



Computer generated image showing how the new public spaces at West Hendon might look

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Barratt Metropolitan LLP (BMLLP) has now finalised its proposals for the regeneration of the West Hendon Estate with a planning application scheduled for submission soon.

BMLLP is committed to a development that delivers a new West Hendon, not simply a rebuild of the estate, and is confident their final proposals will breathe fresh life into the area and benefit the entire estate as well as the wider community.

**DETAILS OF THE PLANNING APPLICATION - RECENTLY ON DISPLAY AT A PUBLIC EXHIBITION - CAN BE FOUND INSIDE**



# NEW MASTERPLAN

In March 2012, BMLLP consulted with local residents on a new masterplan for West Hendon that would ease the huge financial constraints that had prevented the previously approved plan from going ahead.

Since then BMLLP has developed a masterplan that we believe will deliver the long promised regeneration of the West Hendon Estate.

These regeneration proposals will help create:

- 2,000 new homes, including 25% affordable
- A new two-form community school for around 400 pupils
- An increase in the amount of public and communal amenity space by almost 20% - increasing from 24,594m<sup>2</sup> to 29,083m<sup>2</sup>
- 1,000 full-time construction jobs
- 126 full-time jobs in new commercial and community provision on site
- A new bridge across the Silk Stream

## New school

The new West Hendon Estate will have a new two-form primary school and nursery for around 400 pupils. It is planned to locate the school next to the proposed Silk Stream Bridge, allowing pupils easy access to the playing fields on the other side of the Welsh Harp. Plans remain in place for a new community centre on the estate which may be co-located with the school.



Sketch of the new school

## Improving the Broadway



Map showing proposed acquisitions marked in red (pink areas show existing phases at Pilot and Lakeside)

The new plans will ensure that the majority of the Broadway remains intact.

Some areas will be redeveloped to enhance the new town centre area at the gateway to the redevelopment, providing space for new shops, restaurants and offices.



Computer generated image showing how the Broadway might look

# More open space



Landscape masterplan



Computer generated image of the public space

There will be an increase in usable open space on the new West Hendon Estate. The current existing public and communal space is 24,594m<sup>2</sup> compared to the new proposed space, which will total 29,083m<sup>2</sup>.

## REHOUSING TENANTS AND PROPERTY PURCHASE

### Secure tenants

All qualifying Barnet Council secure tenants will be rehoused in a newly built home on the estate at the time when their properties are required for demolition. We aim to give tenants at least 12 months' notice of their moving date. The detailed terms of the rehousing offer made to Secure Tenants will be the subject of statutory consultation, known as Ground 10a, carried out by the Council with the support of BM LLP that will require approval by the Secretary of State.

### Non-secure tenants

We will assist Barnet Council non-secure tenants in finding alternative accommodation off the estate.

### Leaseholders & freeholders

All leaseholders and freeholders on the estate will have their properties purchased at market value, plus relevant statutory compensation at the time when their properties are required for demolition. Where suitable properties are available in current the new build phase, resident home owners will be offered the option to take up shared equity on the estate. Our intention is to agree a purchase price with each leaseholder and freeholder. However, to guarantee that all properties can be acquired, the Council will apply for a Compulsory Purchase Order. The CPO will

be subject to statutory consultation carried out by the Council with the support of BM LLP and will require approval by the Secretary of State.

### West Hendon Broadway owners

All affected property owners on West Hendon Broadway will have their interests purchased at market value plus relevant statutory compensation at the time when their properties are required for demolition. The CPO and purchase process for owners on the Broadway will be identical to those for leaseholders and freeholders on the estate.

A key aspect of the plan is the phasing of the project. We have put together a draft plan for the phasing that provides a timetable for the next two phases of the project. This is shown in the draft images here.

