

# West **HENDON** Regeneration



## Welcome

Welcome to the second public consultation on the proposals for completing the West Hendon regeneration, being brought forward by Barratt Metropolitan LLP. The proposals will deliver additional homes, including new affordable homes, public open spaces, commercial space on The Broadway and a new community GP Surgery.

This second public consultation provides an opportunity to learn more about the detailed proposals before a planning application is submitted. We are keen to hear the views of local residents and businesses before planning applications are submitted to the Council.

## 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.



### **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.



### **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.



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

Hutchinson & Partners are a design-focussed 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 site

The West Hendon regeneration is the ongoing redevelopment of the West Hendon Estate, which was originally built in the 1960s. Following consultation with residents in the early 2000s, 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.

This redevelopment was brought forward in Phases, with Phases 1,2 and 3 now completed and with 4 under construction. Preliminary works on Phases 5 & 6 are also in progress currently.

Phases 5 & 6 are the remaining parts of the original estate left to be regenerated, and Barratt Metropolitan LLP are bringing forward revised proposals to complete the regeneration of the West Hendon Estate whilst delivering new benefits for existing residents.

## New Planning Applications

A reserved matters application for Phases 5 & 6 was previously granted in 2017. However, there is an opportunity to deliver additional benefits for the local community.

Barratt Metropolitan LLP has developed revised proposals, which are the ones currently being consulted on. These will replace the ones that have already been approved by London Borough of Barnet.

Once the proposals have been finalised, planning applications will be submitted. This will include a Reserved Matters Application (RMA) which will set out the details of new buildings and spaces on part of the area approved in principle as part of the original outline application.

Accompanying this will also be a standalone full planning application for new buildings and spaces on the remaining part of the land approved in principle as part of the outline application and development that sits outside of the existing outline consent granted in 2013.



Across the two applications submitted, there will be c. 1,082 homes delivered (c. 30.4% in affordable tenures) along with a wider range of benefits.

## RMA Application

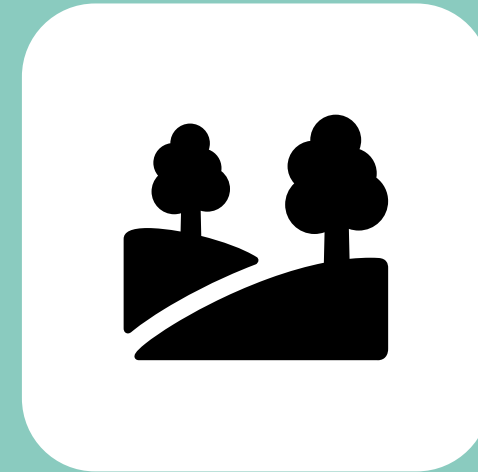
The RMA Application will deliver:



**C. 732**  
new homes



**New**  
cycle and car parking



**New**  
**landscaping**  
including new public and  
communal green space



**New**  
**pedestrian**  
**routes**  
including new local links  
across the Welsh Harp

## New Drop-in Application

The new drop-in application will provide:



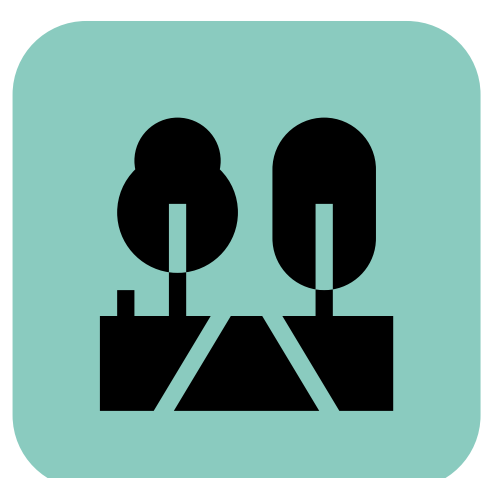
**C. 350**  
new homes



**600 sqm**  
of replacement space  
for a new GP surgery



**270 sqm**  
of new commercial space



**New landscaping**  
including new public and  
communal green spaces



Sketch showing Block D courtyard



## New homes

The revised proposals for Hendon Waterside Phases 5 & 6 will deliver **c. 1,082** homes.

This is an increase of **c. 350** new homes compared to the original approval, as a result of the drop-in application – responding to a significant need locally and going above and beyond the ambitions of the original masterplan.

The design will be tenure blind, with no difference in quality between market and affordable housing.

All new homes will come with roof terraces, communal landscaped areas and public gardens to ensure that residents have access to a variety of outdoor spaces.

