Design and Access Statement Outline Planning

New Underhill Stadium
December 2024

AndArchitects

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1. Introduction

New Underhill Stadium

1. Introduction

1.1. Project Team

CLIENT Barnet F.C.

ARCHITECT And Architects

PLANNING CONSULTANT WSP

NOISE CONSULTANT TetraTech

AIR QUALITY CONSULTANT TetraTech

FLOOD RISK CONSULTANT TetraTech

ENERGY CONSULTANT TetraTech

GEOENVIRONMENTAL CONSULTANT TetraTech

1.2. Project Background

In this document we will be addressing the strategic design approach for the construction of a new football stadium at the Underhill site, Barnet. The proposal is to create a revitalised stadium and ancillary facilities for a football club at the heart of its local community.

Barnet F.C. currently plays in the National League, and looks to future-proof its facilities relative to entry into the professional football leagues. The proposal to move its footballing operations to the new site at Underhill from its existing site at The Hive, Harrow, looks to better engage the club with the area it represents.

A pre-application document was submitted to Barnet Council, with the resulting feedback (2024/0323/P2I) issued on 20/08/24.

The proposal along Barnet Lane has been developed in line with local planning policies, including Barnet's Core Strategy 2012, the London Plan 2021 and the National Planning Policy Framework.

This document is to be read in conjunction with the reports and additional information produced by the consultants for this planning application.

1.3. Objectives

The scheme proposes a new seven thousand seat capacity stadium with associated parking, a community medical centre and extensive re-wilding to the areas south of the site.

The key objectives of the proposed development are to:

- Accommodate Barnet F.C. back into the town of Barnet.
- Create well designed, future-proof sporting facilities for the club and local community.
- Enhance the biodiversity of the area.

This document demonstrates the development of the current proposed scheme and provides an analysis of the design strategies and solutions that have impacted the development process.

2. Site Analysis

New Underhill Stadium

2. Site Analysis2.1. Wider Context

The site is located in the London Borough of Barnet, to the east of Barnet Lane and to the south of High Barnet station. The site is South of Ark Pioneer Academy School.

The site is approximately 6.86 hectares and consists of the undeveloped grassland. The site is bordered to the south by Upper Dollis Brook, a borough-level Site of Importance for Nature Conservation. The Totteridge Conservation Area lies immediately to the south of the site.

To the east is Everyman Barnet, a Grade II listed cinema on Great North Road.

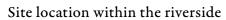




Main road

2.2.1. Overview



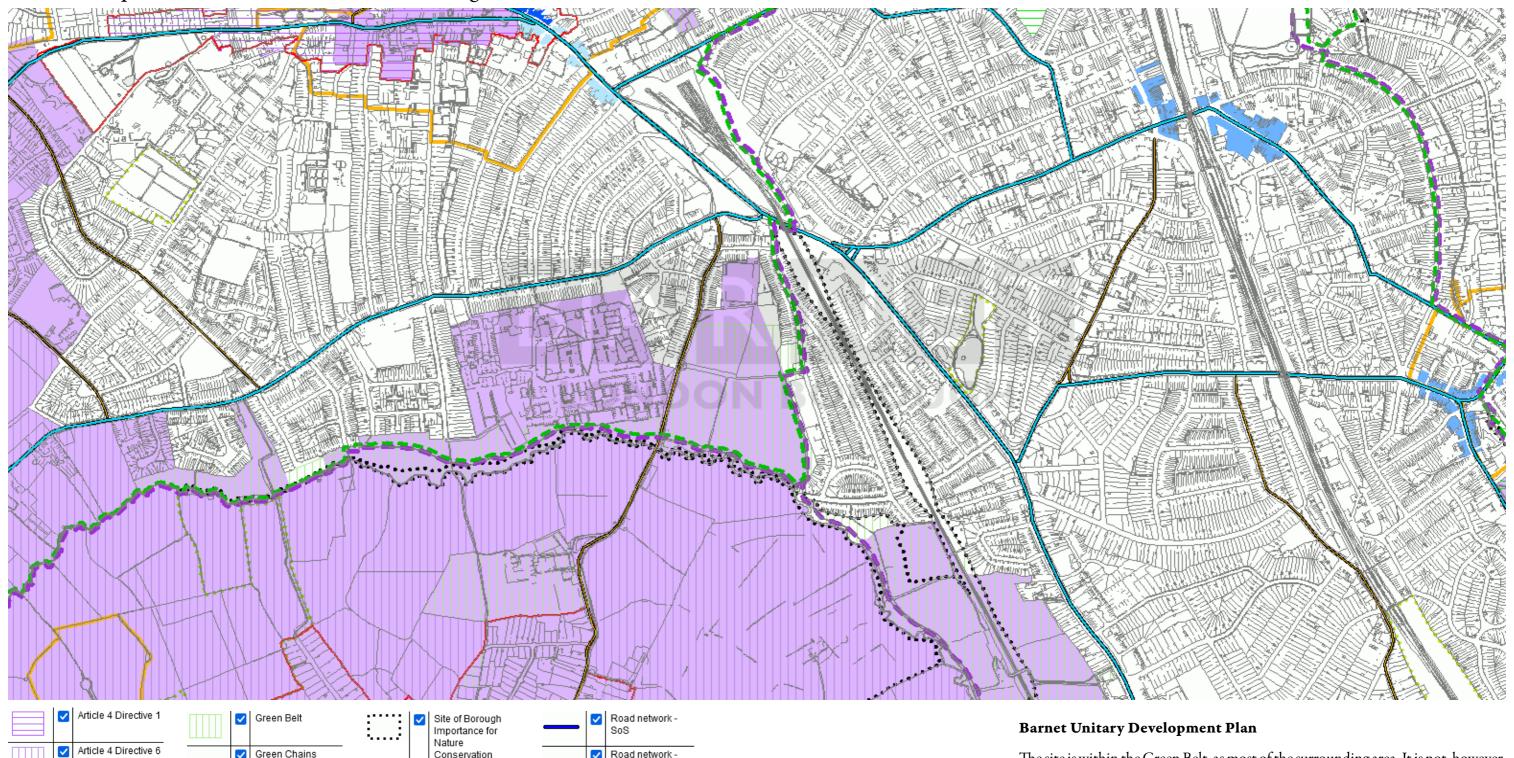




Aerial view

Archaeological

2.2.2. Local plans, conservation areas & other designations





The site is within the Green Belt, as most of the surrounding area. It is not, however, in a Conservation Area.

With regards to flood zone, its Northern part is in zone1 and the Southern in zones 2 and 3. For the above mentioned reasons, the Planning Application will include extensive environmental consultation and a Floor Risk Assessment as part of its supporting documents.

2.2.3. Site plan



2.2.4. Surrounding buildings



2.2.5. Aerial views



View from the South



View from the East

The site is bordered by Barnet Lane, Grasvenor Avenue and Dollis Brook. The majority of the buildings on the immedate boundary to the site are residential, with the exception of Ark Pioneer Academy.

As previously mentioned the site is in:

- Flood Zone 3
- The Green Belt
- Intersected by the London Loop walking route

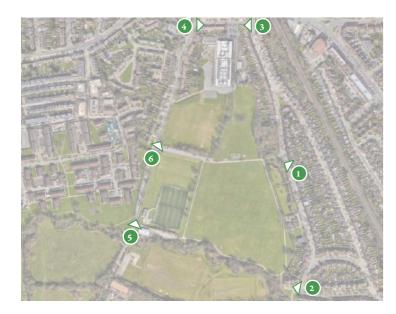


View from the North



View from the West

2.2.6. Street views



The site, located between Barnet Lane and Grasvenor Avenue, is surrounded by a mix of buildings in dimensions and proportions.

The uses also vary. Although the surrounding buildings are predominantly residential and education buildings.

EXTRACTS FROM BARNET CORE STRATEGY Item 12: Enhancing and protecting Barnet's Open Spaces.

- 12.12: Our open spaces and outdoor sports and recreational facilities are an important element of the boroughs character and careful protection of these assets is fundamental to delivering the spatial vision.
- 12.13: A network of well designed, well maintained open spaces and outdoor sports and recreational facilities is vital to Barnets success as a place to live.



View 1 — View of the eastern entrance to the site from Grasvenor Avenue.



View 2 — View of the south eastern entrance to the site from Grasvenor **View 3** — View of Westcombe Drive from Fairfield Way. Avenue.





View 4 — View of Westcombe Drive from Barnet Lane.



View 5 — View of the south western part of Barnet Lane.



View 6 — View of the western entrance to the site from Barnet Lane.

2. Site Analysis2.3. Site planning

The site and its immediate vicinity's planning history is as follows.

Reference	Address	Proposal	Status	Decision Issued Date
18/0344/PND	Underhill Stadium Westcombe Drive Barnet EN5 2BE	Removal of existing stands and ancillary buildings	Approved	17 Jan 2018
17/4840/FUL	Underhill Stadium And Hockey Club Barnet Lane Barnet EN5 2DN	Demolition of the former Underhill Stadium and associated structures and redevelopment of the site to provide a part two, part three storey building for a secondary school and 300 place sixth form, provision of external sports facilities including MUGA, restoration of former sports pitches. Provision of car and cycle parking and landscaping.	Approved	26 Jul 2017
16/5948/FUL	Underhill Stadium And Hockey Club Barnet Lane Barnet EN5 2DN	Demolition of the former Underhill Stadium and associated structures and the redevelopment of the site to provide a part two, part three storey building for nursery, primary and secondary school, sixth form and sports hall; the provision of internal and external sports facilities including Sports Hall, MUGA, restoration of former sports pitches and the provision of car and cycle parking along with associated landscaping works	Refused	10 Feb 2017
N02646AB/07	Barnet Football Club Underhill Stadium Barnet Lane Barnet Hertfordshire EN5 2BE	Improvements to Underhill Stadium. Erection of part single, part two storey (plus accommodation in roof space) building fronting Westcombe Drive providing turnstiles, catering and toilet facilities, club offices, lounge, media, steward briefing and police control rooms and parking for 8 No. cars accessed from Westcombe Drive. Erection of part open/part covered North stand with disabled provision, toilet facilities and means of escape exit alongside No. 2 Westcombe Drive, in between 8 and 10 Westcombe Drive. Erection of covered South stand incorporating turnstiles, club shop, box office, toilets, catering units, sponsors lounge, media room, disabled facilities and offices/sponsors boxes. Turnstiles and escape gates to south east entrance to Priory Grove. Erection of 4 No. 25m high floodlight pylons to replace the existing 8 floodlight pylons. Alterations to car and bicycle parking layout behind South stand. Erection of 2.4m high perimeter fence. Erection of single storey male, female and disabled changing rooms on North end of Barnet Cricket club site.		

