

Pre-application submission for Committee: Phase 4 development at West Hendon

1. Development Details

Phase 4 of the West Hendon Estate Regeneration.

2. Background

The redevelopment of the West Hendon Estate is a long-standing priority of the Council. Paragraph 7.2.12 of Barnet's Local Plan (Core Strategy) states that West Hendon (and other priority housing estates in the Borough) will be subject to long term programmes of regeneration in order to tackle poor quality housing, social isolation and to transform these areas into successful mixed tenure places.

An outline planning application for the redevelopment of the West Hendon Estate was originally submitted in December 2004 by Metropolitan West Hendon (Metropolitan Housing Trust). London Borough of Barnet resolved to grant permission in January 2006 (following an earlier committee where it was resolved to grant approval followed by further amendments to the application). Barratt Homes Limited became involved in the development in mid-2005 and required a number of amendments to reflect financial viability concerns. Following legal advice and subsequent review of the scheme, the application was taken to the Planning and Environment Committee on 19 March 2008, with outline planning permission granted on 1 July 2008 under application W/13987/04.

The Council entered into a development agreement with the key regeneration partners in 2006 making a commitment of approximately £450 million investment over 10 years. A limited liability partnership – Barratt Metropolitan LLP (BM LLP) – was initiated to oversee the implementation of the scheme.

A standalone application (W/13230A/07) and separate Section 106 legal agreement was also approved in December 2007 for the Pilot Phase 1A which comprised the demolition of existing buildings and construction of a part two, part three storey terrace of 6 dwellings

with a new access road off Tyrrel Way and 2 no. two storey semi-detached dwellings fronting Cool Oak Lane with provision for car parking spaces and landscaping. This approval has been implemented.

A Reserved Matters Application (RMA) for Phase 2A Lakeside was subsequently approved on 22 December 2008 under application H/04103/08. This provided for the construction of 186 dwellings and has been implemented in full.

Following the development of the above two phases, financial constraints meant that the remaining phases of the outline consent were not possible and in 2011 Barratt Metropolitan LLP (BMLLP) engaged in discussions with London Borough of Barnet to amend the consent.

A new professional team was employed by BMLLP in September 2011 in order to revisit the approved Masterplan with a view to finding a viable solution for the future development of the site. Following this review a revised Masterplan was subsequently developed and a new 'hybrid' planning application submitted in 2013 under application H/01054/13 for the West Hendon Estate Regeneration Scheme ("the Scheme").

The Scheme comprised the demolition of existing buildings on the estate and:

- Construction of up to 2,000 residential units (maximum 202,000m² GEA);
- Provision of 3,870 m² GEA community use (Use Class D1) including land for a two-form entry primary school and nursery and community centre;
- Provision of 1,766m² Retail and related uses (Use Class A1-A5; Office (Use Class B1);
- Car parking at 0.8 spaces per unit including basement provision;
- Cycle provision;
- Landscaping and public realm works including the provision of a linear park between the estate and the Welsh Harp reservoir;
- Highways works, including new estate roads, works to A5 West Hendon Broadway and removal of the Perryfield Way gyratory
- A central Energy Centre;
- Various Interim works; and
- Two pedestrian bridges across the Welsh Harp reservoir (across the Silk Stream and

adjacent to the existing Cool Oak Lane bridge.

The Planning and Environment Committee, at its 20 July 2013 Meeting, resolved to grant conditional approval to the Scheme. The hybrid planning permission comprised both detailed and outline components due to the scale and complexity of the Scheme. Accordingly, the Scheme is being delivered by a phased programme of demolition and redevelopment and is divided into Phases 3 (3A/3B/3C), 4 (4A/4B/4C), 5 (5A/5B) and 6 (6A/6B).

As shown in Appendix 1 – Detailed Permission, the detailed element of the planning permission, the area to the south-west of the Estate adjoining the Welsh Harp and a small portion of the street block bound by Perryfield Way, related solely to Phase 3A and provided for the construction of 358 new residential dwellings and 131 square metres of commercial floor space within buildings ranging from five (5) to twenty-six (26) storeys in height. Phase 3A reached practical completion in June 2016. The remainder of the Scheme that was approved in outline form is required to obtain detailed planning permission by way of reserved matters applications.

