

HENDON

WATERSIDE NW9



WEST HENDON REGENERATION PHASES - MASTERPLAN

Welcome

Welcome to our public exhibition for the next phase of the West Hendon Estate regeneration, hosted by Barratt Metropolitan (BMLLP).

BMLLP is a joint venture between Barratt London and Metropolitan who are delivering the regeneration of West Hendon in partnership with the London Borough of Barnet.

The regeneration project is split into six phases of delivery and this public exhibition details the next phase of the project - Phase 4.

The outline plans for Phase 4 – along with Phases 3 - 6 – were approved as part of the wider regeneration masterplan in 2013. Phases 1 and 2 were approved under a previous application. The outline consent established the parameters for each phase, such as the number and types of homes being built, height and associated public realm.

However as the project progresses, detailed plans for each phase must be drawn up and approved by the planning authority. This is called a 'reserved matters application' whereby the reserved details such as appearance, landscaping and access to the buildings are dealt with.

This public exhibition explains the detailed plans for Phase 4 which will be submitted as a reserved matters application in October 2016.

Representatives from the technical team are here today to answer your questions, and feedback forms are available to provide comments on the detailed plans for Phase 4. Please take a look at the information on display and speak to a member of the team if you have any questions.

The wider masterplan of the regeneration project received planning permission in 2013. The overall project is expected to be complete in 2027/2028.

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LOCATION OF BUILDINGS IN PHASE 4

Phase 4 overview

Phases 1, 2 and 3A are complete and work is due to start soon on building Phases 3B and 3C. Construction of Phases 3B and 3C is expected to finish in summer 2018. The delivery of the overall project is on schedule and we are now planning Phase 4.

Phase 4 will deliver significant improvements with:

- Over 600 new homes, including 194 affordable, and associated landscaping
- A new play space area for children, in addition to the play areas within courtyards, as set out in the masterplan
- Pedestrian and vehicle improvements to the highways at The Broadway and surrounding roads

We are preparing detailed plans for this phase which seek permission for the layout, appearance, landscape and access to the blocks in Phase 4: H, J, K and M. The location of these buildings can be seen on the masterplan above.

The detailed aspects of the plans for this phase are explained in the following boards.



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IMAGE SHOWING PROPOSED VIEW OF SOUTH STREET

Detailed design of buildings

Phase 4 will deliver 607 new homes, including 194 affordable, in six buildings: Blocks H1/2, J, K1/2 and M.

The buildings will be located to the south of the site, formed around the new connection between The Broadway and the Welsh Harp, which will be a new public space at the heart of the development.

The blocks have been designed by several architects to bring diversity of design to the development. The colour and materials respond to the context of the existing materials in the immediate area, ensuring a connection with both The Broadway and the Welsh Harp.

A key principle of the design is to make a transition from the urban character of The Broadway to the natural setting of the Welsh Harp.

There is a mixture of residential unit types to meet the wide range of needs of the local area. The new homes will range from studios, apartments and duplexes to three-storey townhouses.

The parameters for the height of the buildings were set out in the approved masterplan. This application responds to these parameters and there is variety in the building heights to further enhance the character of the area. The mix of these heights can be seen in more detail in the below diagram. The highest point in Phase 4 is K2, at 21-storeys. This is seven storeys lower than the recently constructed 'Vista' building in Phase 3.

Unit numbers		Unit numbers	
Unit type	Unit count	Unit type	Unit count
Studio (1B2P)	27	3-bed flat (3B5P)	37
1-bed flat (1B2P)	265	3-bed duplex (3B5P)	20
2-bed flat (2B3P)	187	3-bed houses (3B6P)	3
2-bed duplex (2B4P)	56	4-bed houses (4B7P)	12