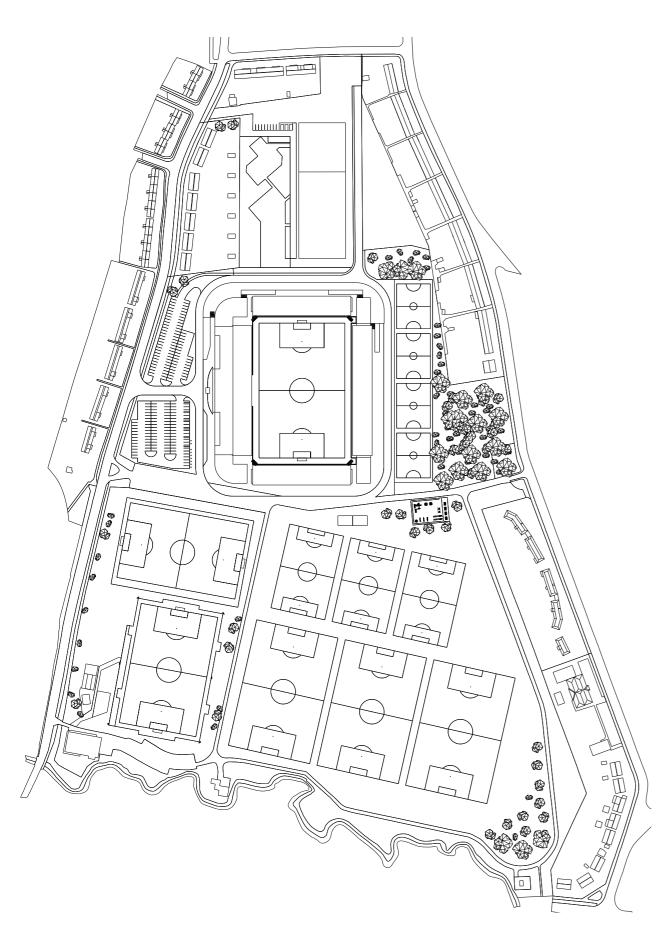
Reference	Address	Proposal	Status	Decision Issued Date
N02646AA/06	Barnet Football Club Underhill Stadium Westcombe Drive Barnet Hertfordshire EN5 2BE	Retention of administration offices and toilet block at south stand end, turnstiles to south and north west entrances to ground, disabled access to Cricket Club Pavilion and 1.8m high fence and gates at Westcombe Drive entrance. Erection of: turnstiles, catering and toilet blocks to south, north and northwest entrances of ground; new vehicular access and egress from Barnet Lane and new access road to south of Cricket Club Pavilion; disabled parking and covered viewing at north.	Approved	03 Nov 2006
N02646Y/05	Barnet Football Club Underhill Stadium Barnet Lane/Westcombe Drive Barnet Hertfordshire EN5 2BE	Extension of access road, formation of hard-surfaced area and associated fencing to provide emergency access and egress improvements plus enlarged parking area on northern part of cricket ground, pedestrian access.	Approved	12 Apr 2006
N02646V/01	Land To The South Of Underhill Stadium Off Barnet Lane Barnet Hertfordshire EN5	9,212 seat football stadium with associated facilities, landscaping and car parking, with Environmental Statement.	Finally Disposed	03 Mar 2003
N02646T/01	Barnet Football Club Underhill Stadium Barnet Lane Barnet Herts EN5 LBE	Erection of single storey refreshment bar.	Approved	16 Jan 2001
N02646S	Barnet Football Club, Underhill Stadium Barnet Lane Barnet Herts	Temporary stand on the south terrace toprovide seating for 1317 persons.	Approved	27 Sep 1999
N02646P	Underhill Stadium Barnet Lane Barnet Herts EN5 2BE	Conversion of offices under West Stand to additional bar space.	Lawful	29 Jun 1995
N02646D	Barnet Football Club Underhill Stadium Barnet Lane Barnet Herts	Erection of new turnstile entrance, new lavatories and internal fencing and new emergency exit gates.	Approved	27 Nov 1990
N02646B	Barnet Football Club, Underhill Barnet Lane Barnet	Extension to clubhouse.	Approved	26 Jul 1978

3. Pre-Application Advice

New Underhill Stadium

3. Pre-Application

3.1. Pre-application proposal



Pre-application advice was received on the 20th of August 2024 from the Greater London Authority, following a meeting held on the 25th of July 2024. The Pre-App feedback was for the proposal included on the left.

The Pre-Application feedback focused on several points, summarised below:

• Size and visual impact of the stadium

To address this, the proposal presented in the Consulation (included in the following section) is designed following these strategies:

- 1. Compact the footprint of the stadium, making the West stand the only insulated heated space, the rest is a canopy over the seating area.
- 2. Rotate the stadium and locate is as close as possible to Barnet Lane liberating space on the East for cross views.
- 3. Integrating the building into the existing topography of the terrain reducing its visual impact to the North.
- 4. Use of light weight and transparent cladding materials avoiding the perception of an enclosed opaque box and allowing views across the building.
- 5. Use of "naturalised" enclosure systems like the hedge-fence with planting that integrates the limits of the building into the landscape, making the building look like a light-weight canopy floating over the greenery.

TRAFFIC CHANGES DUE TO THE CREATION OF NEW CARPARK AND ACCESS ROADS

To address this, the proposal presented in the Consulation (included in the following section) is designed following these strategies:

- 1. Simplify the access and centralise it on Barnet Lane.
- 2. Remove any vehicular access from Grasvenor Avenue or Priory Grove.
- 3. Study the existing and proposed carpark, roads and accesses with a Traffic Consultant to minimise the vehicular impact in the area.

• Loss of existing sports pitches attached to

To address this, the proposal presented in the Consulation (included in the following section) is designed following these strategies:

- 1. Provide sport pitches to be used by the school within the proposal. Move the pitches from the South to the centre of the site, closer to the school.
- 2. Keep the playground in its existing location.

• Consultation with the local community

To address this, the team organised a consultation with the local community on the 14th and 17th of November at the Tudor Hall in Barnet. More details of the consultation and the feedback are included in section 3.3.

• Landscape integration and Biodiversity Net Gain

To address this, the proposal presented in the Consulation (included in the following section) is designed following these strategies:

- 1. Addition of rewilding areas.
- 2. Greenery as part of the enclosure of the stadium biodiversity and landscape integration.
- 3. Design of the carpark as part of the landscape, integrating trees and greenery.

Besides the points mentioned above, the proposal presented at the public consultation included the technical requirements included in the Pre-App feedback (such as calculations, reports, etc). These are further developed in this Outline Planning Application.

3. Pre-Application

3.2. Public Consultation





The updated proposal was presented in a public consultation to the local community on the $14^{\rm th}$ and $17^{\rm th}$ of November at the Tudor Hall in Barnet with a high attendance of public. The consultation was organised around technical topics, such as Club, Architectural Design, Planning and Traffic Management. The feedback received was taken on board and applied to the new iteration of the design, which is the one included in this Outline Planning Application.

 Proximity to residential areas – light and noise

To address this, the proposal presented in the in this Outline Planning Application is updated following these strategies:

- 1. Moving the stadium Southwards, away from the densest residential area, thus reducing its visual, lighting and noise impacts.
- 2. Reducing the impact to the neighbouring areas by following the existing topographic levels of the terrain, which means that the East stand is on its Northern section practically one floor high (this can be seen in the renderings).
- PROXIMITY TO THE SCHOOL AND FAR DISTANCE TO THEIR PLAYING FIELDS

To address this, the proposal presented in the in this Outline Planning Application is updated:

- 1. The new position of the stadium keeps the school and its playing fields unaffected.
- 2. The perception of scale of the stadium from the school is reduced as the distance to it is increased.

• Existing trees in the Northern part of the site affected

To address this, the proposal presented in the in this Outline Planning Application is updated:

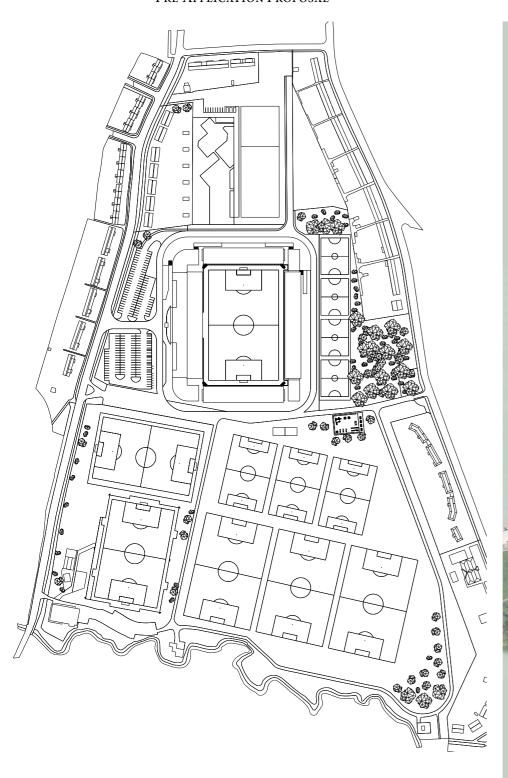
- 1. The new position of the stadium keeps the trees intact.
- 2. The proposal includes increasing the planting of trees in several parts of the site.
- Access to site opposite a residential area:
- 1. The new position of the stadium moves the main vehicular access to the site Southward.
- 2. The stadium site is exited though a single point, improving its control over the surrounding traffic.

Other aspects of the proposal seek to improve the previous iteration of the design, such as:

- Improve the pedestrian and cycling connectivity with Priory Grove.
- Inclusion of a pond to improvement the draining of the site.
- —Improvement of the biodiversity with a general green approach:
- 1. Green enclosures mixed hedge fence enclosures
- 2. Include transition surface areas between green areas and tarmac, with, for example, grasscrete.
- 3. Avoiding disturbing the existing topographic levels.
- 4. Include as much planting and greenery not only in the surrounding landscape but also in the stadium and the carpark.

3. Pre-Application3.3. Design Evolution

PRE-APPLICATION PROPOSAL



Public Consultation Proposal



OUTLINE PLANNING CURRENT PROPOSAL



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4. Design Concept

New Underhill Stadium

4. Design Concept4.1 Design Constraints

4.1.1. Greenery

Located within the green belt, the design must promote environmentally conscious principles from initial concept. This ranges from material choices to bio-diversity re-introduction at key locations throughout the site. Significant portions of the site will be allocated to bio-diversity rich environments.



The proposed site sits within a context of low and medium sized buildings, the tallest (nearby Ark Pioneer Academy) is at a maximum of four storeys. The design responds to this through a low-lying form that sits within the landscape at a minimal visual impact.



Massing development wirh a predominantly horizontal form that blends into its surroundings

4. Design Concept4.1 Design Constraints

4.1.2. Drainage



The site has a particular drainage profile, defined by the following

- 1. Design Fluvial Flood Extent including Climate Change with 1% AEP Fluvial Flood Extent.
- 2. Design Surface Water Flood Extent including Climate Change with 1% AEP Surface Water Flood Extent.