The first Reserved Matters Application (RMA) was received on 17 December 2014 during the construction of Phase 3A and under application 14/07694/RMA. As shown in Appendix 2 – Phases 3B and 3C The RMA sought detailed planning permission for Phases 3B and 3C comprising the construction of 298 residential dwellings, commercial floor space totalling 1,245 square metres and 18 square metres of SSSI Warden Accommodation (as required under planning permission H/01054/13). The Planning Committee, at its Meeting held 26 March 2015, resolved to grant conditional approval to the application.

Demolition works associated with Phases 3B and 3C are currently underway with construction anticipated to commence in October 2016. In order to maintain the sequential phasing timeline of redevelopment, the developer intends to submit a RMA for Phase 4 of the Scheme in October 2016.

3. Proposal and Location Details

Phase 4 of the Scheme involves the construction of 603 residential dwellings comprising a mix of tenures. As shown in Appendix 3 – Phase 4 Site Area, the site area is located within the southern portion of the West Hendon Estate and also includes parts of the local road network that have been identified for improvements. To the west lies York Park which runs alongside the Welsh Harp and to the north is what is known as ‘the Green’, a corridor of public open space that provides a linear connection from the Broadway, through Broadway Plaza down to the Welsh Harp. To area to the east of the Phase 4 site area abuts buildings fronting the Broadway and to the south is lower density residential dwellings.

4. Proposal

As shown in Appendix 4 – Phase 4 Demolition Plan, the proposed development of Phase 4 involves the demolition of the existing dwellings on Tyrell Way and Warner Close in order to make way for the construction of 603 residential dwellings across buildings ranging from three (3) to twenty-one (21) storeys in height.

The proposed buildings are spread over a number of blocks comprising H, J, K and M blocks.

The proposed tenure mix is comprised of 409 (67.8%) Private dwellings, 46 (7.6%) Affordable Rented dwellings and 148 (24.5%) Affordable Intermediate dwellings. The location of the tenure mix across the Phase 4 Site area is illustrated in Appendix 5 – Tenure Mix Location.

Proposed dwelling configuration with respect to unit type reflected in Table 1 below:

Table 1 – Unit Numbers

Unit Type	Unit Count	Percentage
Studio (1B2P)	27	4.48%
1 Bed flat (1B2P)	264	43.78%
2 Bed flat (2B3P)	184	30.51%
2 Bed duplex (2B4P)	56	9.29%
3 Bed flat (3B5P)	38	6.3%
3 Bed duplex (3B5P)	19	3.15%
3 Bed houses (3B6P)	3	0.5%
4 Bed houses (4B7P)	12	1.99%
	<u>603</u>	<u>100%</u>

Parking provision associated with Phase 4 is proposed at 576 vehicle parking spaces, 30 motorcycle bays and 921 bicycle bays as reflected in Table 2 below:

Table 2 – Parking Provision

Unit Type	Cars	Motorcycles	Bicycles
Surface Parking	100	0	0
Building H1	0	0	68
Building H2	13	0	63
Building J	388	26	502
Building K	75	4	258
Building M	0	0	30
	<u>576</u>	<u>30</u>	<u>921</u>

5. Site and Surroundings

Situated in the south-west area of the Borough, the site is located within the West Hendon ward which borders the neighbouring Borough of Brent. The West Hendon Estate comprises a total of 12.99 hectares and is bound by Edgeware Road (The Broadway – A5) to the east and Cool Oak Lane to the south. To the north the site is bound by Silk Stream and to the west is the Welsh Harp which is also known as the Brent Reservoir.

The surrounding area contains a mix of land uses and built forms but can be characterised as predominantly residential in nature. Hendon railway station is located approximately 800 metres to the east of the site.

6. Planning History

Pertinent to the consideration of the forthcoming Phase 4 RMA is the hybrid planning permission which granted approval for the Scheme in its entirety, albeit predominantly in outline form.

As mentioned under comments relating to Background, various permissions preceded the hybrid planning permission, parts of which have been implemented. These preceding phases (Pilot Phase 1A and Phase 2A Lakeside) do not form part of the hybrid planning permission.

Planning history pertinent to the consideration of the forthcoming Phase 4 RMA is as follows:

Application H/01054/13 – Hybrid Planning Permission

Hybrid planning application for the demolition and redevelopment of the West Hendon Estate to accommodate up to 2000 residential units, a new 2 form entry primary school, community building and commercial uses and associated open space and infrastructure comprising:

Outline submission for the demolition of existing buildings and the construction of up to 1642 new residential units (Class C3); up to 3,870m² (GEA) of D1 Class floorspace comprising nursery and primary school and community centre uses and up to 1,635m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 2 to 29 stories, associated cycle and car parking provision including basement level parking, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges across the Welsh Harp.