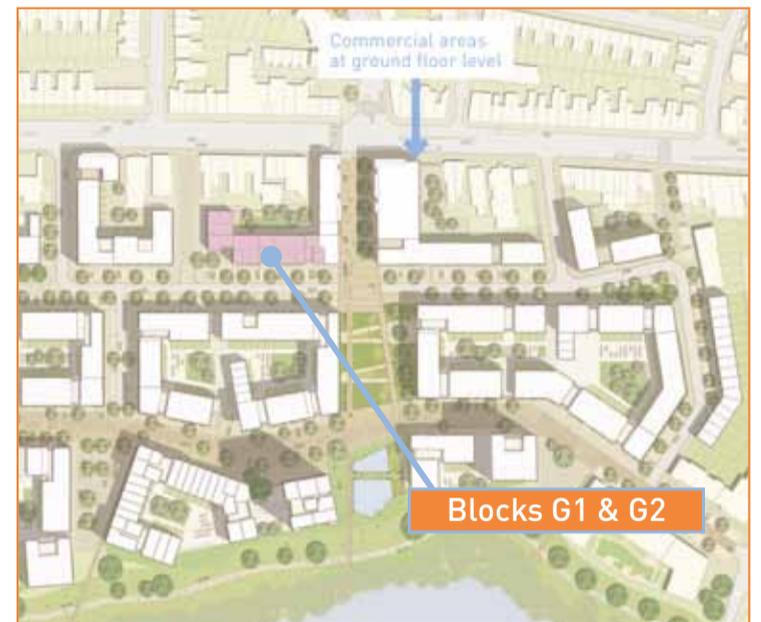
This plan and the dates are subject to BM LLP's ability to progress the project through a number of further detailed planning applications, land assembly exercises and further statutory approvals.

New landscape planting will take place early on in the development programme to ensure that a pleasant, semi-natural environment is created as a setting while the wider regeneration takes place.

# PHASING OF THE DEVELOPMENT

The toughest part of planning the regeneration of the estate is finding enough land within the current layout to begin building work. The first West Hendon residents to move into modern new homes cannot leave their current properties until new ones are built. However, there is very limited space available at the beginning of the project.

After considerable work and detailed studies BMLLP has identified the only site which can be supported by the scheme for the next group of residents benefiting from West Hendon's regeneration. As the new masterplan is completed these centrally located homes will fully benefit from the new neighbourhood being built around them, the diagram to the right illustrates this.



The diagram below outlines this next stage of the development and how BMLLP proposes to deliver the first new homes for residents of Franklin House and the flats and maisonettes in Marriotts Close.



New homes for residents of Marsh Drive, Tyrel Way, Parade Terrace, Warner Close and the remainder of Marriotts Close will be delivered after 2017. Information on this complex aspect of the project was available in detail at a December public exhibition, but if you missed the event then please contact us for more information. See the back page for more details.

The next 71 rented homes for existing secure tenants will be built in block G1/G2 on the site of the Perryfields Way car park. Detailed plans of this block will be available as part of the planning application.

# Parking

There will be 1,600 car parking spaces within the development, equating to a ratio across the site of 0.8 spaces per residential apartment. 10 % (160) of these will be car parking bays for wheelchair users. There will also be 65 spaces serving the commercial properties on the Broadway. The development also includes undercroft and basement car parking, which is in addition to the on-street parking shown here.



Image showing the road layout and on-street parking

## PUBLIC EXHIBITION

BMLLP invited more than 5,500 Barnet residents to a public exhibition of its planning application. Held at 189 West Hendon Broadway on 5th and 8th December, representatives from the development team outlined the key aspects of the application and how it will affect residents of the estate.

Over the two days 180 visitors attended, giving written and verbal feedback on the application. The majority of comments were made around high-rise buildings, parking, access, rehousing for tenants and leaseholders, the impact on wildlife, community facilities and disruption during the construction process.

The majority of these topics were raised previously by visitors to BMLLP's consultation event in March. West Hendon's Residents Regeneration Group (RRG) have also been advising the development team throughout 2012 ensuring that, where possible, residents' ideas and views influence the development of the masterplan.





Computer generated image of the public park

## PLANNING APPLICATION SUBMITTED

An outline planning application is scheduled to be submitted to Barnet Council soon.

After that the Barnet Planning Department will undertake a statutory consultation process where residents will again be asked their views on the application. Planning Officers will then consider these views before the application is put before a Planning Committee meeting where it can be approved or refused by Councillors.

If the application is approved then building work on the next phase of the regeneration could start later this year.

## REVISED PARKING ARRANGEMENTS

Consultation held at the end of last year sought the community's views on the proposed closure of the Perryfields Way car park and improvements to the Warner Close car park. A total of 810 consultation letters were sent out and eight responses were received.

As a result of the consultation, bays will be provided for residents, business and disabled permit holders and for public parking. Approximately 72 spaces will be provided to cater for the needs of all users. Pedestrian access will be improved and maintained with new signage and footway improvements to make it easier and safer for people walking to and from the West Hendon Broadway.

The improved surface level car park is to be agreed with Barnet Council.

# CONSTRUCTION UPDATE

## PHASE 1

We completed eight houses in January 2012 which have been handed over to Metropolitan Housing Trust.

## PHASE 2

In June 2012 we handed over five houses in Shearwater Drive to Metropolitan Housing Trust.

