

Appendix A

The Burroughs and Middlesex University Planning Framework Supplementary Planning Document



Purpose of this Document

This Supplementary Planning Document (SPD) supports the enhancement of The Burroughs as a diverse and healthy place to live, work and study with a rich offer for civic, community and academia. This historical part of Hendon provides a unique environment for established communities in Hendon and as home to Middlesex University.

Hendon has a long history with signs of Roman occupation being found in the area. Its unique character has developed over time and it retains elements of that history which are acknowledged by the two Conservation Areas and many Listed Buildings. Hendon Town Hall is the administrative home of Barnet Council and where Council meetings take place.

The next 10 years are set to bring new commitment towards investment and regeneration to the area. This SPD provides a fit for purpose planning framework which sets the context for change delivered through a cohesive strategy. It will both steer and enable the delivery of regeneration opportunities that provide for the changing needs of the area including how community services are upgraded as well as addressing the requirements of stakeholders such as Middlesex University. All of which needs to be balanced against recognising the importance of the established residential character and the historic significance of the area.

Through this planning framework the Council establishes a vision and a long-term sustainable ambition for The Burroughs and Middlesex University to become a respected thriving, high quality and inclusive environment. A place where future investment opportunities bring the widest benefits to the local area, its diverse communities, and helps grow the local economy of both Brent Street and Hendon Town Centres with new innovative and creative sectors.

Design guidance is an important aspect of the SPD reflecting the area's significant number of historic assets, many of which are located in the two Conservation Areas covering The Burroughs and Church End. Guidance for design is set out within the main SPD document and the supporting Design Guide. Four distinct Character Areas have been identified with each providing a unique and distinctive quality that must inform the any new development in the area. Each site is supported by detailed design advice as set out in The Burroughs and Middlesex University Planning Framework Design Guide. The other supporting documents for the SPD are the Landscape and Arboricultural Assessment and the Transport Study.

The Council is the major landowner in the area covered by this SPD planning framework and therefore has a critical public interest role to ensure that future redevelopment reinvigorates the academic offer of Middlesex University as well as enhancing the wider cultural, leisure, community and social offer for the local community. The role of this SPD is to ensure the planning and design parameters for

future development are clearly established and that future change is guided by a holistic vision for change and prosperity. ***The Heart of Education in a Thriving Barnet.***

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Chapter 1 – Introduction

1.1 Introduction

- 1.1.1 This Supplementary Planning Document (SPD) *Planning Framework* covers a 23.9 hectares (ha) area (as shown in Figure 1) around The Burroughs and Middlesex University. As alongside the University Campus the area contains buildings which perform significant civic and community functions.
- 1.1.2 In order to set parameters for investment and future proposals this SPD expands upon existing Barnet Local Plan policy and provides a holistic approach to site opportunities and wider improvements which reflect an inclusive process of early engagement between local service providers, stakeholders, Middlesex University, its students and the established residential community.
- 1.1.3 Development proposals should have careful regard to the advice and guidance contained in this document which is a material consideration in determining future planning applications and priorities for future infrastructure investment.
- 1.1.4 COVID-19 has altered many aspects of day to day life. While the long-term impacts are hard to fully assess immediately, learning and working patterns are most certainly being affected. This is resulting in more people working from home, shopping locally, and more students learning remotely. The medium to long term impacts of the pandemic are still to be evidenced, however this SPD does acknowledge the need to improve access to essential local amenities and to open spaces which are vital to supporting the health and well-being of communities in adapting to the changes the pandemic has made to their lives. Equally important is the need to bring economic recovery to our town centres and create employment and learning opportunities locally.

Planning Context

- 1.1.5 Barnet's development plan comprises the 2012 Local Plan and the London Plan. Council decisions on planning applications are required to be made in accordance with the development plan unless material considerations indicate otherwise.
- 1.1.6 Although applications will continue to be determined in accordance with the 2012 Local Plan, weight may also now be given to policies and site proposals in the emerging draft Local Plan as it progresses towards adoption (expected in 2022).¹ The draft Local Plan Schedule of Site Proposals² includes 8 sites (numbered 34 to 36 and 38 to 42 inclusive) that are covered in greater detail in this SPD. .

¹ Paragraph 48 of National Planning Policy Framework 2019.

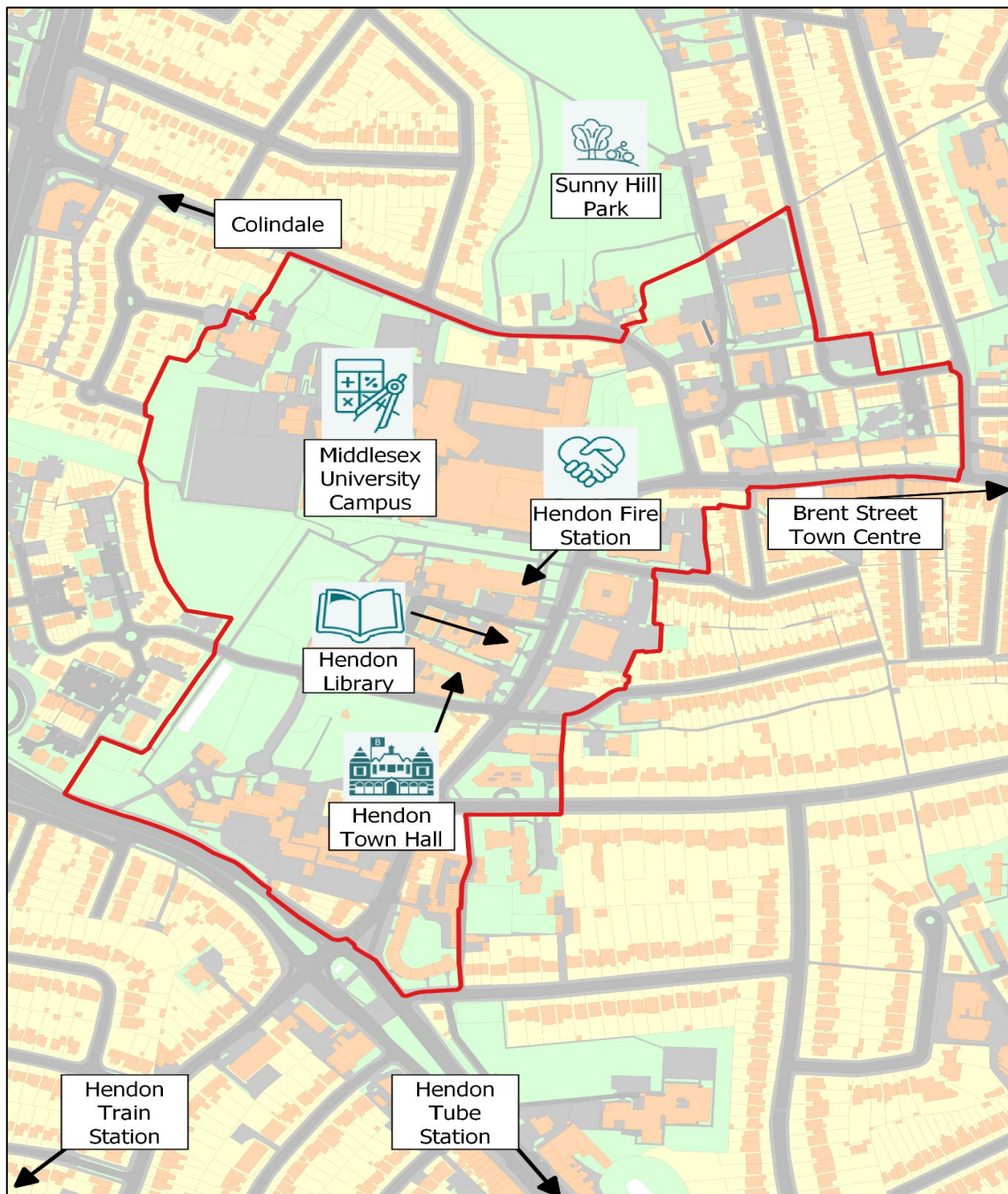
² Annex 1 of the Reg 18 consultation draft Barnet Local Plan

The Burroughs and Middlesex University

1.1.7 The 23.9 ha area covered by the SPD Planning Framework is shown in Figure 1. It extends from the A41/A504 junction to the corner of the A504 and Sunny Gardens Road at its north-eastern extent. Besides those marked below, the area also includes: St Marys and St Johns Church of England School; Sunnyfields Primary School; St Joseph's RC Primary School; the People's Dispensary for Sick Animals (PDSA) Animal Hospital and the Meritage Centre which contains the Citizens Advice Bureau and Age Concern.