The letters refer to block numbers

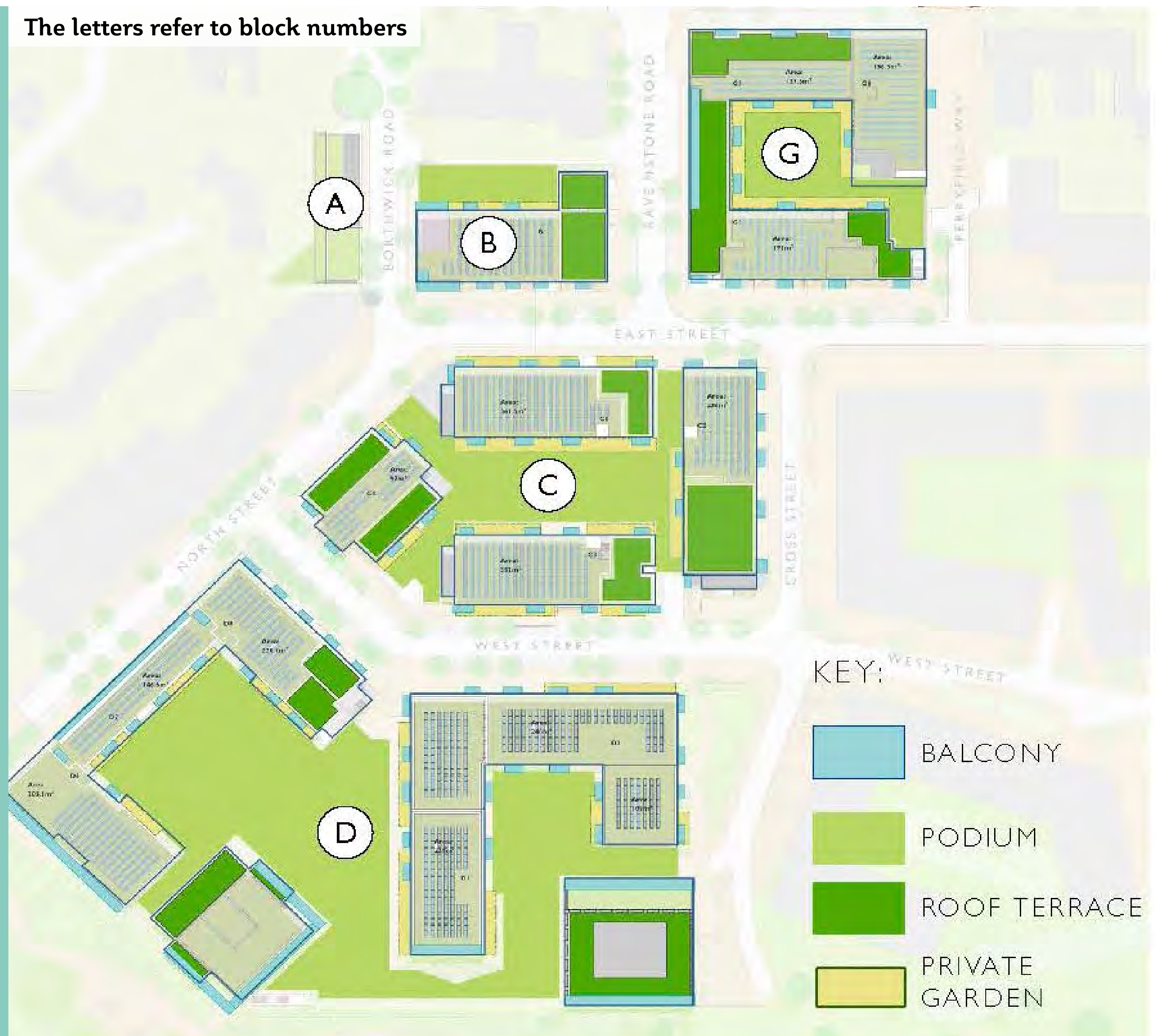


Diagram illustrating proposed amenity space

## Reserved Matters Application

The RMA will deliver **c. 732** new homes. These will be available in a variety of sizes – with **c. 63%** of the affordable homes having two or three bedrooms.

## New Planning Application

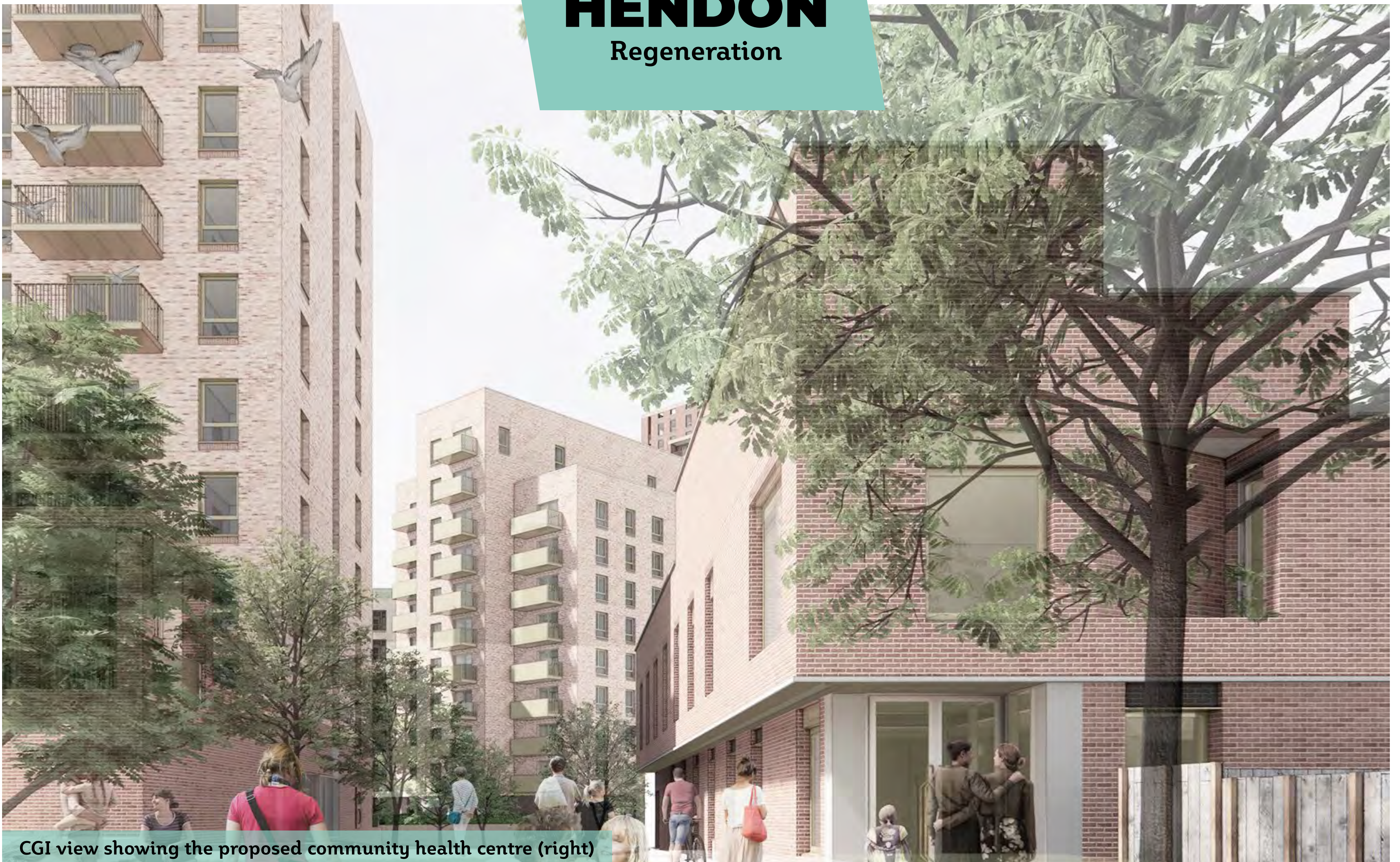
The new application will deliver **c. 350** new homes. These will also be available in a variety of sizes – with **c. 80%** of the affordable homes having two or three bedrooms.