## Tawny Court

The block consists of 20 private apartments which were handed over in September 2012 and is now fully occupied.

## Skylark Court

The block consists of 30 Metropolitan Housing Trust Apartments which were handed over in December 2012.

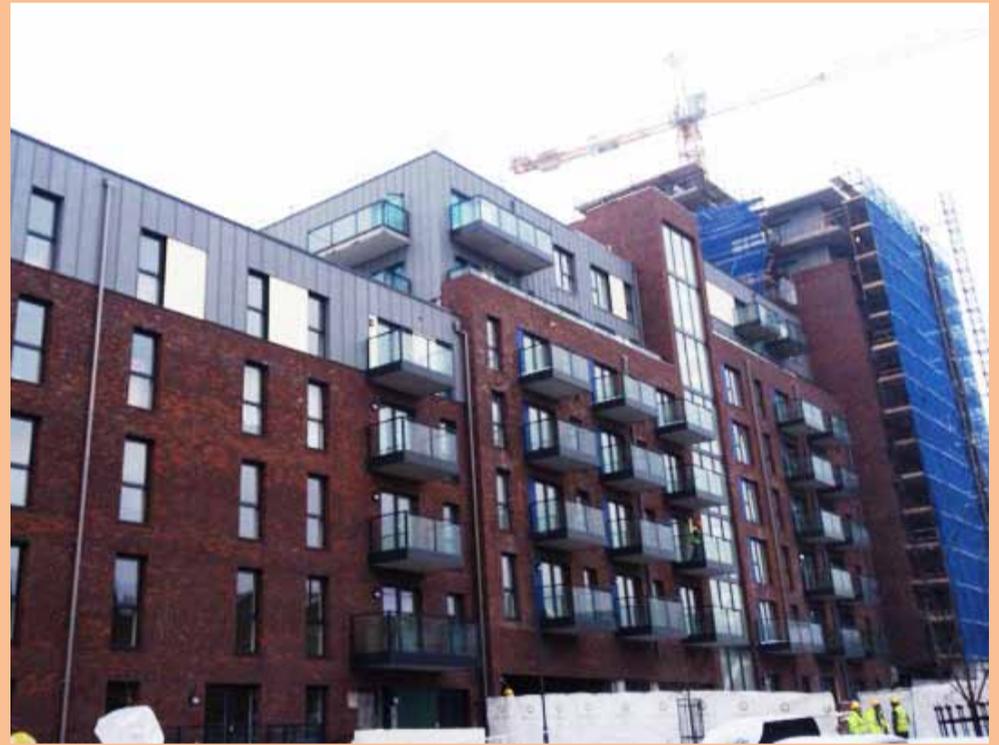
## Crested Court

The block consists of 59 private apartments. Construction is advancing with anticipated completion for February 2013.

## Goshawk Court

The block consists of 72 private apartments. Construction is advancing with anticipated completion for March 2013.

Lakeside is registered with the Considerate Constructors Scheme. The scheme aims to improve the image of construction and encourage best practice on site. As we continue our progress, we will endeavour to provide a high standard of consideration and care to our many neighbours, the environment and our workforce.



## Contact details

To find out more about the regeneration you can contact:

### Metropolitan Housing Partnership

t: 020 3535 4250

e: westhendon@mht.co.uk

### London Borough of Barnet

t: 020 8359 7188

### Barnet Homes

t: 020 8359 2910

You can also contact your Independent Advisor from Solon Community Network, John Morris, free of charge on **0800 884 0800** between 9am and 5pm Monday to Friday. If you call in the evening or at weekends you can leave a message and he will phone you back. You can also email [info@solon.org.uk](mailto:info@solon.org.uk)

## Translations

Si vous désirez un résumé de ce document traduit en français, veuillez contacter: *Sheila Morcombe*

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خلاصه این نوشتار دارید، لطفاً از تماس زیر استفاده کنید در صورتیکه میل به دریافت ترجمه فارسی *Sheila Morcombe*

જો તમને આ દસ્તાવેજના સંક્ષિપ્ત સારાંશની તરજૂમો ગુજરાતીમાં જોડવાની હોય તો કૃપા કરી સંપર્ક સાધો. *Sheila Morcombe*

جہاں اگر آپ کو اردو میں درکار ہو تو برائے مہربانی رابطہ کیجئے: اس دستاویز کے خلاصے کا تر *Sheila Morcombe*

**Sheila Morcombe 020 3535 4250**

If you would like a copy of this in large print, on audio tape or in any other format please phone 020 3535 4250.