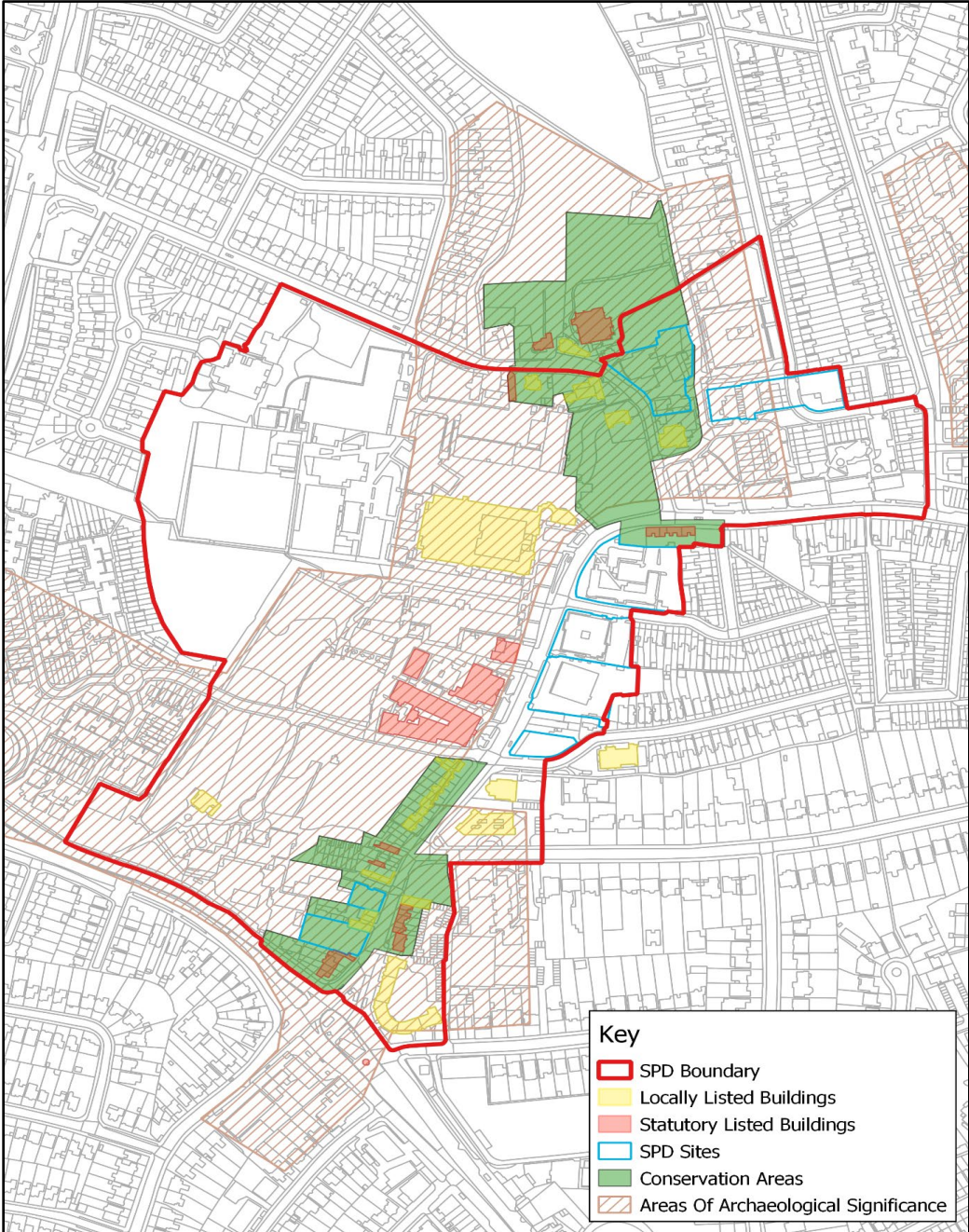
The Burroughs and Middlesex University SPD Area

Figure 1: SPD boundary



1.1.8 Historic buildings and archaeology make a significant contribution to the character of the SPD area. The two Conservation Areas - Hendon - The Burroughs and Hendon – Church End cover a significant proportion of the area covered by the SPD which also includes a number of Statutory Listed buildings, notably the Grade II Listed Hendon Town Hall, Hendon Library and Hendon Fire Station buildings. An area of archaeological significance also covers the majority of the area. Redevelopment proposals in the area will need to deliver enhancement and innovation while ensuring heritage preservation.

Figure 2: Historic Assets within the SPD area



1.2 Background

- 1.2.1 The Council is a major landowner in the area covered by this planning framework and therefore has an ongoing interest in the future regeneration of the area and bringing forward improvements to the campus, civic and community facilities and the wider environment. This is being brought forward through the evolution of the Hendon Hub regeneration project.
- 1.2.2 The Hendon Hub project is a mixed-use revitalisation opportunity in The Burroughs with benefits that will extend beyond the immediate area. Future investment opportunities will secure modern academic space, new workspace and purpose built and managed student accommodation. New library accommodation and community spaces as well as improved green spaces and public realm. In addition, there are opportunities to secure fit-for-purpose community, civic and cultural facilities; new affordable homes and the introduction of new localised retail and leisure uses.
- 1.2.3 Middlesex University is a highly valued asset to Barnet, providing a high standard of tertiary learning as well as a source of employment. It is a significant contributor to the local economy. The Council seeks to enhance the University's role in wider economy through its learning opportunities that encourage new business innovation and entrepreneurship particularly in new creative sectors that will benefit the whole Borough.
- 1.2.4 With 19,000 students and 2,000 staff the University can contribute more to Barnet and to that effect both the Council and the University are seeking to better integrate the University with the surrounding environment and engage with local residents and businesses as well as form stronger connections with Brent Street and Hendon town centres. A key priority is to make it easier for pedestrians and cyclists to access the University and the two town centres, both of which have capacity to absorb expenditure, particularly for food and drink and leisure uses, generated by staff and students.

1.3 Purpose of the planning framework

- 1.3.1 Through this SPD a planning framework has been established to enable the Council, University, local residents and businesses to create a place that thrives and supports an inter-generational community. The SPD sets out the way in which using a design and heritage lead approach, future development can occur that respects the historical context of the area and promotes sustainable forms of transport.
- 1.3.2 The SPD explores opportunities for
- The comprehensive regeneration of key sites which collectively have the ability to address issues of safety, movement, heritage and environmental

enhancements.

- Improving traffic and pedestrian movement through the area.
- Enhancing the public realm, including traffic calming through The Burroughs.
- Delivering purpose built and managed student and conventional housing, (including affordable)
- Improving linkages with and investment in open spaces in Copthall and Sunny Hill.
- Integrating the University campus with surrounding uses including residential neighbourhoods and the close proximity to nearby town centres of Brent Street and Hendon Central.
- Improving contributions to the local economy, as well as diversifying the area's cultural and leisure offer.
- Providing a design guide for future development proposals to ensure the heritage value of the area is recognised.

1.3.3 The SPD is supported by the following:

- The Burroughs and Middlesex University SPD Design Guide.
- The Burroughs and Middlesex University SPD Landscape and Arboricultural Assessment.
- The Burroughs and Middlesex University SPD Transport Study.
- Sustainability Appraisal assesses impact of SPD in terms of social, environmental and economic indicators.
- Equalities Impact Assessment and
- Statement of Consultation outlining how the SPD has been shaped.

Chapter 2 –Vision and Objectives

2.1 A Vision for the Planning Framework

To enhance The Burroughs as a place, fostering the creation of a diverse and inclusive community, where residents, students and academics live successfully and thrive together.

To secure benefits for the residents so that their well being is enhanced from the investment in the area.

To ensure the continuing success of Middlesex University as a tertiary institution by creating the space that enhances educational outcomes and brings forward innovation.

To facilitate future development that builds on the rich architectural history of Hendon; making The Burroughs an inspiring civic and learning centre, and residential area .

