

PLANNING APPLICATION FOR PHASE 3B AND 3C

A planning application for the next stage of the regeneration is about to be submitted to Barnet Council.

2,000 new homes and a range of community facilities were approved by Barnet councillors in July 2013. But a project this large is hugely complicated. Current homes cannot be demolished until new ones are built so these stages have to be carefully planned.

An exhibition held on 1st and 4th November at the West Hendon Community Centre, in Marsh Drive outlined the proposals for Phase 3B and 3C. A planning application for these sections of the estate is due to be submitted this month.

View of The Green, looking north towards the West Hendon Broadway



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Detailed Plans On Show To Residents



Around 150 people attended a recent exhibition of Barratt Metropolitan's plans for almost 300 new homes due to be built at the West Hendon estate between 2016 and 2020.

Permission for the 2,000 new homes has already been granted but the latest application deals with details such as the design, landscaping and access arrangements in Phase 3B and 3C.

If you were unable to attend the exhibition of the plans on 1st and 4th November then please visit www.west-hendon.co.uk to find out more.

The development team were on hand to answer residents' questions

Find Out More On Next Phase of Development

The new estate is being built in six phases with Phases 1 and 2 already complete. Phase 3 is split into three sub-phases: 3A, 3B and 3C. Phase 3A was granted planning permission in July 2013 – when approval was also given for the overall regeneration – and is currently under construction. Phase 3B and 3C will be built between 2016-2020.

Phase 3B

This Phase is made up of a mix of apartments and larger family sized homes. There are 98 rented units in Block F with many located close to the Green, the largest area of public realm in the regeneration.

These homes will have easy access to children's play spaces within the block courtyard, and the adjacent park and the Welsh Harp. The rented units will be a range of sizes including some large enough to house families of up to seven people.



The courtyard of Block F

Phase 3C

This phase will have 16 shared ownership/equity units. These will range in size from one-bedroom to three bedroom units designed for families of up to five people.

There will also be 74 market units and some large commercial spaces on the ground floor of the block facing the Broadway, ideal for a local supermarket. There is room for a café facing the new green space.



View from Station Road looking south

Please visit www.west-hendon.co.uk to find out more.

What's That In The Welsh Harp?

Have you been wondering what the new constructions floating in the Welsh Harp are?

If you haven't spotted them, you can see where the six floating islands are located on the map (right).

They have been installed to encourage plants and microbes to grow and live in the Welsh Harp Reservoir. They work by hanging a network of roots below the surface of the water that then create the perfect conditions for plants and microbes to flourish. The film that is created on the surface also helps to filter the water.

Four of the islands are planted with native species The other two will be gravel topped to encourage birds to nest.



The Welsh Harp from above

Residents Asked To Get In Touch

Barnet Council and BMLLP are calling on leaseholders and tenants affected by planned demolition early next year to get in touch with council officers to discuss their individual circumstances.

The Council and BMLLP began to consult in March with homeowners on its application to central government to be granted powers to compulsory purchase homes. The powers are seen as a last resort and will only be used if the Council cannot reach agreement with leaseholders and freeholders.

Information about the process and proposals for regeneration of the estate were sent to those affected and drop in sessions held. So far, 49 of 86 non-secure residents in the first phase of demolition have been rehoused within 3.2 miles of the estate. There are still a large number of residents affected by the first phase of demolition who are not engaging directly with the council. Tenants are asked to get in touch with Barnet Homes to discuss their circumstances on 0800 389 5225.

Regeneration Mythbuster

Regeneration projects are very complex. There are lots of people living on the estate in many different circumstances and lots of things going on at once; people live busy lives and do not always have access to the information available. As a result, rumours build up around particular issues. This new section will correct some of the biggest myths about the regeneration project.

“Tenants are currently being evicted”.

That's not true. Residents have received Notice of Possession proceedings but this does not carry a date of eviction. It allows the council to start planning to move residents to support the regeneration scheme. Residents are able to engage with Barnet Homes either to find new homes on the estate or to move to another property.

