

Grahame Park Estate Development
Framework SPD:
Initial Consultation Report (Interim)
April 2015

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1. Introduction

This report summarises the outcome of a consultation exercise undertaken in February and March 2015 to assist with the formulation of the Grahame Park Estate Development Framework Supplementary Planning Document (the SPD). This was an informal (non-statutory) consultation exercise, designed to seek the input of local residents into key aspects of the new masterplan.

The site is bound by Field Mead to the north, Corner Mead and Great Strand to the east, Grahame Park Way to the south and Lanacre Avenue and Clayton Field to the west. The site is located within the Colindale/Burnt Oak Opportunity Area as defined in the London Plan. Grahame Park is Barnet's largest housing estate, originally comprising over 1,700 properties as well as retail and community uses, and its regeneration is one of the key strategic policies of the Council.

The SPD is being prepared by Re (Regional Enterprise) Ltd on behalf of London Borough of Barnet (LBB). The overall objectives of the SPD are to:

- establish detailed guidance on the application of policies within the London Plan and LBB's Development Plan Documents (DPDs) that will be used to assess any planning applications submitted in respect of land within the site;
- establish and provide guidance for masterplanning within the site;
- explain how the development will deliver the required infrastructure and socio-economic benefits to support the new neighbourhood in this part of Colindale;
- engage all interested stakeholders in the development process.

A Consultation Strategy was prepared in December 2014, which set out how the Council proposed to consult and engage with the public and local stakeholders as part of the process for drafting the SPD. A final version of this Report will accompany the draft SPD, this is an interim version produced in April 2015 to summarise the outcome of the initial consultation.

The purpose of this document is to explain how the initial consultation was carried out, summarise and analyse the consultation responses received, as well as setting out the key issues to be taken into account in the formulation of the draft SPD. The draft SPD will be prepared and consulted on in July 2015.

2. Method of Consultation and Objectives

As set out in the Consultation Strategy (December 2015), attached at Appendix A, the initial consultation is centred on 5 key themes:

- Creating Better Neighbourhoods
- Improving Accessibility
- Enhancing Green Assets
- Improving Community Facilities
- Creating Quality, Family Friendly Housing

The consultation material asked questions around these key themes, as well as introducing some broad masterplanning ideas that picked up on the main issues. The intention was to encourage residents to give their thoughts on the key themes. In terms of the format of the consultation, there were two main elements:

Consultation Events

Three events were held on the Concourse to enable residents of the estate and surrounding area to view consultation material and comment using sticky notes. The consultation boards, including the questions asked, are attached at Appendix B. The dates of the events were as below:

10.00-12.30 hours, Wednesday 18th February

15.30-19.00 hours, Thursday 19th February

10.00-12.30 hours, Saturday 21st February



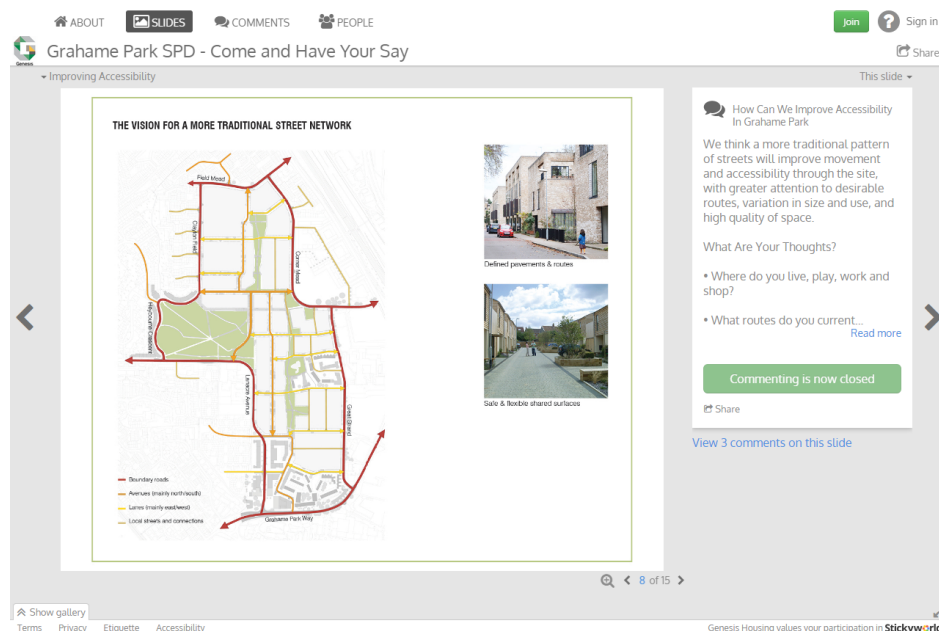
Photograph of the consultation event displays