Full planning submission (Phase 3 Blocks G1, G2, E1, E2, E3, E4) for the construction of 358 new residential units (Class C3), and 131m² (GEA) Class A1/A2/A3/A4/A5/B1 floorspace, within buildings ranging from 5 to 26 stories, cycle and car parking provision including basement level parking, associated landscaping and public realm works, associated highway

works, energy centre, and interim works. Submission of Environmental Statement.

Application Received: 15 March 2013

Approved by Committee: 20 July 2013

Determination date: 20 November 2013

Application 14/07694/RMA

Application for Approval of Reserved Matters relating to Scale, Layout, Appearance, Landscaping, Access and Parking, pertaining to Blocks F1, F2, F3, F4, G4, H3, H4 forming Part of Phase 3B and 3C of the West Hendon Estate Regeneration comprising 298 Residential Units (181 Market Value Units and 117 Affordable Units), Commercial floorspace totalling 1,245m² (Use Class A and B1) and 18m² SSSI Warden Accommodation pursuant to condition 3 of Hybrid Planning Approval H/01054/13 dated 20 November 2013 | West Hendon Estate West Hendon London NW9.

Application Received: 15 December 2014

Approved by Committee: 26 March 2015

Determination date: 26 March 2015:

7. Consultation Response

A Design Review Panel Meeting was held Tuesday 19 August 2016 as required under a condition of hybrid planning permission and for the purpose of obtaining design feedback from independent architects. Verbal feedback received was broadly supportive of the design evolution however a written response is yet to be received.

No further external consultations have been undertaken to date.

8. Community Engagement

At this stage of the Phase 4 RMA design development, no community engagement has been undertaken.

9. Material Considerations

Material considerations relevant to the consideration of the forthcoming Phase 4 RMA will be guided by the National Planning Policy Framework, London Plan (March 2015) and the Barnet Local Plan comprising the Core Strategy Development Plan Document (DPD) and the suite of DPDs and Supplementary Planning Documents (SPDs) that provide the overarching policy framework for development proposed within the Borough.

The redevelopment of the West Hendon Estate is clearly established in the Core Strategy as follows:

“The existing 680 homes will be replaced by a new mixed tenure neighbourhood of up to 2,200 new homes, a net increase of 1,500 homes. In addition approximately 10,000m² of non-residential floorspace will be built to help create a focal point around a new town square. It is estimated that the scheme will be completed before 2026. The redevelopment of West Hendon is being taken forward in parallel, but independently of the regeneration of Brent Cross – Cricklewood.”

It is noted that Barnet’s Sustainable Community Strategy 2010-2020 and Barnet’s Corporate Plan 2015-2020 also provide overarching guidance in respect of the strategic objectives underpinning housing estate regeneration however, it remains that the key material considerations with respect to the forthcoming Phase 4 RMA is the planning framework established under the hybrid planning permission. The hybrid planning permission provides a comprehensive and robust framework through a series of controls, parameters and frameworks under which subsequent phases of the Scheme are to come forward. As such, it is compliance with this established framework that will be paramount importance to the consideration of the Phase 4 RMA.

The established framework includes the West Hendon Design Guidelines, Environmental Statement, Transport Statement, Affordable Housing Statement and Design and Access Statement (including Landscape and Public Realm Strategy). There is a comprehensive suite of Parameter Plans providing controls on the quantum and form of development including the Hybrid Application Boundary, Buildings to be Demolished, Development Area, Building Heights, Open Space, Ground Floor Frontage Uses, Typical Above Ground Frontage Uses, Car Park, Strategic Phasing and Vehicular and Pedestrian Circulation Parameter Plan.

10. Main Issues

The key issues underpinning the consideration of the forthcoming Phase 4 RMA are those specified under Condition 3 of hybrid planning permission H/01054/13 as follows:

- Layout;
- Scale;
- Appearance;
- Access; and
- Landscaping.

As mentioned above, the hybrid planning permission established a comprehensive framework to guide the future development of the scheme in a unified manner whilst also providing for flexibility and responsiveness in the design process. This report does not intend to provide an assessment of the forthcoming Phase 4 RMA as there is already a clear planning framework in place that will provide for that to occur. More-over, the pre-application submission has been requested by the applicant for the purpose of setting out the design evolution as it relates to the matters of layout, scale, appearance, access and landscaping.