Total units	607
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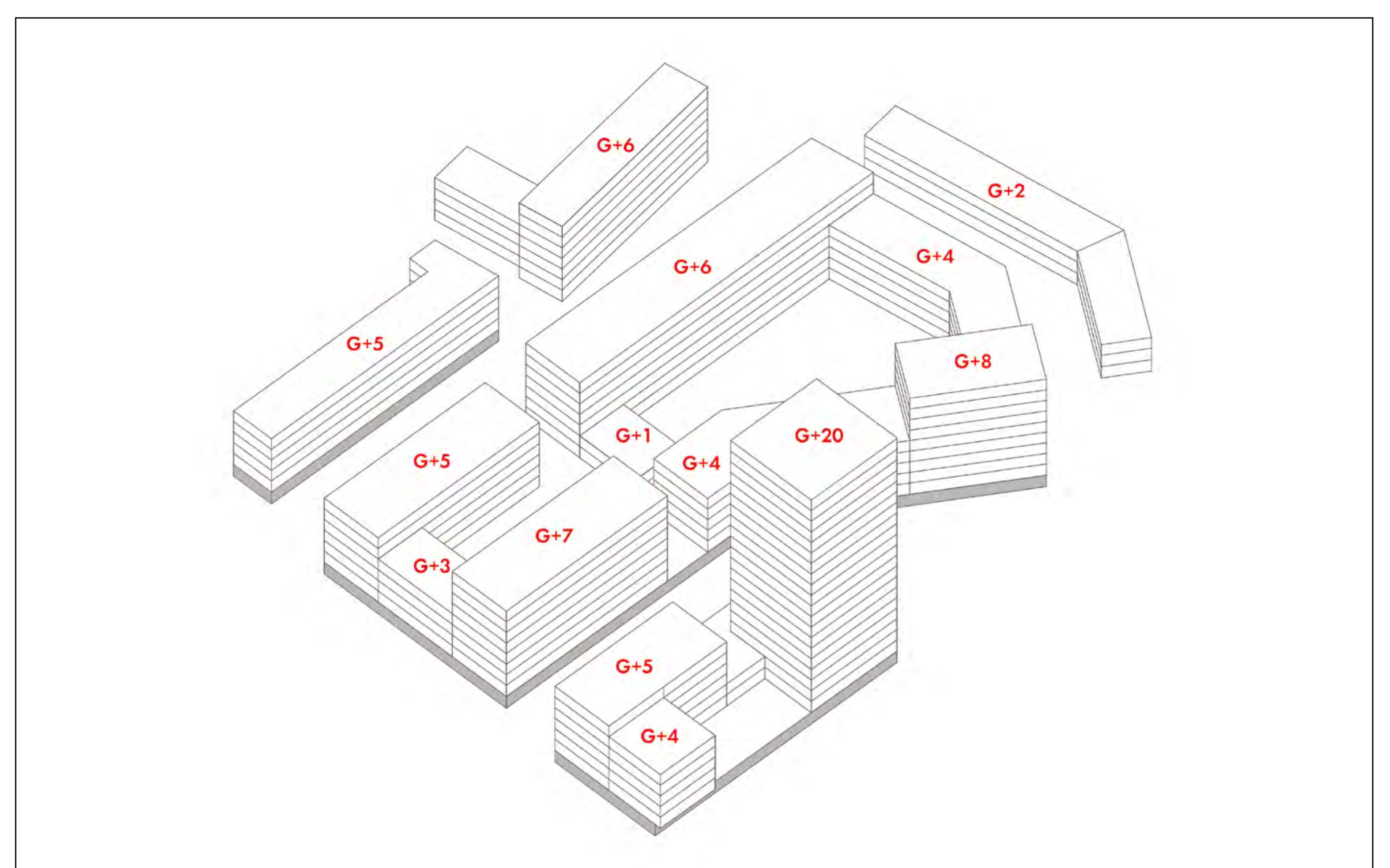


DIAGRAM SHOWING MASSING OF PHASE 4

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PLAN SHOWING LOCATION OF AFFORDABLE HOUSING: AFFORDABLE HOMES ARE LOCATED IN BLOCKS J3, J4, J5, H2 AND M3

Affordable housing

194 affordable homes are being delivered in this phase and will be in Blocks H, J and M.

The affordable homes in Block J are located close to the Green, the largest area of public realm in the regeneration. These homes will have easy access to children's play space and the Welsh Harp.

The social rented and shared equity properties will be offered to existing secure tenants and leaseholders. For further details on this, please contact:

Metropolitan for leaseholders - 020 353 2926

Barnet Homes for secure tenants - 020 8359 2900

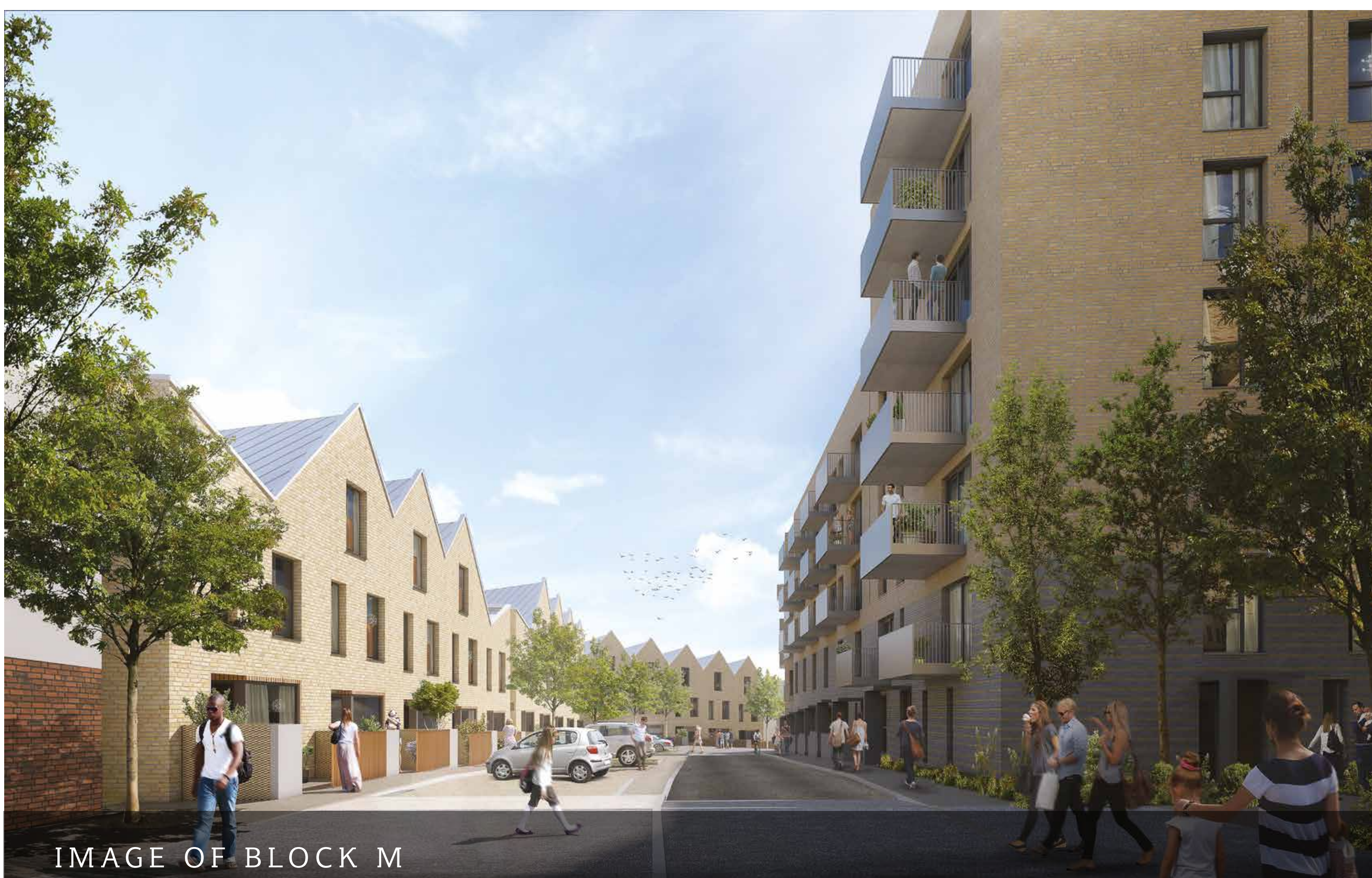


IMAGE OF BLOCK M



TYPICAL LAYOUT OF AN AFFORDABLE 2-BED FLAT

Unit mix	Percentage	Unit count
Private	68%	413
Affordable rented	8%	46
LCHO (Shared ownership/ shared equity)	24%	148
Totals	100%	607

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More play spaces and improved public realm