“There wasn't any consultation carried out”.

All residents have had the opportunity to comment and/or object to planning applications made between 2006 and 2013. The development team has met regularly with the Residents Regeneration Group (now called the Partnership Board) and in 2012 / 13 more than 5,000 residents on the estate were invited to two public consultation events on the new masterplan for the regeneration. Further to this, everyone has been provided with access to a website and community hotline (which are still available).

“Residents in the next phase are being moved to a roundabout”.

They're not. Residents will be moving into new homes in two separate blocks. The first block is for secure tenants and this is alongside the gyratory system as this was the first land available for early development (it was previously a car park). This will change when the road system is opened up by the redevelopment and transformed into a more traditional grid network of new roads. Residents moving to this block will only have to move once.

Barratt Metropolitan Supporting Residents Christmas Party

The West Hendon residents party has this year benefitted from a Christmas donation from Barratt Metropolitan. The party, held on 6th December at the community centre, saw the children of West Hendon enjoy a Christmas party with a magician, music, mince pies and presents.

COMMUNITY

Local Families And First Time Buyers Moving In

Barratt Homes' sales and marketing suite, in Cool Oak Lane, reopened in July with 1, 2 and 3 bedroom apartments available in the blocks currently being built. Known as Lakeview, the next phase for sale includes a mix of private and affordable homes, each with either a balcony or terrace. The sales team continues to receive strong interest in the development from first time buyers and local families. Visit the Marketing Suite to find out more.



Public Inquiry Dates Set

Barnet Council are currently seeking powers that, as a last resort, will allow them to take possession of properties included in the regeneration masterplan area. A public inquiry allowing full public scrutiny of this process will be held between Tuesday 20th and Friday 30th January 2015 at the following venues:

- Tuesday 20th January, 10a.m. at the Holiday Inn Brent Cross, Tilling Road, Brent Cross, London, NW2 1LP
- Wednesday 21st January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Thursday 22nd January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Friday 23rd January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Tuesday 27th January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Wednesday 28th January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Thursday 29th January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX
- Friday 30th January, 10a.m. at Hendon Town Hall, The Burroughs, Hendon, London, NW4 4AX

The notes made by the inspector about how the inquiry will be run can be found at www.west-hendon.co.uk under CDF.04. An evening meeting will be held on 22nd January, should it be required. The time will be arranged at the beginning of the inquiry.

CONTACT DETAILS

Barnet Council

For information about the regeneration please contact:

Regeneration Services

t: 020 8359 7381

e: regeneration@barnet.gov.uk

Capita

For information about the private treaty leaseholder acquisition process please contact:

Rosie Moore

t: 020 7544 2000

e: hendon.regen@capita.co.uk (or contact paul.watling@capita.co.uk from 23rd December 2014 - 5th January 2015).

Barnet Homes

For information about management of the existing estate and non-secure tenant rehousing please contact:

Regeneration Team

t: 020 8359 2900

e: talktous@barnethomes.org

Barratt London

For information about building works on site please contact:

Community Hotline

t: 0845 460 6011 (or 020 7636 7435 from a mobile)

e: info@west-hendon.co.uk

Metropolitan

For information about moving to your new home on the estate please contact:

Sheila Morcombe

t: 020 3535 4250

e: westhendon@metropolitan.org.uk

Independent Advice

If you would like to speak to someone independent of the Council and Barratt Metropolitan LLP then you can obtain information and advice from:

Rob Webb of Priority Estates Project (PEP)

t: 01793 737294

e: Robert.w@pep.org.uk

w: pep.org.uk/west-hendon-regeneration.html

KEY
DATES

Open Partnership Board Meeting

Monday 12th January, 7pm-9pm in the West Hendon Community Centre

CPO Inquiry Hearing 20th to 30th January 2015

Completion of Block G April 2015