2.2 Objectives for the SPD

The overarching objectives for the area are:

- *Provide a planning framework to enable good growth while ensuring the identity and sense of place for the area is enhanced through collaborative planning.*
- *Encouraging culture, leisure, creativity and business innovation*
- *Ensuring continued and improved access to high quality tertiary education through renewal and improvement of Middlesex University facilities.*
- *Encouraging the retention of graduates and increasing the skill base in the Borough*
- *Conserving and enhancing heritage assets alongside opportunities for high quality contemporary design*
- *Improving the public realm, sustainable transport options and environmental quality.*
- *Integrating the University with the established residential community*
- *Through successful place-making fostering greater social cohesion between the University, its students and the local residents to improve access to university resources for the residents and create a safe environment for everyone.*

Chapter 3 – Planning Context

3.1 Introduction

3.1.1 This section sets out a summary of the relevant planning policies for this SPD.

3.1.2 Barnet's Local Plan is undergoing a review. A new single Local Plan document is expected to be adopted in 2022. This will look ahead to 2036 and integrate strategic policies, development management policies and site proposals in alignment with the new London Plan as well as being consistent with national planning reforms.

3.1.3 The adopted development plan for the SPD area consists of:

- London Plan (2021)
- Barnet Local Plan (Core Strategy) (2012)
- Barnet Local Plan (Development Management Policies) (2012)

3.1.4 National planning policies are set out in the National Planning Policy Framework (NPPF) (2019).

3.1.5 Other documents that need to be taken into account are:

- GLA - Town Centres SPG (2014)
- GLA – Accessible London SPG (2014)
- GLA - Housing SPG (2016)
- GLA - Affordable Housing and Viability SPG (2017)
- GLA - Culture and the Night Time Economy SPG (2017)
- Barnet Planning Obligations SPD (2013)
- Barnet Delivering, Skills Employment, Enterprise and Training (SEET) from development through s106 SPD (2014)
- Barnet Sustainable Design and Construction SPD (2016)
- Barnet Residential Design Guidance SPD (2016)
- Barnet Green Infrastructure SPD (2017)

3.2 London Plan 2021

3.2.1 The London Plan sets out a broad strategy for how London will change and develop up to 2036 and identifies areas which have considerable scope to accommodate growth and development. The London Plan was adopted in March 2021.

3.3 Barnet Planning Policy

3.3.1 The current development plan for Barnet comprises the Core Strategy and Development Management Policies documents which were both adopted in

2012. The Core Strategy sets out how Barnet will grow and change over the period to 2026. It provides a long-term vision for Barnet and includes spatial strategies and policies for meeting that vision and delivering sustainable development.

3.3.2 The Council has recently published for consultation its Regulation 19 draft Local Plan (Publication) .This Plan looks forward fifteen years from 2021 to 2036.

3.3.3 Both the existing development plan for Barnet and the emerging Local Plan recognise the value of the University's presence in the Borough and reflect an ambition for the area to become a thriving high quality environment that enables the entire Borough to capitalise on the positive benefits of being home to a University through encouraging innovative and creative industries that strengthen Barnet's economy.

3.3.4 Planning applications will be determined in accordance with the extant adopted Barnet Local Plan policies, but regard should also be had to policies in the emerging replacement Local Plan.

3.3.5 Reference is made in this SPD to policies contained in the 2012 Barnet Local Plan. The replacement of the 2012 Local Plan policies is set out in the Reg 19 (Publication) Draft Local Plan (Appendix C).

3.4 Policies in Barnet Local Plan 2012

3.4.1 The following policies are considered to be particularly significant for the SPD area.

Core Strategy Policies

Policy CS4 Providing quality homes and housing choice in Barnet

Policy CS5 Protecting and enhancing Barnet's character to create high quality places

Policy CS6 Promoting Barnet's Town Centres

Policy CS8 Promoting a strong and prosperous Barnet

Policy CS10 Enabling inclusive and integrated community facilities and uses and Policy

Policy CS12 Making Barnet a Safer Place

Development Management Policies

Policy DM01 Protecting Barnet's character and amenity

Policy DM02 Development standards

Policy DM03 Accessibility and inclusive design,

Policy DM04 Environmental considerations for development

Policy DM05 Tall buildings

Policy DM06 Barnet's heritage and conservation

Policy DM07 Protecting Housing in Barnet

Policy DM08 Ensuring a variety of sizes of new homes to meet housing need

Policy DM09 Specialist housing – houses in multiple occupation, student accommodation, and housing choice for older people

Policy DM10 Affordable housing contributions

Policy DM13: Community and education uses

Policy DM15: Green Belt and open spaces

Policy DM16: Biodiversity

Policy DM17 Traffic impact and parking standards

3.5 Key Policy Requirements for The Burroughs and Middlesex University

3.5.1 The key policy considerations highlighted focus on:

- **Sustainable regeneration** – high quality development that meets environmental standards, provides improved public realm and which results in the consolidation of Middlesex University facilities and student housing onto the Hendon campus.
- **High quality design** - across all new development, the sensitive nature of the area due to the heritage and residential hinterland requires design led development.
- **Heritage** - the prominence of historic character is a primary design issue in the area. New buildings and public realm features that have the potential to impact on heritage assets and their settings need to respond sympathetically and appreciatively to this context.
- **Sustainable Transport** – the Planning Framework identifies sustainable transport improvement opportunities across the wider Hendon area. Including improved connectivity to the wider Hendon area and open spaces; improvement to the cycling and pedestrian environment and increased levels of cycle parking as part of the London Mayor’s Healthy Streets initiative.
- **Affordable housing** – the land covered by the SPD includes property owned by the Council, Middlesex University and private parties. In accordance with the London Plan 50% of all new homes delivered on public land have to be affordable and this SPD therefore seeks 50% affordable housing across the SPD site area, including student accommodation.
- **Building design and heights** – reflecting its heritage setting the introduction of new contemporary civic, residential and educational buildings will be on the basis of excellent design quality, providing positive landmarks that aid legibility and orientation, establishing a way-marker to key places including University, Town Hall and Library.
- **Car Parking Management** – not all of the SPD Planning Framework area is within a Controlled Parking Zone. Given the PTAL levels (ranging between 2 and 4) and level of student accommodation proposed, there is policy support for car-free

development. There would however be provision of appropriate parking for disabled people.

- **Community Safety** – with provision of new public realm and projected increases in footfall across the SPD Planning Framework area, future proposals should meet Secured by Design principles. Improvements to the existing public realm should also occur using these principles to decrease incidents of anti-social behaviour.
- **Community & Civic Facilities** – ensuring re-purposing and their re-provision alongside improved education facilities.
- **Green Infrastructure** – ensure that across the SPD Planning Framework area there are enhancements to biodiversity, trees are retained, and the public realm is landscaped appropriately.

Chapter 4 - Development Principles

4.1 Introduction

4.1.1 Through a set of development principles this SPD Planning Framework promotes an integrated approach on the basis of the following:

- Design Conservation and Public Realm Principles
- Greening Principles
- Community Cohesion Principles
- Transport and Movement Principles

