

West  
**HENDON**  
Regeneration



## Welcome

Welcome to the first public consultation on the emerging proposals being brought forward by Barratt Metropolitan LLP, for Phases 5 & 6 of the West Hendon Regeneration. The proposals will help complete the masterplan granted by the London Borough of Barnet in 2013, delivering additional homes, including new affordable homes, public open spaces and a new community GP Surgery.

This public exhibition explores Barratt Metropolitan LLP's vision for Phases 5 & 6 – and we are keen to hear feedback from local residents and businesses.

Following this exhibition, there will be a follow-up consultation event in September 2022. This later event will present further design work, to show local residents a more detailed look at proposals before they are submitted to the London Borough of Barnet for approval.

## The team

The proposals are being delivered by Barratt Metropolitan LLP – a joint venture between Barratt London and Metropolitan Thames Valley.



### **Barratt London**

Barratt London is the market leading residential developer in the Capital. With over 30 years' experience, they have helped shape one of the world's most exciting, diverse and dynamic cities.



### **Metropolitan Thames Valley**

Metropolitan Thames Valley provides affordable housing for people living in London, the South East, East Midlands and East of England.

They deliver training programmes, events and activities for their residents, designed to boost employment opportunities and foster stronger communities.



### **Makower Architects – Masterplanners and Architects**

Makower Architects is an international practice specialising in Architecture and Urbanism. They have worked closely with Barratt Metropolitan LLP to deliver earlier Phases.



### **Hutchinson & Partners - Architect**

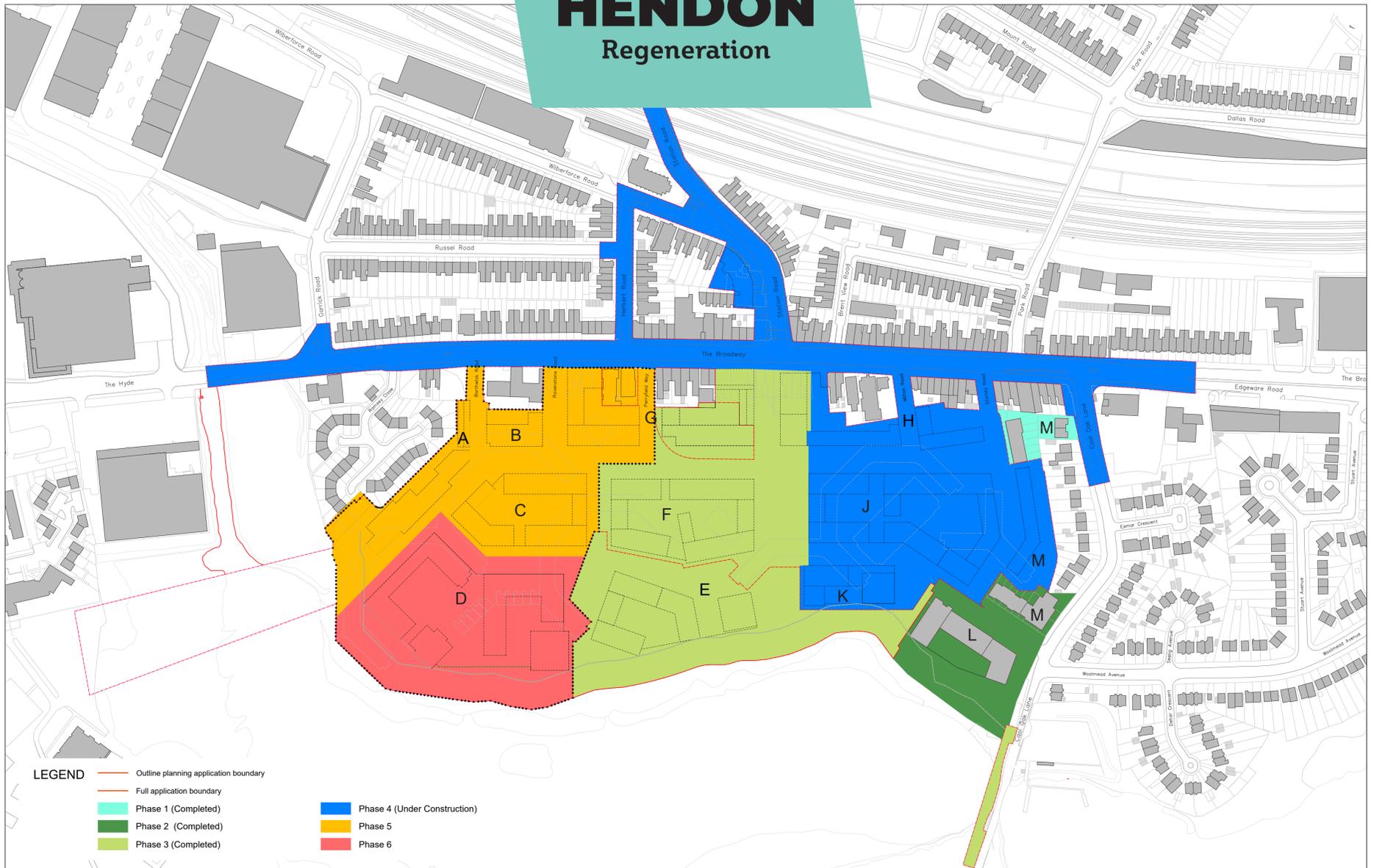
Hutchinson & Partners are a design-focused practice based in London & Berlin. They previously worked with Barratt Metropolitan LLP on the proposals for Phase 6.