Sketch view showing proposed terrace



# West **HENDON** Regeneration



CGI view showing the proposed community health centre (right)

## Non-residential spaces

Within the new planning application, there are plans to include new non-residential spaces, providing activity and responding to local needs.



CGI view showing the new Block G, onto the Broadway

## A new healthcare facility

We are proposing to deliver a new, **600 sqm** community GP Surgery to replace the existing Hendon Way Surgery at 215 The Broadway. This space – earmarked for Building A, along Borthwick Road, will offer a larger surgery with improved features.

Our proposals will include space for consulting and treatment rooms, along with office/utility space and a reception/waiting areas/bathrooms.

We have held constructive discussions with the local NHS, who are supportive of the approach in principle.

## Wider commercial space

Alongside this, there are plans for **270sqm** of new commercial space to be within the ground floor of Building G. This will face onto The Broadway and it is envisaged that this would be used for commercial/retail space, such as a coffee shop.

This approach will better integrate the new West Hendon residential buildings into the local area by making them part of the existing Broadway, welcoming residents and pedestrians into the new spaces.



## Approach to height and design



Axonometric illustrating proposed building colours

### Height and massing

The proposed approach to height and massing broadly aligns with the parameters for building heights approved as part of the outline application. Building G6 is a new massing proposed on the Broadway,

Buildings will vary in height, reaching a maximum of 29 storeys – with taller buildings located towards the Welsh Harp reservoir and lower buildings towards the Broadway.

The taller elements will help to create landmark buildings for the West Hendon Regeneration.

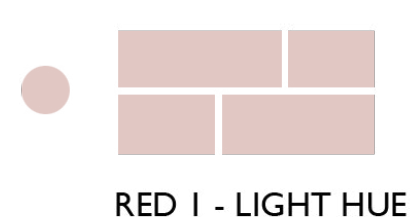
Detailed assessments of the impacts of the proposed buildings on local views and daylight/sunlight will be submitted as part of the planning applications.

## Approach to building materials

We are proposing a selection of high-quality materials for the new buildings – with brick being the predominant feature of the façades. This approach aims to ensure consistency with the regeneration to date, as well as to reflect local architectural character.

A range of red, yellow and brown tones are proposed across the new buildings, with the aim of achieving a cohesive whole while highlighting the different characters of the various areas within the development.