4.2 Understanding Local Character

4.2.1 There are four distinctive character areas within the SPD area.

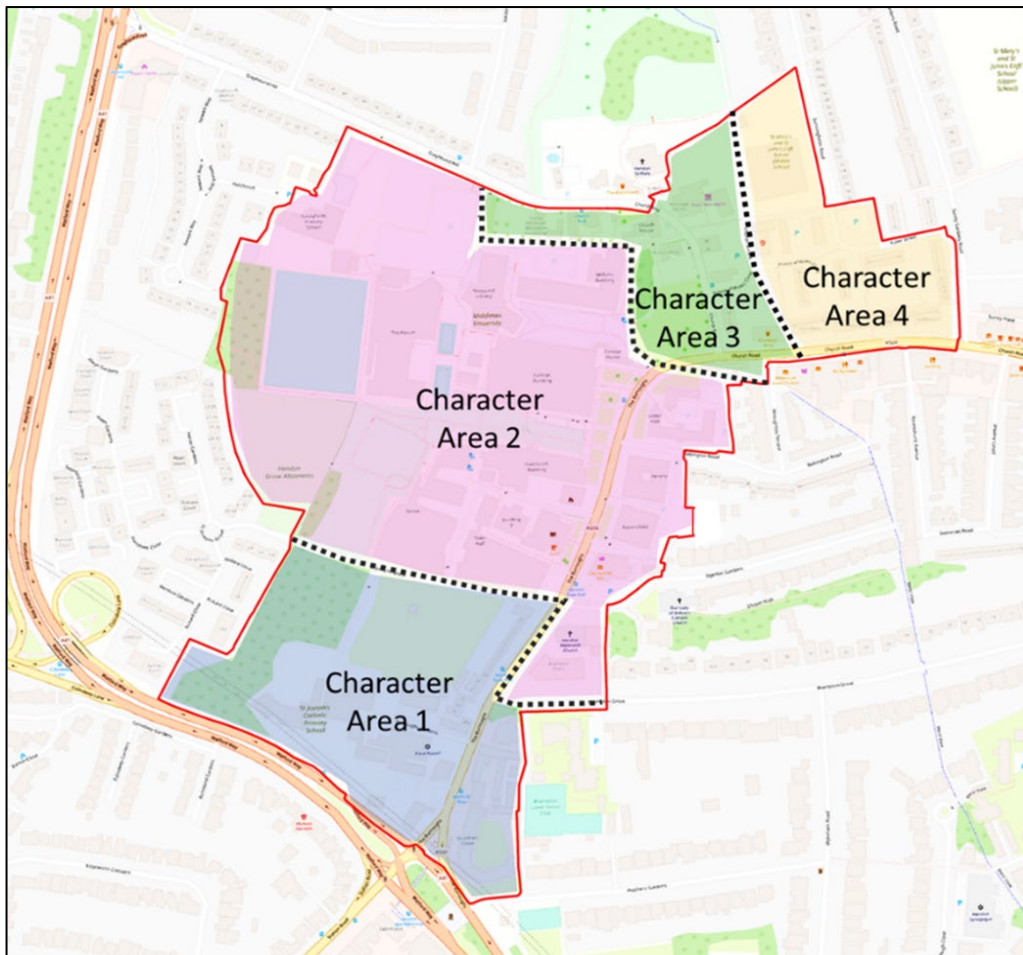
1. Corner of the A41 to St Joseph's Grove – The junction of The Burroughs with the A41 is a transition from a multi laned road to a narrower road and into Hendon - The Burroughs Conservation Area. There are narrow pavements and the predominant urban form is a mix of terraced buildings, dwellings and cottages with gardens. The cottages occur both on The Burroughs and on Burroughs Gardens. Any redevelopment of sites within this area needs to relate to existing typologies and how this has created a particular urban form and streetscape. The predominant prevailing roof-line in the area will be a key consideration in introducing new buildings. The majority of this section of The Burroughs is in the Hendon – The Burroughs Conservation Area, behind the buildings immediately on The Burroughs and Burroughs Gardens, to the west is St Joseph's Roman Catholic Primary School and playing fields; to the east is suburban residential development so development also needs to be sensitive to this existing development. According to archaeological information there is potential for a Roman Villa to be discovered as well as the remnants of a medieval settlement around The Burroughs
2. St Joseph's Grove to Church End is an area with a focus for Civic uses and other public and academic buildings – from the Methodist Church, through to Middlesex University, College Building House the public realm along the Burroughs opens up with trees and wider footpaths; and the buildings become more significant. These buildings together with the public realm elements contribute to a different ambience for the area. The University has built contemporary academic buildings behind the historic

buildings fronting onto The Burroughs, these have been designed and positioned to so as not detract from the Statutory Listed Buildings. Opposite the Town Hall, Library and Fire Station, are Ravensfield and Fenella, these were built in the 1960s and 80s respectively and are low rise buildings. Redevelopment opportunities in this section will need to acknowledge this established setting and sense of place. Maintaining and where possible enhancing the wider public realm and sense of space this area provides is also important. While large buildings would be in-keeping with the character they need to be designed so as not to dominate or detract from the existing Statutory and Locally Listed buildings, that characterise The Burroughs and Church End/ Greyhound Hill in accordance with Local Plan policy. Particular attention should be given to the residential areas that are in the streets surrounding this section, ensuring impacts, such as, overshadowing and overlooking are designed-out and mitigated. The area borders Conservation Areas to the north and south, new buildings should therefore be designed sensitively to ensure that the views of these are not negatively impacted.

3. Church End to Greyhound Hill still has the remnant form of a village. This is in the Hendon -Church End Conservation Area. From the corner of A504 (The Burroughs/ Church Road) and Church End through to St Mary's Crescent (which after Church End becomes Greyhound Hill) there is still an impression of a village in particular in the area immediately surrounding St Mary's Church, where the buildings appear to cluster around. While the whole SPD area is historically significant this area is one of the more sensitive areas of the SPD area due to the number and importance of the Statutory and Locally Listed buildings/monuments in this cluster, including two Grade II* Buildings (St Mary's Church and the Church Farmhouse Museum). This section is generally low in height and the prominence of St Mary's Church and the buildings that cluster around it draw the eye as the road curves into the village from the A504. The redevelopment of opportunity sites leading to this vantage point should not dominate or draw attention away from the Church. Proposals should consider impact of development on the significance of the Church End Conservation Area and the settings of listed buildings. This should be in accordance with Local Plan policy. Ideally the setbacks should be increased to create more public realm and allow for trees to frame the view. There is strong archaeological evidence for Roman activity in the area, along with Saxon, and medieval settlements.

4. East of Church Terrace is dominated by residential development and St Marys and St Johns Church of England School. The redevelopment opportunities of the PDSA and Fuller St car park site will need to respect the surrounding and prevailing residential character and avoid overlooking issues. The design of new buildings should be carefully considered so as to not impact negatively on the adjacent Hendon – Church End Conservation Area. Archaeological evidence in the area indicates there was a high concentration of Roman activity in the area, and it is likely that St Mary's Church is Saxon in date. It is believed that there was a settlement around the church during the Saxon and medieval periods.

Figure 3: Character Areas



4.3 Design, Conservation and Public Realm Principles

- 4.3.1 According to Historic England's *Streets for All* publication there are 5 goals for public realm enhancements.
- An inclusive environment – designed to provide everyone with equal access
 - Public safety and ease of movement – recognise all modes of transport
 - Healthy environment that supports wellbeing and cohesion – urban greening and recognise that the public realm is not just about movement and that space is needed for social interaction.
 - A high quality environment – works undertaken should result in attractive and functional public realm that complement the character of the area.
 - Economic benefit – well designed places can add to the vitality of an area and provide benefits for local businesses.
- 4.3.2 Development across the four character zones should aim to achieve these goals where appropriate.
- 4.3.3 Investment in the public realm could also examine the entry and exit points of the area providing an opportunity to create a sense of arrival and a distinct identity for the area. For instance this can be achieved through distinctive paving and street furniture between the corner of the A41 and the A504/The Burroughs and the upper end of The Burroughs outside the Almshouses.
- 4.3.4 Arrival into the Burroughs from the A41 could be further enhanced by improving the pedestrian link from Hendon Town Centre, especially the tube station, as this is the nearest underground station to the area.
- 4.3.5 The distinctiveness of the area is discussed in the character appraisals for the two Conservation Areas. The historical development pattern and the manner in which the built form has been sustained over a considerable period of time are of particular note throughout the SPD area and new development would be expected to respect the existing form to ensure the visual and architectural appeal of the area does not become degraded.
- 4.3.6 Many of the heritage assets within the SPD area are of significant importance to national and local heritage. They are also part of Hendon's civic history and are therefore very relevant to long established residents. Development should therefore consider how this significance will be impacted as part of any planning application and how the assets can be conserved and enhanced.
- 4.3.7 Development being considered in the Area of Archaeological Significance should be supported by an archaeological desk-based assessment. Within Character Areas 1, 3 and 4 this may also need to be supplemented by an archaeological evaluation. Consultation with the Greater London Archaeological Advisory

Service (GLAAS) should be sought as part of any pre-application discussions.

4.3.8 The preservation and enhancement of the current urban landscape on the Burroughs is important . For instance landscaping the right of ways for the Ravensfield / Fenella / Edgerton Gardens sites in the same manner as the Library and Town Hall (pictured below) would be an opportunity to create a more harmonious appearance to this section of the Burroughs and improve the public realm. This would ensure the street feel is preserved and enhanced, producing a more pleasant pedestrian environment.



4.3.9 Secured by Design Principles should be used for all new buildings and public realm improvements, including

- Appropriate lighting
- Encouraging natural activity
- Providing natural surveillance
- Reduce opportunities for concealment
- Appropriate placement of public realm seating
- Managing the permeability of the area to ensure safety of pedestrians and cyclists

4.3.10 All developments should work with the Secured by Design Officers at the earliest opportunity in regards to design and seek to receive a Secured by Design Award³.

