relate to stage 4 detailed design progression.

The bespoke opening types have been detailed into a coordinated family following discussion with the contractor and are now precisely set-out according to the construction drawings. All arched openings are retained at entrances, gateways and key ground-floor positions

Balconies, guardings and stair elements are updated as construction components. Textured brick panels are set out in a regular coordinated pattern, and the roofs enable sufficient build up without changing heights.

Junctions and brick details are now coordinated for buildability, weathering performance and quality on site.

The stage now reached provides full cost and programme certainty and preserves the character of the scheme.

03 Revised block plans

The revised block plans develop the submitted scheme to the level of detail required at RIBA Stage 4. They have been developed as a single exercise, so that façade depth, the articulation and stepping-back of upper floors, and the placement of windows, entrances and terraces read according to the design intent in plan and elevation.

The plans confirm that the scheme meets the required residential standards. Every dwelling meets or exceeds the internal and external space standards set out in the London Plan, the Nationally Described Space Standards and the Barnet Local Plan, designed with reference to the GLA Housing Design Standards LPG.

The basement has been rationalised and used more efficiently to enhance the resident's amenities, including additional community space, incorporate a postal delivery room, and increase the plant provision to meet the RIBA Stage 4 plant specifications for the buildings.

Cycle parking has been revised against the GLA's Support for Housebuilding March 2026 Band 3 standard, with an enhanced mix of cycle stands (see Section 04).

The following page provides examples of the minor changes that have been made to typical lower ground, ground and upper floors of the buildings. A revised set of plans have been submitted as part of the revised application submission.



Fig 1 Initial sketch and illustrative vision for the Site

03 Revised block plans

DECEMBER 2025 BLOCK PLANS

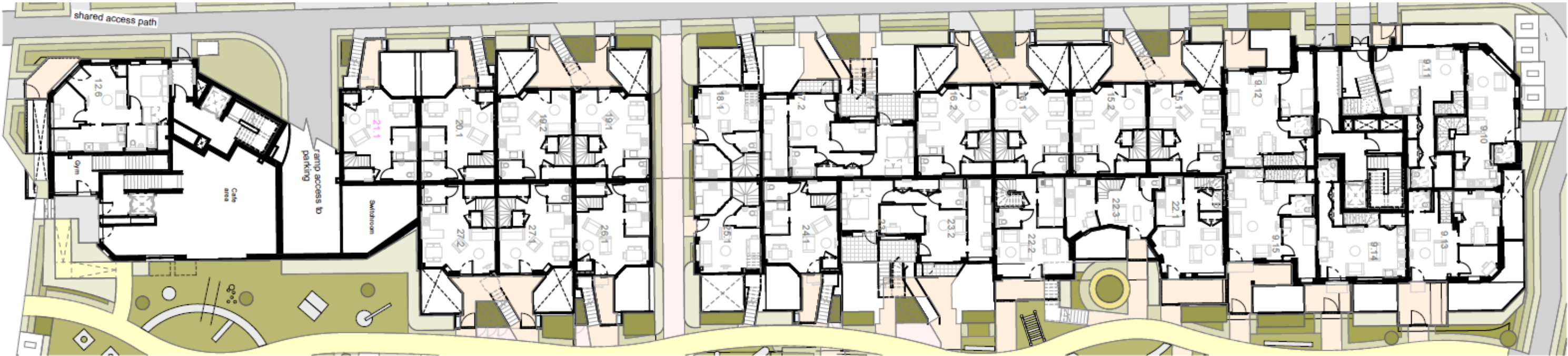
Block D – Lower Ground and Ground Floor Plans



03 Revised block plans

JULY 2026 BLOCK PLANS

Block D – Lower Ground and Ground Floor Plans



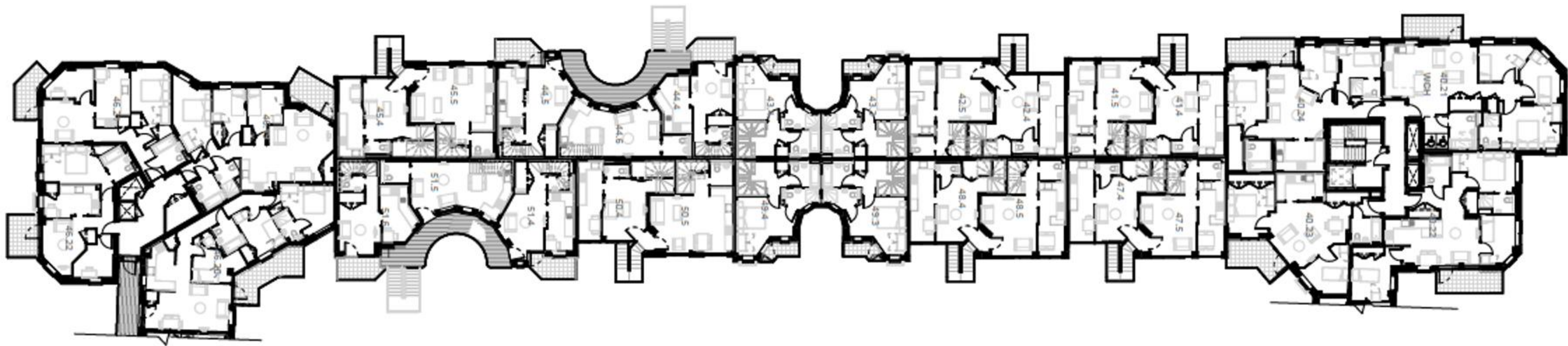
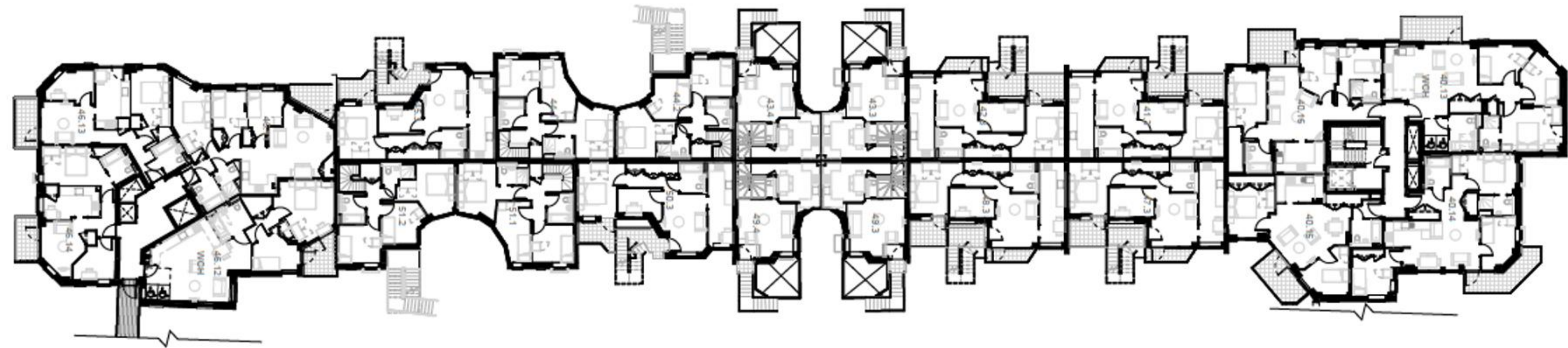
DECEMBER 2025 BLOCK PLANS

The image displays two detailed architectural floor plans of a building, oriented horizontally. Each plan shows a complex arrangement of rooms, corridors, and stairwells. The left plan features room numbers such as 40.13, 40.14, 40.15, 40.16, 40.21, 40.22, 40.23, 40.24, 41.4, 41.5, 42.4, 42.5, 43.4, 43.5, 44.4, 44.5, 45.4, 45.5, 46.13, 46.14, 46.21, 46.22, 46.23, 46.24, 47.3, 47.4, 48.3, 48.4, 49.3, 49.4, 50.3, 50.4, 51.1, 51.2, 51.4, 51.5, 51.6, and 51.7. The right plan features room numbers such as 40.13, 40.14, 40.15, 40.16, 40.21, 40.22, 40.23, 40.24, 41.4, 41.5, 42.4, 42.5, 43.4, 43.5, 44.4, 44.5, 45.4, 45.5, 46.13, 46.14, 46.21, 46.22, 46.23, 46.24, 47.3, 47.4, 48.3, 48.4, 49.3, 49.4, 50.3, 50.4, 51.1, 51.2, 51.4, 51.5, 51.6, and 51.7. Both plans include a north arrow in the bottom right corner.