The design avoids to locate the building in the above areas.

4. Design Concept4.1 Design Constraints

4.1.3. Orientation



The stadium orientation is defined by the optimal sun location with regards to the typical kick off indicated below. This should not be on the goalies eyes. That is why is preferable that the stadium is orientated to avoid that.

- 1. Direction of the sun at 3pm on GMT (Greenwich Mean Time).
- 2. Direction of the sun at 3pm on BST(British Summer Time).
- 3. Goal to goal line.
- 4. Simplified stadium footprint orientation.

4. Design Concept4.2. Green Approach

4.2.1. Sustainability



The proposal design follows a number of strategies to achieve a sustainable stadium:

- 1. All of the stands, except the West stand, are unheated, creating a low energy consumption stadium.
- 2. Modular construction and prefabrication. Kiosks are mobile and only functioning during match-days therefore reducing the amount of built area and the embodied
- **3.** Lightweight structure that works as a canopy over the park.
- 4. South and East stands have no exterior cladding but a high perimeter fence with a high thick hedge to increase biodiversity and to blend the building into the landscape. This would act as a carbon positive cladding to the concourse perimeter.
- 5. The building perimeter follows the natural profile of the terrain.
- 6. The lighting of the stadium will use contemporary standards for floodlighting where, whilst getting optimal amount of light on the pitch, energy consumption and light spillage is minimal.
- 7. The building has been designed to allow space for Biodiversity Net Gain.
- 8. The positioning of the stadium avoids the Fluvial and Surface Water Flood Extents.
- 9. Integration of the carpark to the landscape using grasscrete.
- 10. Roof to integrate solar panels.
- 11. Rainwater harvesting for pitch irrigation integrated with as an attenuation system.

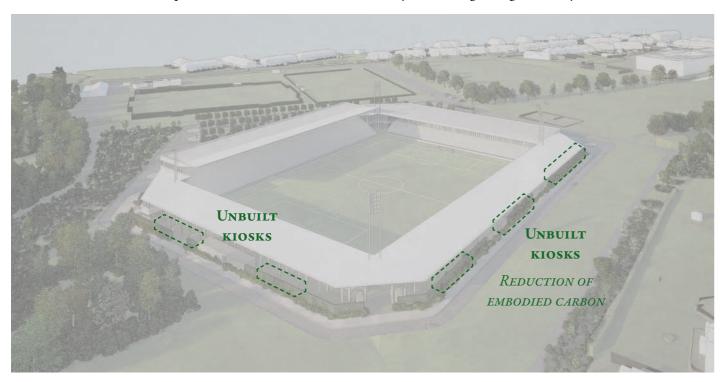
4. Design Concept 4.2. Green Approach

4.2.1. Sustainability

1. All of the stands, except the West stand, are unheated, creating a low energy consumption stadium.



2. Modular construction and prefabrication. Kiosks are mobile and only functioning during match-days.



3. Lightweight structure that works as a canopy over the park.



4. South and East stands have no exterior cladding but a high perimeter fence.



4. Design Concept4.2. Green Approach

4.2.1. Sustainability

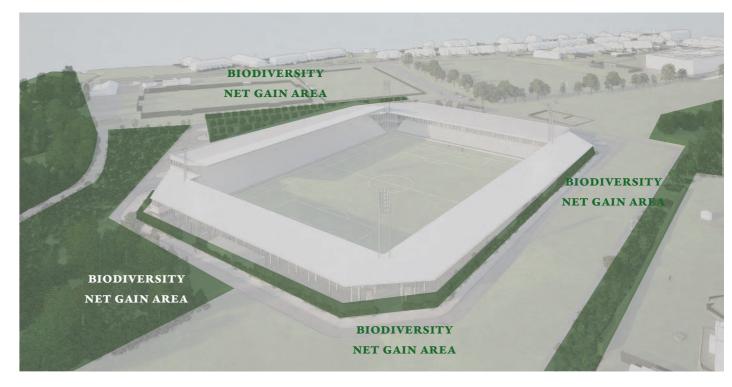
5. The building perimeter follows the natural profile of the terrain.



6. The lighting of the stadium will have optimal amount of light on the pitch, energy consumption and light spillage is minimal.



7. The building has been designed to allow space for Biodiversity Net Gain.



8. The positioning of the stadium avoids the Fluvial and Surface Water Flood Extents.



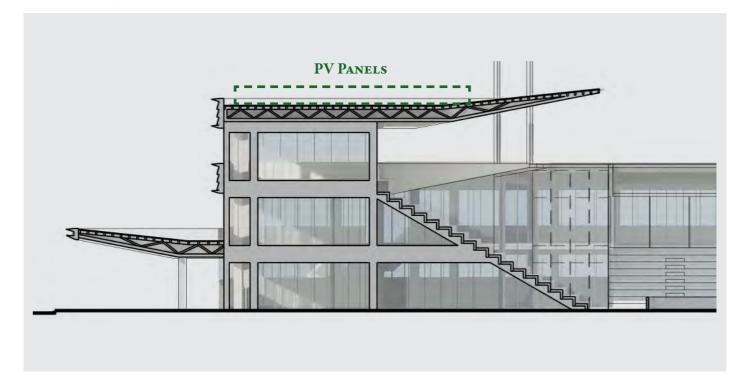
4. Design Concept 4.2. Green Approach

4.2.1. Sustainability

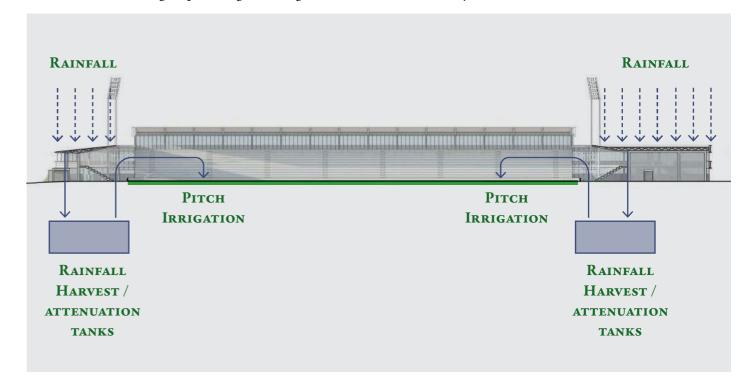
9. Integration of the carpark to the landscape using grasscrete.