#### A - REDS

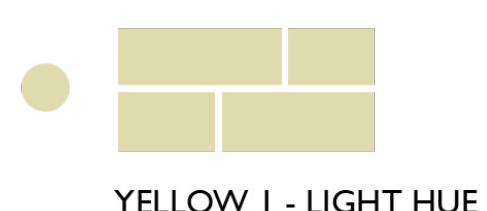


RED 1 - LIGHT HUE

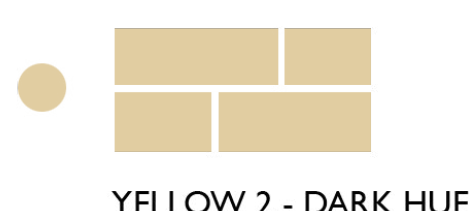


RED 2 - DARK HUE

#### B - YELLOWS / BEIGE

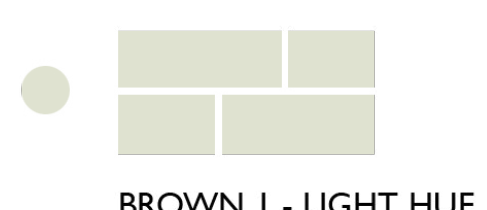


YELLOW 1 - LIGHT HUE



YELLOW 2 - DARK HUE

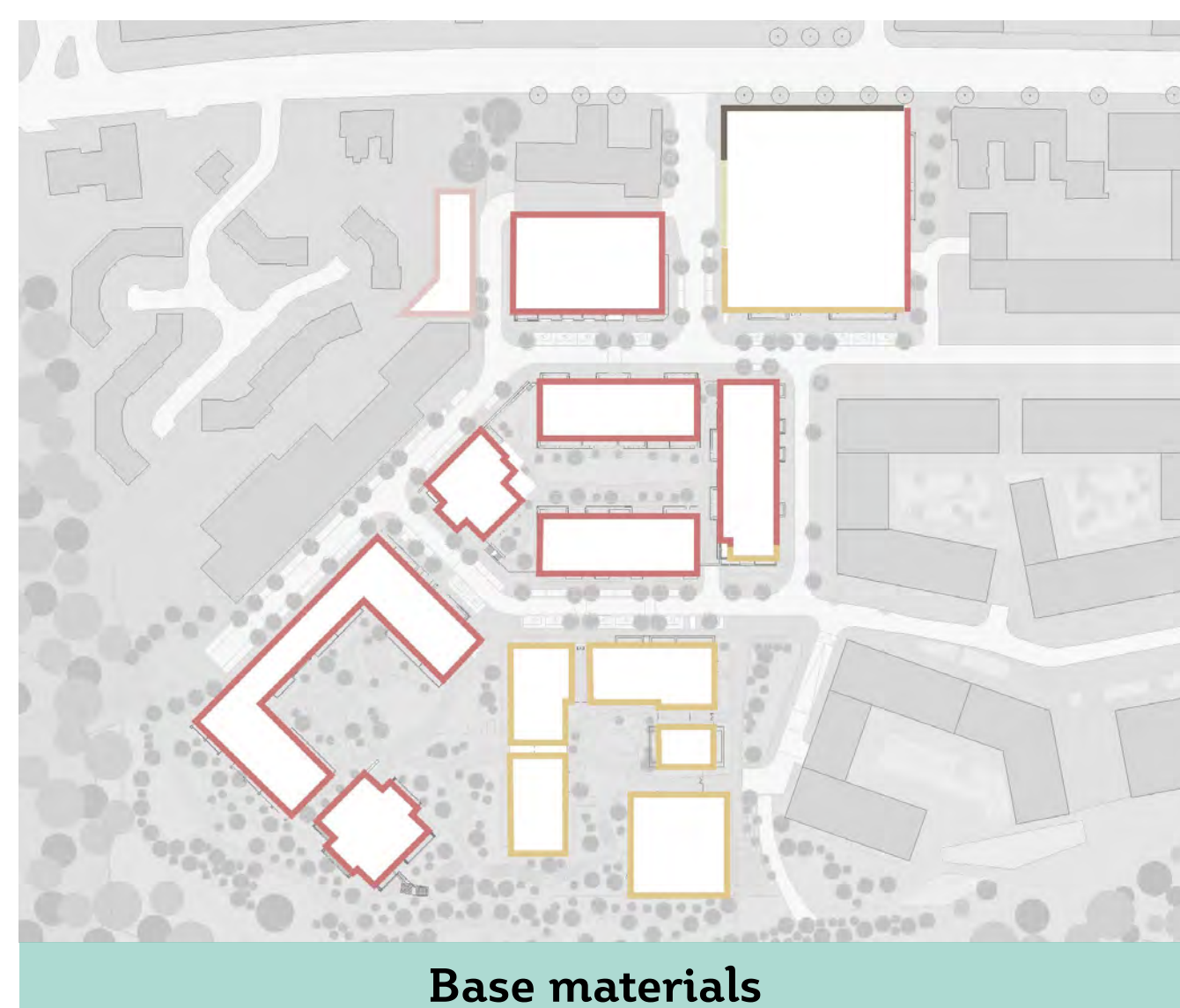
#### A - BROWNS / GREYS



BROWN 1 - LIGHT HUE



BROWN 2 - DARK HUE



Base materials



Upper level materials



## Transport and servicing

### Promoting sustainable travel & improving connections

Across both applications, there will be a focus on promoting sustainable transport options – including walking, cycling and public transport.

The proposals will open the existing site up, making pedestrian access through the site easier. This will encourage the use of Hendon railway station and the local tube stations served by the Northern Line, as well as the array of local bus services.

### Cycle and car provision

**C. 1,440** new long stay cycle parking spaces will be provided across the two applications, alongside c. **29** short stay spaces. Visitor spaces will be distributed in the streets, whilst the long stay parking for residents will be located within the buildings, accessed by parking entrances or residential lobbies.

The proposals will also include policy compliant levels of car parking – with c. 307 spaces proposed within the RMA for Phases 5 & 6 and 81 in the full drop-in application, for a total of c. **388**.

There will be a podium car park in each block, with parallel parking on streets.

3% of spaces will be accessible for residents with disabilities. Electric vehicle charging points will be provided – with 20% ‘active’ provision and the remaining 80% ‘passive’ (i.e. easily able to be installed at a later date).

Residents will also be able to utilise the local car club schemes that are already operational across the earlier stages of West Hendon.