03 Revised block plans

JULY 2026 BLOCK PLANS

Block G – First and Second Floor Plans

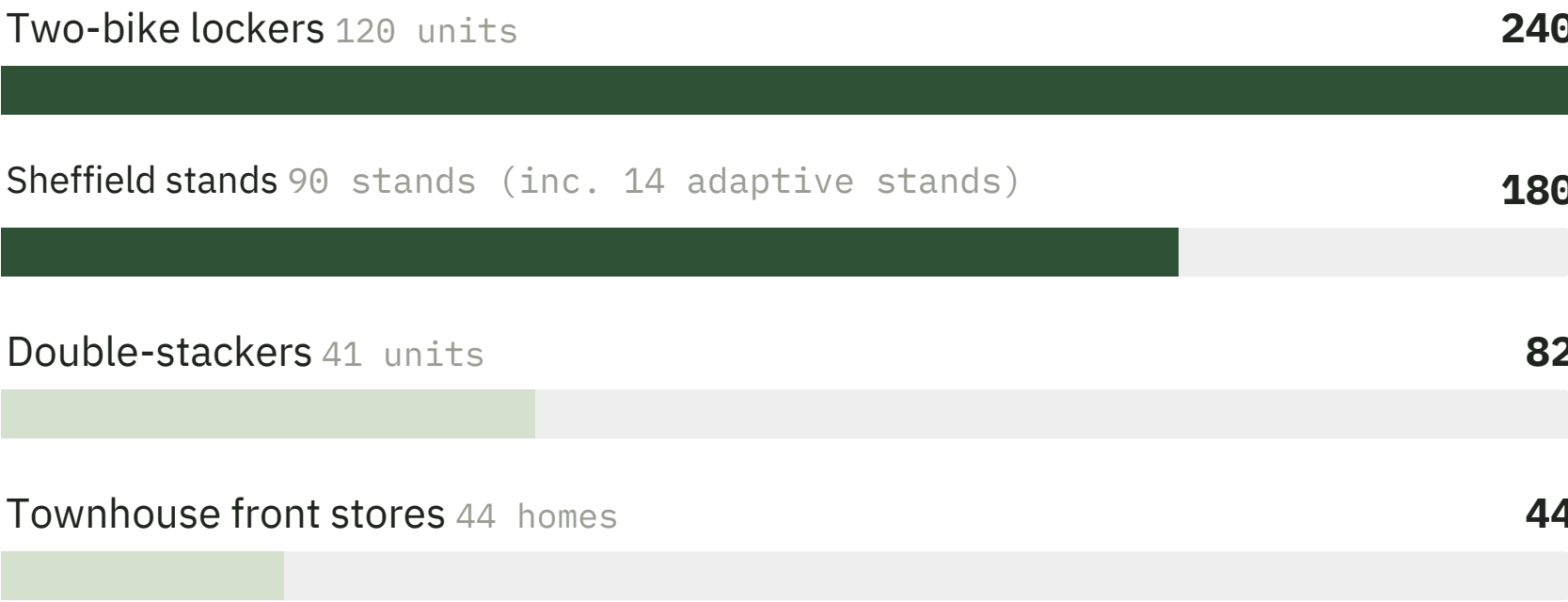


04 Revised cycle provision

Cycle provision has been developed in line with the GLA Support for Housebuilding LPG, March 2026 following consultation with the GLA and TfL.

Whilst the quantum of cycle parking has been reduced from 843 long stay and 13 short stay to 546 long stay and 23 short stay the quality has been enhanced with a shift from being nearly entirely double stacker provision to a mix of bike lockers, Sheffield stands, stackers and stores in front of houses.

STANDARD	STONEY WOOD QUARYER	SPACES
0.7 / studio & 1-bed	167 one-bed	117
1.2 / 2-bed	56 two-bed	68
1.5 / 3+ bed	240 three+ bed	360
Minimum long-stay total		545
Proposed residential long-stay		546
Proposed staff and visitor short-stay		23



05 Revised commercial amenity facilities

Through the RIBA Stage 4 design process the basement has been rationalised and opportunities to make more efficient use of it explored.

This has resulted in an amendment to the type and amount of complimentary commercial amenity uses to support the development and serve the new residents and the local surrounding area. The changes to the floor area (GIA sqm) can be summarised as follows:

Uses	December 2025	July 2026
Gym (Class E)	142 sqm	240 sqm
Café (Class E)	83 sqm	93 sqm
Soft play (Class E)	-	166 sqm
Co-working (Class E)	176 sqm	207 sqm
Community (Ancillary Class C3)	-	93 sqm
Residents lounge (Ancillary Class C3)	132 sqm	132 sqm
Concierge (Ancillary Class C3)	64 sqm	64 sqm
Total	597 sqm	995 sqm

PART TWO

06 Proposed site levels – level access review



The linking of all the different zones and areas across the site has been designed to ensure access throughout the Quarter – the nature of this access has not changed since the original December 2025 submission.

The site falls naturally from south to north and the public realm uses this slope to create an inclusive, step-free sequence of streets and spaces with the landscaping used to keep routes accessible across the development.

This supports wheelchair access from the site boundary to the communal entrances, squares, play spaces and woodland routes, with regular resting points, inclusive play and clear wayfinding integrated into the public realm.

The one pedestrian route that has steps is not on a route between any blue badge parking and the M4(3) units. Wheelchair users are also able to access all the different amenity spaces within the scheme.

- Key
- ← - - - → Key pedestrian routes
- ◀ . . ▶ Accessible route avoiding steps
- Blue Badge parking space

07 Proposed building heights



To the west, the Mews houses are Ground +1 and, to the east, Ground +2/3. These have not changed since the original submission

Western Boundary

The proposed mews houses are of a consistent height along a level street. The street is materially lower than the gardens of Fairway Court to accommodate the retained trees.

Eastern Boundary

The street gently rises from the North to the South with a change in level of approx. 1.2m along the length. The townhouses follow the gentle slope of the street.

Southern & Northern Boundaries

The scheme gently slopes from South to North and has higher levels at the Eastern edge compared to the Western edge.

The change in level is approximately 2m across the Northern edge and 3m across the Southern edge. As the main roof levels are consistent (5 levels on the Southern buildings, 6 levels on the Northern buildings), the building heights reflect the topography.

08 Relationship with Fairway Court

Existing Condition

The area between the site boundary and Fairway Court Nos. 17-20 contains private gardens and boundary fencing/ planting up to approx 3m in height. The remainder of the green area of Fairway Court is communal/ shared space.

The blank flank wall to 11-16 Fairway court faces the site.



Design on the boundary

The site levels, massing and positioning have all been considered to mitigate the impact to the neighbouring Fairway Court while creating active façades facing inwards within the site to the new streets to optimise site capacity.

The mews houses adjacent to the boundary are 1.5 storeys at the edge with gaps within the massing whilst Fairway Court are 2 storeys in height.

Blue badge parking has replaced a large section of buildings to further avoid any risk of overshadowing of the gardens of Fairway Court.

08 Relationship with Fairway Court

Design response to the conditions with Nos. 17-18 and 19-20 Fairway Court

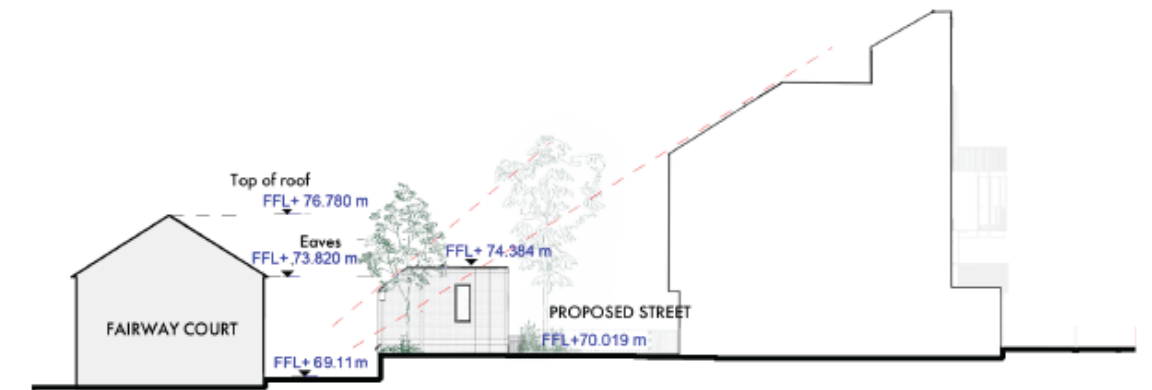
The massing of the mews houses adjacent to the boundary and the apartment block/ stacked maisonette typologies beyond have been shaped to mitigate impact on daylight and height.

The supporting daylight addendum report demonstrates that the ground floor windows of Nos. 17-18 and 19-20 Fairway Court will experience negligible changes in daylight and the first-floor windows would experience in excess of 27% VSC when assessed without the overhanging roof/ eaves.

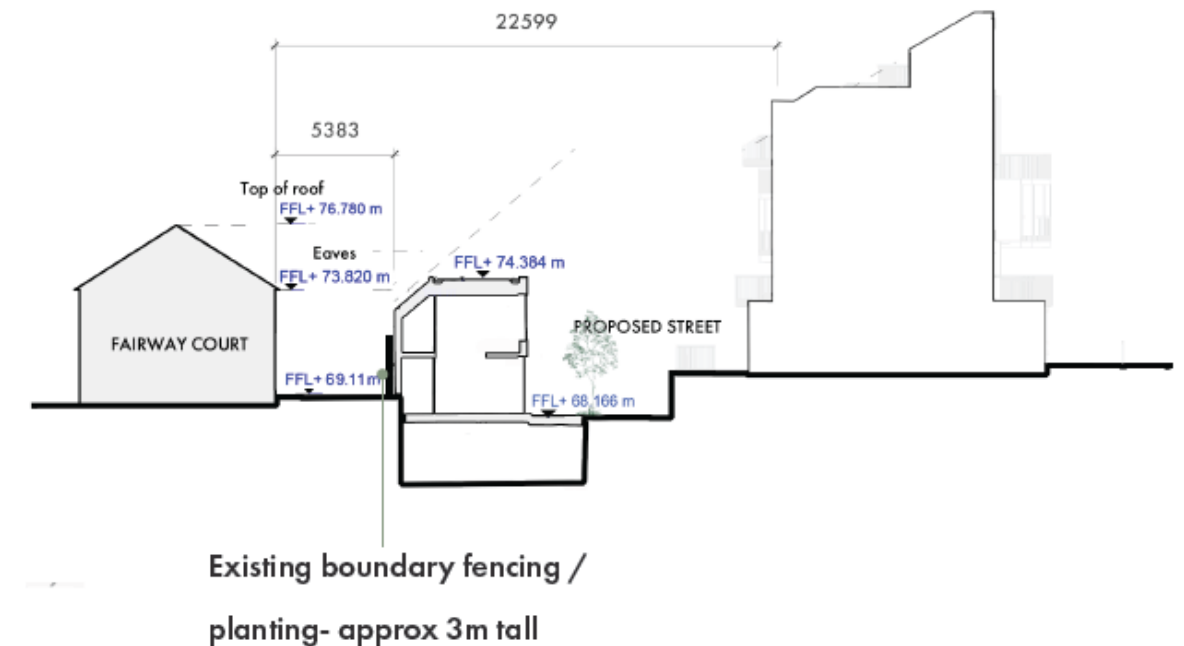
It is also important to note that the marquee structure that has been in place next to Fairway Court for 11 years entirely covers the ground floor windows and prevents any light from reaching the windows to 17 & 18.