10. Roof to integrate solar panels.

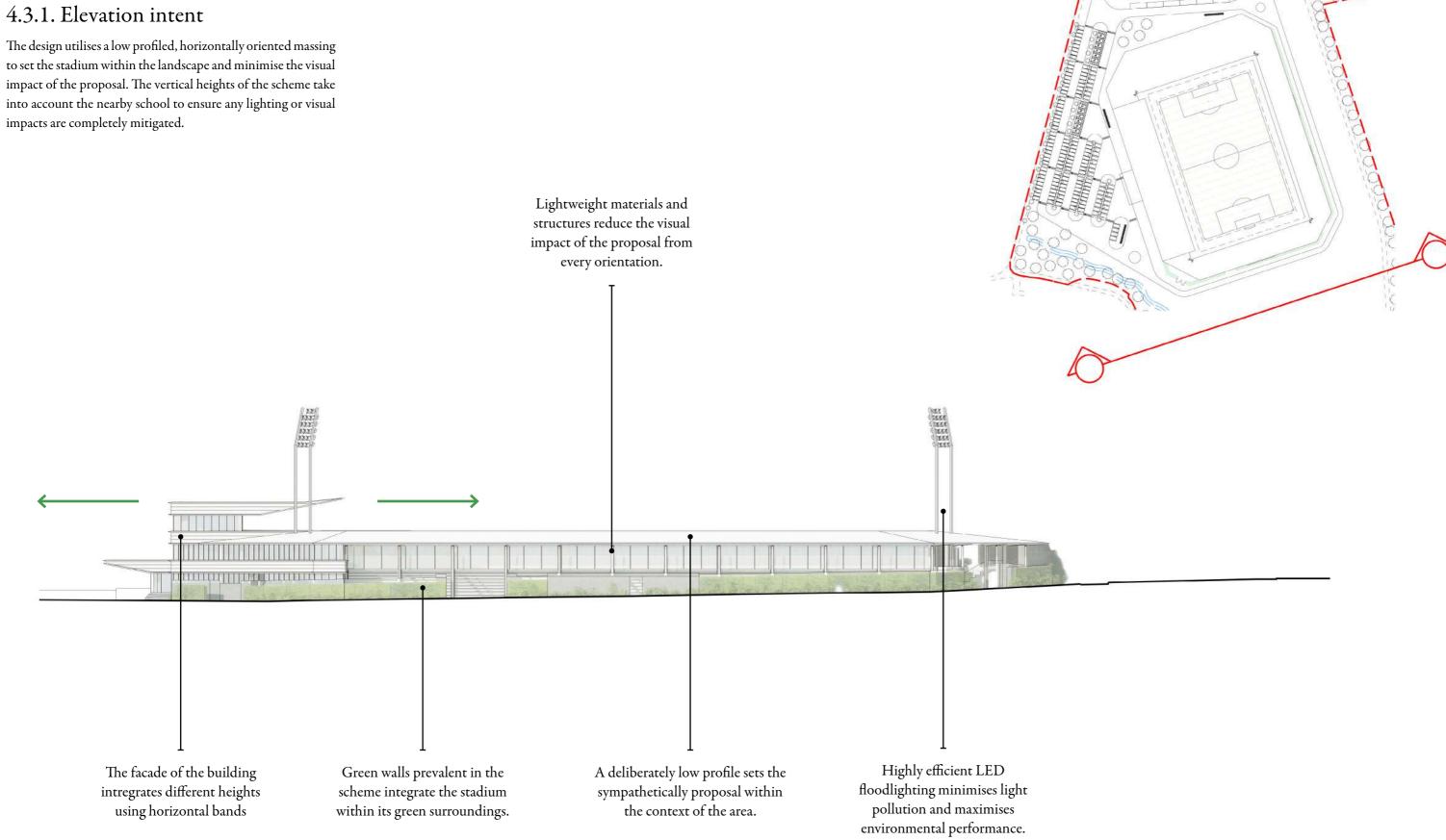


11. Rainwater harvesting for pitch irrigation integrated with as an attenuation system.



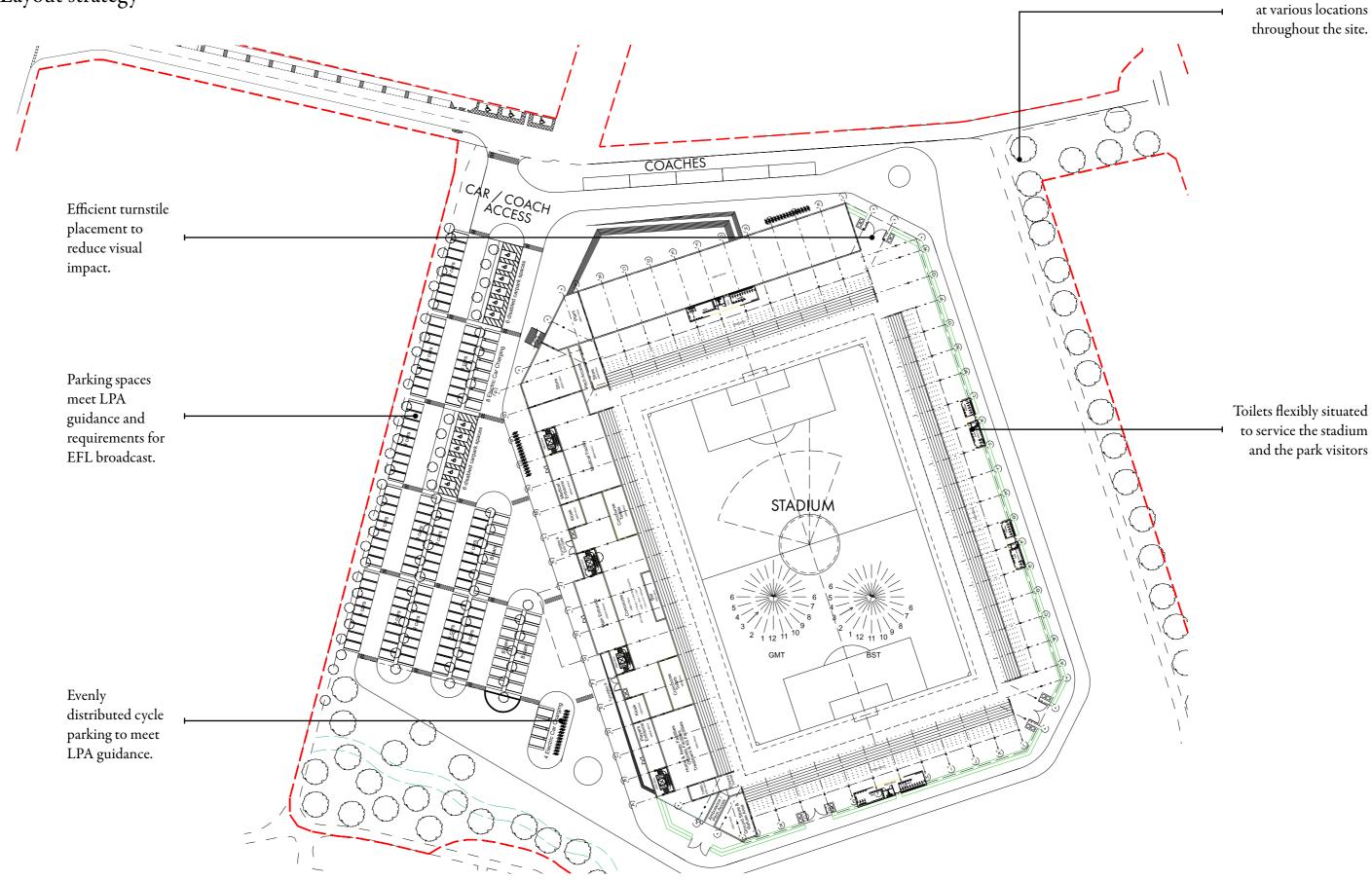
4. Design Concept4.3. Proposed Design Elements

to set the stadium within the landscape and minimise the visual impact of the proposal. The vertical heights of the scheme take into account the nearby school to ensure any lighting or visual



