

The Three Strands Approach

Protection Enhancement Growth



Contents

Successful Suburbs for a Successful City	6
Barnet: the place, the people, and the Council	8
The Three Strands	10
Protection – Strand One	10
Enhancement – Strand Two	11
Growth – Strand Three	16
Cricklewood, Brent Cross and West Hendon	18
Colindale Area Action Plan	19
Grahame Park Estate	21
Stonegrove and Spur Road Estates	21
West Hendon	22
Dollis Valley Estate	23
Mill Hill East	23
Building Successful Schools Programme	25
Delivering the Vision	26
Where to get more information	28

Welcome to Barnet Council's Three Strands Approach

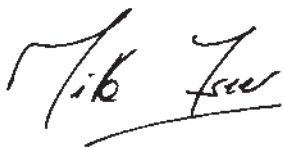
Barnet - A Successful City-Suburb

Barnet is changing and for the better. As a Council we want to lead this change, driving forward civic leadership and creating an aspirational place - the kind of place where people actively choose to live. We know that city-suburbs are the home of aspirational Britain because 86% of Britons live in them and there are good reasons why.

Leading this change is a big task – we have the 10th largest population of any single tier authority in the country and in the next five years Barnet will become London's most populous borough. As our attraction as a place to live and work grows, so too does our population, which is set to increase by 40,000 over the next 15 years.

Barnet is the second most religiously diverse borough in the country. The diversity of our population matches the diversity of our borough – established, successful city-suburbs and neighbourhoods; green and open spaces; and growing new communities in areas of the borough which are undergoing regeneration.

To make sure that we guide future planning, regeneration and development – but ensure we keep what's best about Barnet – we've developed this Three Strands Approach. Our philosophy is to protect, enhance and grow – it's one that has served us well up to now and one that we hope will continue to steer our future development in Barnet.



Councillor Mike Freer,
Leader of the Council



Colindale infrastructure



The new Midland Mainline railway bridges are moved into place at Aerodrome Road.

The operation by the Council and its contractors has opened the way for new bus routes into the Colindale growth area. This is expected to accommodate another 10,000 new homes and 25,000 people over the next 10-15 years.

About the Three Strands Approach

After an era of sustained economic growth, we may be heading into more uncertain times. The global credit crunch threatens a slowdown, and already falling house prices have become a visible symptom of the changing situation.

However, here in Barnet we believe we have sound reasons for optimism. The pace of change may become slower than we had expected, but demand for housing in London remains strong and we still expect Barnet will grow and it will certainly change. We will be well prepared for the upturn in the housing market.

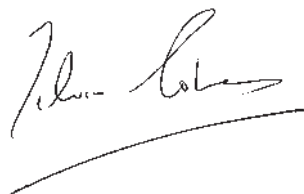
As a successful city-suburb, it will be required to provide essential support to sustain the world-class city of London. To achieve this, we and our partners plan to make radical improvements to large parts of the borough, particularly on our western side from Brent Cross & Cricklewood, and from Colindale to Edgware, which now forms part of the A5 London – Luton – Bedford growth corridor.

At the same time, Barnet's natural attractions need to be protected and enhanced to ensure that the quality of life of residents, workers and visitors is maintained as the borough changes. Rich with Green Belt and precious open spaces, and renowned for high quality classic

suburbs, vibrant town centres and historic conservation areas, an innovative strategy is required.

This is the second edition of the **Three Strands Approach** brochure. It is designed to inform the community, our partner organisations and potential investors, about Barnet Council's approach to planning, development and regeneration over the next 15 years.

I hope that whether you are an investor, partner or potential resident, you will join us on our mission to protect, enhance and grow further the aspiring city-suburbs of Barnet.



Councillor Melvin Cohen

Cabinet Member for Planning and Environmental Protection



Successful Suburbs for a Successful City

For more than a decade, there has been a renaissance in London's reputation and confidence, making it, without doubt, one of the few truly world cities. It is an unparalleled international financial centre, the location for world beating universities and research establishments, the centre of the international art market, home to the globe's busiest international airport and a centre of politics, diplomacy and current affairs.