4.3.11 Projects to design out crime in the existing public realm should also be identified

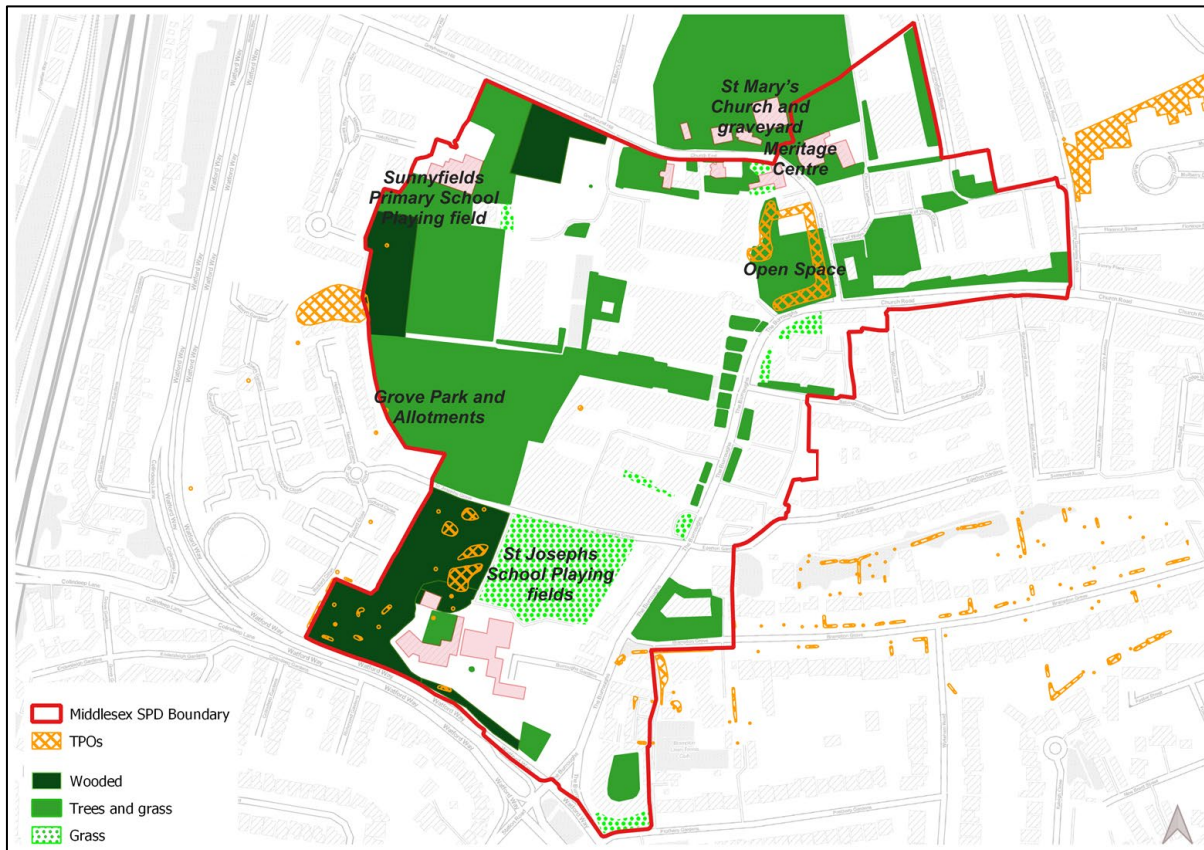
³ <https://www.securedbydesign.com/services/sbd-awards>

including the walkways that lead into the Planning Framework area from the surrounding residential areas.

4.4 Greening Principles

- 4.4.1 There are many opportunities to enhance the natural environment In the SPD area. Every attempt should be made to improve both the Biodiversity Net Gain and the Urban Greening Factor for the area.
- 4.4.2 Urban greening covers a wide range of options including, but not limited to, street trees, green roofs, green walls, and rain gardens. Additional benefits are also possible including increased public amenity space, enhanced biodiversity including more tree canopy cover, sustainable drainage, as well as improving air quality and reducing the urban heat island affect which all assists in improving health and wellbeing of the community.
- 4.4.3 New development opportunities across the SPD area should consider landscape at the outset of the design process to transform The Burroughs into a greener, more pedestrian orientated street scene. The enhancement of the existing green space with the introduction of more planting and street trees will also assist in the realisation of improving biodiversity and urban greening across the area and beyond.
- 4.4.4 As can be seen in Figure 4 the area is rich in green infrastructure however, the following priorities have been identified to improve and enhance the natural environment.
- Tree planting on sites where there are few or no trees or where air quality could be improved, such as:
 - Edgerton Gardens Carpark
 - The Burroughs Carpark
 - The Burroughs Gardens Carpark
 - To the rear of Church House on Church End/ Greyhound Hill
 - Retention of existing street trees;
 - New street tree planting on The Burroughs, Egerton Gardens Church House front Lawn and Babington Road;
 - Improvements to the soft landscaping both through the development proposals and on other locations in the area such as outside the Hendon Town Hall and Library.

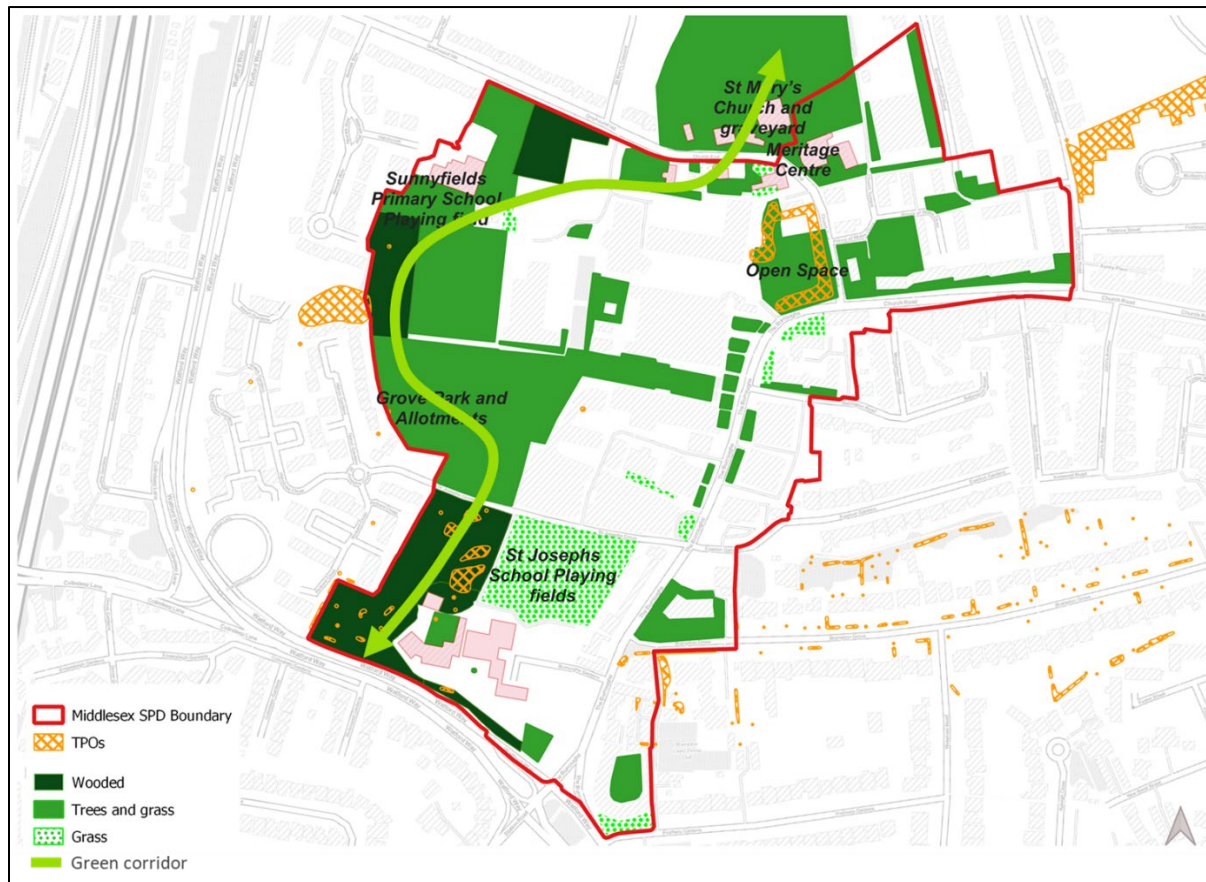
Figure 4: Green Infrastructure



- All developments must deliver a high quality landscape scheme that will ensure new buildings and surrounding spaces are 'greened' to provide habitats for nature and visual aesthetics. To help achieve this the landscape proposals for each site must meet the required 0.4 Urban Green Factor under the London Plan.
- The landscape strategy must set out ecological enhancements/mitigation to support the objectives under Local Plan Policies.
- Urban greening initiatives should be designed and managed to ensure that a biodiversity net gain is also achieved. This would also assist in satisfying the requirements of a 10% biodiversity net gain of the Environment Bill.
- All development in the area should use Sustainable Drainage Systems to manage water run-off and ensure that the Local and London Plan policies are met.
- Where the opportunities arise the area between the building curtilages and the carriage way should be harmonised to create a cohesive public realm; this would include, new trees and amenity areas for use by students and residents.