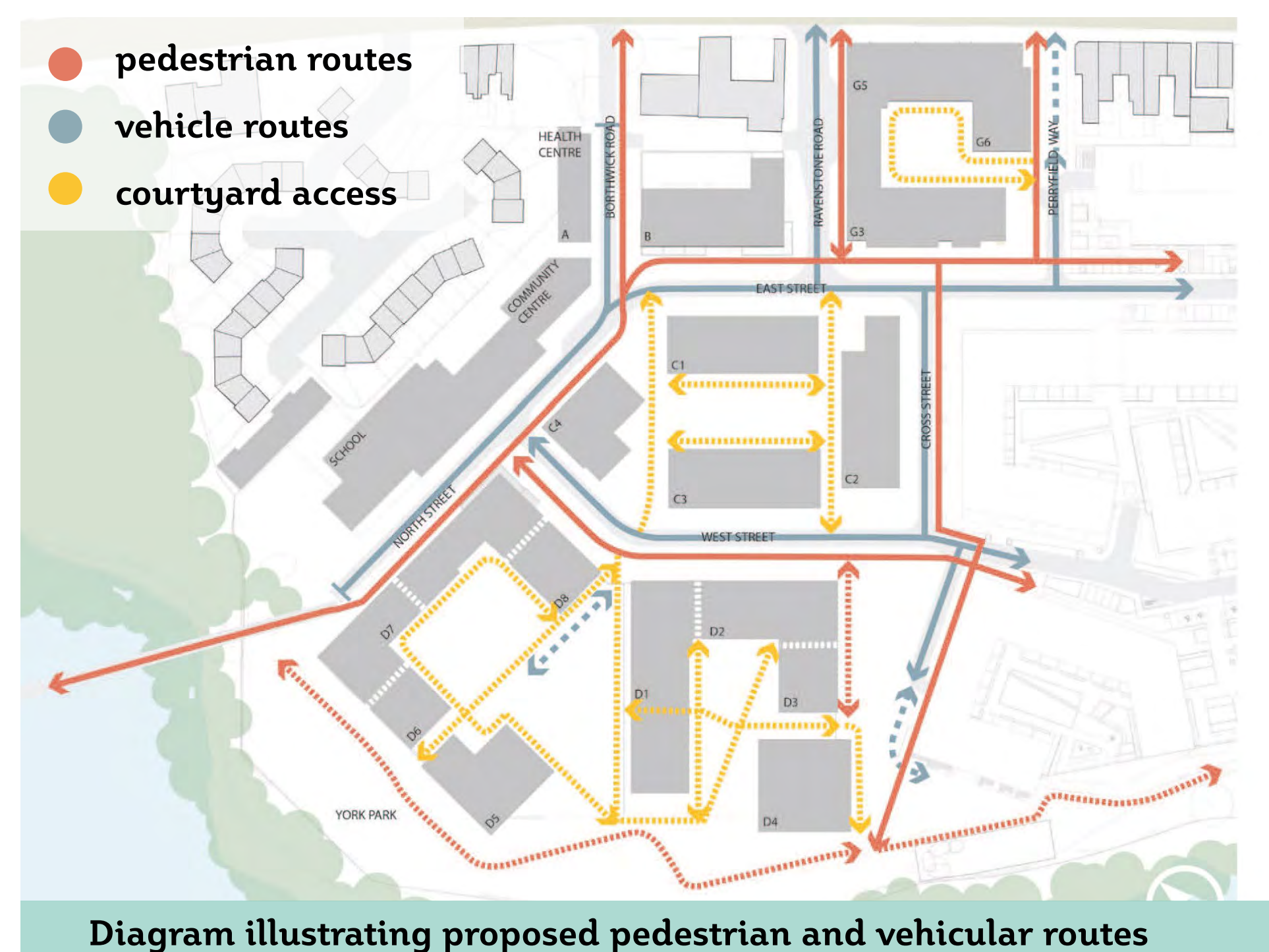


Diagram illustrating proposed pedestrian and vehicular routes

### Servicing

Within the new buildings, all bins will be stored at basement level and managed on site.

Collection will be on-street, except for areas where bin stores are within 10m of a collection point.