The events were attended by officers of the Council, Barnet Homes and resident liaison officers, who were able to provide specific answers to planning and housing related questions, as well as representatives of Genesis Housing Association and Mae Architects.

In total, over 150 local people attended the three events, including local ward councillors and representatives from the Colindale Community Trust, Flightways Centre and RAF Museum. A number of comments were received and these are summarised in section 3 of this report.

Online Consultation

In addition to the face to face events, an online portal was set up to allow residents who were unable to attend, or did not want to attend, the events to comment on the consultation material. The consultation material was rationalised for the online interface, but the questions asked remained the same. An online consultation format known as 'Stickyworld' was used, which allowed the graphical information displayed to reflect the face to face events and allowed 'sticky' type comments to be posted.



Example of online consultation interface

The online consultation ran from the 18th February until about the 25th March, giving residents over a month to comment. In total, there were nearly 300 hits across the online presentation and 35 comments made. These are summarised in section 3 of this report.

3. Summary of Responses

This section summarises the responses received at the face to face consultation events and online portal. Comments are arranged under the key theme headings with general comments summarised at the end.

3.1 Creating Better Neighbourhoods

The key aims for Stage B were set out and respondents were asked the following questions about the future of Grahame Park:

- *What do you like about Grahame Park?*
- *How do you use the Concourse and what would you like to be different in a new neighbourhood centre?*
- *What other neighbourhoods outside Grahame Park do you visit and what do you like about them?*
- *What are the characteristics of a neighbourhood you would like to live in?*

Responses

A total of 76 sticky comments and 3 online comments were received. A summary of the most popular responses is set out below:

“Strong community within Grahame Park/good cohesion” (8 responses)

“Centralised shops and community facilities are good” (4 responses)

“Get rid of small corridors/alleyways/isolated pockets – used for storing drugs/are unsafe and dark and unappealing” (9 responses)

“Good transport links” (3 responses)

“Low rise buildings with not so many in a block” (3 responses)

“Concourse is not that used after dark as not safe” (4 responses)

The general thrust of the comments received indicates that residents strongly support the demolition of the Concourse, subject to accessible replacement community and shopping facilities being provided. Respondents support the vision to provide a safer, greener environment and a street network that improves connections to surrounding areas.

3.2 Improving Accessibility

The key aims for Stage B were set out and respondents were asked the following questions about accessibility:

- *Where do you live, play, work and shop?*
- *What routes do you currently use through the site and how could these be improved?*
- *Do you mostly choose to walk, cycle, take the bus or use a car?*
- *What qualities do you look for in a street you would like to live on? Can you give any local examples?*

Responses

A total of 66 sticky comments and 6 online comments were received. A summary of the most popular responses is set out below:

“Wide pavements for a double buggy/wheelchairs” (6 responses)

“Good transport links at present, especially buses and tube lines – need to be kept, and increased in frequency” (5 responses)

“Parking needs to be realistic/bays rather than on the road/outside of homes” (6 responses)

“Estate needs to be well lit for safety and accessibility but not so much as to affect people’s properties” (7 responses)

“Make walkways more pleasant” (3 responses)

“Pavement safety/pot holes need to be improved/no cobbles” (8 responses)

In general, there is a desire to open up the street network, provide safer routes and better pedestrian and cycle facilities with improved materials. Existing bus facilities are well used and residents would like to see improvements, particularly east-west. Parking is consistently raised as an issue. There is support for 20mph roads in the new neighbourhood.