- The identified green link/corridor for nature (fig 5), between St' Josephs Convent by the A41 on the western boundary north towards Sunny Hill Park should be preserved and enhanced with regards to both the greening and biodiversity, at every opportunity. This would create an enhanced ecological green corridor and a biodiversity chain through the area. The purpose being to improve the amount and quality of habitat in the area to support wildlife and flora also allowing for the movement and dispersal of wildlife and flora along it.
- Additional trees should be planted in public spaces especially around The Meritage Centre, PDSA site and the Fuller Street car park.
- Enhanced access to Sunny Hill Park, improve from both the Greyhound Hill and Church Terrace entrances.
- Improvements to the public open spaces within the area and beyond it including Sunny Hill Park to encourage access to the Copthall Leisure facilities this could include new tree planting, lighting, seating and wayfinding that provides significant long-term benefits.

Figure 5: Ecological Green Corridor



- 4.4.5 Where trees are to be planted whether new or replacement, trees with the potential for good canopy cover are more important than tree numbers on their own, although 'the right tree for the right place' principle should also always be considered. Enough space should also be provided for the trees to establish a healthy root system.
- 4.4.6 Details for each of the opportunity sites can be found in the SPD supporting document Landscape and Arboricultural Assessment.

4.5 Community Cohesion Principles

Student Housing

- 4.5.1 Student housing is often associated with a concentration of relatively short term residents who, by reason of their particular social needs and the nature of activity associated with student life create a demand for facilities and services that can have unintended impacts on established communities. The Mayor of London has identified that across London there is a need for 3,500 student units per annum according to pre COVID demand for University places in London. The Mayor does also state that the provision of these units should not undermine policy to secure mixed and inclusive neighbourhoods.
- 4.5.2 There is recognition that new, purpose-built student accommodation that is well planned and managed may benefit a community by alleviating local pressures for Houses of Multiple Occupation (HMO's). The Council has seen a concentration of family housing being subject to HMO applications in Hendon and neighbouring wards, placing additional strain on the availability of family housing on the area.
- 4.5.3 In order to ensure positive partnership and cooperation between Middlesex University and the established community this SPD encourages the establishment as a minimum a community liaison group that provides the University and all residents with a forum to share information and address concerns about the University campus and activities associated with it.
- 4.5.4 In addition the Council will work with Middlesex University to encourage access to University resources such as meeting rooms for local groups and invitations to evening/ weekend lectures/workshops and open days to better understand the courses that the University offer and access to cultural and creative art activities.
- 4.5.5 Where possible and appropriate the design of new campus facilities should consider how they could also serve a dual use for community facilities. The

design, access and intended hours of use of all new buildings should also consider how they can minimise the impacts on the surrounding residential streets.

4.5.6 In order to ensure that new student accommodation accords with Local Plan policies a Student Management Plan will be required to ensure that student needs are addressed, the quality of the surrounding environment is maintained to a high standard and that any negative impacts relating to amenity and safety on the established community are mitigated.

4.5.7 A draft Student Management Plan should be submitted with any planning application for student housing. The Student Management Plan should act as a code of conduct that the provider will abide by in managing the student housing, and include detailed commitments in relation to the following:

- health and safety standards and procedures;
- security and crime prevention measures and procedures
- maintenance and repairs;
- environmental quality;
- landlord and tenant relationship;
- student welfare;
- advice on access to health care, including first aid and mental health first aid;
- advice on availability of prayer rooms and access to places of worship for different faiths and denominations;
- move in/out strategy for arriving/departing students;
- management of anti-social behaviour and disciplinary procedures;
- arrangements for liaison with occupiers of nearby properties and the wider local community should any disturbance arise from the operation of the student housing; and
- administration and compliance procedures.

4.5.8 All student housing should be accredited under one of the following codes⁴:

- The Universities UK/GuildHE Code of Practice for University Managed Student Accommodation
- The ANUK/Unipol Code of Standards for Larger Residential Developments for Student Accommodation Managed and Controlled by Educational Establishments
- The ANUK/Unipol Code of Standards for Larger Developments for Student Accommodation NOT Managed and Controlled by Educational Establishments

⁴ <https://www.universitiesuk.ac.uk/accommodationcodeofpractice>

- 4.5.9 The draft management plans will be appended to the planning obligations, and there will be a requirement to submit the finalised management plans for approval by the Council prior to the occupation of the development.
- 4.5.10 With regards to anti-social behaviour, the Student Management Plan should describe conditions to be included in the tenancy agreement for each student to ensure that students behave responsibly and with respect for fellow residents, neighbours and property. These conditions could potentially build upon any code of conduct operated by the higher education institution that the students attend. The Student Management Plan should also describe how the owners will enforce the terms and conditions of the tenancy.
- 4.5.11 Where an alternative use of the student housing is proposed outside term time, the applicant should also submit a draft Non-student Management Plan to mitigate any potential impacts of the non-student use on other occupiers of the development, neighbours and the surrounding area. This should include similar provisions to the Student Management Plan insofar as the provisions are also relevant to the nonstudent use. Non-student Management Plans should also include:
- procedures to ensure that lettings to non-students are arranged and confirmed through advanced reservation only and are not available to persons or groups arriving at the student housing without a reservation;
 - procedures to ensure that places in student housing is not let to coach tour groups or other groups who would wish to be dropped-off by bus or coach at the student housing; and
 - measures to encourage non-students to travel actively to and from the student housing (by walking or cycling) or to use public transport, and discourage the use of private cars and taxis, including access to maps and information relating to easy and safe walking routes, public transport services, and directions to bus stops and London Underground/ railway stations.
- 4.5.12 The Council will use planning obligations to secure Student Management Plans for all student housing developments, and secure Non-student Management Plans where alternative uses are proposed outside term time.
- 4.5.13 While it is assumed that the student housing will be for Middlesex University students, where this is not the case, these students should also be required to prescribe to the conditions of behaviour in the tenancy agreement and the appropriate disciplinary procedures.

Economic Potential

- 4.5.14 Having a University in the Borough brings a variety of community and economic benefits; such as having a quality tertiary institution for people of all ages in the borough; project grants that enhance learning outcomes and benefits the wider borough simultaneously; investment from industries into research at the University; and the possibilities of graduates forming business clusters focussed on the skills attained at the University e.g. creative industries such as graphic design and film animation.
- 4.5.15 Middlesex University offers a range of courses and training opportunities including Art and Design, Business, Computer Studies, Engineering, Performing Arts and Sports Science. This then provides a broad skill set that can be of benefit to employers across Barnet. The University is therefore encouraged to continue developing relationships with local employers.
- 4.5.16 Many of the courses offered could allow for entrepreneurial graduates to set up a business of their own. The University should consider providing incubator units on campus; this would support several employment areas and town centres, including the nearby Brent Street and Hendon Town Centres that have the potential to support graduates in their business aspirations. The Council's Town Centres team are well placed to work with the University to guide graduates in regards to available incubator units and affordable workspace options.
- 4.5.17 With more students residing in the area, as opposed to only attending campus for classes, there is an opportunity for the Hendon and Brent Street Town Centres to benefit. A more permanent student population would support town centre recovery through promoting increased culture, retail, and leisure opportunities which over time could bring a greater variety of offer to these centres along with making them more vibrant and strengthening their economic significance for Hendon area and the Borough as a whole. A greater diversity of retail in the area could also result in academic and support staff spending more locally, helping local businesses and supporting new jobs.
- 4.5.18 Other industries and services that support both the residential and student communities can also establish themselves within the town centres such as GPs, dentists, other health professionals and gyms. The Council and the NHS will be monitoring the need for health services in the area as development comes forward to ensure there are appropriate levels of access for everyone.