4. Design Concept4.3. Proposed Design Elements

4.3.2. Layout strategy



Biodiversity introduced

4.4.1. Southeast view





4.4.2. Southwest view



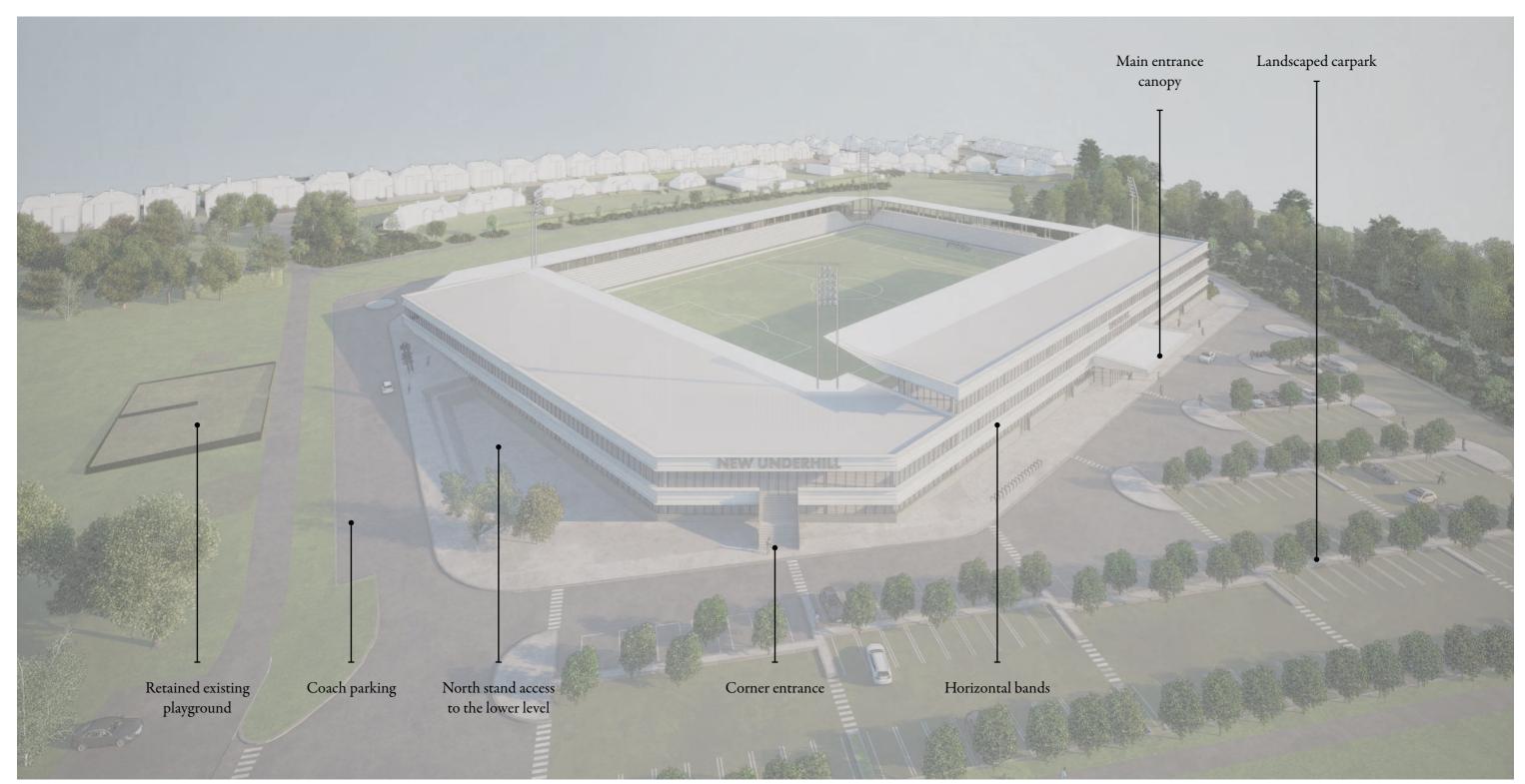
Connection with Priory Grove

Low height roof



4.4.3. Northwest view





4.4.4. Northeast view





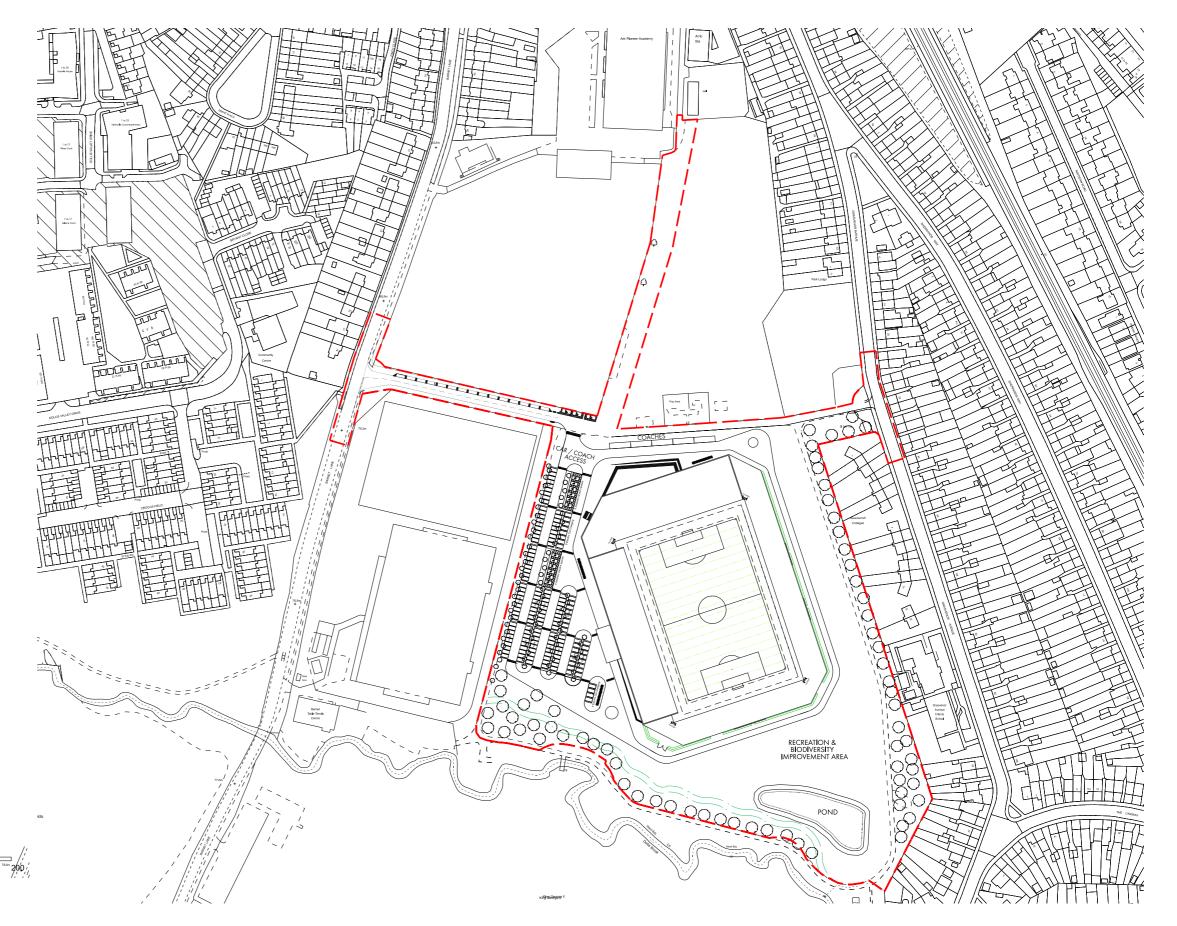
5. Drawings

New Underhill Stadium

5.Drawings5.1. Plans

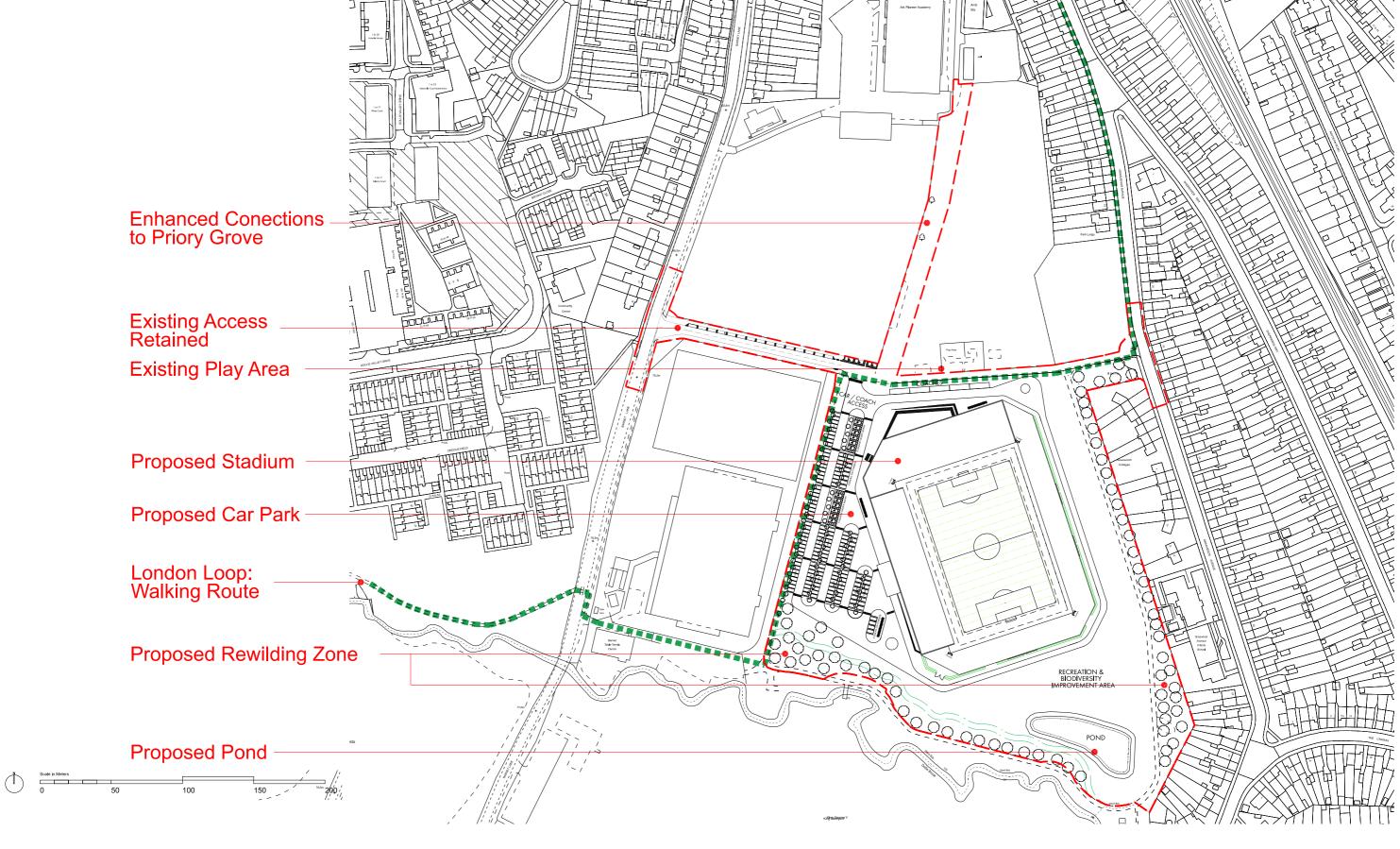
5.1.1. Site Plan





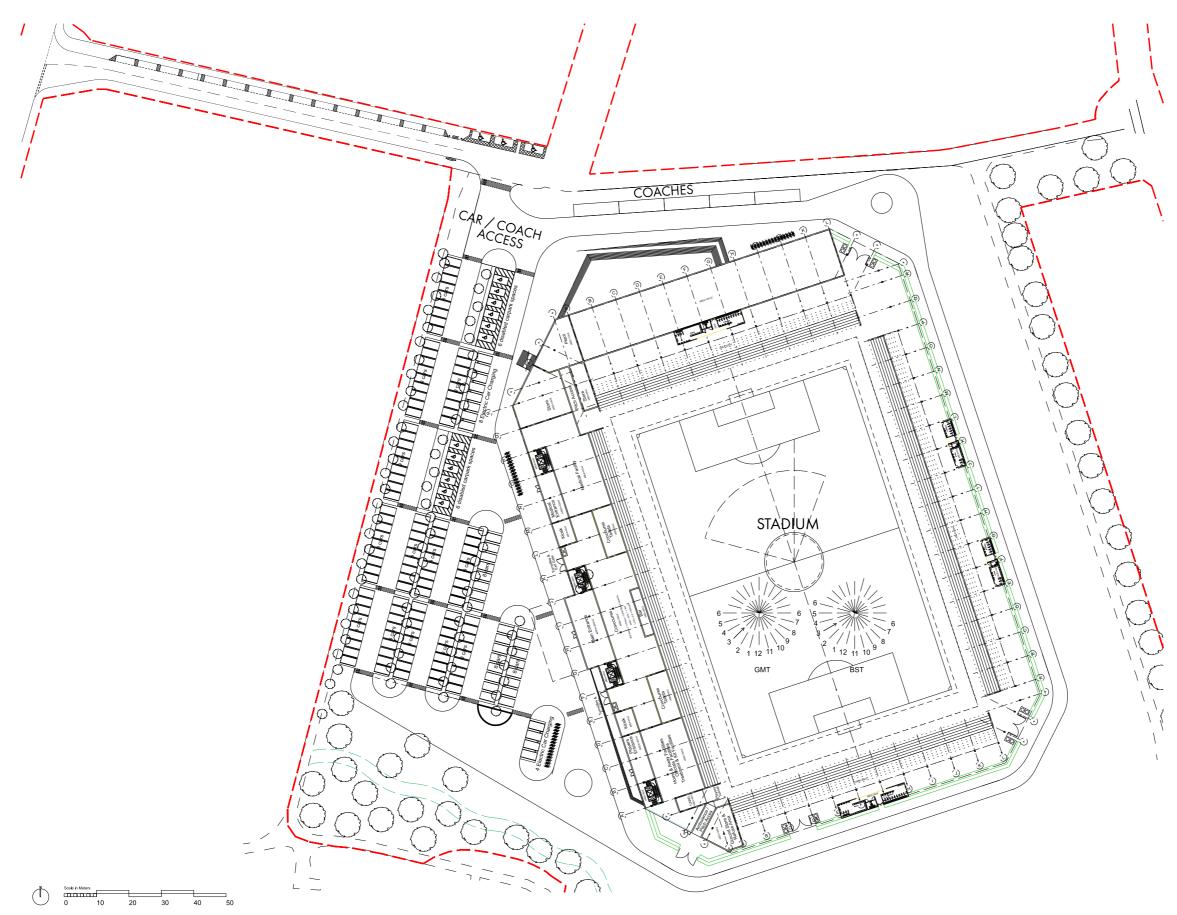
5. Drawings5.1. Plans

5.1.2. Site Strategy



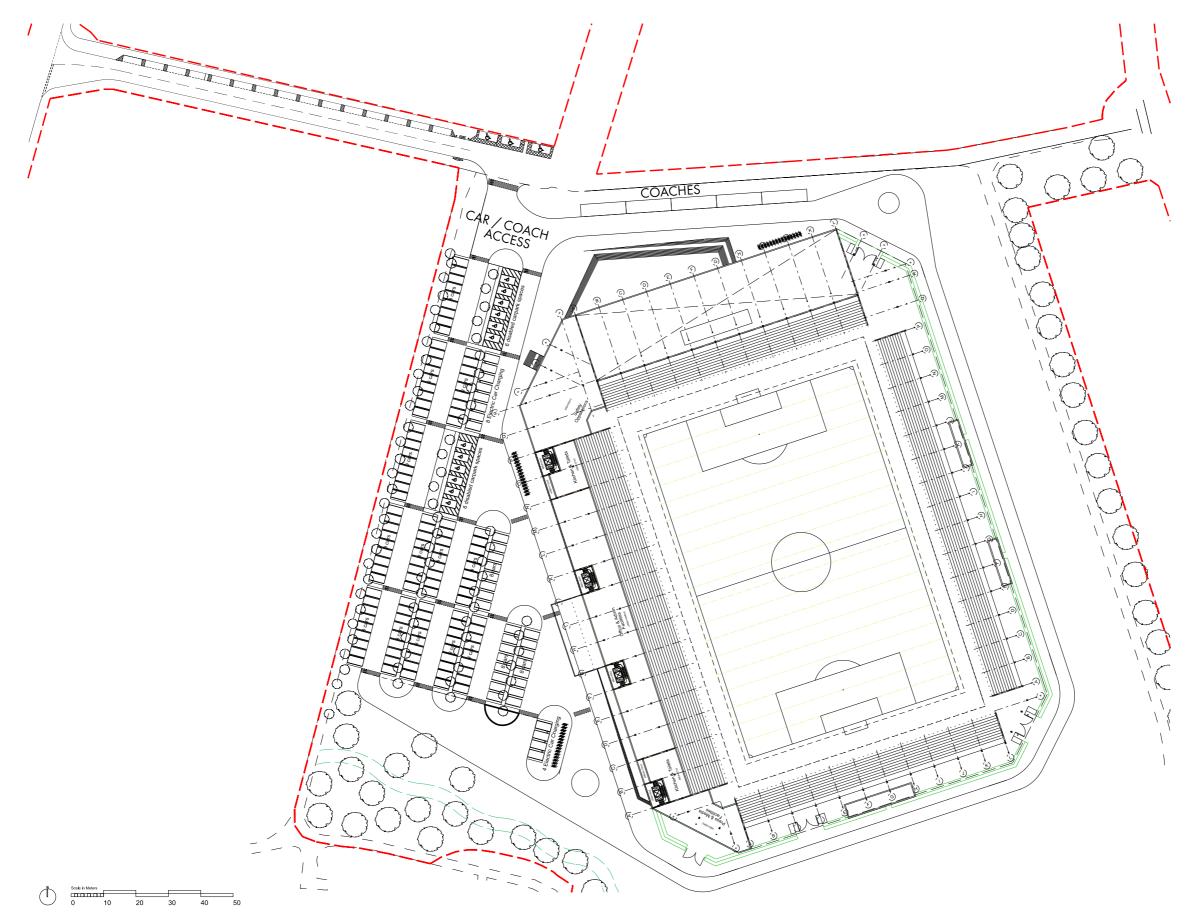
5. Drawings5.1. Plans