11. Other Planning Issues

The receipt of the forthcoming Phase 4 RMA will be subject to a full and detailed assessment of all relevant planning considerations including but not limited to the following issues:

- Development Standards
- Phasing and Decant
- Daylight, Sunlight and Overshadowing
- Security, Safety and Crime Mitigation
- Noise and General Disturbance
- Air Quality
- Amenity Space and Play Provision
- Transport, Highways and Parking
- Refuse and Servicing
- Biodiversity
- Equality and Diversity Issues

12. Planning Obligations

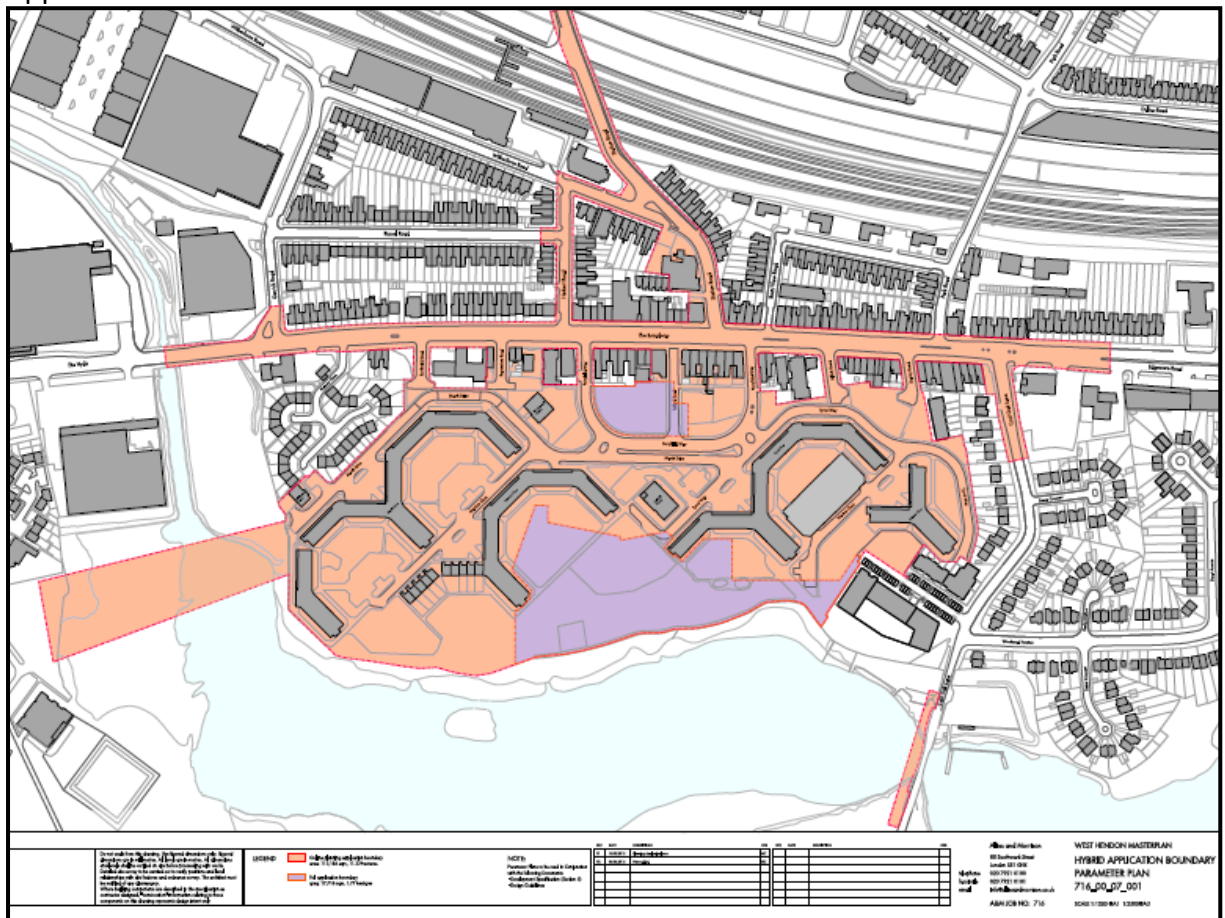
As mentioned above, there is an existing Section 106 Agreement in place that remains for the entirety of the Scheme.

The Community Infrastructure Levy Regulations 2010 will apply.