Section A



Section B

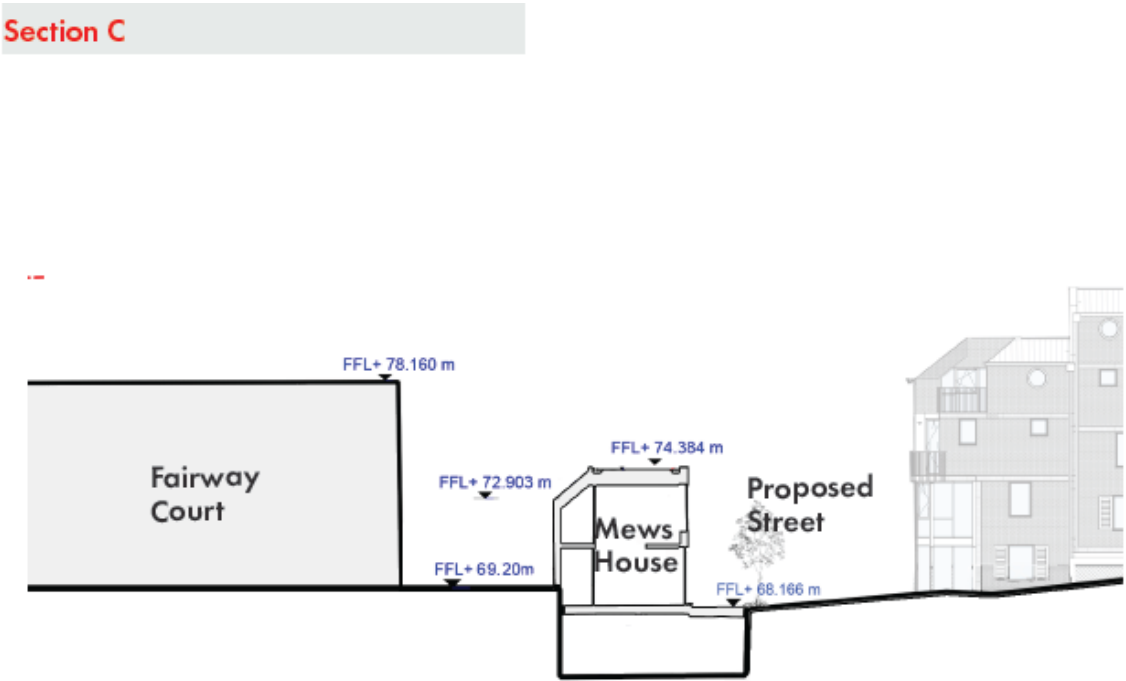


08 Relationship with Fairway Court

Design response to the condition at 1-16 Fairway Court

The levels of the new street within the scheme has been kept equal to or lower than the existing levels of Fairway Court to mitigate any impact.

This section shows the relationship to the blank wall of the north block of Fairway Court.



08 Relationship with Fairway Court

It is also important to note the historic relationship between Fairway Court and the school prior to demolition. The 4-storey school had numerous windows facing directly onto the gardens/ rear elevation of Fairway Court. These school buildings were also immediately on the boundary.

The current proposals are less than half the height of the previous condition and have no windows within 21 metres. Therefore, the site condition adjacent to Fairway Court is significantly improved compared to the previous built form on the site.

School Prior to Demolition



School Prior to Demolition- close up



08 Relationship with Fairway Court

In terms of the Fairway Court boundary, the 2015 scheme had, as detailed in the adjacent approved drawing, units adjacent to 19 and 20 Fairway Court which the current iteration of the proposed scheme has omitted in favour of the blue badge parking.

2015 Consented Scheme



09 Similar local conditions



Similar Boundary Conditions In The Context

There are examples in the nearby surrounding area where private gardens abut the wall of adjacent properties leaving a gap of a similar proportion to that proposed with Fairway Court.

The proposed condition is an improvement on these examples as the massing has been stepped to mitigate overshadowing (1.5 storey vs. 2.5 storey buildings) and there is no glazing in the wall abutting the private or communal gardens of Fairway Court.



Condition A- Aerial Photo- The corner of the Fairway/ Barnet Way



Condition A- Street View- The corner of the Fairway/ Barnet Way

09 Similar local conditions



Condition B- Aerial Photo- Nos. 4 and 104 Westmere Drive



Condition C- Aerial Photo- 38 Fernside Avenue and 9 Mountview



Condition B- Street View- Nos. 4 and 104 Westmere Drive



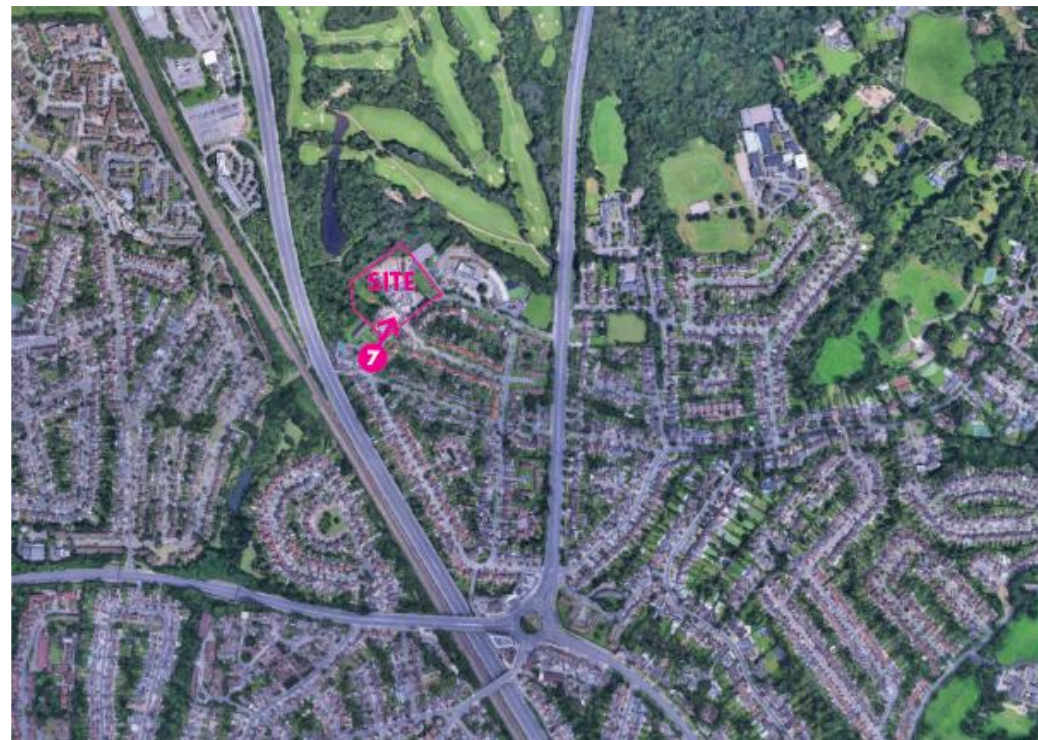
Condition C- Plan View- 38 Fernside Avenue and 9 Mountview

10 Townscape, Visual Impact Analysis – additional viewpoint 7

To supplement the existing TVIA, an additional **Viewpoint 7** has been assessed. It is located on the northern footpath of The Fairway, looking east / north-east towards the Site. The viewpoint has been selected to assess the visual effect of the Proposed Development from a close-range local residential receptor, where the scheme would be experienced in the context of the existing suburban streetscape.

In the existing condition, the Site is experienced as a break in the residential frontage and as a hoarded-off car storage area rather than as a positive townscape feature. The view is filtered by intervening housing, vegetation and the alignment of The Fairway.

The viewpoint is representative of views available to local residents, pedestrians and road users moving along this part of The Fairway.



Viewpoint 7 - Existing

10 Townscape, Visual Impact Analysis – additional viewpoint 7

Receptor Context and Sensitivity:

Viewpoint 7 is taken from The Fairway, close to Fairway Court, and represents the experience of local residents, pedestrians and road users moving along this part of the street. It is an everyday residential view rather than a designated or protected view. Receptor sensitivity is assessed as **Medium**.

Baseline Conditions:

The baseline view is defined by two-storey suburban housing, grass verges, parked vehicles, boundary hedges, mature street trees and overhead services. The street has a domestic character, but the Site itself forms a gap in the street frontage and is associated with a hoarded car storage use, not a coherent residential edge.

Proposed Visibility:

The Proposed Development would be clearly perceptible at close range. It would introduce built form of greater scale than the immediate two-storey housing but would also provide a designed residential frontage in place of the existing hoarded gap. Glimpses of built form would be visible beyond Fairway Court, filtered by the tree canopy, indicating the wider residential neighbourhood extending to the north-east.

Magnitude of Change:

Medium. At close range, the Proposed Development would be a new and clearly perceptible element in the view, introducing a defined built frontage and landscape edge where the street currently reads as incomplete and hoarded. Glimpses of further built form in the background to Fairway Court would also be perceptible, indicating the wider extent of the residential neighbourhood to the north-east. The composition of the view would change materially, while remaining set within the established residential street.

Residual Effect:

Moderate Beneficial. The Proposed Development would introduce additional built form at close range but would also resolve the existing gap in the street frontage and replace the hoarded car-storage condition with a more ordered residential and landscape composition. The glimpses of built form in the background to Fairway Court would read as part of a coherent residential neighbourhood to the north-east rather than as an isolated element. The proposed landscape works would reinforce the green character of the street and improve the quality and coherence of the view.