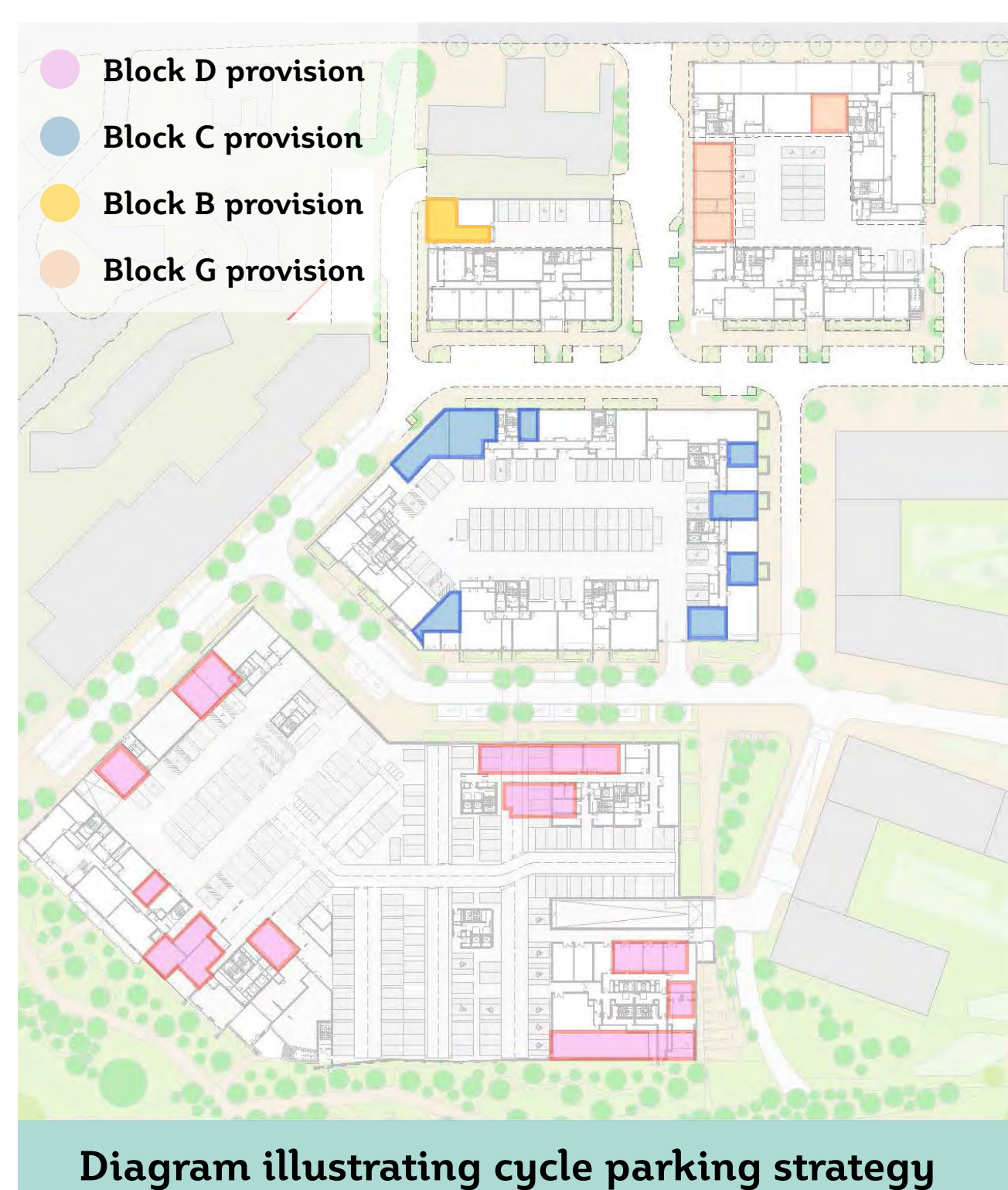


Diagram illustrating cycle parking strategy

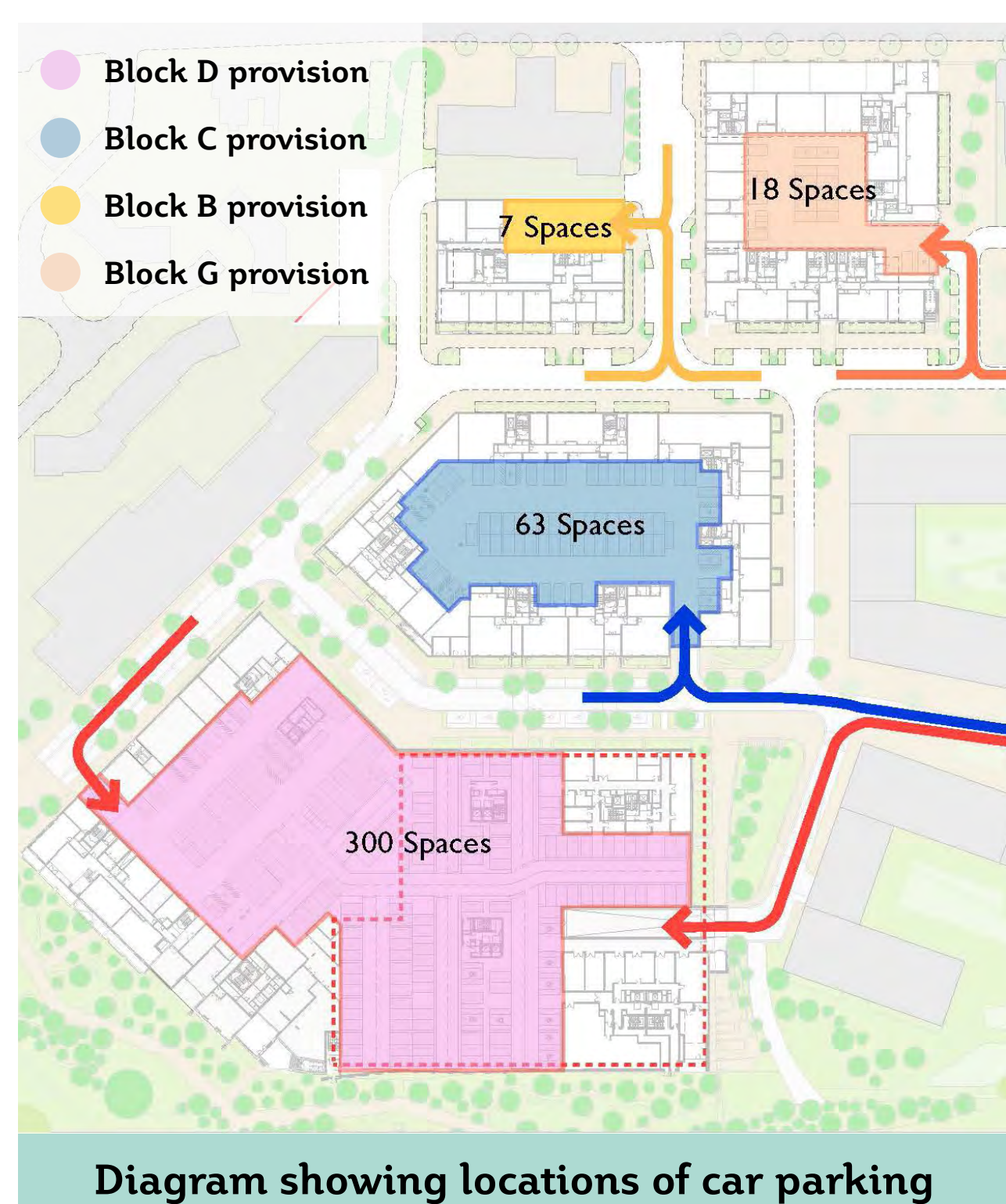


Diagram showing locations of car parking

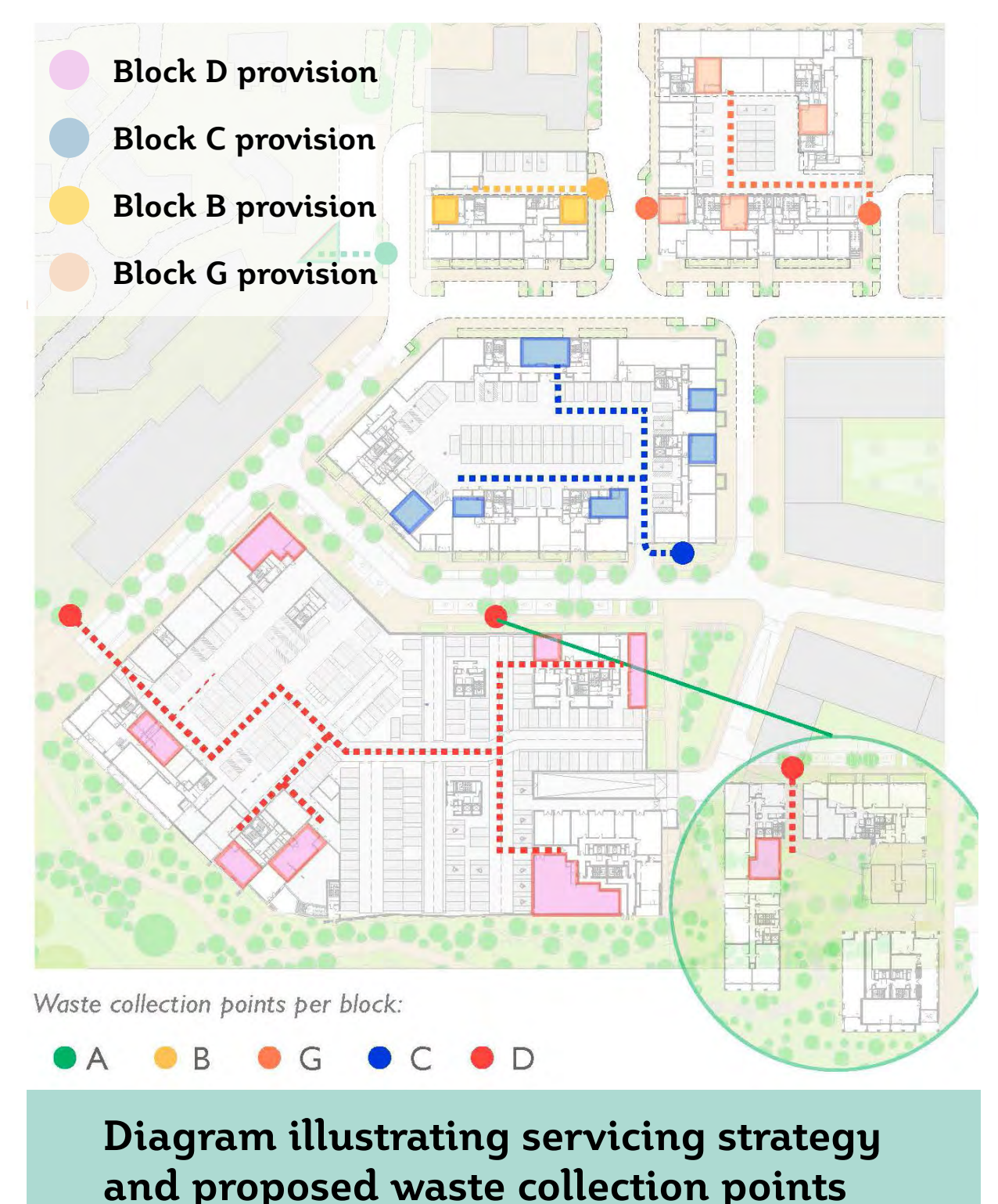


Diagram illustrating servicing strategy and proposed waste collection points



## Landscaping

The proposals for Phases 5 & 6 have new green spaces woven into the core of the design, creating c. **8,634 sqm** of new publicly accessible space, alongside private green spaces, courtyards and roof terraces for residents of each block.

A series of character areas are proposed across the site – with residential streetscapes in the northern half of the site and neighbourhood plazas and York Park to the south, towards the Welsh Harp. These will be lined with planting, hard landscaping and clear paths.

In total, Phases 5 & 6 will deliver c. **13,983 sqm** of new planted areas and c. **478** trees.

These green spaces will be supported by new playspace provision for children living on-site.

The proposals also contain extensive green roofs across each block totalling around c. **3,500 sqm**. This will help to bolster local biodiversity by providing habitats for local bird species.



Diagram illustrating proposed character areas across the site



Diagram illustrating ground floor and courtyard landscaping



Illustrative view of the York Park extension



## Sustainability & energy

The proposals have been designed with sustainability at their core, meeting the priorities of Barnet Council and the GLA.

Priorities we have pursued as part of the design process to date have included:

### Low Carbon Design

For all buildings within the new application, the proposals target a reduction in CO2 emissions that meet or exceed GLA targets. For those buildings within the RMA submission, the existing CHP is being reused, and a sitewide decarbonisation strategy is being explored.

### Long Term Adaptability

A regular and considered approach to the modularity of the building, rhythm of the facades, and simple structural approach should increase the ability for the building to be adapted in the future, so extending its lifespan.

### Longevity

Material choices made considering circular economy principles, embodied carbon, lifespan, longevity of appearance and reducing long-term maintenance requirements.

### Fabric First Approach

A high performance envelope is used on all buildings, ensuring enhanced U-values and Airtight Construction, with some of the buildings safeguarding compliance with the emerging Future Homes 2025 guidance.