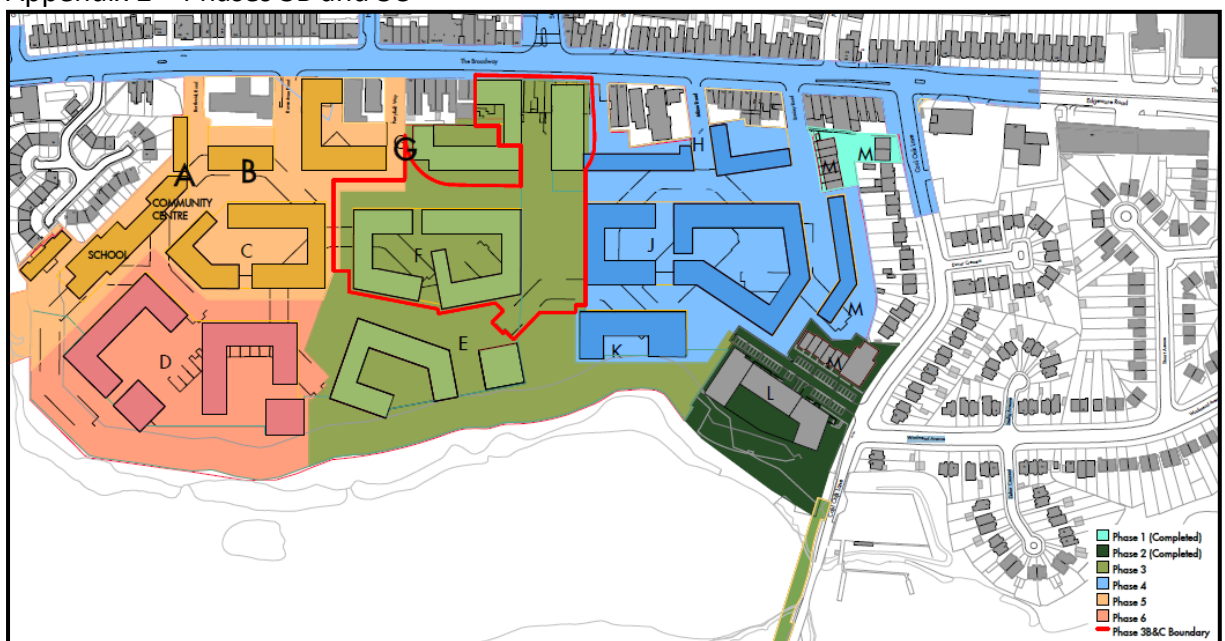
13. Conclusion

This report provides an overview of the background to the West Hendon Estate Regeneration and establishes the context under which the forthcoming RMA will come forward. It is not the intent to provide an assessment of the specific details associated with Phase 4, as these are forthcoming, rather this report provides an overview of the Scheme and outlines the relevant planning considerations under which it will be assessed.