Viewpoint 7 - Proposed

11 Privacy and Proximity

Privacy and Separation

Pedestrian scale, animated streets are key to the quality of place at Stoney Wood Quarter and remain as per the original submission.

Typical Streets

The streets have been designed to allow for generous mews street widths between the stacked maisonettes of 11.5m/ 12m as a typical street width, with releases of up to 15.5m into the curved pocket parks and pinch points of 10m. Separations at the upper levels are 16m.

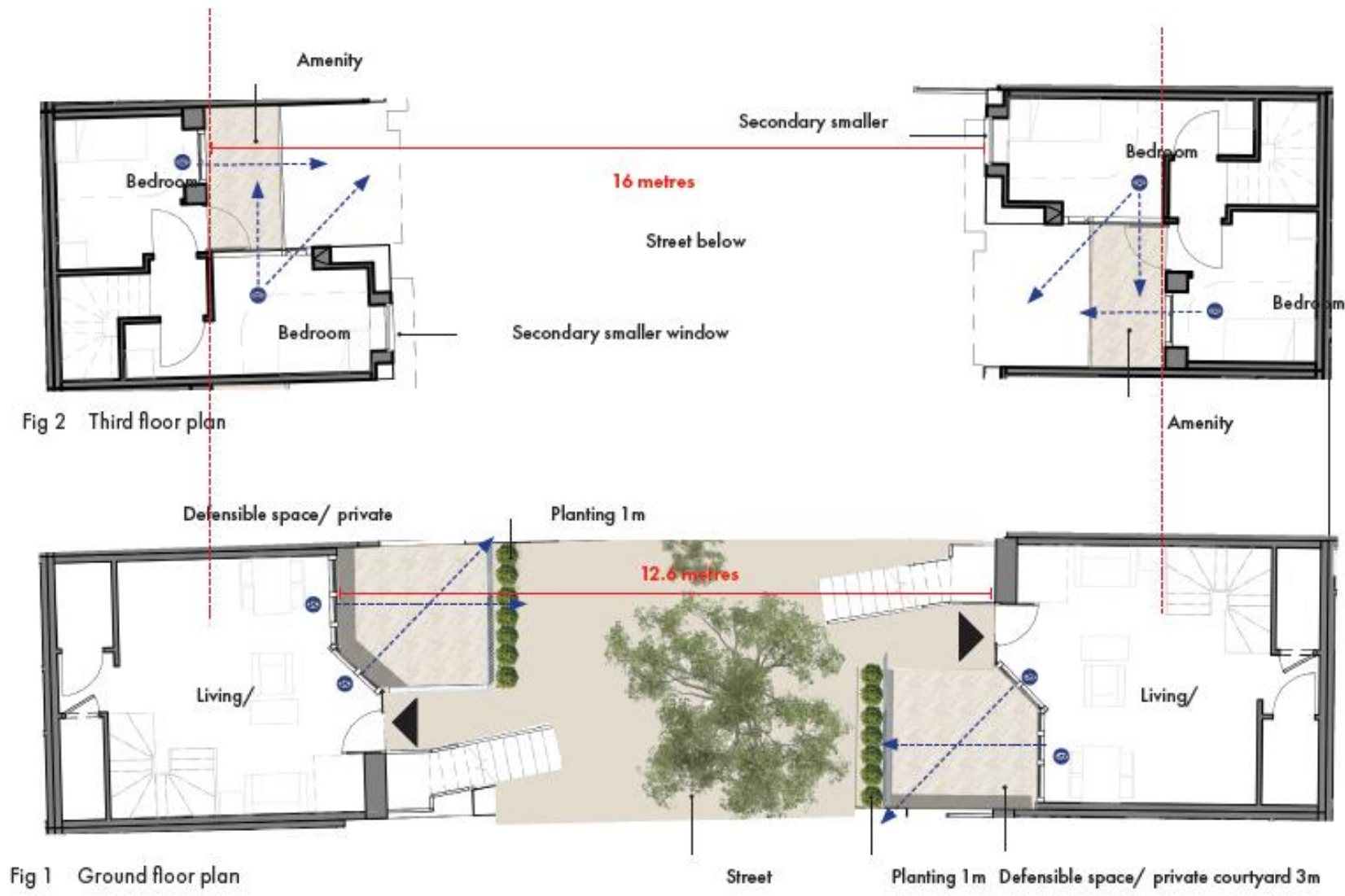
Apartments

There are a few instances where closer proximities are proposed for secondary outlooks/ aspects between some apartments where it forms a gateway to a street. The detailed studies over the following pages show how privacy and outlook have been carefully created in the design of these spaces to ensure resident's amenity is not negatively impacted.

The strategy uses window position, balcony screens and high-level windows to ensure privacy.



11 Privacy and Proximity



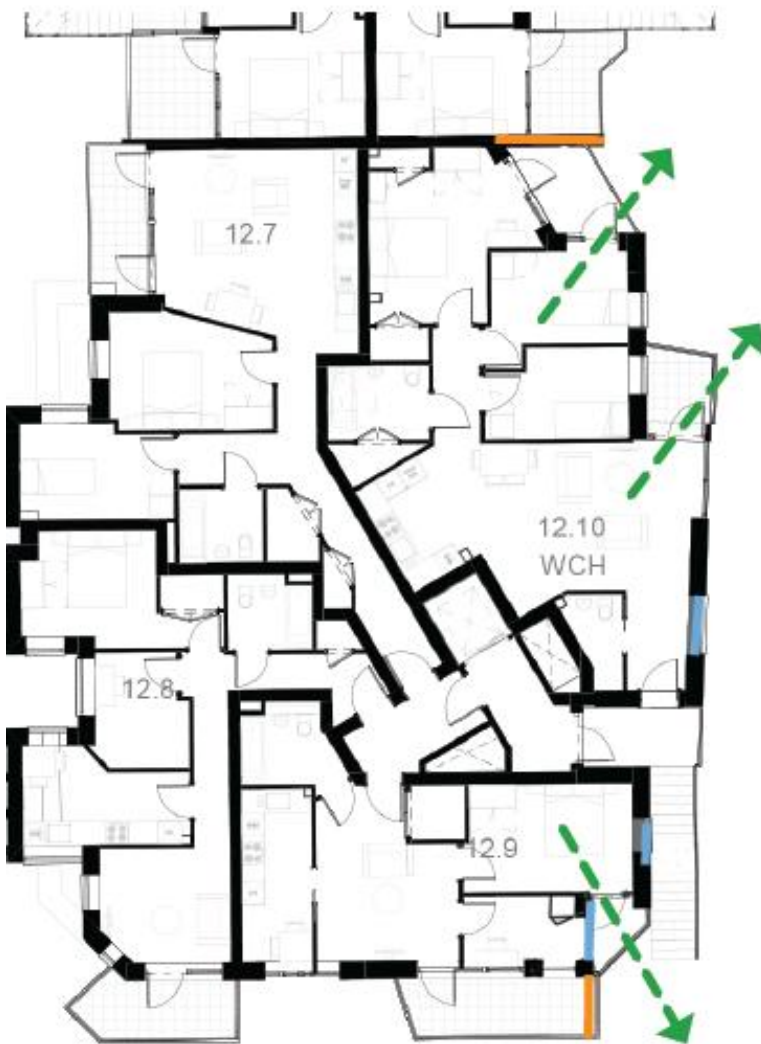
Privacy and Separation

The planting, railings, courtyard trees and window designs/ positions build up to create considerable privacy at street level.

The pink shaded area shows the places where the above condition exists.



11 Privacy and Proximity



SW- LEVEL 01



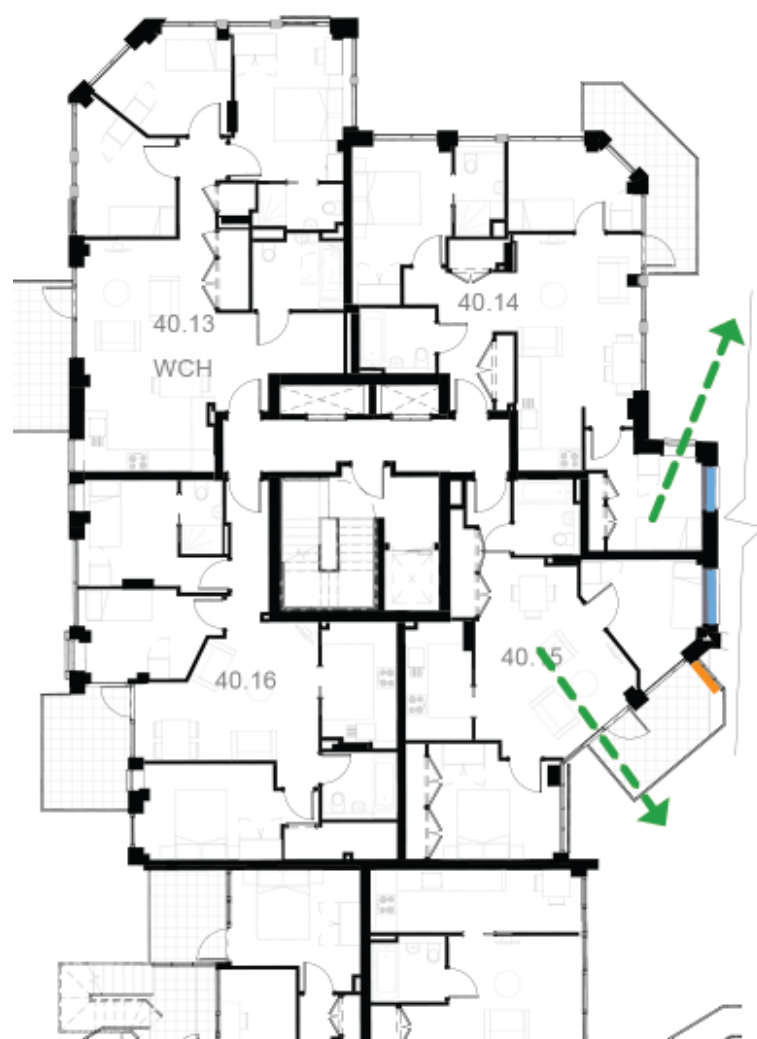
NW- TYPICAL

• Key

- Screen (1.8m)
- High level window
- Primary Aspect
- Screened/ blocked view (to ensure privacy)