### **Gillespies – Landscape Architects**

Gillespies is a leading landscape architect based in the UK and experts in creating and transforming places so they offer real meaning and value to the people that will use them.

# West HENDON Regeneration



## The story so far

The West Hendon Regeneration is the ongoing redevelopment of the West Hendon Estate – originally built in the 1960s. The regeneration is delivering a new neighbourhood of social, private and affordable homes, alongside new public realm and community uses - delivering a range of new benefits that are already being enjoyed by residents and the wider local community.

Following consultation with residents in the early 2000's, the decision was made by the London Borough of Barnet to redevelop the original West Hendon Estate - largely due to the declining standard of the existing homes and the desire to provide homes to meet modern standards of living.

To enable the delivery of the regeneration, the West Hendon Estate was earmarked for redevelopment by the London Borough of Barnet and included within an Opportunity Area by the Mayor of London.

Phases 1 and 2 of the redevelopment were approved by the London Borough of Barnet in 2008, and a subsequent outline planning permission was granted in 2013 for Phases 3 – 6. The outline consent for Phases 3 – 6 established the parameters for each phase, such as the number and types of homes being built, heights and new public benefits, such as commercial units and new landscaping.

Since 2013, planning applications have been submitted to and approved by the London Borough of Barnet for development of all phases within the West Hendon Regeneration.

The vast majority of original residents eligible to move to new homes have now done so, with any remaining moves happening within Phase 4 (currently under construction).

Barratt Metropolitan LLP is now looking to deliver revised proposals within Phase 5 and 6 – to replace those that have already been approved by the London Borough of Barnet.

Much of the land covering Phases 5 and 6 of West Hendon has now been secured and vacated, with the site hoarded and now ready for demolition.

### A full timeline can be seen below:

<b>2008</b>	Outline and detailed planning permission granted for Phases 1 & 2
<b>2013</b>	Phases 1 & 2 completed
<b>2013</b>	Outline planning permission granted for Phases 3 – 6, (detailed planning permission granted for 3a)
<b>2015</b>	Detailed planning permission granted for Phases 3b & 3c
<b>2017</b>	Detailed planning permission granted for Phase 4
<b>2017</b>	Detailed planning permission granted for initial Phase 5 and 6 proposals (looking to be replaced by the revised proposals)
<b>2018</b>	Phases 3B and 3C completed;
<b>2019</b>	Phase 4 under construction
<b>Ongoing</b>	Consultation on updated proposals for Phases 5 & 6

# West HENDON Regeneration



Enhanced pedestrian routes, including a new route to Hendon Station and the Welsh Harp

New public and communal green space

Two new pedestrian bridges, linking Hendon Waterside to 110 acres of space

2,000 new homes, with 25% of these being available at affordable levels

A new community hub for use by local residents

New commercial spaces, including a new convenience shop

Significant investment in the local area

Construction investment, spending £600 million on 1,000 full time construction jobs

## What's been delivered so far...

Phases 1, 2 and 3 of the West Hendon regeneration have already been delivered – and Phase 4 is currently under construction. Combined, these phases comprise 1,462 new homes – of which 941 new homes have been completed.

Significant areas of new public realm, a new Community Hub and commercial units (including the new Co-op) have also been delivered and are now being enjoyed by residents and the local community.



Credit: Nick Guttridge

# West **HENDON** Regeneration



## Reserved Matters Application

A new reserved matters application is being brought forward to fill in the detail for the final phases – including circa 730 new homes. This revised reserved matters application will replace the details granted by the London Borough of Barnet in 2017 for Phases 5 and 6. Whilst the parameters of the development were set via the outline application in 2013, this application will provide more specific details. This includes things like the appearance, landscaping and access to the buildings.

