

**Meeting:** West Hendon Construction Working Group

**Date:** 18<sup>th</sup> January 2017

**Location:** Community Hub

**Attendees:**

Nathan Smith	NS	Barratt London
Sury Patel	SP	Barratt London
Jasmin Parsons	JP	Resident
Derrick Chung	DC	Resident, WHRA
Mr Lee	PL	Resident
Mrs Lee	AL	Resident
R. Lee	RL	Resident
R. Tailor	RT	Resident
Nas Idrusi	NI	Resident
Charlotte Owen	CO	becg

## Minutes

### Review of action points from previous meeting

- There were no outstanding actions from the previous meeting.

### Update from Barratt London

- SP discussed the progress with the development and confirmed that the two-level basement under 3B has been completed. Construction has begun on a link between G Block and the block to the rear.
- NS confirmed that a block of 16 apartments is being built behind the hub for existing leaseholders. NS stated that Phase 3B is progressing. Phase 3B will include four buildings plus four small houses and will be a mix of tenures. Jasmin Parsons (JP) asked whether Tyrrell Way will be used as a compound. NS said Tyrrell Way will be closed as a compound – where the compound currently is will become green space
- JP asked if Perryfield Way will be changed at all. NS said the roadway will remain as it is for around 1 – 1.5 years, to be determined with Barnet Council and TfL.
- JP enquired how wide the walkways will be. NS stated that the walkways will be designed in accordance with planning policy and would prepare this information for the next meeting.
- NS discussed the new energy centre for the estate, explaining that homes do not have individual boilers which means that a pipe needs to be laid to link up the blocks to the large

central boiler. JP asked how much stress the road will be taking from the underground pipe network. NS said there are guidelines on building utilities under roads and said he will bring them to the next meeting.

- NS confirmed that the Marquin Centre has now been vacated for demolition to create additional parking spaces as a meanwhile use. Demolition will begin mid-February and work will take 6-8 weeks to complete.
- NS confirmed the hoarding has gone up in front of the shops of the other side of the Broadway. Mrs Lee asked what is planned with the space. NS said that from previous conversations he has had with the owner the aspiration is for a cultural food shop and confirmed he has asked the Council to try and get in touch with the owner.
- NS said the Environment Agency (EA) will decide whether the pedestrian/cycle bridge will go ahead and explained the EA perceive it as a flood risk. The start-date will likely be Autumn 2018, as they cannot build during breeding season. NS explained that it is a modular construction and is expected to take 2-3 months to build; BMLLP hope to have it open in early 2019. He said that the Council have not come back regarding the crossing on the other side of the bridge, and this needs to be part of S106 developer money discussion. NS confirmed that the Partnership Board should discuss the path and road on the other side of the bridge being addressed under S106.
- JP asked for an explanation of a letter she received re the reserved matters, saying that responses need to be received by the 6th February. NS confirmed this was part of the Council's statutory consultation on the P5&6 reserved matters application, which is expected to be decided by the Council in June/July.
- NS explained the major highways work would involve constructing bus lanes and cycle lanes, widening the road, creating crossings and easing the traffic flow in order to cope with the new traffic. This would include removing the gyratory system. NS explained that they are at the planning stage, but the Brent Cross scheme is currently taking priority. The start date is likely to be 12-18 months' time, and disruption is to be expected. The work will then take 6-9 months from there.
- RL asked what will be demolished to enable the widening. NS confirmed this would be 234-236 Broadway which includes flats and commercial space. DC asked which way the green route to the Welsh Harp would be. NS explained that the route would be open later this year and that (from Hendon Station) it would cross the Broadway into Hendon Waterside, cross the reconfigured Perryfield Way, then into the new amenity space, currently proposed to be called The Green.
- JP asked if people will be able to have markets/ NS said that he didn't want to guarantee this because this depends on the Council, however Barratt are starting to discuss the long-term vision of the Broadway with the Council, and one meeting has been held so far.

### **Update from residents**

- NI, a resident at Moorhen Drive, raised the issue of Dunnock House gate again. NS said that he would be able to provide a substantive answer by the following week.
- NI also raised a complaint about her door, saying that heating is lost to the gaps between the door, allowing a draught and daylight to come through. NS said he would look into the issue
- JP raised concern about noise and light pollution, and about deliveries and rubbish. NS explained that under the planning permission, delivery hours have been prescribed, meaning that it is a civil offence to violate these hours. In the event that these hours are violated, a fine can be issued. NS said commercial leaseholders of the new shops would be contracted to these terms.
- JP asked whether the contracts could be made publicly available to ensure compliance. NS confirmed that some of the heads of terms could be on show in the Community Hub. NS also reminded the meeting of BRAM, which will be on hand to manage the development. JP asked if the cost of rubbish collection would be on the residents. NS said this would most likely be in the commercial units' service charge, and he will get these details for JP.
- JP reminded everyone that there is a remembrance ceremony on Sunday 18th February for a bomb dropped in 1971, at the Marsh Drive Community Centre.

### **Actions**

#### **Actions ahead of February meeting**

1. NS to provide Jasmin Parsons with further info on:
  - Dimensions of the walkways
  - Guidelines on building utilities under roads to the next meeting
  - Who will be paying for waste collection of commercial units along Broadway
2. NS to look into Nas Idrusi's queries re front door and Dunnock House gate.

### **Notes**

**Next meeting: 6:30pm – 7:30pm, 15<sup>th</sup> February 2018, The Community Hub**