These plans demonstrate how privacy and outlook have been maintained between the closest areas of the articulated / pedestrian routes through the apartment buildings

11 Privacy and Proximity



NE- LEVEL 01



SE- TYPICAL LEVEL

- Key
- Screen (1.8m)
- High level window
- Primary Aspect
- Screened/ blocked view (to ensure privacy)

12 Relationship with the MUGA

The Fairway School Boundary

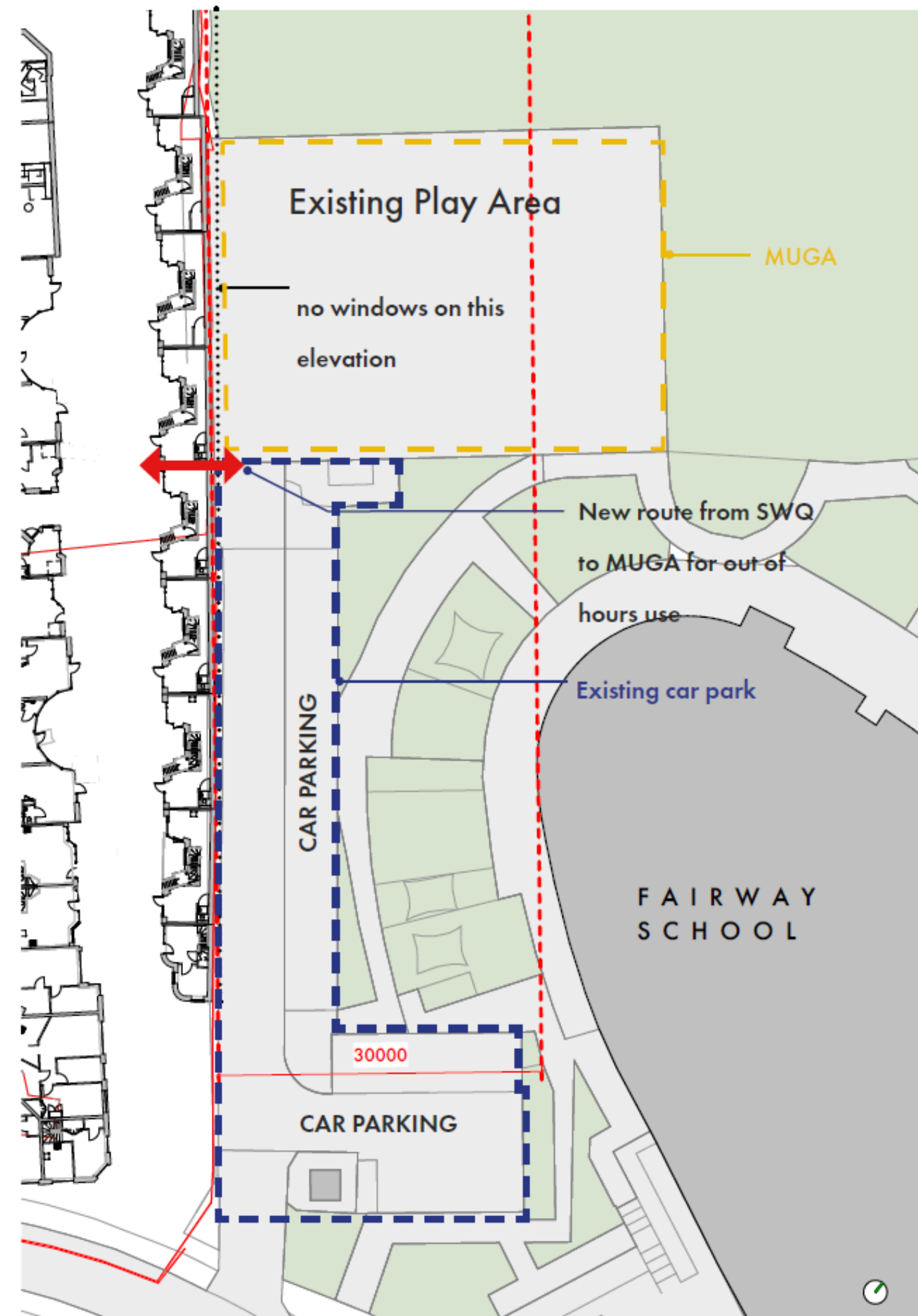
This section clarifies the relationship of the scheme to the adjacent school.

The Eastern façade has been designed both to ensure the scheme enhances the adjacent play area and to create high quality amenity spaces for new residents.

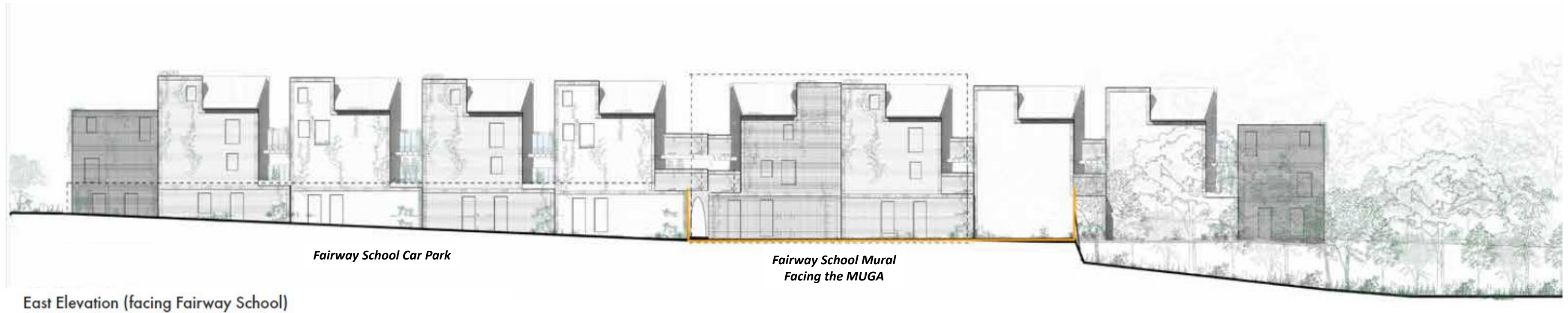
The Improved MUGA

Although it is outside the planning application redline boundary, the neighbouring Northway Fairway School's existing MUGA will be re-built as part of the site works to create a shared facility. During school hours, it will be entirely for use by the school. Outside of school hours, it will be available for use by the new residents and the existing surrounding community.

Maintenance and out of school hours booking management will be run by the Stoney Wood Quarter management team. Access to the MUGA will be via an electronically controlled and camera monitored access gate in the North-East of the development.



12 Relationship with the MUGA



Design response

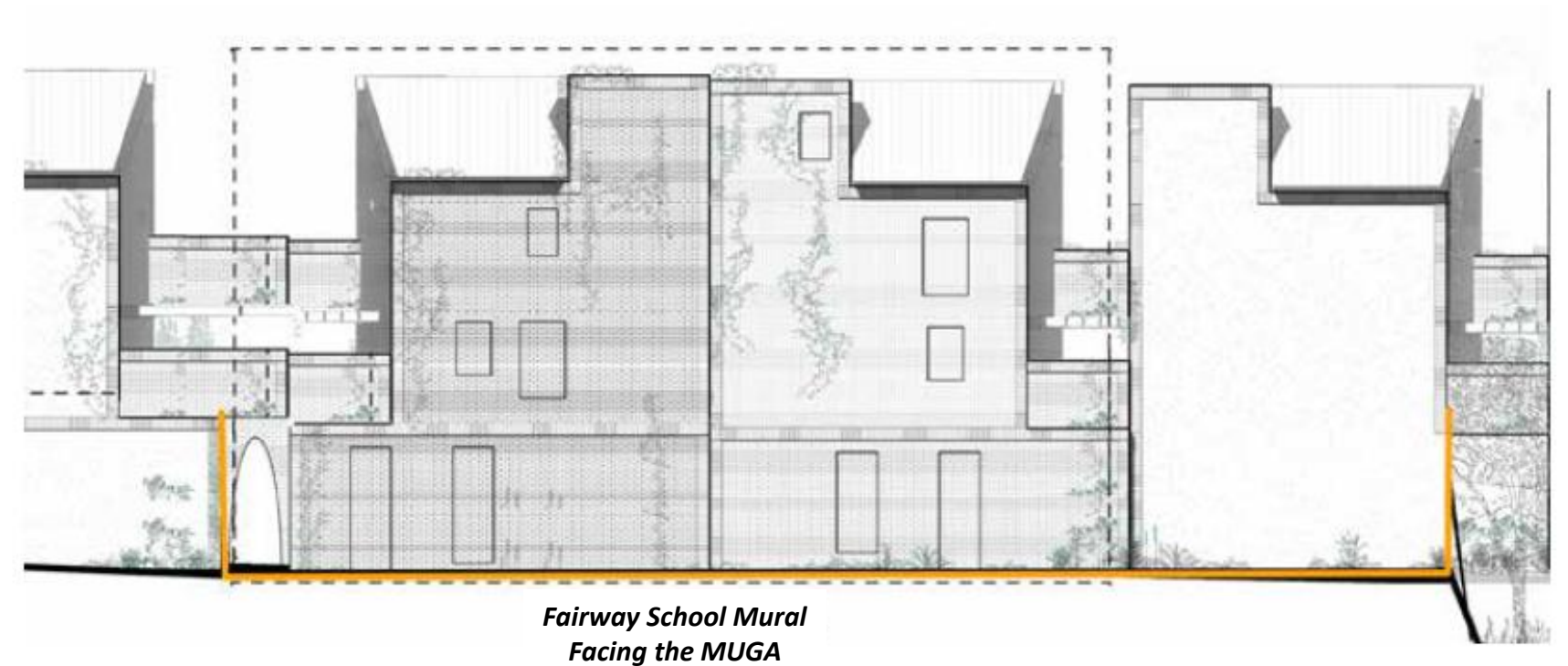
Creating a wall for the Mural/ Climbing Wall

By mirroring one town house, an area of uninterrupted facade is created for the mural and climbing wall.