5.1.3. Ground Floor

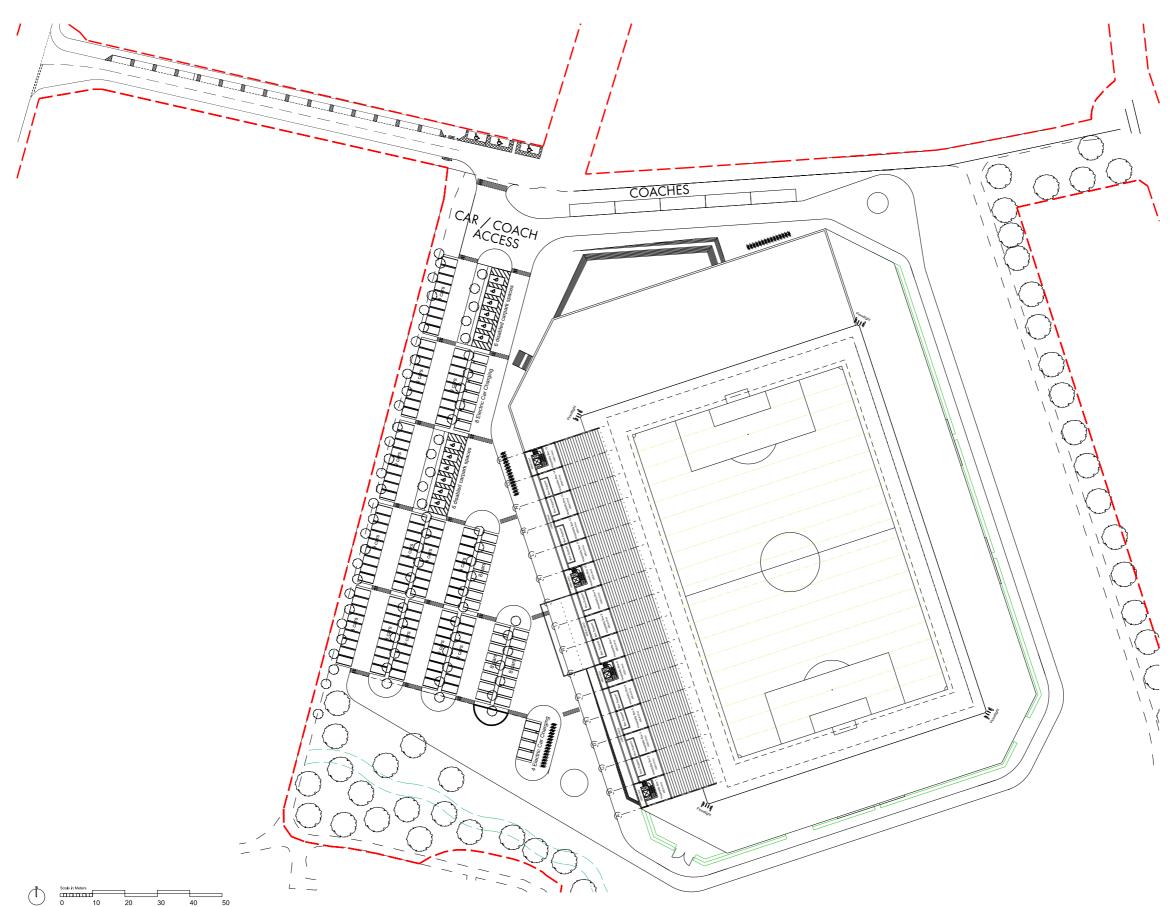


5. Drawings5.1. Plans

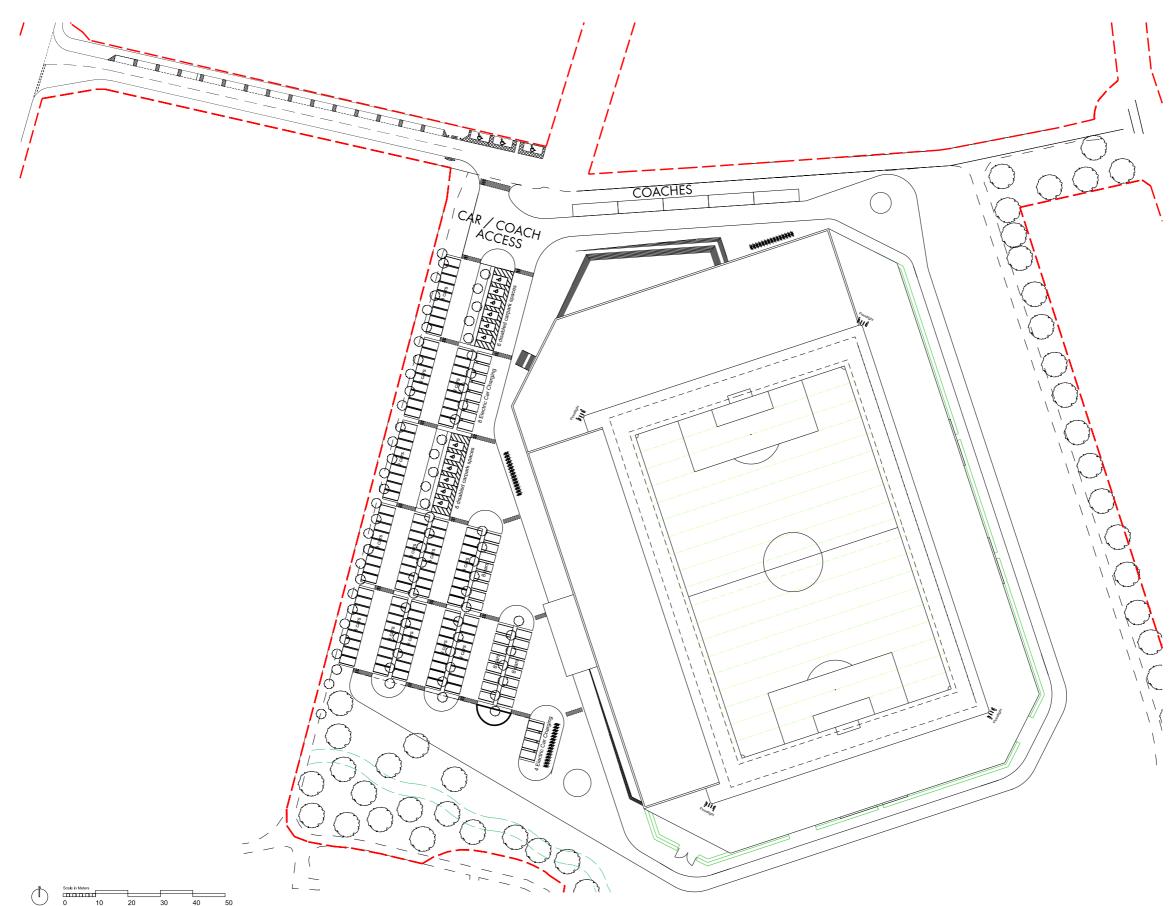
5.1.4. First Floor



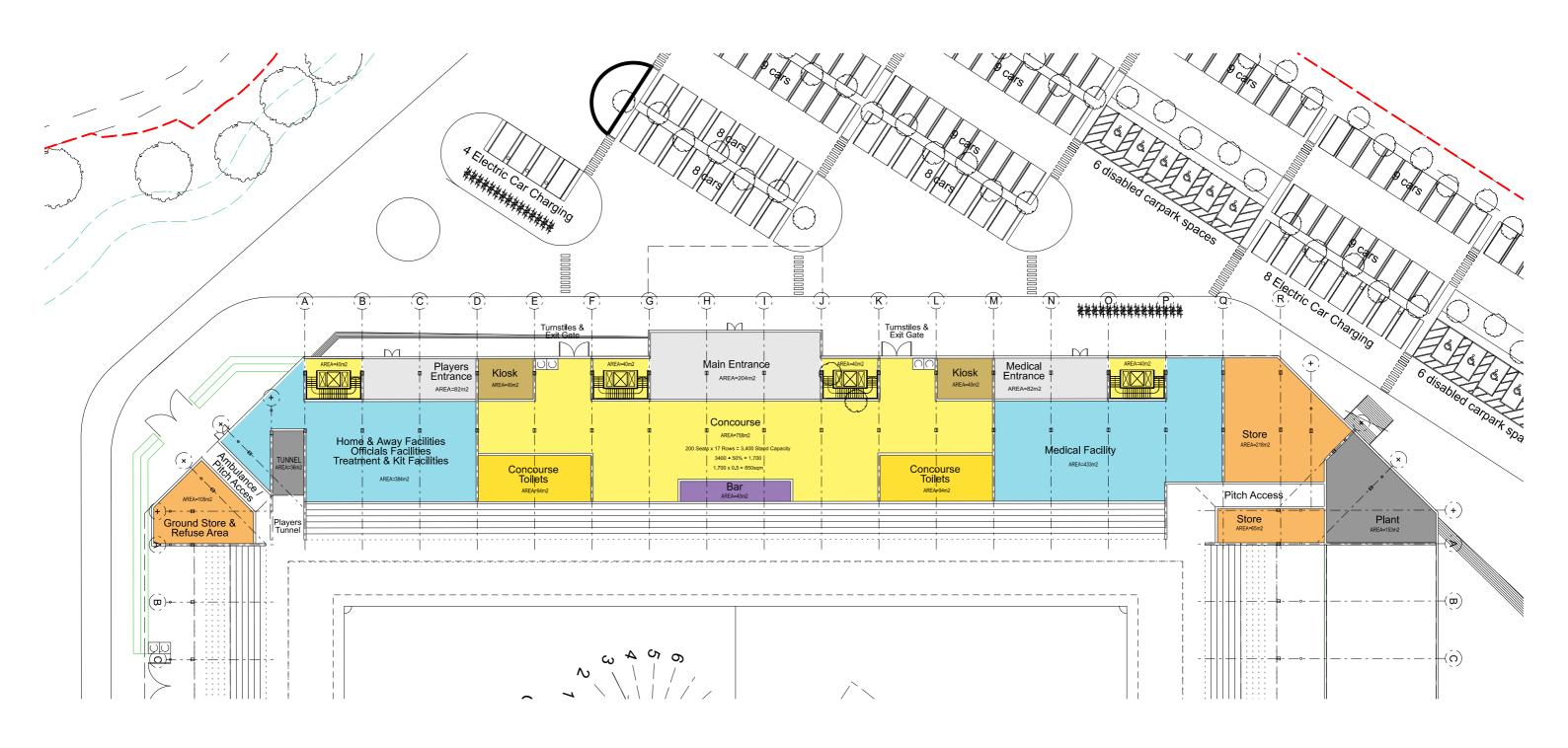
5.1.5. Second Floor



5.1.6. Roof

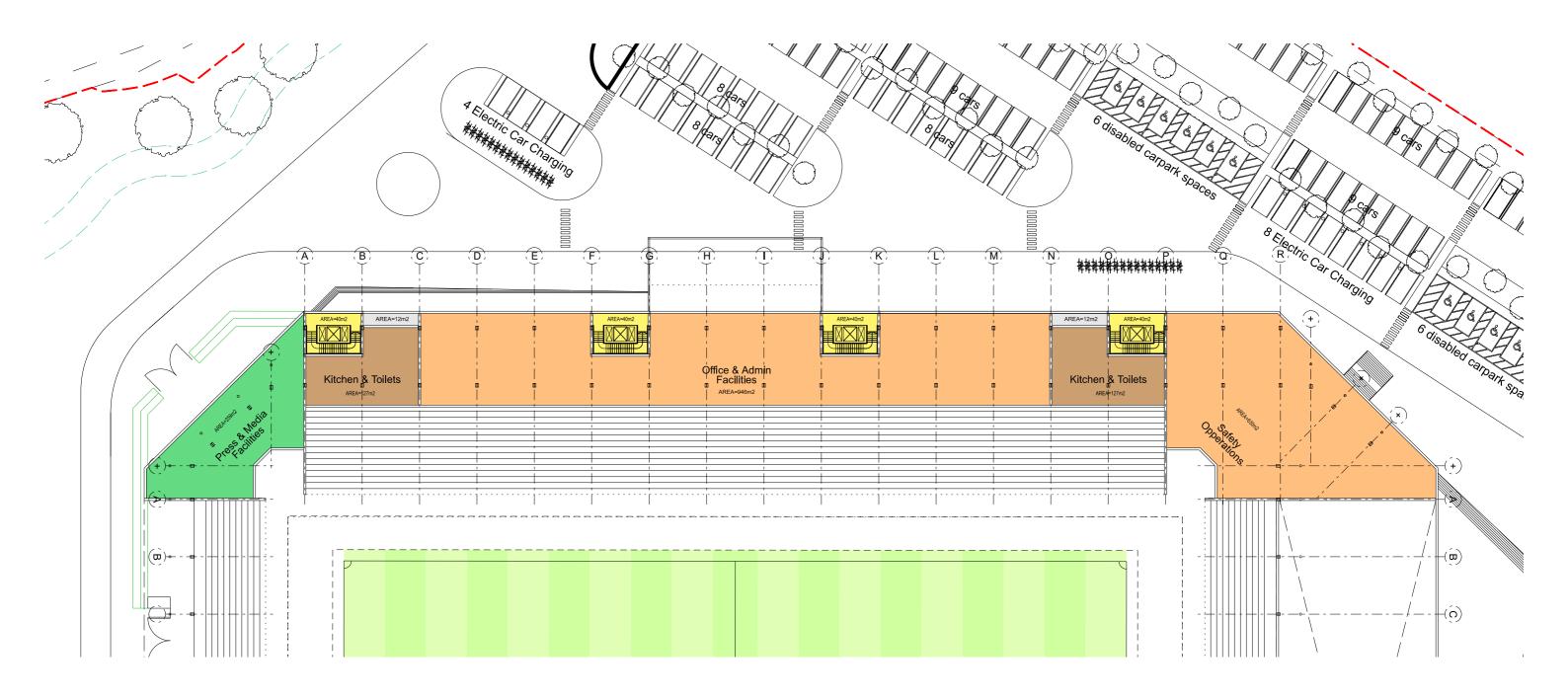


5.1.7. West Stand Ground Floor





5.1.8. West Stand First Floor



5.1.9. West Stand Second Floor



5. Drawings5.2. Elevations

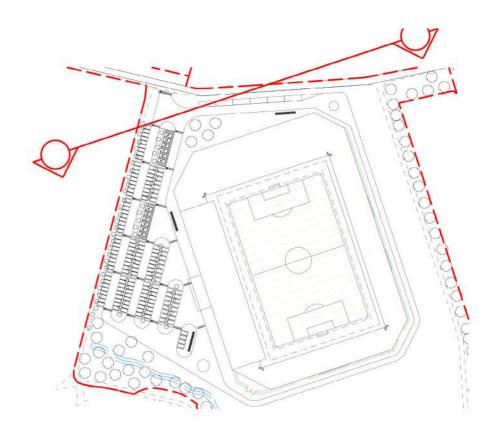
5.2.1 South Stand Elevation

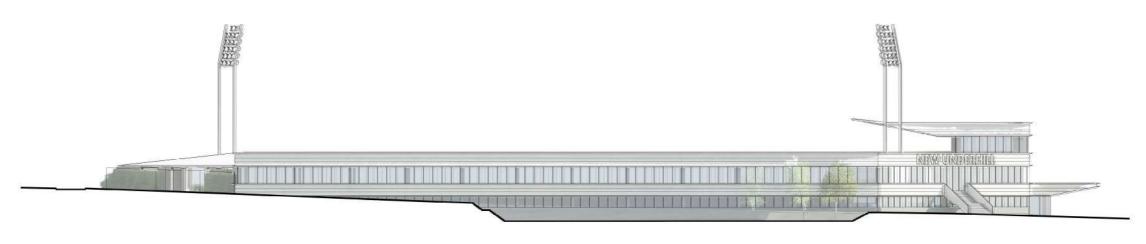


South Stand

5. Drawings5.2. Elevations

5.2.1 North Stand Elevation

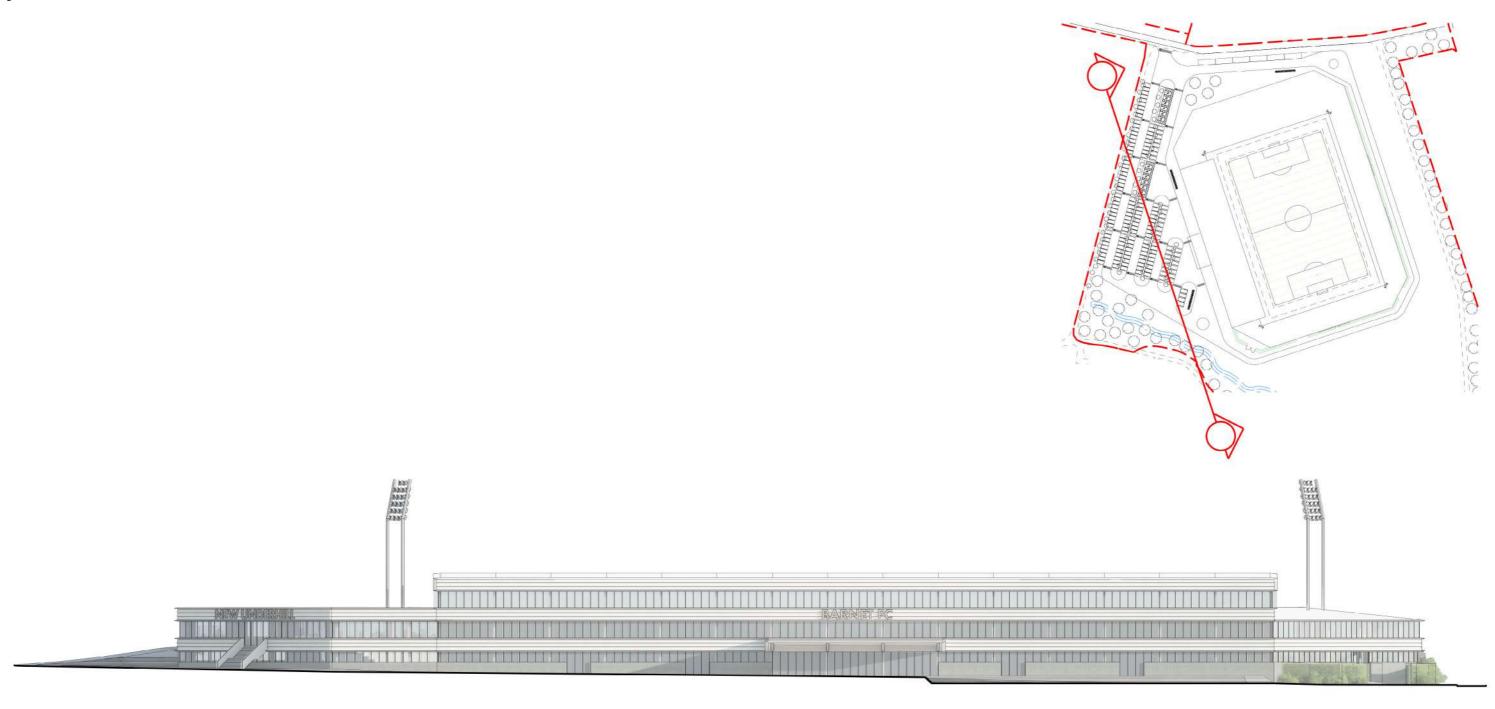