Phase 4 will see significant improvements to the public realm with extensive green landscaping.

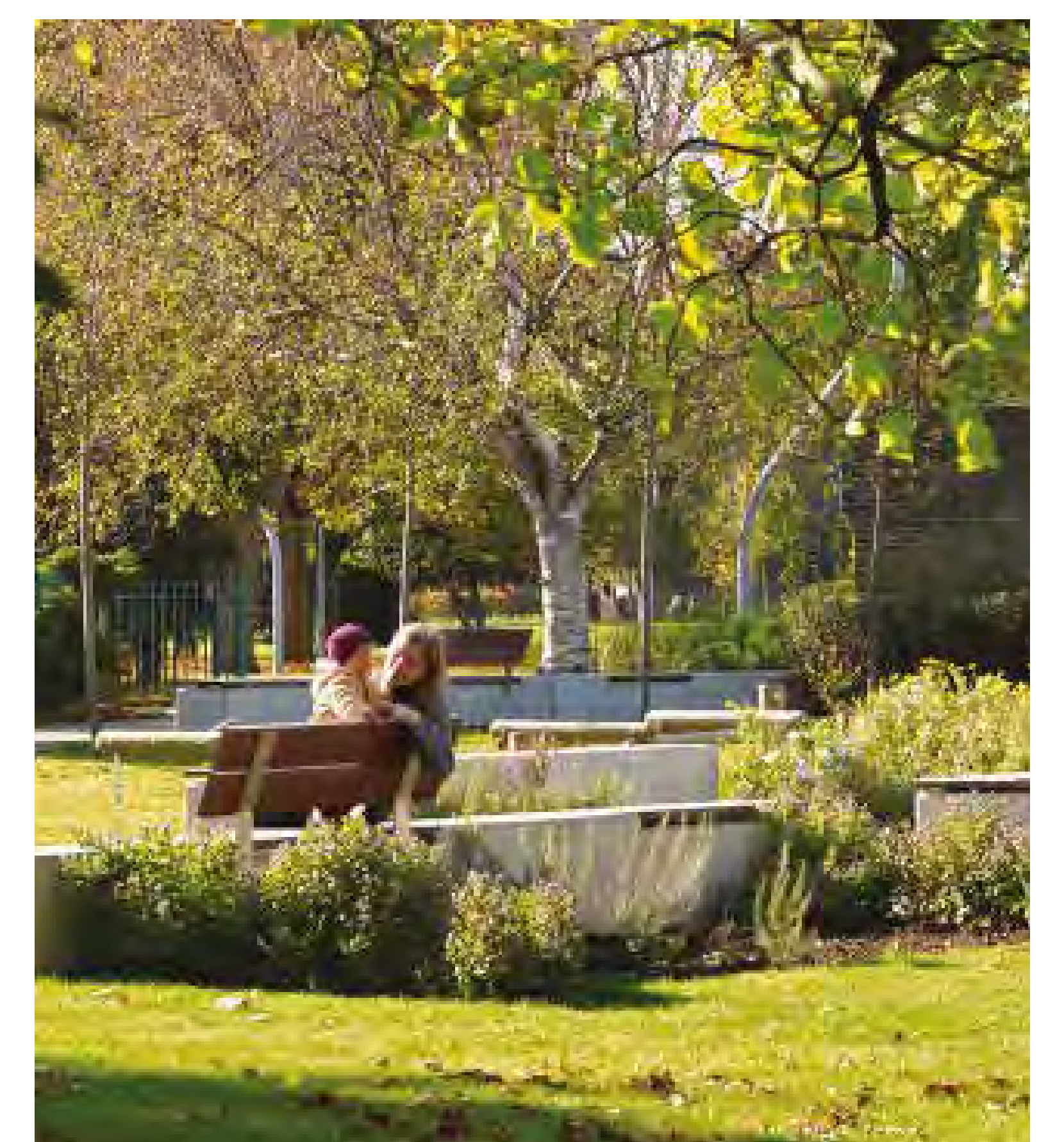
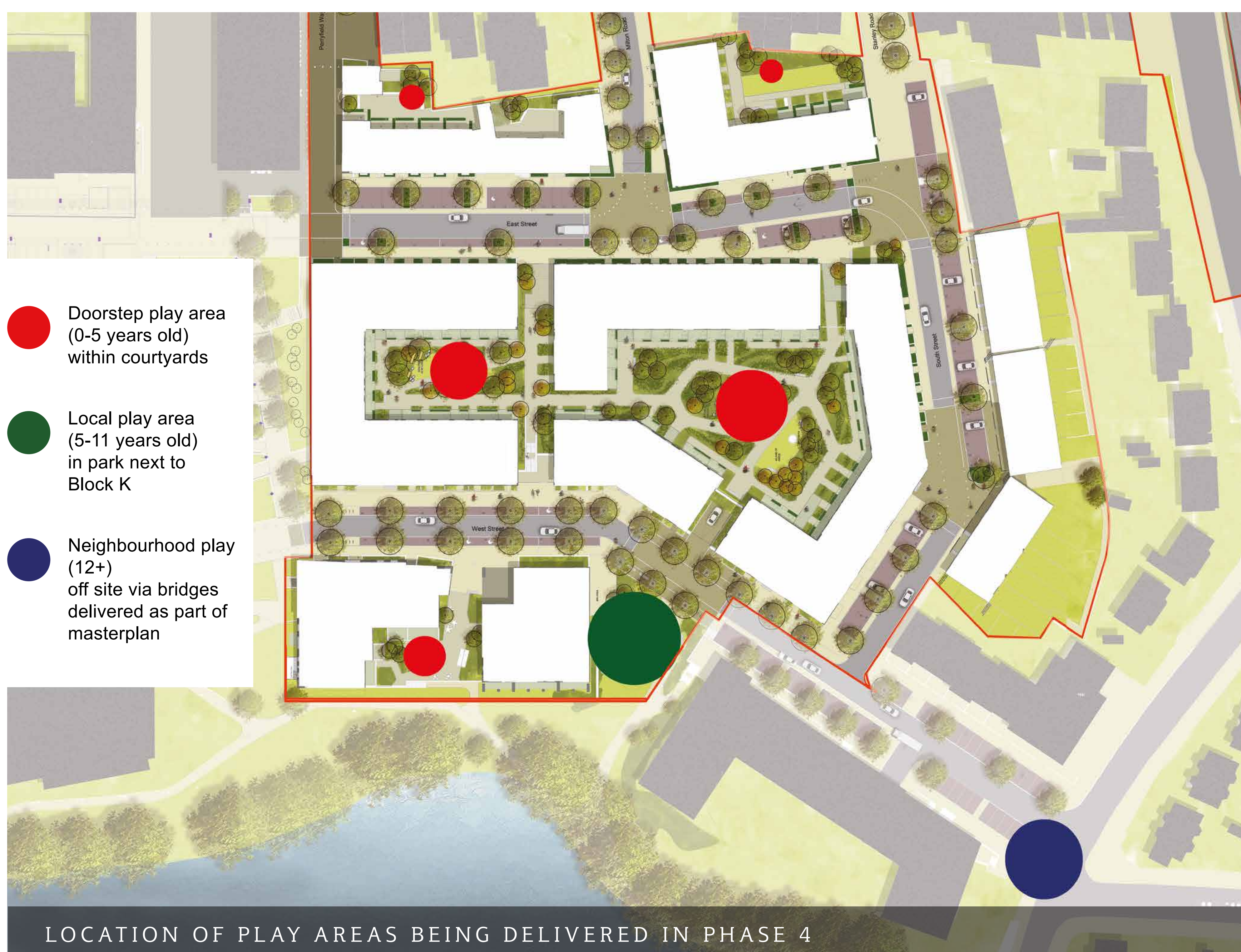
Phase 4 will be built next to the new public place - called 'Broadway Place', which is being delivered in Phase 3B/C - and will provide a beautiful walking route from the rail station to the Welsh Harp waterfront.