Ensuring residential amenity

The walls to the terraces adjacent to the MUGA will be 1.8m solid brick to ensure privacy and avoid overlooking.

KP Acoustics have specified the design and confirmed that the residential units will not be adversely affected.



13 Sample layouts and space standards

Every home meets or exceeds the internal space standards set out in the Nationally Described Space Standards, the London Plan and the Housing Design Standards LPG.

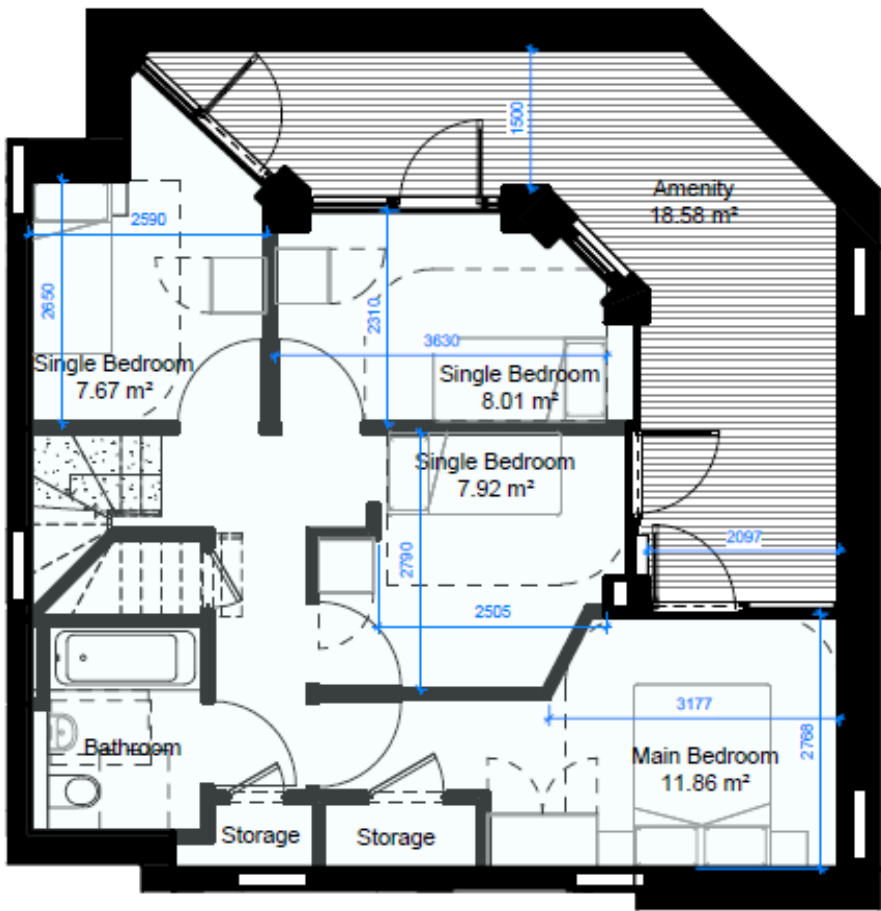
Over the following 2 pages, layouts are shown from Block D which are typical of the unit types across the scheme. In each, the gross internal area, the living/kitchen/dining area and built-in storage are shown to meet or exceed the required minimum.

Plot No.9.13

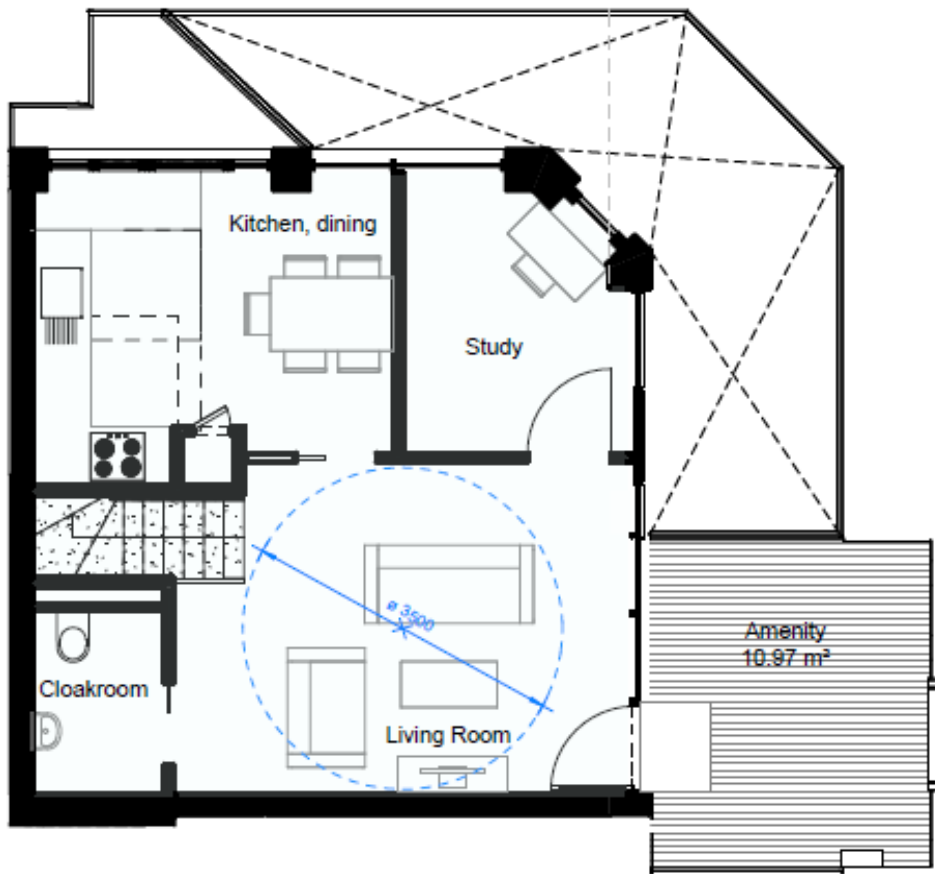
Unit type NW
Unit size 4B5P
GIA 99m²
Tenure Affordable