3.3 Enhancing Green Assets

The key aims for Stage B were set out and respondents were asked the following questions about open space:

- *How do you use current green open spaces and how could they be improved?*
- *Which play spaces do you use?*
- *What local green parks or walks do you enjoy and why?*
- *What open space facilities are missing for play, sports or exercise?*

Responses

A total of 66 sticky comments and 4 online comments were received. A summary of the most popular responses is set out below:

“More facilities in parks – outdoor gyms, children play area with sand/climbing frame/football goals, courts and pitches – would encourage more families to use – but needs to be well managed” (18 responses)

“More trees/retain established trees” (4 responses)

“More places to sit, currently benches all broken or busy” (8 responses)

The comments received generally seek more usable open space that is overlooked, well maintained and clean. Better facilities for play and sport are sought, and these should be accessible to all. There is support for the strategy to retain existing mature trees where possible.

3.4 Improving Community Facilities

The key aims for Stage B were set out and respondents were asked the following questions about open space:

- *What nearby local community facilities do you use and why?*
- *What other community facilities would you like to see in this part of Colindale?*
- *How far would you travel to access your nearest community facilities?*

Responses

A total of 141 sticky comments and 3 online comments were received. A summary of the most popular responses is set out below:

“Post office very important” (7 responses)

“Library very important, modernise” (25 responses)

“Local shops very important” (5 responses)

“Need a community hall (kitchen, big hall, art zone, indoor gym, age range times, classes/booking system/able to hire) – important for community to be able to interact/needs to be inclusive/I would like to interact more” (10 responses)

“Keep the doctors surgery/needs expanding/perhaps more central in the estate” (24 responses)

“Church regularly attended, potentially needs expanding” (6 responses)

This is the theme that attracted the most interest and comments. In general, residents want to see existing services retained and improved, with a greater range of shops and cafes – no betting shops. Facilities for all age groups are sought, as well as childcare. Examples of popular town centres include Edgware, Brent Cross, Mill Hill and North Finchley.

3.5 Creating Quality, Family Friendly Housing

The key aims for Stage B were set out and respondents were asked the following questions about housing quality:

- *What qualities would you aspire to for your home?*
- *How would features such as energy performance, storage, cycle provision impact on your choice of home?*
- *What external space would you prefer in your home, such as front garden, balcony, private or shared garden?*

Responses

A total of 77 sticky comments and 2 online comments were received. A summary of the most popular responses is set out below:

“Decent size private gardens” (12 responses)

“Cycle space/bike storage” (5 responses)

“Bigger, separate kitchens” (8 responses)

“Keep existing amount of storage in homes” (4 responses)

“Energy efficiency important” (3 responses)

“Want to feel secure in homes, locks/fobs” (3 responses)

“Low rise buildings, no tower blocks, but still with lifts” (5 responses)

“Good sized rooms” (5 responses)

“Balcony – southeast facing, good size” (4 responses)

Overall, residents supported the objectives of a new mixed tenure neighbourhood, with good sized internal space, private amenity space and good light/outlook. Sound insulation, ventilation and energy efficiency was considered important, as well as cycle storage. There was support for the vision of providing more family housing, with Stonegrove cited as a good example.

3.6 General

A further 36 general comments were received. A summary of the most popular comments is set out below:

“Don’t want to travel to facilities that we already have” (4 responses)

“Community centre is well used, where is this going to go when demolished?” (2 responses)

“Where will the children’s centre go?” (2 responses)

Many of the general comments reinforced the responses received under the key themes. Some residents were concerned about the lack of information presented, but it was explained that this is the initial consultation and that more detail would be available at the next stage of consultation in the summer. The vast majority of residents were simply concerned about when the development is going to happen and when they are going to be affected. It was explained that the Concourse area is likely to be the next phase of development, but there is some uncertainty about when future phases will come forward.

4. Other Stakeholder Engagement

The main objective of the initial consultation exercise was to engage with local residents, but engagement with other stakeholders has been ongoing during the preparation of the SPD.