Within this phase, other open spaces are being delivered, including 'pocket parks' within the blocks for residents and additional play areas for children to enjoy. An extra play space has been added. The plan below shows where the play areas are being delivered. Overall, more green space is being delivered than set out in the approved masterplan so that there is more outdoor space for residents to enjoy.

BMLLP is more than meeting the agreed requirements of the 2013 outline planning permission by providing a series of innovative play spaces.

Although not formally required to do so, the spaces are being provided to support an evolving sense of 'place' at Hendon Waterside.

The aim is for children to enjoy playing in a safe environment and for young people and their parents to feel connected to the Welsh Harp.



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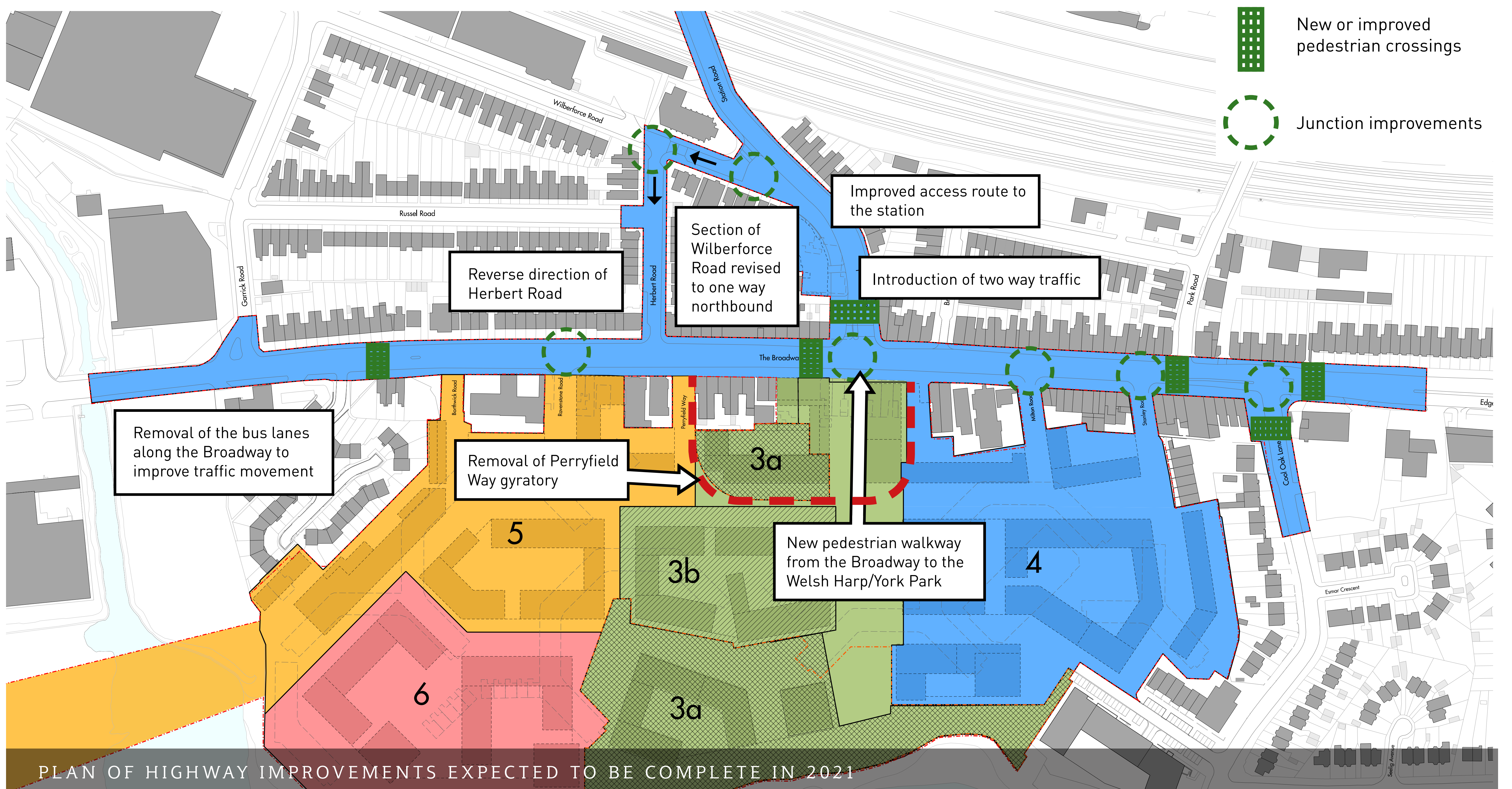
IMAGE SHOWING PROPOSED VIEW FROM EAST STREET

Improvements to major highways

This phase will also deliver important changes to the local highways, which will significantly improve the quality of access and movement for pedestrians and vehicles around and into the estate. BMLLP is currently working with Barnet Council to bring forward the delivery of these works within Phase 4. These highway improvements are expected to be complete by 2021.

These improvements will include:

- Removal of Perryfield Way gyratory
- Removal of the gyratory traffic from Herbert Road
- Widening of Station Road to allow two-way traffic and an improved pedestrian area
- Improvements to the junction of Cool Oak Lane and the A5
- New and improved pedestrian crossings at Station Road and The Broadway