Compliance
Living+kitchen+Dining
Required 29m²
Achieved 30m²

Storage
Required 3m²
Achieved 3m²



1 Level B - GA PLAN
1 : 50



3 Level GF - GA PLAN
1 : 50

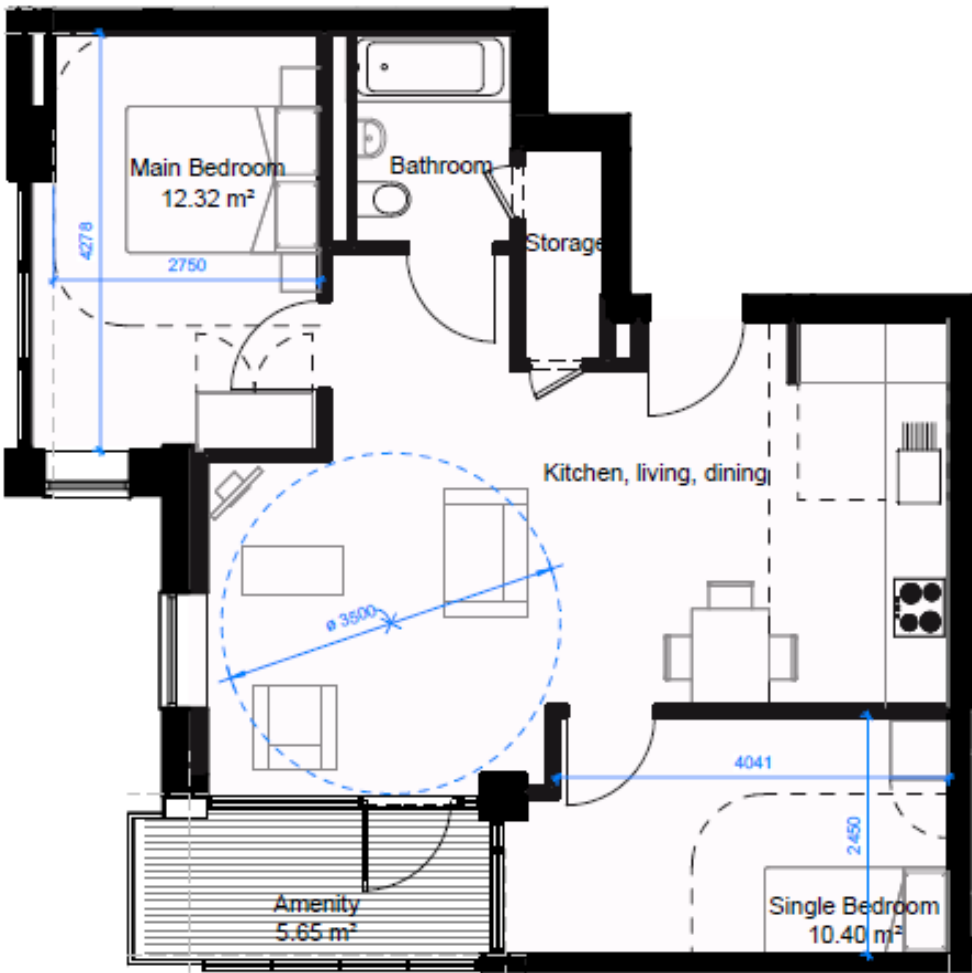
13 Sample layouts and space standards

Plot No.9.24

Unit type NW
Unit size 2B3P
GIA 63.06m²
Tenure Market

Compliance
Living+kitchen+dining
Required 25m²
Achieved 30m²

Storage
Required 1.5m²
Achieved 1.83m²

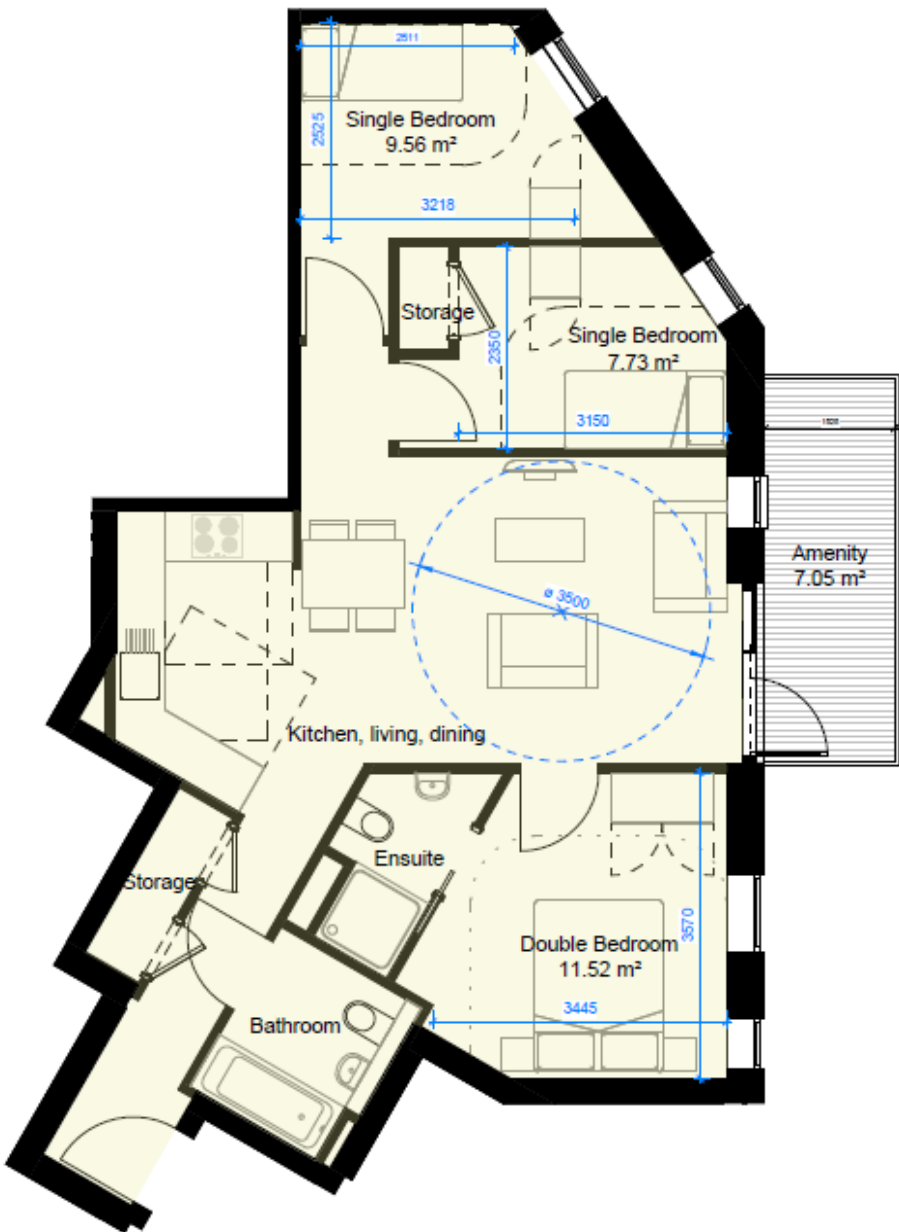


Plot No.12.14

Unit type SW
Unit size 3B4P
GIA 74.52m²
Tenure Market

Compliance
Living+kitchen+dining
Required 27m²
Achieved 27m²

Storage
Required 2.5m²
Achieved 3m²

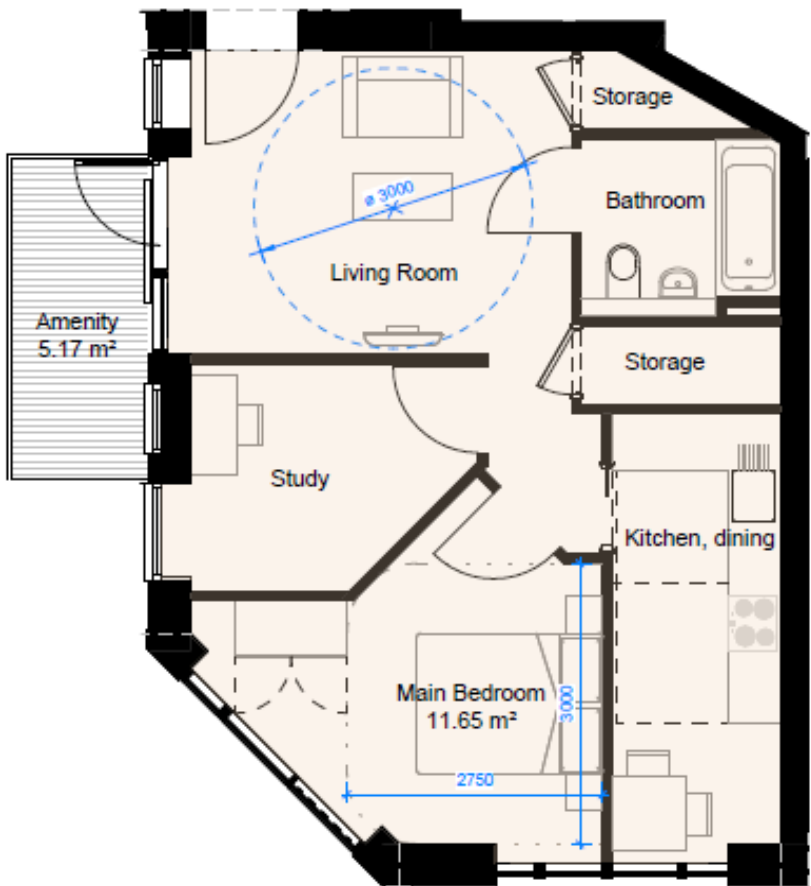


Plot No.12.12

Unit type SW
Unit size 1B2P
GIA 51.42m²
Tenure Affordable

Compliance
Living+kitchen+dining
Required 23m²
Achieved 23m²

Storage
Required 1.5m²
Achieved 3m²



14 Dual aspect homes

Apartments

The apartments are arranged with typically 4 units in a cluster or with a short deck. The Housing Design Standards LPG guidance has been applied with the vast majority of units achieving dual aspect compliance. **A total of c. 88% dual aspect units is achieved across the scheme.**

Townhouses/ Stacked maisonettes

Our proposals achieve cross-dwelling ventilation as follows:

On the upper maisonettes, this is achieved with the topmost floor allowing natural ventilation across and vertically through the unit.

On the lower maisonette, the secondary aspect is achieved with a courtyard amenity space at the centre of the lower floor of the unit. These spaces are open to 3 sides at ground level, so will have the same ventilation/ aspect potential as any small garden.

Block D Review

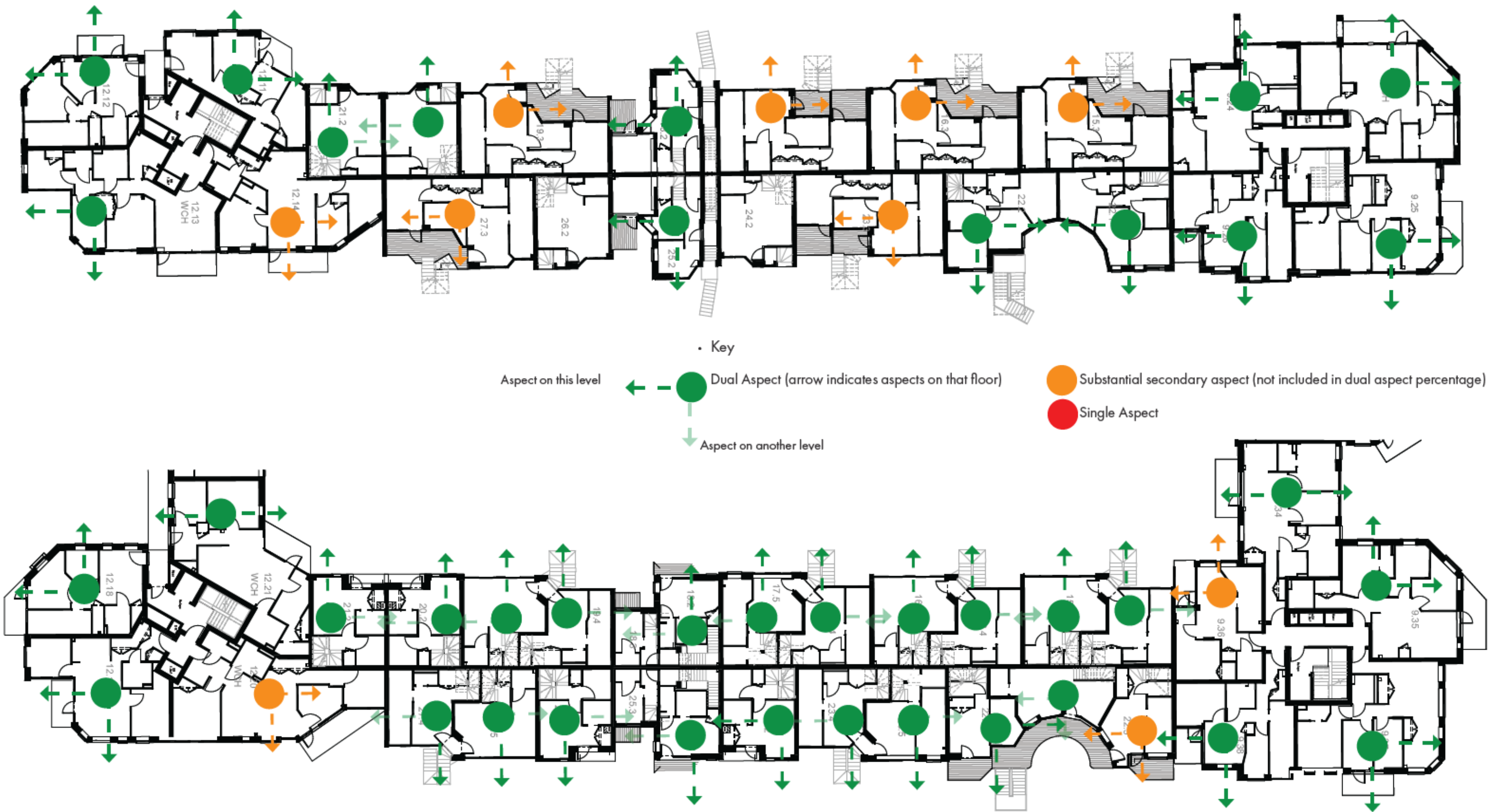
Block D was reviewed in detail to demonstrate the level to which the units achieve dual aspect living as shown over the following pages.