The 2012 Olympics will offer a once-in-a-generation opportunity to further enhance London's standing. This will attract hundreds of thousands of new residents to London, where already, more languages and cultures are represented than in any other city in the world.

Global city

Maintaining London's success will depend on ensuring that all parts of the city – including Barnet - play a role in this future.

In this borough we already provide London with:

- A highly skilled workforce
- Successful jobs and sustainable employment opportunities
- Great schools
- A great environment
- Connectivity to Central London, the South-East and airports.

Knowledge economy

Barnet is one of the engines of a successful, growing global city based on a dynamic knowledge economy, supporting international financial and business services. Even in the current slow down Barnet is positioned favourably when the internal and national economic situation improves. Barnet's greatest contribution to the wider London economy is the provision of a highly skilled workforce. To this end we are supporting the relocation of Middlesex University into the borough with new facilities, buildings and a student village.

Likewise we are supporting the complete redevelopment of Barnet College, including new learning facilities at Chipping Barnet and Colindale.

Barnet is also renowned for its green, leafy and highly attractive suburban neighbourhoods and prestigious conservation areas. These are part of a long tradition dating back over a century, and most famously include the Hampstead Garden Suburb.

Barnet's future growth and new communities will build on this rich inheritance, and the borough is determined to create highly successful new neighbourhoods. As the fastest growing outer London borough, with over 32,000 new homes and at least 22,000 new jobs expected from planned development over the next 20 years, it will be a place of opportunities.

Voice of the suburbs

Barnet has become the 'Voice of the Suburbs'. It is at the forefront of a renewed interest in city-suburbs. No longer are they to be seen as mere dormitories for commuters working in the city centre, renowned for their sameness. Most Londoners live in city-suburbs, and increasingly work in them too, particularly within their many diverse and vibrant town centres. City-suburbs are popular and an aspiration for millions of people. In the 21st century, the biggest challenge will be to give London's city-suburbs a stronger sense of identity and to ensure they play a role in the