PLAN OF HIGHWAY IMPROVEMENTS EXPECTED TO BE COMPLETE IN 2021

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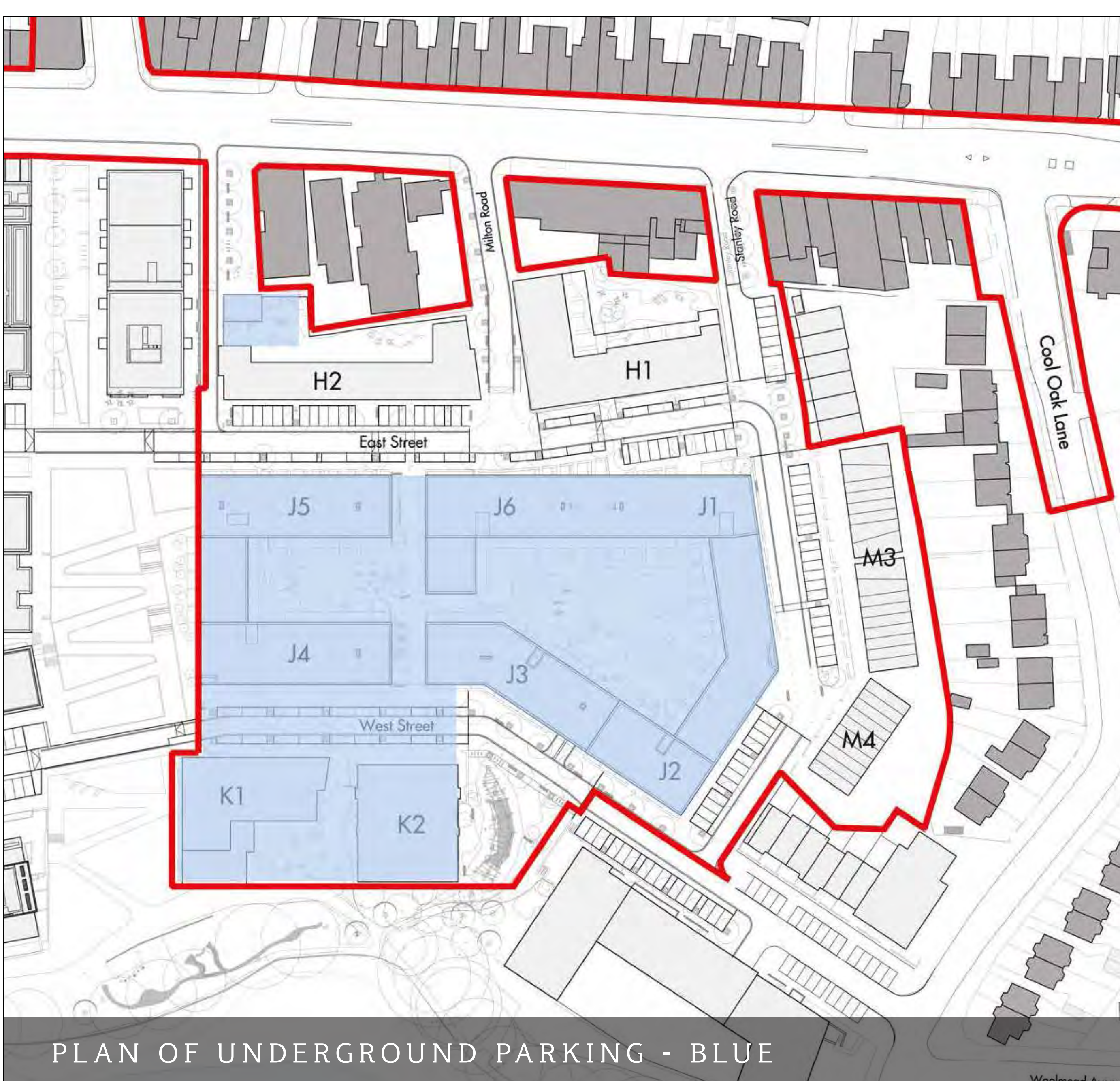
IMAGE OF EAST STREET

Vehicle and cycle parking

Secure parking for both vehicles and bicycles will be provided as part of Phase 4. In total there will be 568 car park spaces and 922 cycle spaces, with the majority located under Block J for easiest access.

Vehicle Type	Parking		
	Cars	Motorcycles	Cycles
	568	30	922

The majority of parking will be concealed in safe underground parking spaces below the new blocks with additional surface parking. Accessible parking provision will be provided both underground and at surface level. Circa 30 spaces (of the above) may be contained within Phase 5 subject to further design review.



PLAN OF UNDERGROUND PARKING - BLUE



PLAN OF SURFACE PARKING - ORANGE

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BLOCK J & K FACING ONTO LANDSCAPING AT WEST STREET

Construction Phases

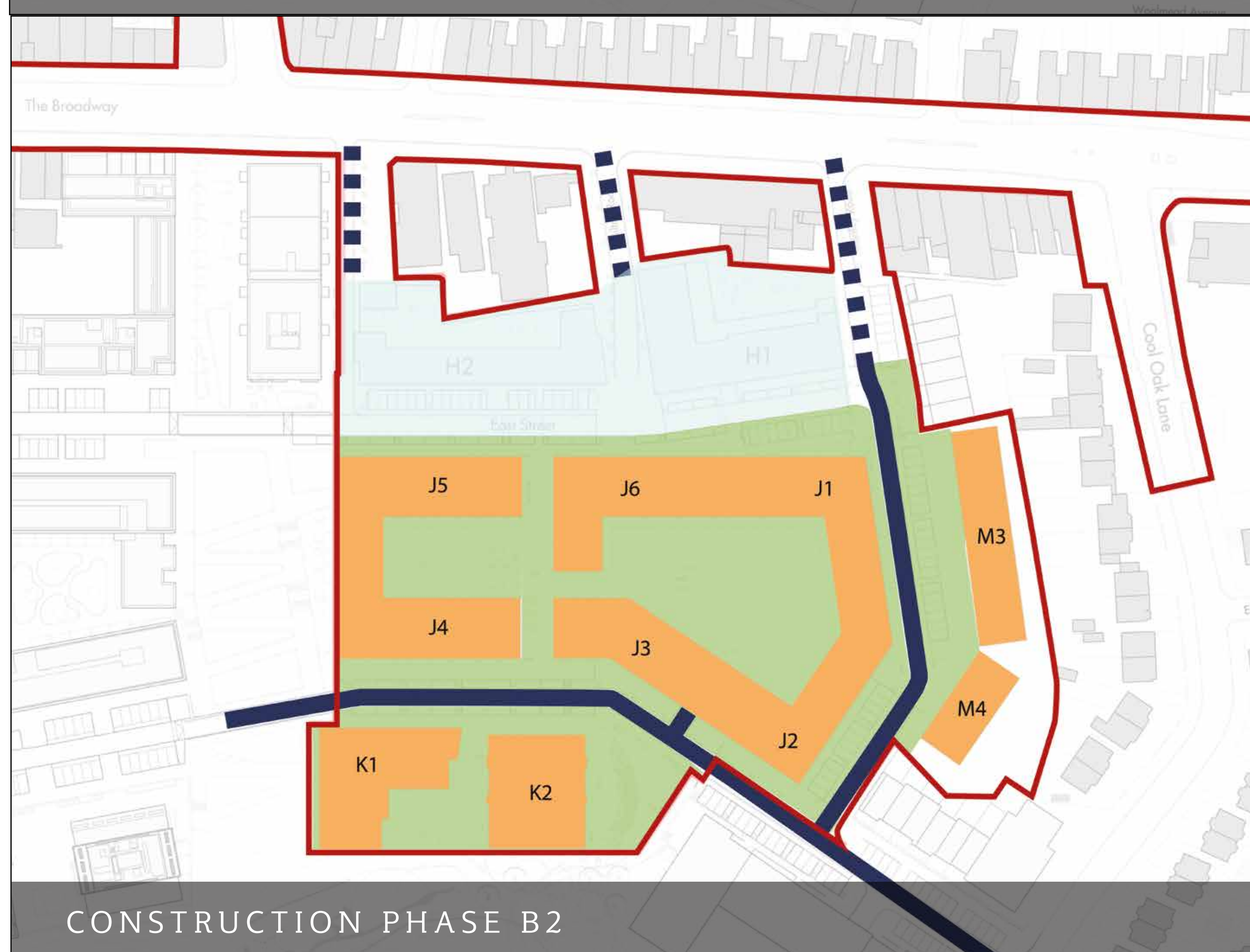
The below plans indicate the order of construction for Phase 4. The elements closest to the Welsh Harp will be built first, working back to finish at The Broadway. Construction of Phase 4 is expected to be complete in 2024.