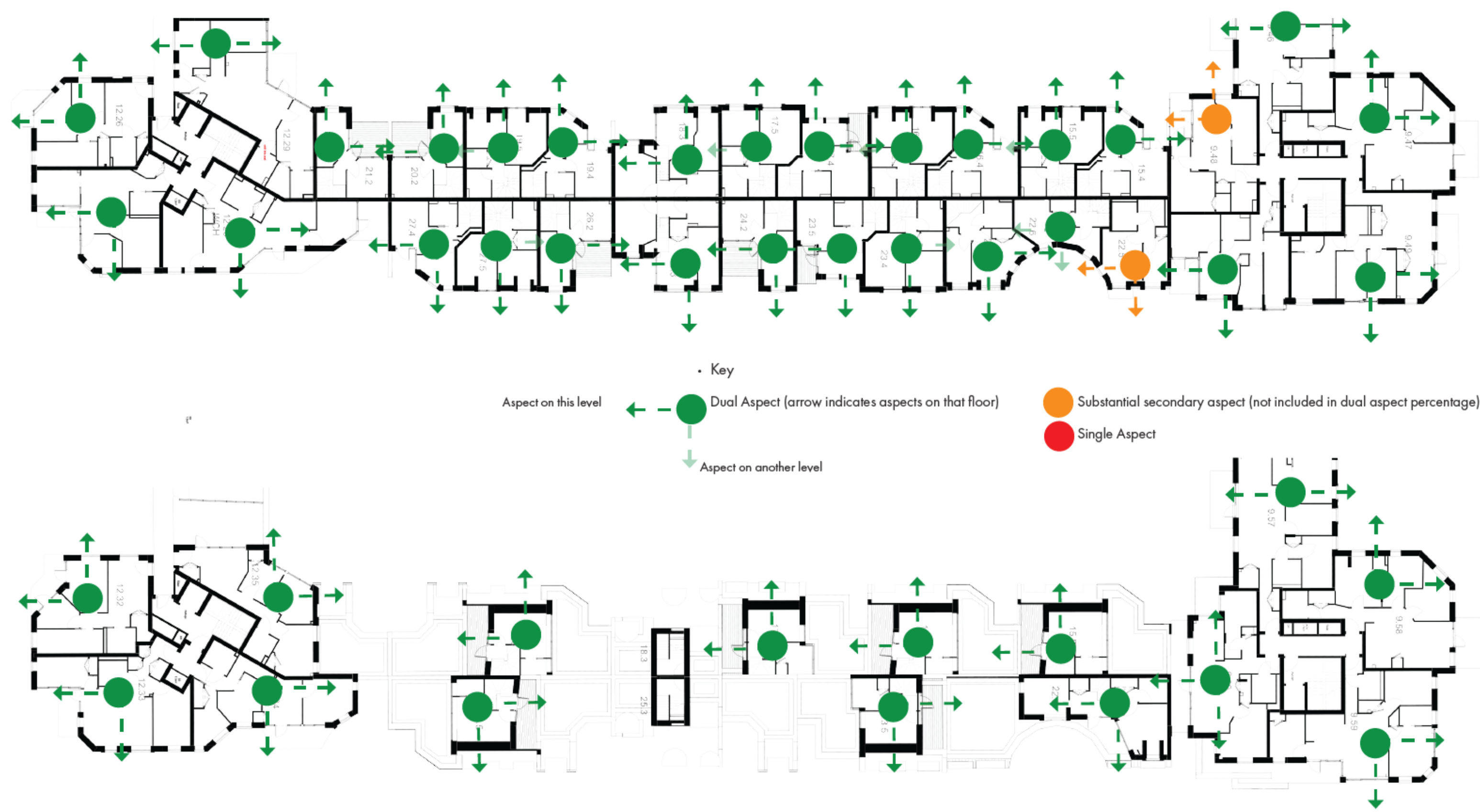
14 Dual aspect homes – Block D basement & ground



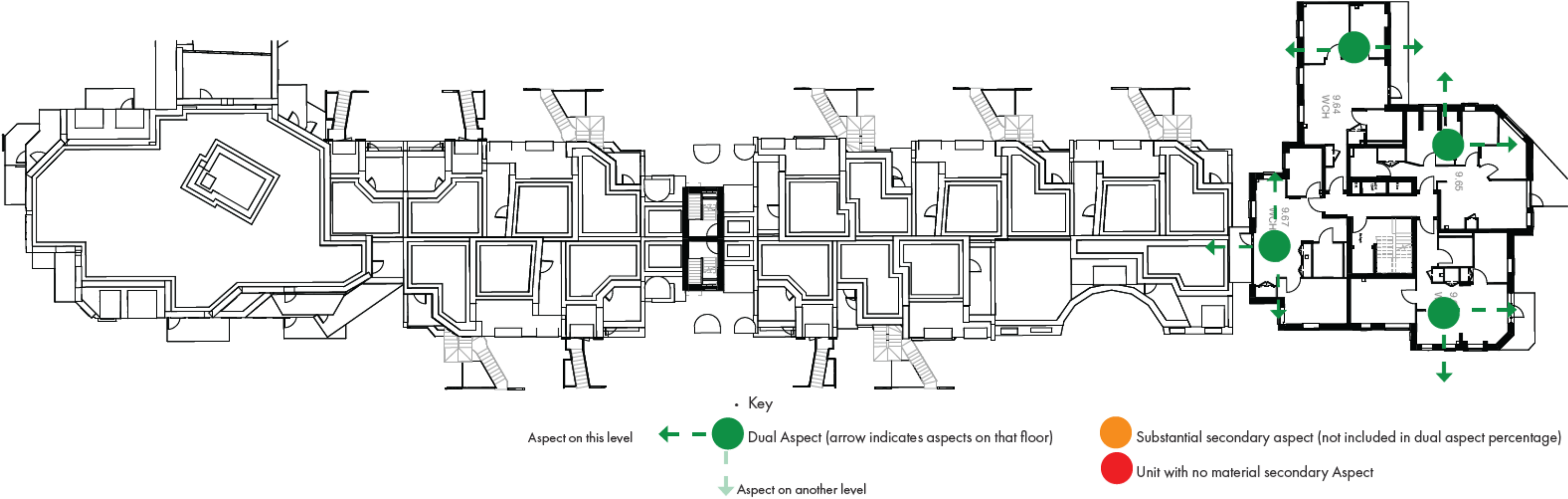
14 Dual aspect homes – Block D 1st & 2nd Floors



14 Dual aspect homes – Block D 3rd & 4th Floors



14 Dual aspect homes – Block D 5th Floor



BLOCK D – REPRESENTATIVE WORKING SAMPLE

GROUP	UNITS	DUAL	%
Block SW	17	15	88%
Townhouses	50	42	84%
Block NW	28	22	79%
Block D overall	95	79	83%

Other blocks and the boundary mews houses achieve a higher dual aspect %.

As a result, across the scheme the 83% achieved in Block D rises to 88%

15 Conclusion

This Addendum has set out the updates and additional clarifications to Stoney Wood Quarter that emerged through the GLA Stage 3 process and RIBA Stage 4 design development.

Taken together, the material presented is a coordinated refinement of the submitted scheme and a clarification of its principles rather than a material change to it.

The revised elevations and block plans have been developed as a single exercise, rationalising the submitted façade strategy and confirming that every home continues to meet or exceed the internal and external space standards — evidenced by the sample layouts and the Block D aspect review, including the 88% dual-aspect provision achieved across the scheme.

Cycle parking has been revised to align with the GLA’s Support for Housebuilding LPG, with an enhanced and more usable fixture mix. The commercial amenity offer has been reviewed and optimised to enhance the scheme for its future occupants and existing local residents.

The Addendum also clarifies the scheme's response to its setting: a step-free, inclusive sequence of streets that follows the natural fall of the land; a detailed examination of the Fairway Court relationship; an additional townscape viewpoint (VP7) identifying a moderate beneficial effect at close range; and privacy, proximity and MUGA studies confirming that resident and neighbour amenity has been protected throughout.

The quantum and principal parameters of the scheme are unchanged: 463 homes, 50% affordable housing, the tenure and unit mix, the building height range, the masterplan layout and the spatial sequence all remain as originally submitted in December 2025. The updates clarify and coordinate the detailed expression of the scheme without altering its scale, mix or design principles. The Proposed Development remains consistent with the design principles established in the December 2025 Design and Access Statement.