## A New Planning Application

Alongside the reserved matters application, Barratt Metropolitan LLP will also be submitting a full planning application for an additional circa 350 new homes.

This new full planning application will expand the regeneration further, providing additional affordable and market homes in Barnet, providing a new GP Surgery for the local community and new commercial use onto The Broadway.

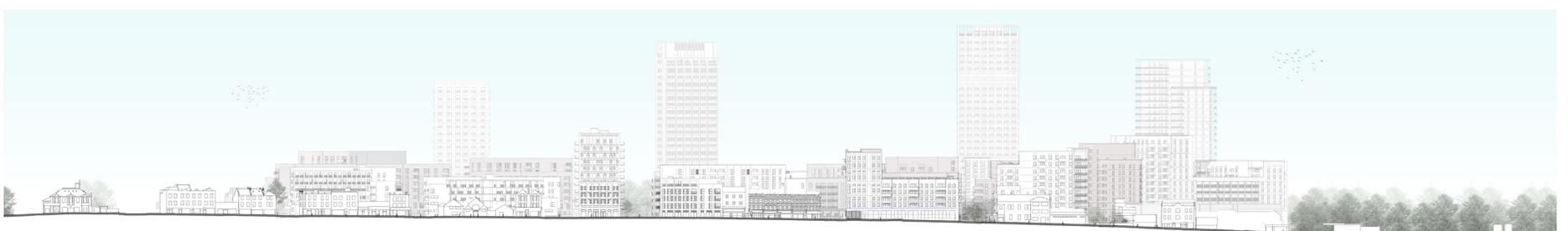
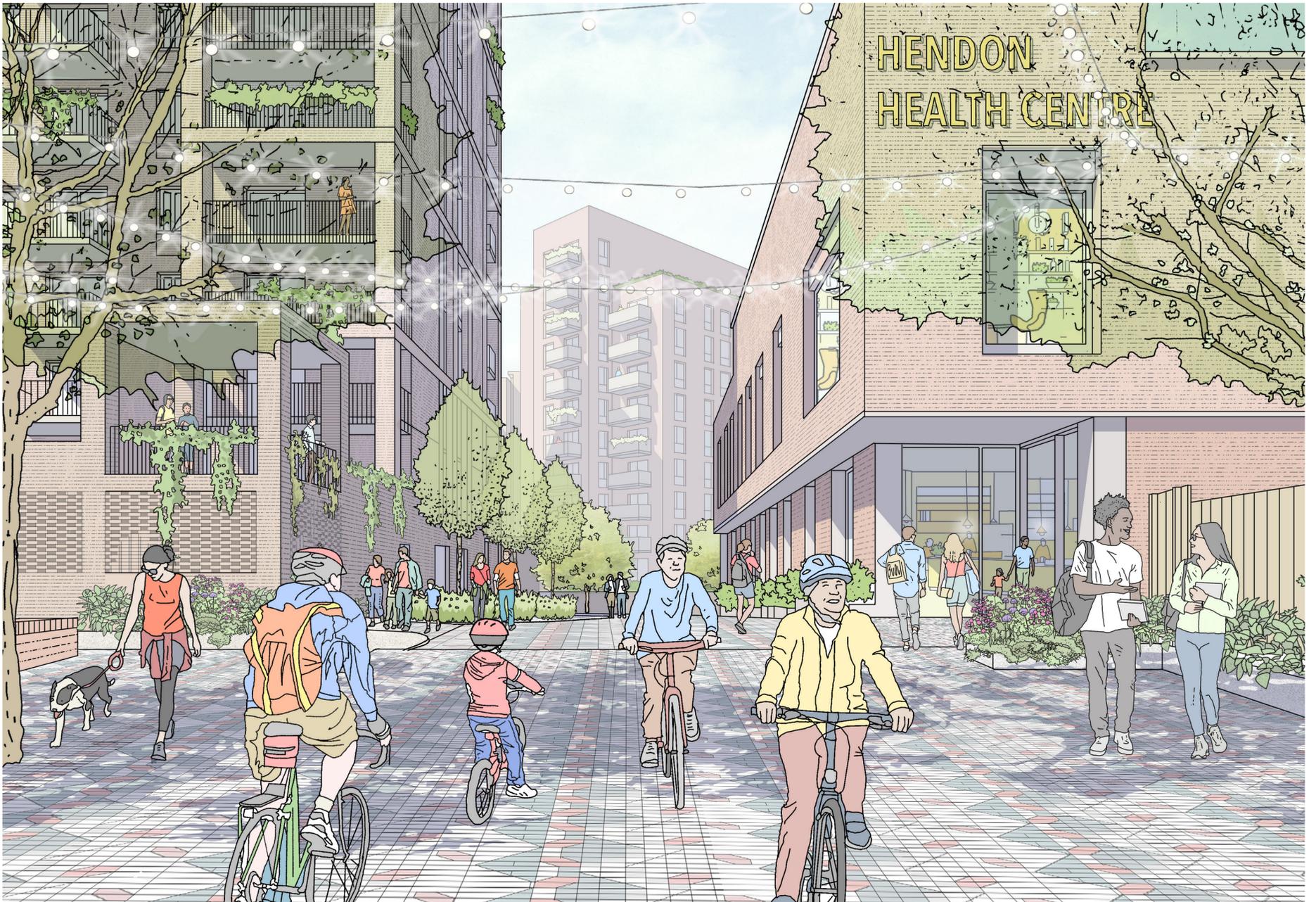
## Surgery Update