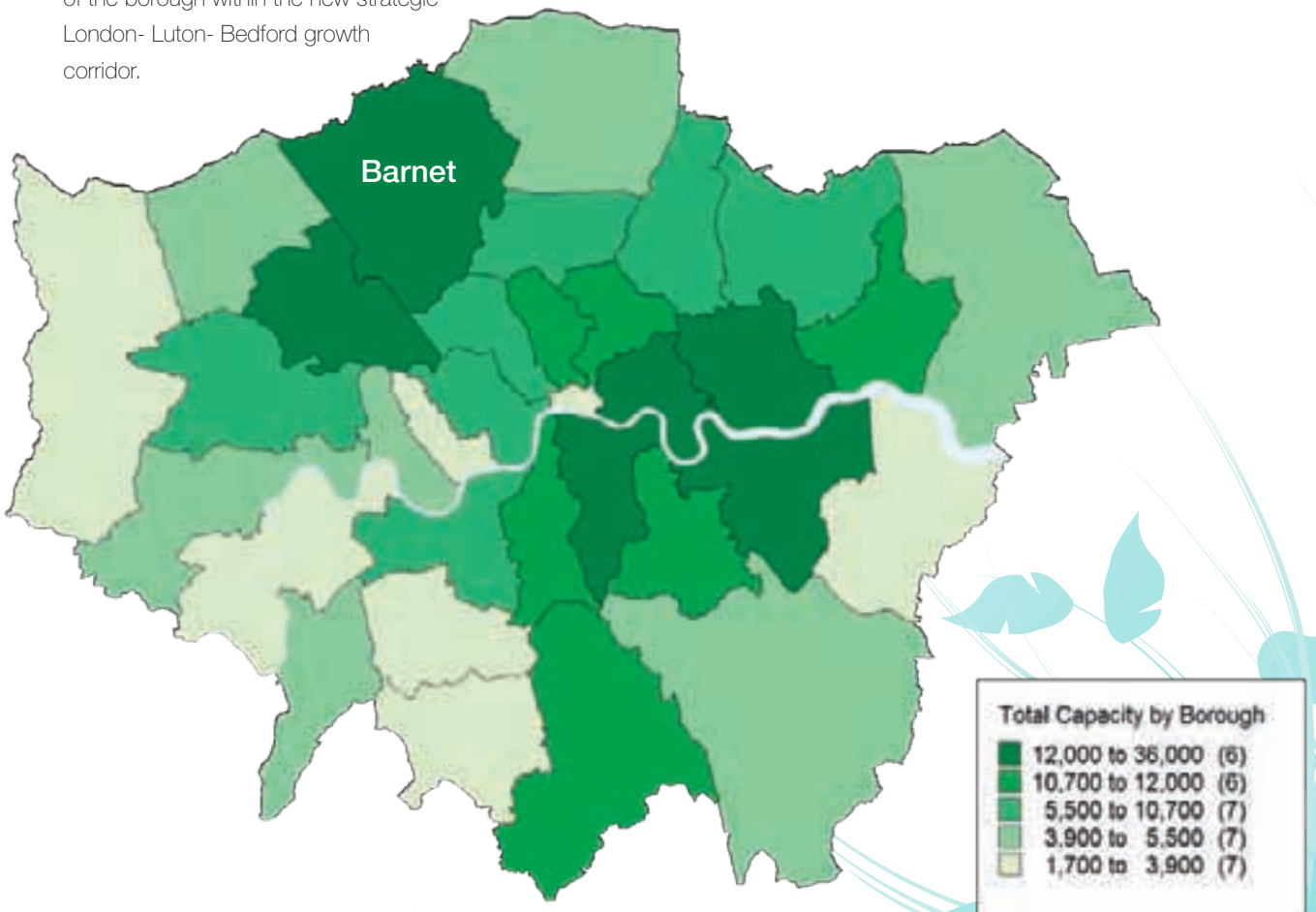
national and London-wide debate about the future of the city. New and successful communities must be built and existing ones strengthened to ensure successful city-suburbs.

Place shaping

Barnet Council is driving forward and providing leadership in 'place shaping' through its innovative planning, development and regeneration strategy PEG – Protect, Enhance and Grow.

The Three Strands of the strategy are

- **Protecting** the 'green lungs' of north London provided by the Green Belt and valuable open spaces...
- **Enhancing** the classic city-suburbs, conservation areas and vibrant town centres while there is...
- **Growth**, as new communities are formed in areas of the borough undergoing regeneration and strategic development, particularly in the west of the borough within the new strategic London- Luton- Bedford growth corridor.



Barnet: the place, the people, and the Council

There are three themes that will guide the Council as it takes forward its ambitious programme to create a successful city-suburb – ‘the place’, ‘the people’ and ‘the Council’.

The Place

Barnet offers its residents and visitors attractive locations, high quality residential areas and a range of cultural and commercial facilities.

More than a third of the borough is made up of protected open space and parkland, including 16 Premier Parks. Barnet also contains high quality residential areas, many typical of the classic outer London city-suburbs and some are unique. The attractions of our location are a major reason why Barnet’s population is predicted to grow by 40,000 over the next 15 years.

The Council’s 2006/07 Annual Residents Survey showed that 87 per cent of the community were fairly or very satisfied with their neighbourhood as a place to live.

Busy destination

The borough has a network of more than 20 shopping centres – more than any other London borough – boasting a wide variety of shops and services. Barnet is one of the busiest shopping destinations in London outside the West End and our retail sector is a key economic factor in the prosperity of the borough.

The borough also has nationally recognised visitor attractions such as the RAF Museum in Hendon, and for North London, the **artsdepot** in Finchley.

In 2006, Barnet was nominated as an “Opportunity Borough” by the government, making it eligible for enhanced funding of infrastructure projects from the National Growth Area Fund.