North Stand

5.Drawings 5.2. Elevations

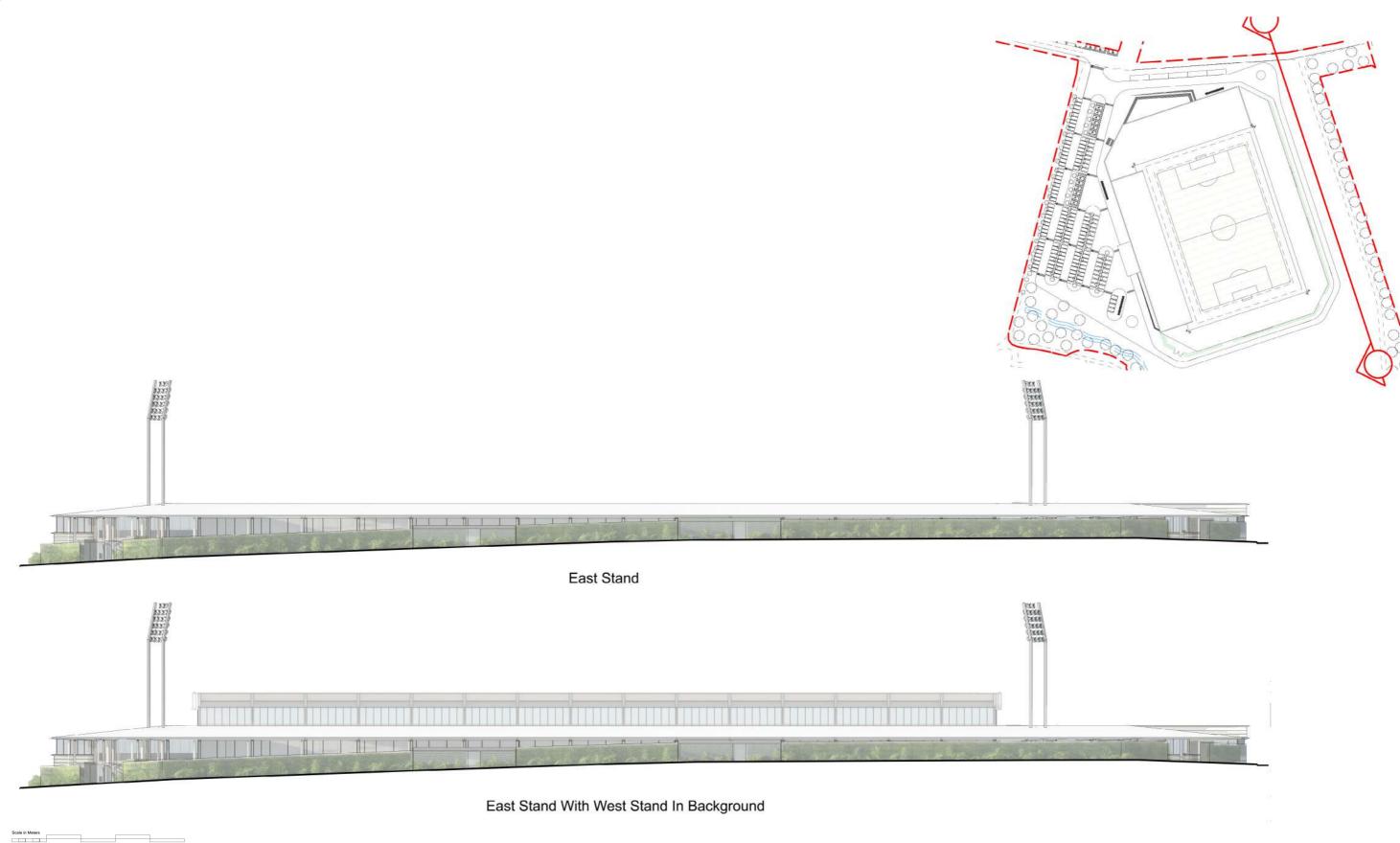
5.2.1 West Stand Elevation



West Stand

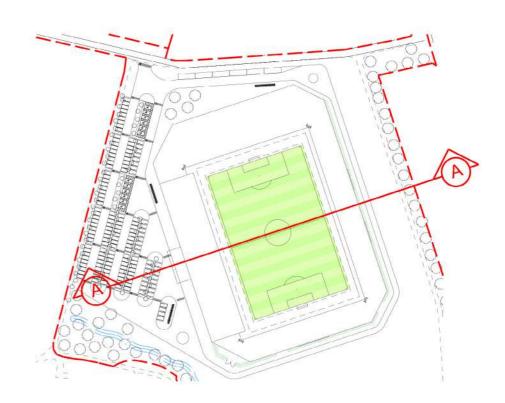
5. Drawings5.2. Elevations

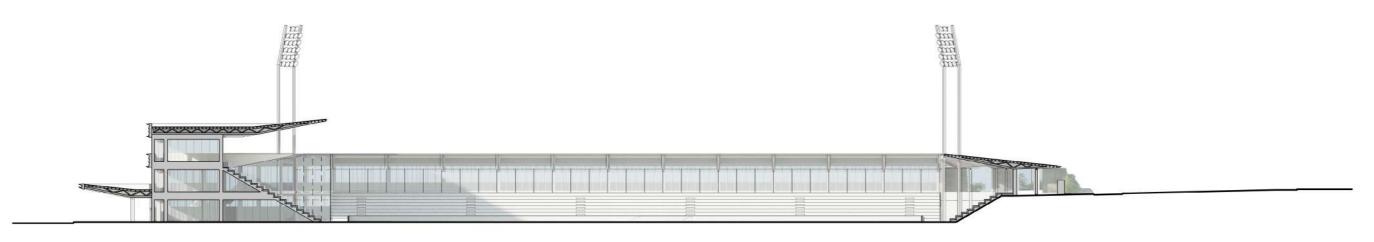
5.2.1 East Stand Elevation



5. Drawings5.3. Sections

5.3.1 West - East Section

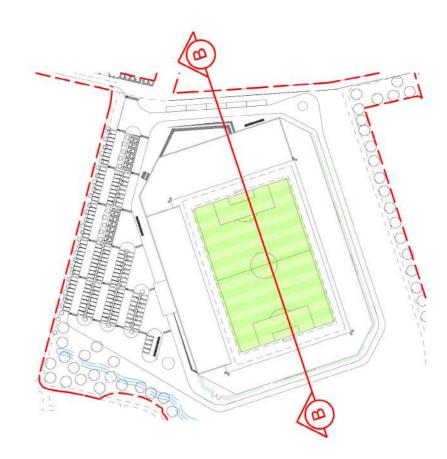


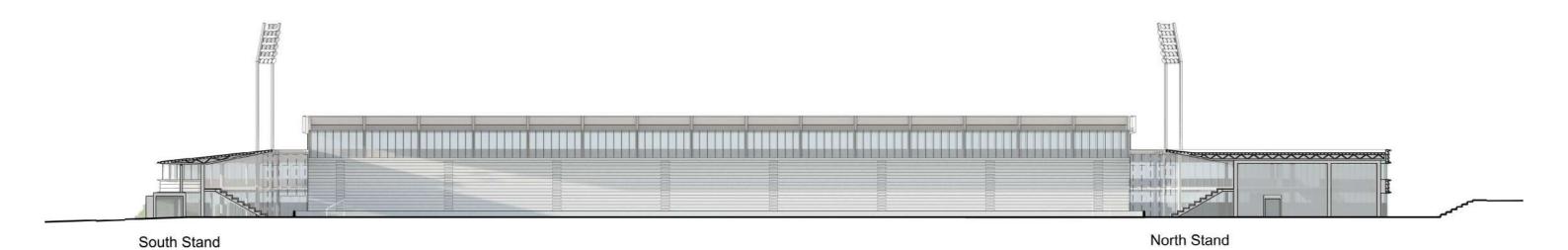


West Stand East Stand

5. Drawings5.3. Sections

5.3.2 South - North Section







6. Renderings

New Underhill Stadium

6.1.1. Southwest corner





6.1.2. West stand entrance





6.1.3. West stand elevation