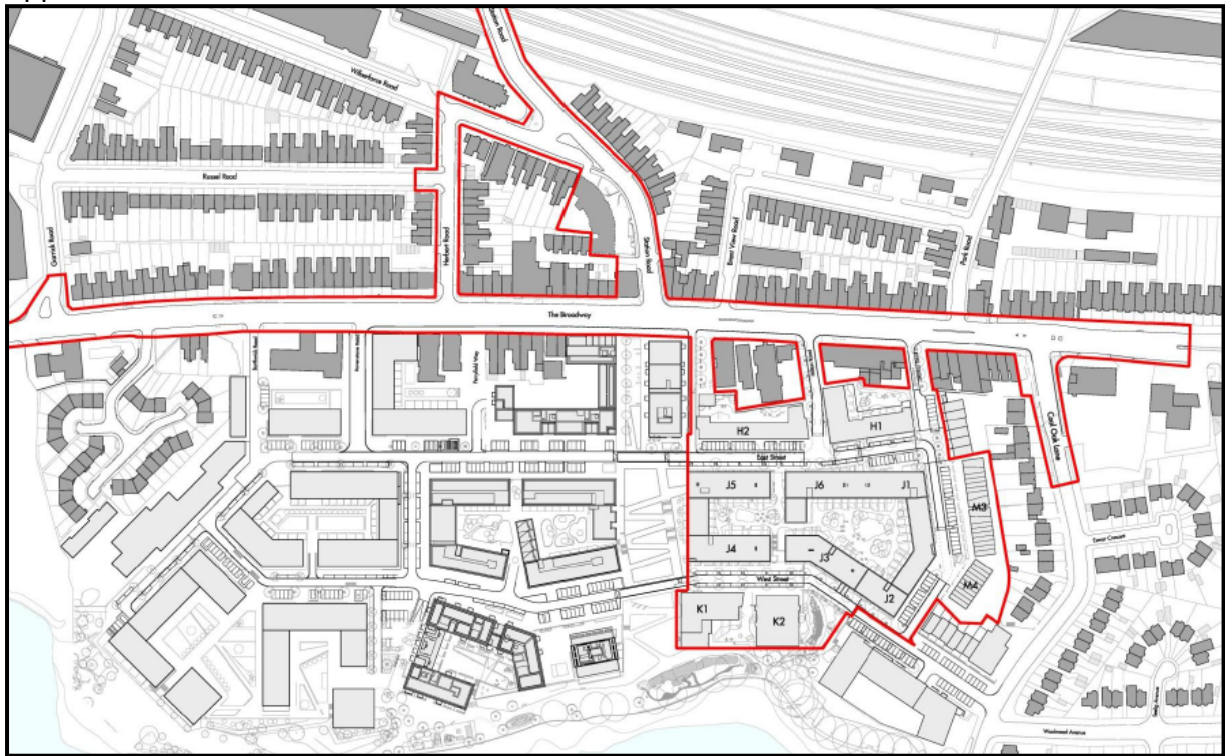
Appendix 1 – Detailed Permission



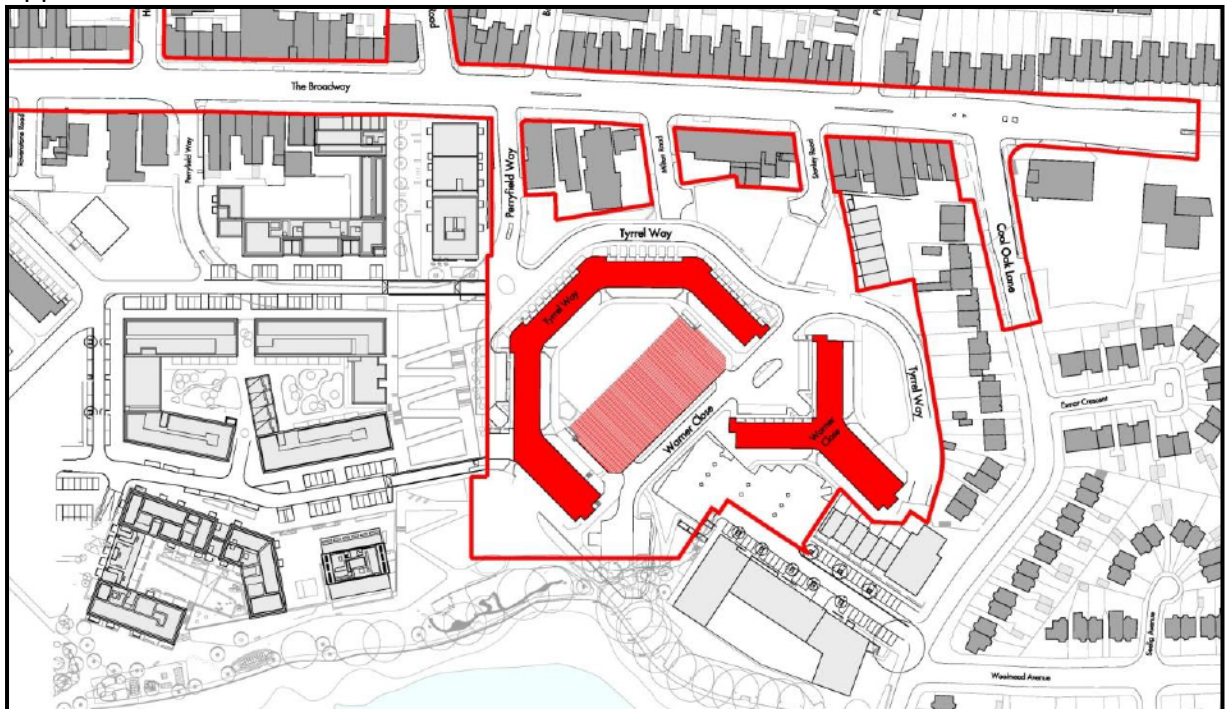
Appendix 2 – Phases 3B and 3C



Appendix 3 – Phase 4 Site Area



Appendix 4 – Phase 4 Demolition Plan



Appendix 5 – Tenure Mix Location