The People

Barnet has a diverse and well-educated population who contribute not only to the economic success of Barnet but to London’s global success, building on the knowledge economy and supporting the financial and business services of the city. After Central London, Canary Wharf and a few West London boroughs around Heathrow, Barnet is one of the principal engines of economic growth and prosperity in the capital.

“A bright future for children and young people” is one of our corporate priorities and as part of our Building Successful Schools Programme we are investing millions of pounds replacing and renovating some of our primary schools to ensure that everyone gets the best possible start in life.

Top ten

And our strategy seems to be working. Barnet is the third highest performing local authority in the country when it comes to the progress pupils made by the end of primary school, and 70% of our pupils achieved five or more good GCSE passes, placing Barnet in the top 10 local authorities nationally.

We are above the London and national average for the percentage (36%) of people aged over 16 educated to degree level or higher.

Overall, employment in Barnet has increased by 14 per cent since 1995, to reach 109,000 in 2007. We provide London with a highly-skilled workforce with a high percentage of our residents travelling into the capital to work every day, but also

one third working in vibrant local centres and places of employment, particularly Brent Cross and North London Business Park.

No. of employee jobs in Barnet 1995-2006

1995 - 94,278; 1996 - 98,933
 1997 - 106,826; 1998 - 109,100
 1999 - 115,200; 2000 - 114,500
 2001 - 111,500; 2002 - 107,100
 2003 - 106,700; 2004 - 109,200
 2005 - 110,400; 2006 - 107,500

The Council

Building on these solid foundations, the challenge for the Council is to create a sense of identity – a “place” for everyone who lives and comes to Barnet. We know that local partnership is about giving people better public services and asking them to work with us to create more prosperous, cohesive and safer communities.

As part of the Local Strategic Partnership (LSP), the Council works closely with the public, private, community and voluntary sectors to improve the quality of life in the area, by addressing important issues like health, housing and transport.

Last year, the LSP published its Sustainable Community Strategy, which shows how these organisations and agencies will work together to improve Barnet.

Over the next 10 years the strategy is to build on Barnet's success as a successful city-suburb, and to make sure it remains a highly attractive place where people choose to live and work.

Four-star Council

The Council continues to make great strides in improving its delivery of services to its residents. We have recently been classed as a 4-star Council by the Audit Commission, the highest rating possible, with special praise reserved for our regeneration programmes

We have listened to what's important to our residents and are investing in key areas which they have helped us to identify. Nearly £2.5million has been spent on road surfacing in 2007/08, and we will be spending an additional £1m on town centre footways in 2008/9. Our commitment to improve the borough's parks as part of our work to be clean, green and safe is paying off – six of them now have prestigious Green Flag status.

Where opportunities arise, such as at Cricklewood and West Hendon, we will ensure that regeneration improves our parks and open spaces. We continue to monitor the green agenda and our turnaround time on processing planning applications is above the national average.

Customer access

The Council's Customer Access Strategy was approved in 2006 and provides a platform for further improvements to our customer access and service arrangements. This includes a new facility in the west of the borough at Burnt Oak Library. It is expected to open in 2008/09, as part of a plan to review all reception and face to face customer access facilities. There will be an increased role for libraries across the borough and investigation of opportunities for shared facilities and joint location of services with partner organisations.

We are forming closer working relationships with neighbouring boroughs. Barnet plays a full role in the North London Strategic Alliance, which brings together public, private and voluntary organisations which are working in Barnet, Enfield, Haringey and Waltham Forest. It also works closely in partnership with the North West London boroughs of Brent, Harrow and Camden together with the GLA and TfL to coordinate the London – Luton – Bedford growth corridor.

North London Business Park (NLBP)



The Three Strands

Within 2 years Barnet will replace its Unitary Development Plan (UDP) with a new spatial plan, the Local Development Framework (LDF). This will become the most important planning and development core strategy document for the borough, and will lay out the overarching strategies and the detailed policies that will guide future growth and development.