### Controlled Air Source Heat Pumps

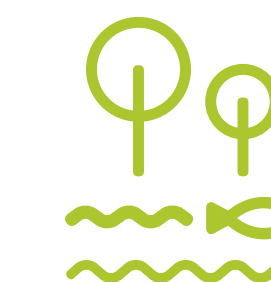
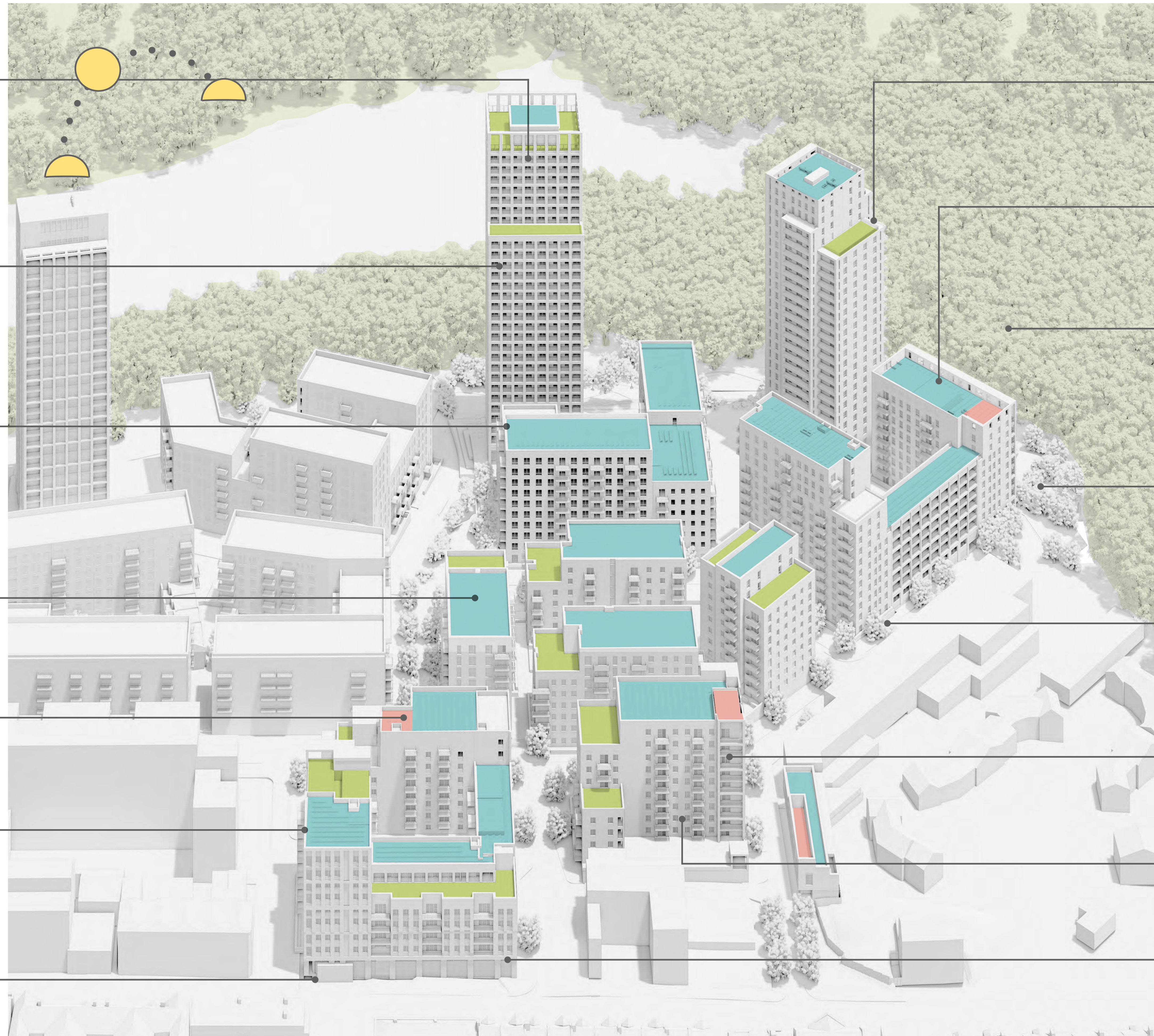
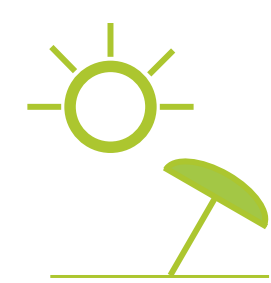
The buildings within the new application scheme utilise high efficiency air source heat pumps.

### Passive Solar Design

The strategic layout and orientation of the buildings maximises daylight across residential units, whilst loggias, strategic balcony placements and other features provide passive solar shading.

### All Electric Servicing Strategy

The buildings within the new application employ an all electric servicing strategy including low energy LED lighting that reduces carbon emissions.



### Blue/Green/Brown Roofs

The amenity level gardens are blue/green roofs that enhance flood control, sowed with wild flower seed, to reduce rain water run off and create new habitats.

### Flat Roofs for Photovoltaic Panels

The roof areas have been set aside for the incorporation of the photovoltaics, enhancing the energy generation potential of the scheme, incorporating brown roofs

### Enhanced Ecology & Biodiversity

The masterplan is located adjacent to the 170Ha Nature Reserve & Site of Special Scientific Interest (SSSI). Proposals include meadow planting, hedgerows, over 300 new trees, bug hotels, log piles, toad bunkers, and hedgehog homes to enhance biodiversity.

### Cyclable & Walkable Community

The site is served by a number of key walking and cycling routes, and includes the provision of a new interactive nature trail and the potential for a new bridge link to the green spaces to the west of the reservoir.

### Sustainable Urban Drainage

The proposal features sustainable urban drainage features, including swales within the park, permeable paving to the public realm, these help to avert flood risk and account for the effects of climate change.

### Heat Recovery Units

Local ventilation units will be equipped with heat recovery units to enhance efficiency and reduce heat losses.

### Design for Low Water Demand

The use of low flow water use fittings, metering and leak detection will contribute to lowering water demand for the scheme

### Sustainable Travel Plan

The proposal includes best practice cycle facilities, new cycle connections, and allowance for electric vehicle charging points. The proposals are complemented by excellent public transport links.



# West **HENDON** Regeneration



## Thank you


Thank you for attending this second public exhibition on the revised proposals for completing the West Hendon Regeneration. The timeline on the right shows our progress to date and indicative next steps.

We hope you found the information displayed here useful and informative.

We would welcome your feedback on the detailed proposals, which can be provided by filling out a feedback form provided or speaking to a member of the team.

You can also submit your feedback or ask any questions by using the contact details below.

 **WestHendon@KandaConsulting.co.uk**

 **020 3900 3676**

## Next steps

**July 2022**

**First public consultation**



**January 2023**

**Second public consultation**



**Early 2023**

**Submission of planning application**



**Summer 2023**

**Anticipated decision by Barnet Council**



**Autumn 2023**

**Main construction works to start**