4.6 Transport and Movement Principles

- 4.6.1 The Burroughs / A504 runs through the centre of the SPD area from the corner of the A41 to where it becomes Church Road at the junction with Church End. Prince of Wales Close and Church Terrace are accessed from Church End, which becomes Greyhound Hill at the access to Sunnyhill Park.
- 4.6.2 Traffic can be particularly busy on the A504 and it can prove difficult for vehicles to turn on to the A504 from Church End.
- 4.6.3 For pedestrians the footpaths at the junction with the A41 are narrow and while they widen around the Town Hall and University, they narrow again along Church Road. Formal crossing points are limited meaning that pedestrians can cross ad hoc which can be hazardous, especially when the traffic is busy. Added to this people waiting at the bus stops can create pinch points where it is difficult to pass safely.
- 4.6.4 There are areas along The Burroughs that are not particularly safe or pleasant to walk. The walkways that cut through the residential areas beyond the SPD area are secluded, narrow and at times lack clear sight lines along the path, these factors present safety concerns.
- 4.6.5 There are no dedicated cycle lanes in the area, so cycling is challenging. The topography has also been cited as a reason why cycling is not a preferred mode of transport for students. The existing pavements are too narrow to support both cycling and walking safely especially as the walkways don't all have a clean line of sight which presents safety issues for both pedestrians and cyclists.
- 4.6.6 Parking in the area requires further investigation. The Council acknowledges the importance of convenient parking for residents and businesses in the area. There are four car parks identified as possible redevelopment opportunities. One of the car parks is for private use but three, all of which are on The Burroughs, are public car parks, therefore a detailed assessment of the level and pattern of use, including existing disabled parking and parking permits and how these will be accommodated in the development proposal, will be required when they come forward.
- 4.6.7 Other parking management issues that need to be addressed is an investigation and implementation of controlled parking zones (CPZs) in the area. Issues have been reported of visitors to the area parking inappropriately creating issues for local residents.
- 4.6.8 New development proposals for Student Accommodation will be expected to be car free except for disabled parking, however, all applications will still be required

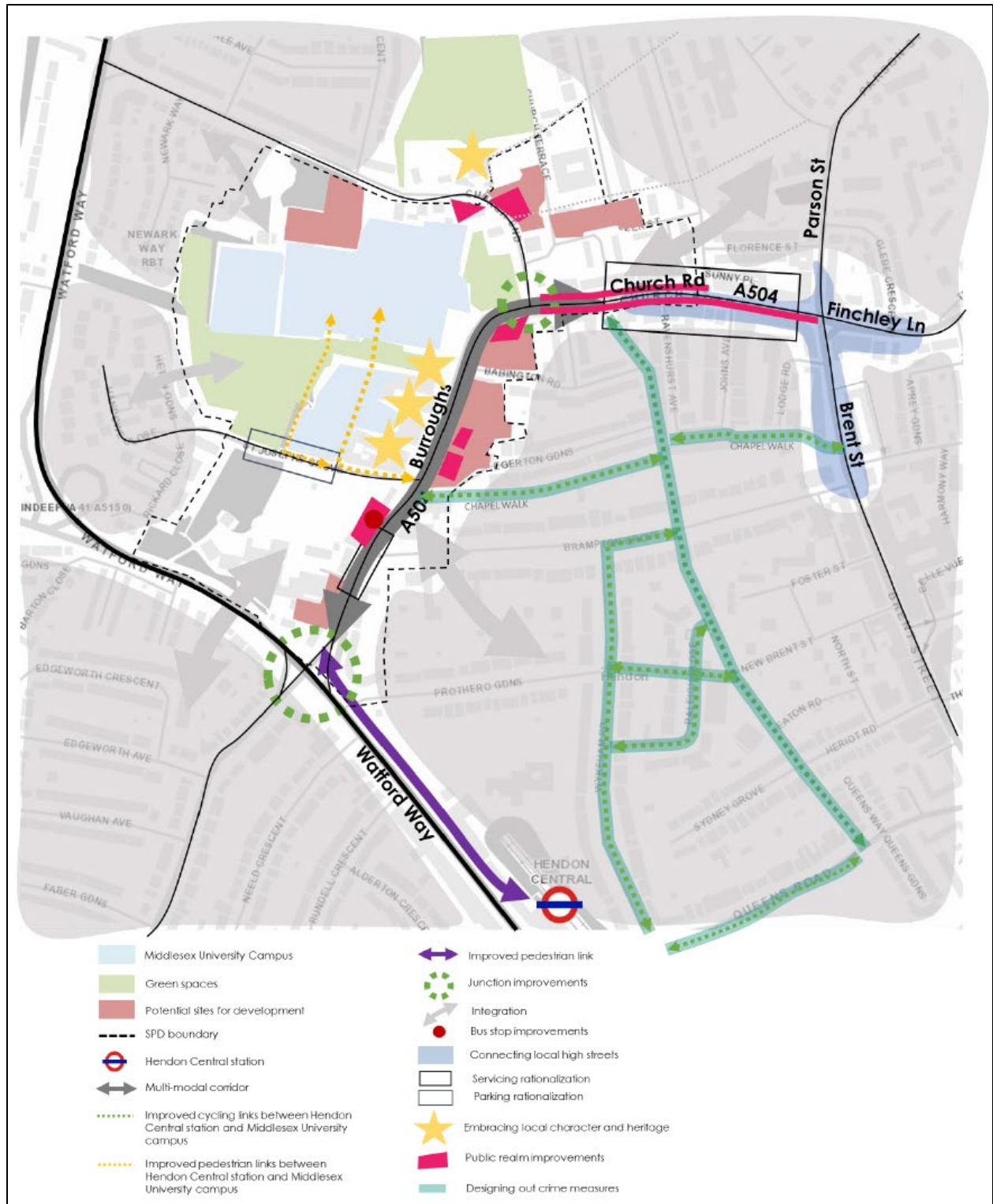
to be accompanied by travel plans to promote active travel and a reduction of car use.

4.6.9 The Transport Assessments undertaken in the area offer options for the improvement of the urban realm and pedestrian environment to ensure the area complies with the healthy street initiatives set out in the Barnet Long Term Transport Strategy.

4.6.10 By utilising Transport for London's Healthy Streets Initiatives people and their health are put at the forefront of designing the public realm and the pedestrian and cycle environment. Such initiatives for the SPD area could include; Low Transport Neighbourhoods; high quality pedestrian links and new cycling connections.

4.6.11 Suggestions for further transport analysis are outlined in the SPD supporting document Transport Study.

Figure 6: Summary plan of SPD transport measures



(taken from Middlesex University and The Burroughs SPD Transport Study)

4.6.12 In conclusion good design across the area will demonstrate that is has considered all these elements such as topography, character, built form, open spaces, the appropriate mix of uses, the safety of residents, greening and sustainable movement, have been considered, all the while ensuring the heritage of the area is respected