The New Planning Permission includes proposals to deliver a new community GP Surgery, to replace the existing Hendon Way Surgery at 215 The Broadway. A new residential building, with ground floor commercial use is proposed to replace existing uses fronting The Broadway.

## New Application Benefits

- The delivery of circa 350 new homes
- The provision of around 50% affordable
- New family homes
- A new GP Surgery for use by the local community
- Increased greening of the streets, roofscapes, gardens and the public realm generally, providing green spaces for residents to enjoy
- Improved biodiversity supporting landscape and sustainable urban drainage provision
- New family (all ages appropriate) play and exercise spaces
- New pedestrian routes and walkways, including links to the Welsh Harp
- Increased provision of cycle parking

## Improved Broadway Relationship

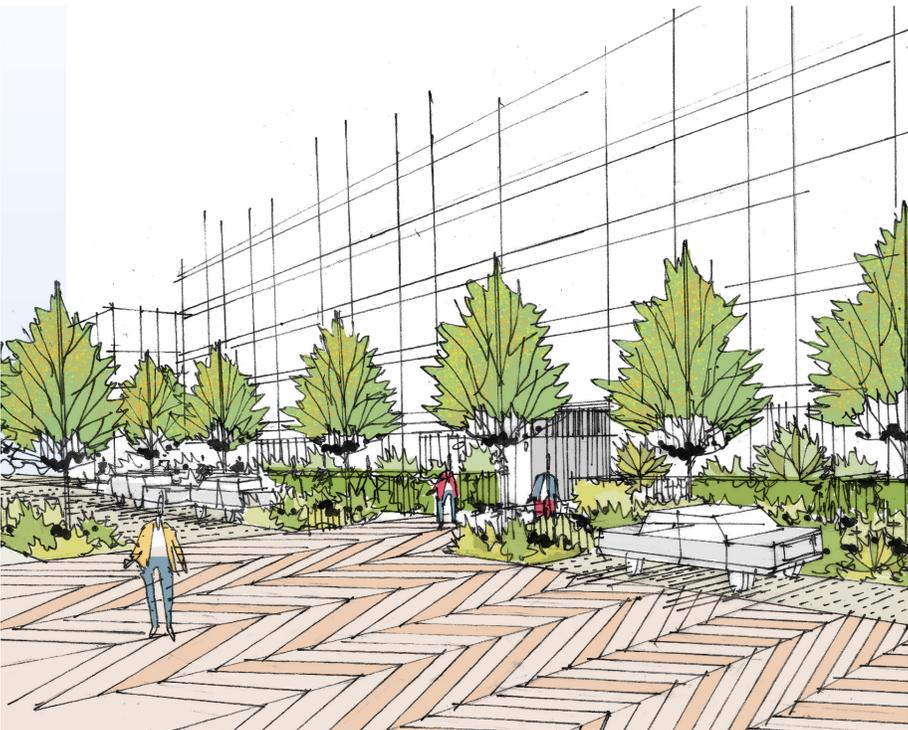


West  
**HENDON**  
Regeneration

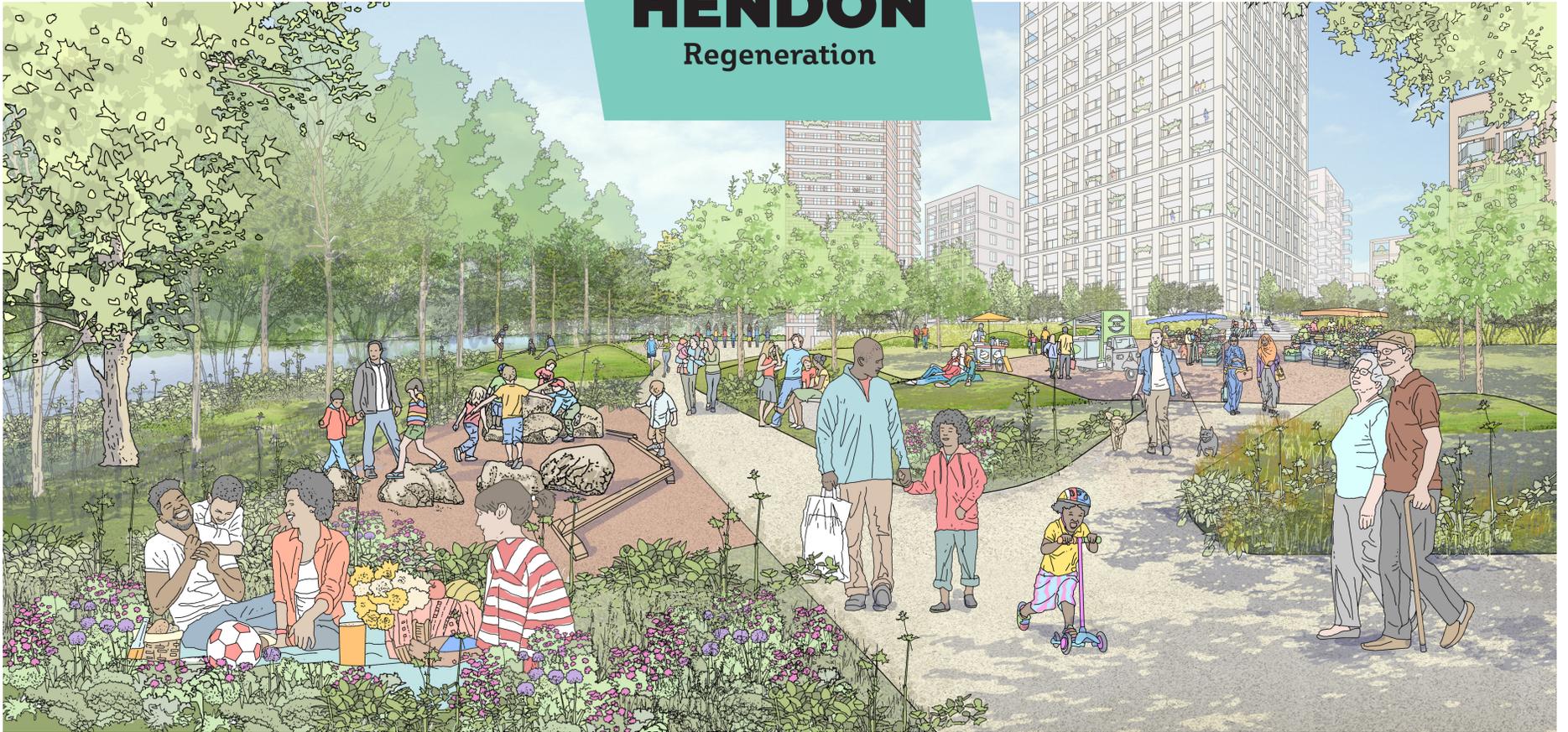


## New Green Space

With the new application, the regeneration is set to deliver more green space than set out in the 2013 Masterplan.



# West **HENDON** Regeneration



## Next steps & timeline

Thank you for attending our first public exhibition on the proposed planning applications for Phases 5 & 6 of the West Hendon Regeneration.

We would welcome your feedback on the material available today. If you would like to provide feedback, please fill in one of the feedback forms provided or speak to a member of the team.

We will be hosting a second public exhibition during September 2022, which will offer further details of the plans for Phases 5 & 6 before the two planning applications are submitted later this year.

If you have any questions, please do not hesitate to speak with a member of the team, or get in touch using the details below:

**Kanda Consulting,  
1st Floor, 44-48 Paul Street,  
London,  
EC2A 4LB**

**E: [WestHendon@KandaConsulting.co.uk](mailto:WestHendon@KandaConsulting.co.uk)**

**T: 020 3900 3676**

## Timeline:

**July 2022**

**First public exhibition**



**September 2022**

**Second public exhibition**



**Autumn 2022**

**Planning applications submitted to  
London Borough of Barnet**



**2023**

**Decision made on planning applications  
by London Borough of Barnet**