6.1.4. Northwest corner





6.1.5. View from the West, entering from Barnet Lane





6.1.6. Northwest corner looking South





6.1.7. North stand elevation





6.1.8. North stand view





6.1.9. Northeast corner





6.1.10. West stand from the East stand





6.1.11. East stand from the West stand





6.1.12. East stand elevation





6.1.13. View of the East stand





6.1.14. Southeast corner





6.1.15. South stand





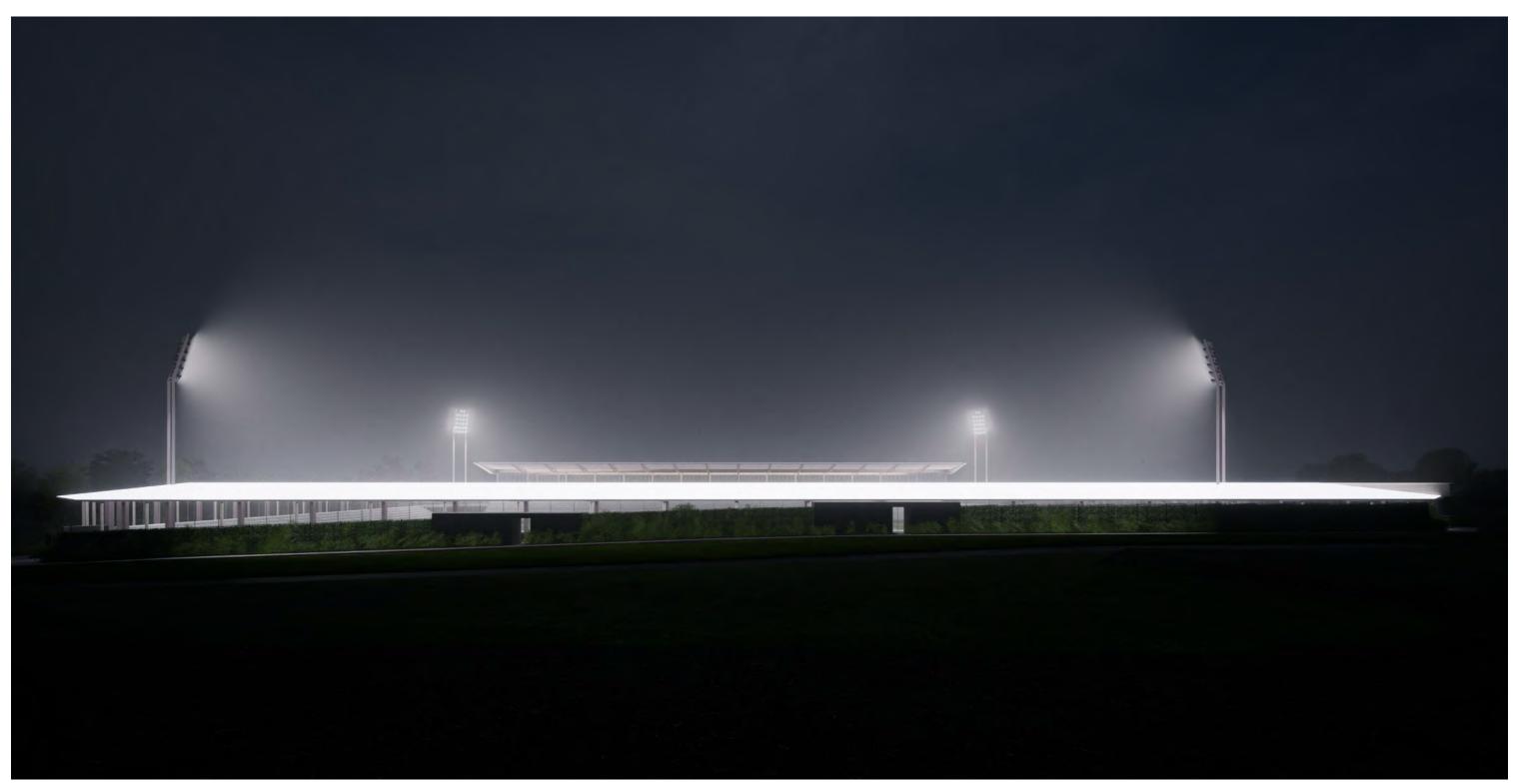
6.1.16. Stadium from the South





6.1.17. Night view of the stadium from the East





6.1.18. Night view of the stadium from the South