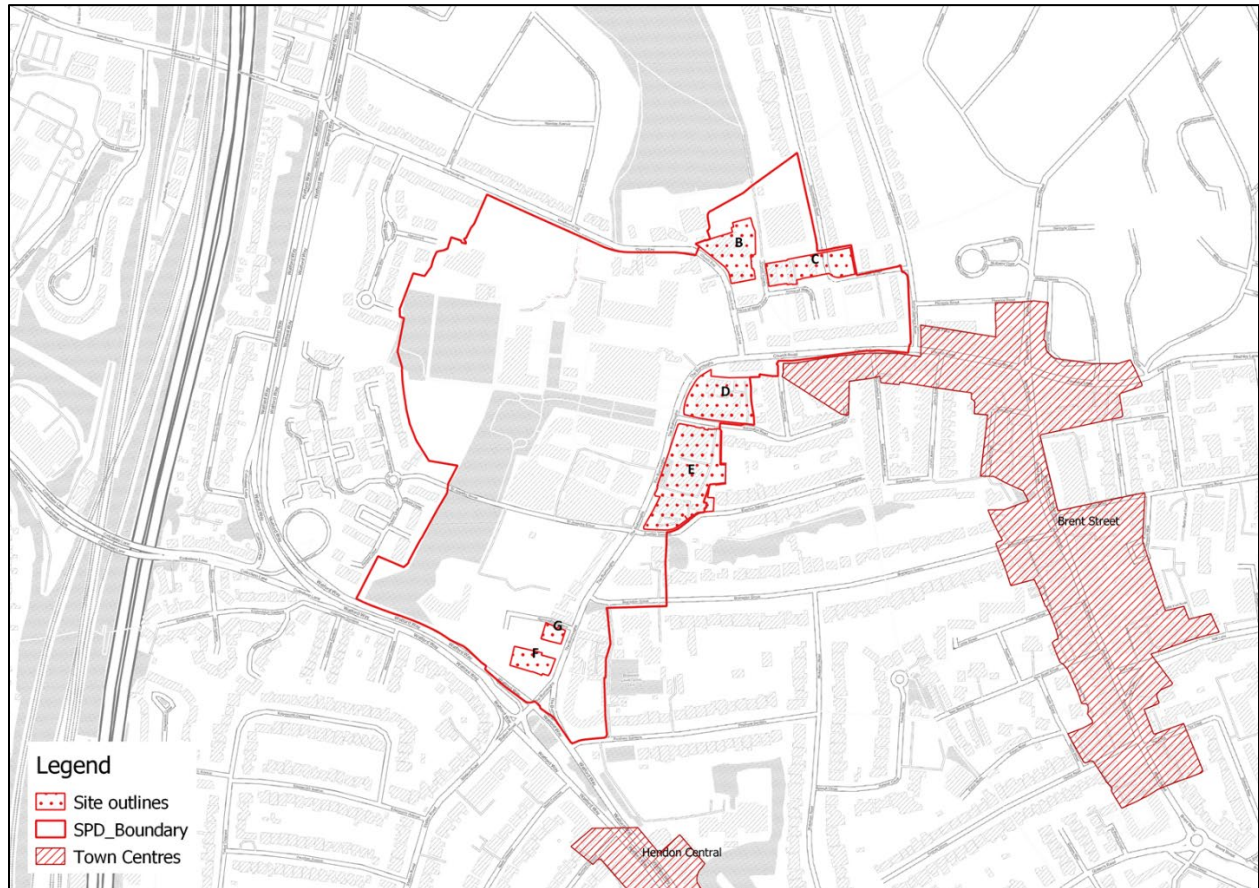
Chapter 5 – Key Opportunity Sites

5.1 The following sites have been identified in the Draft Local Plan as having the potential for redevelopment within the SPD area

Site on map	Reg 19 Publication Draft Local Plan Proposals Site Number	Site Name / Address	Current Use
B	Site 40	Meritage Centre 28-46 Meritage Centre, Church End, Hendon NW4 4JT	Social /Community Use
C	Site 41	PDSA Site and Fuller Street Car Park The Burroughs, Hendon NW4 4BE	Animal Hospital / Housing / Carpark
D	Site 42	Usher Hall The Burroughs, Hendon NW4 4HE	Student Housing
E	Site 36	Fenella The Burroughs, Hendon NW4 4BS	University teaching and staff space
E	Site 38	Ravensfield House The Burroughs, Hendon NW4 4BT	University teaching and staff space
E	Site 35	Egerton Gardens Carpark The Burroughs, Hendon NW4 8BD	Car park
F	Site 34	Burroughs Gardens Carpark The Burroughs, Hendon NW4 4AU	Car park
G	Site 39	The Burroughs Carpark The Burroughs, Hendon NW4 4AR	Car park

5.2 Detailed advice for the redevelopment of each site can be found in the supporting SPD document Design Guide.

Figure 7: Opportunity Sites



Chapter 6 – Delivery and Implementation

6.1 Delivery Strategy

- 6.1.1 New development proposals in the area are required to demonstrate compliance with this SPD and how they contribute to a comprehensive approach that will benefit the public assets, the surrounding community and the University and Council ambitions. It is the Council's aspiration that a coordinated and comprehensive approach will facilitate an element of moving existing facilities and cross subsidisation from one area or site to another. A preliminary phasing strategy should be set out prior to construction.
- 6.1.2 The Council requires a coordinated and comprehensive approach is taken to the redevelopment proposals associated with the consolidation of Middlesex University facilities and student housing onto the Hendon campus. The Council expects a master planned approach as encouraged by this SPD.
- 6.1.3 In addition, owners of sites not identified – as Site Proposals in the Local Plan, will be expected to work collaboratively with the Council and the local community to ensure that the difficult balance between realising development potential and ensuring the protection of the historic environment and local community are not adversely affected. This is necessary to ensure that any piecemeal proposals that may come forward are not prejudicial to the Council's overall vision and seek to meet the wider benefits and objectives set out in this SPD.
- 6.1.4 A comprehensive approach will ensure that:
- The appropriate quantum and mix of uses are suitably planned, phased and delivered.
 - Development is delivered in an appropriate manner and within realistic timescales.
 - The necessary supporting infrastructure is in place at the right time and that there is a coordinated approach to funding infrastructure needs that will benefit the wider SPD area and beyond. As infrastructure needs are identified these will be added to Barnet's Infrastructure Delivery Plan.
 - High quality public realm improvements are secured through new investment and delivered throughout the SPD area.
 - There is an agreed car parking management strategy for the area that recognises the restraints for on-street parking and meets local needs.

6.2 Planning Application Process

- 6.2.1 In addition to London Plan and Local Plan policies all development proposals that applies for planning permission in the SPD area will be required to meet the requirements of this SPD, for instance, demonstrating the design led approach. Future applicants are advised to consult with the Council as early as possible and where appropriate, engage in Pre-application advice. All planning applications will be considered against the appropriate documents discussed in Chapter 3 of this document and any other relevant material considerations, including this SPD once adopted.
- 6.2.2 The construction process is likely to give rise to disruption at the local level due to noise, dust and traffic effects. The Council will expect construction and development partners to utilise the Considerate Constructors Scheme which monitors contractors against construction appearance, community, environment, safety and workforce.

Planning Application Requirements

- 6.2.3 The information submitted with any planning application should be in accordance with the Council's local requirements for the validation of the planning application. These requirements can be viewed on the Council's website.
- 6.2.4 In addition, future planning submissions will need to demonstrate the relationship of the new proposed scheme within the existing townscape, use and established built form.
- 6.2.5 The Council will also expect that if any street closures are required during construction, this will be kept to a minimum period and suitable alternative means of access will be provided.

6.3 Land Ownership, Site Assembly and Compulsory Purchase

- 6.3.1 Land and property within the SPD area is in mixed and complex ownerships with the majority being public land, in Council ownership and leasehold arrangements with Middlesex University, and the remaining privately owned land, including Middlesex University. Housing along The Burroughs is predominantly

privately owned.

6.3.2 Given the range of ownerships within the SPD area, land assembly may be required before some opportunities can progress. The Council anticipates that this process will be carried out via negotiations and private treaty where practical. In cases where there is a compelling case in the public interest, the Council will consider the use of its compulsory purchase powers to assemble sites within the SPD area. For the Council to promote a Compulsory Purchase Order or series of CPO's, any CPO Scheme will (in accordance with current MHCLG guidance on CPO) needs to fit with the planning policy framework and deliver economic, social or environmental well-being to the area. The Council will also need to be satisfied that any CPO scheme proposals would be viable, fundable and deliverable.

6.4 Infrastructure and funding

6.4.1 The SPD requires appropriate infrastructure to come forward to accommodate new development. The Council also recognises the importance of engagement with utility providers at an early stage in the development of any planning applications.

6.4.2 The successful implementation of the Development Principles discussed in the SPD will require the provision of a range of physical, social and environmental infrastructure. This includes:

- the re-provision of any community facilities that may be displaced and/or lost as part of the redevelopment opportunities
- public realm and green space improvements
- tree planting
- car parking assessments and restrictions to on-street car parking where appropriate
- consideration of new CPZs
- improved footpaths and cycle access
- manage the safety concerns of the secluded walkways
- improve community safety across the area and
- additional community uses including increased public health services which are required as a result of a growing local population.

6.4.3 Infrastructure provision to enable the redevelopment of the area of will be assessed and implemented by the Council, TfL, other relevant statutory bodies

and developers as appropriate.

6.4.4 Funding will include the use of S106, S278 and Community Infrastructure Levy funds, as well as developer contributions to be pooled as appropriate to meet identified infrastructure requirements.

6.4.5 Developers may also provide infrastructure as part of a development proposal. To ensure that the infrastructure is delivered it will be secured through a s106 agreement or equivalent.