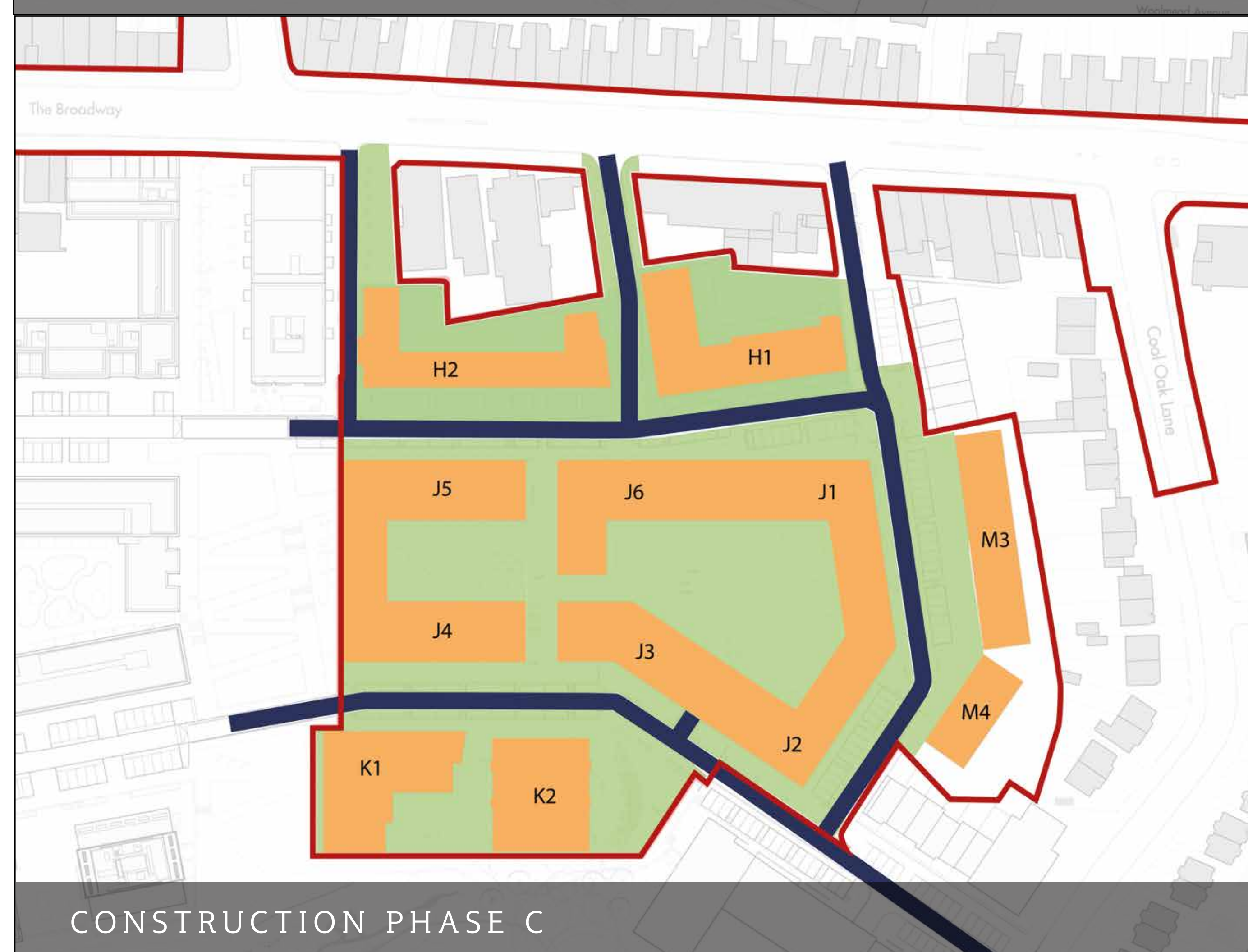
CONSTRUCTION PHASE A



CONSTRUCTION PHASE B1



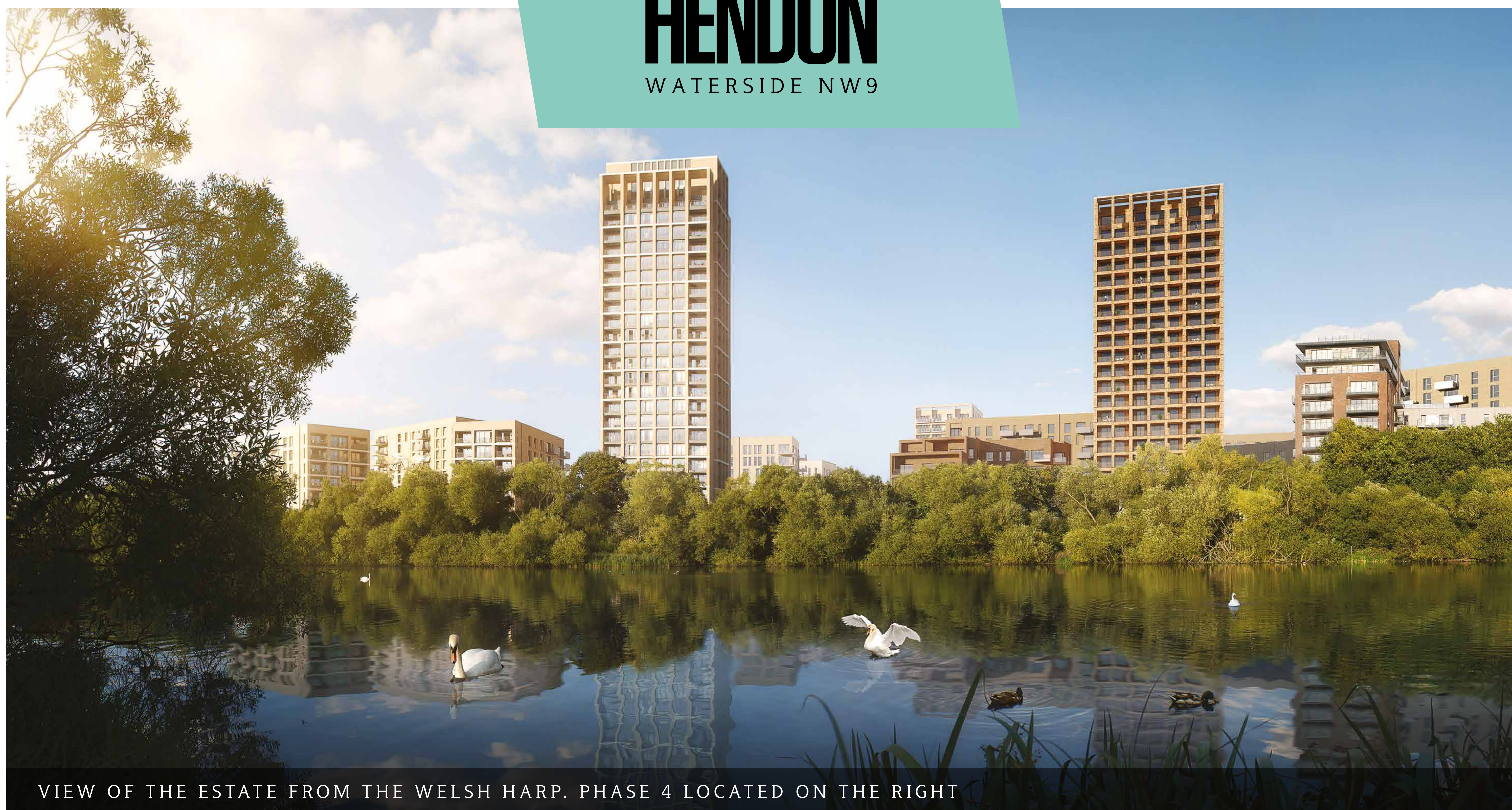
CONSTRUCTION PHASE B2



CONSTRUCTION PHASE C

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VIEW OF THE ESTATE FROM THE WELSH HARP. PHASE 4 LOCATED ON THE RIGHT

Next steps

Thank you for attending our public exhibition today. A reserved matters application for Phase 4 will be submitted in October 2016 and works are expected to begin in late 2018/early 2019.

The reserved matters application only deals with the details of the design, access and landscaping. We would like to hear your views on these matters.

Please use the feedback forms provided to let us know your views on:

- The design of the buildings
- The landscaping design
- How to access the buildings
- Construction and its impact on residents

You can either leave your form with us today or fill it in and return by 6 October 2016 via FREEPOST or email:

Email: info@west-hendon.co.uk

Freepost: RRRL-GLUR-KXXH
HardHat
Communications
The Building Centre
26 Store Street
London, WC1E 7BT

Construction

Barratt London is committed to minimising disruption as much as possible during construction. We liaise closely with Barnet Council and local residents to ensure this and send out regular newsletters to keep the local community updated. We also have a dedicated community hotline and hold monthly construction working group meetings so that any issues can be raised and dealt with. For more information on this, please visit our website: west-hendon.co.uk

Contact us

Barnet Council

For information about the regeneration please contact:

Regeneration Services

t: 020 8359 7381

e: regeneration@barnet.gov.uk

GVA

For more information about private treaty arrangements please contact:

Michael Walton

t: 020 7911 2773

e: michael.walton@gva.co.uk

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

Metropolitan

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

Reshmun Nehar

t: 0203 535 2926

e: reshmun.nehar@metropolitan.org.uk

Barratt London

For information about building works on site please contact:

Community Hotline

t: 0800 170 7270

e: info@west-hendon.co.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:

Robert Webb of Priority

Estates Project (PEP)

t: 01793 737294

m: 07730 624358

e: robert.w@pep.org.uk

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