Colindale Community Trust/Grahame Park Strategy

The CCT are particularly interested in how socio-economic issues can be addressed in the SPD. Officers regularly attend the Grahame Park Strategy progress meeting and will be presenting the draft SPD at the June meeting and they will be formally consulted on the draft SPD.

NHS England

Officers continue to engage with the NHS with regard to future health centre provision across Colindale. The NHS are awaiting the outcome of a formal options exercise, but have indicated that they could require a health centre of up to 2,000sqm to be located on Grahame Park. This is the same requirement as the original S.106 agreement for the scheme. The health centre could be located over two floors, but must be located close to other community and commercial uses.

Anglican Church

The Church have a freehold piece of land to the north of the Concourse, St Augustine's Church, which they wish to develop. They are currently going through an options exercise, but are likely to conclude that they will comprehensively develop the site to provide a new church building with associated community facilities. Officers have engaged with them from an early stage and the masterplan has been devised to enable the Church to be redeveloped to be at the centre of the main community hub. Discussions are ongoing with regard to incorporating their detailed proposals into the scheme.

5. Conclusion and Key Outcomes Affecting Draft SPD

Having regard to the outcome of the consultation exercise and stakeholder engagement, it is considered that the main objectives for the content of the draft SPD are as follows:

- Demolish the Concourse early, but retain community cohesion.
- Replace or retain community facilities and shops, particularly the health centre, chemist, post office, community centre, library and churches.
- Create a new community hub that is easily accessible.
- Improve transport links, including bus frequency, pedestrian and cycle facilities.
- Ensure the new neighbourhood is more integrated with surrounding areas.
- Construct low rise development with not too many flats in each block.
- Create a safe environment, with well-lit and overlooked streets and spaces that are well maintained.
- Provide adequate parking, on streets that prioritise pedestrians and limit traffic speeds.
- Create more usable areas of open space, with accessible activities for all age groups.
- Retain as many existing trees as possible and plant new ones.
- Prioritise family housing and ensure that all rooms are a good size, with good outlook, private garden space and storage.

Officers are currently drafting the SPD and are taking the above outcomes into consideration when considering the content of the document. A final version of this report will accompany the draft SPD before it goes out to consultation in July, which will explain how each of the points arising from the initial consultation has been taken into account in its preparation.

6. Analysis of Equalities Monitoring Information

A total of 34 equalities monitoring questionnaires were completed and the answers received to the monitoring questions are set out below:

1. Please describe yourself by choosing one of the below options:

Options	Number	Percentage
I am a resident of the estate who is a tenant	12	35%
I am a resident of the estate who owns their property	14	41%
I run or am employed in a business or community facility on the estate	0	0
I am a neighbouring resident	7	21%
I run or am employed in a business close to the estate	1	3%
I am an elected member, if so please specify	0	0
Other, please specify	0	0

2. What is your gender?

Options	Number	Percentage
Male	17	50%
Female	17	50%

3. What is your age group?

Options	Number	Percentage
Under 18	4	12%
18 to 24	2	6%
25 to 34	3	9%
35 to 49	8	24%
50 to 74	14	40%
75 or above	3	9%

4. Do you consider yourself to have a disability?

Options	Number	Percentage
No	31	91%
Yes, please specify	3	9%

Disabilities listed: Arthritis/mobility (2 responses), Dyslexia/BPD, Schizophrenic

5. What is your ethnic origin?

Options	Number	Percentage
White:		
British	13	38%
Irish	1	3%
Gypsy or Irish Traveller	2	6%
Other	1	3%
Mixed / multiple ethnic groups:		
White & Black Caribbean	0	0
White & Black African	0	0
White & Asian	1	3%

Other	0	0
Other ethnic group:		
Arab	0	0
Other	1	3%
Asian / Asian British:		
Indian	2	6%
Pakistani	1	3%
Bangladeshi	1	3%
Chinese	0	0
Other	2	6%
Black / African / Caribbean / Black British:		
African	9	26%
Caribbean	0	0
Other	0	0

Other ethnicities listed: Iranian, Italian, Nepali (2 responses)