The Three Strands will form the 'spatial vision' that will underpin the LDF. This will therefore become the driving force for our policy to protect, enhance and grow, and the spatial interpretation of Barnet's sustainable community strategy.



Protection – Strand One

Absolute protection for the green belt and open spaces.

Barnet is fortunate to have rich 'green' and natural assets with considerable quantity and quality of open spaces that contribute to its unique character. Careful stewardship and protection of these natural assets is fundamental to the borough's spatial planning vision. One third of the borough is open space, much protected.

There are 2,466 hectares of Green Belt and large tracts of Metropolitan Open Land, which range from parts of Hampstead Heath in the south to rolling countryside, woodland and farms on the northern edges of the borough. In the traditional suburbs, open spaces contribute to the green and leafy setting of built-up areas, provide residents with opportunities for leisure and recreation and serve as the 'green lungs' of the city.

Open spaces

The Unitary Development Plan protects the Green Belt and Metropolitan Open Land from inappropriate development, except in some very exceptional circumstances such as extensions to existing houses. Even as Barnet's population and housing stock increase, there will be no need in planning

terms to encroach on to these precious open spaces, except to support outdoor recreational and community facilities. There will be sufficient brownfield sites and planned regeneration areas within existing built-up areas to meet future housing needs, such as Colindale, Brent Cross Cricklewood, Mill Hill East and the priority housing estates.

There are leisure facilities in the Green Belt and on Metropolitan Open Land, including golf courses and riding schools, and a major leisure complex at Copthall. The land next to the Welsh Harp Reservoir provides some facilities for water sports but also serves as an important wildlife habitat and is a site of special scientific interest.

In addition there are public spaces specifically for recreation, such as parks (including our flagship Premier Parks), public gardens, allotments and woodland. People value these areas as places where they can walk or play with friends or family. The Council is determined to keep green and public spaces accessible to people of all ages and all disabilities.



Open spaces offer a uniquely attractive environment that is also rich in wildlife and biodiversity. Some areas are specifically designated and protected from development to safeguard habitats – not only the Welsh Harp, but also numerous local nature reserves such as Scratchwood and Moat Mount. We aim to ensure that these natural habitats and the ecology of the borough are protected.

New Green Belt

Barnet is committed to continuing to improve its open spaces. In a typical year, we plant 500 trees, more than are removed. And as part of the project to rebuild the borough's primary schools, the Building Successful Schools Programme, seven hectares of new green space land will be created in the near future, while a new, high quality district park at Clitterhouse Fields will be provided and York Park in West Hendon will be enlarged by almost a third.

The Council is committed to promoting a sustainable and healthy environment and recognises that its green spaces are important community, biodiversity and environmental assets that contribute to the local quality of life and sustainable environments for habitat.

Open spaces are the focus of the 'Protection' element of the Three Strands Approach – they are a fundamental and untouchable precious natural asset of the borough.

Enhancement – Strand Two

Enhancing and conserving the best of Barnet suburbia

More than a third of Barnet is made up of a classic, outer London suburban environment, much of it of exceptional quality. Like its open spaces, the city-suburbs form 'arteries' supporting a growing and successful capital. They are where most people live and where many families want to be. The Council aims to both enhance and protect these areas, including conservation of the historic suburban environment and distinctive centres such as Chipping Barnet.

The borough has in the main a very attractive built environment with many areas of special character, where people are proud to live, work and visit. However, combined with high land and property values, this places it under significant

Premier Parks

The Premier Parks are Barnet Council's primary green space assets. With one located within a one mile radius of almost every home in the borough, they are managed to provide a high quality, recreational experience with an appropriate range of facilities that are both safe and accessible. The Premier Parks are measured every year against the Civic Trust's Green Flag criteria, the national standard of excellence.



The design, layout and use of the built environment can affect the quality of people's lives, as well as having an impact on the image and economic vitality of an area.

pressure for development and change. Some city-suburbs are in need of support and improvement, while others need sensitive care to prevent inappropriate development. One of the greatest concerns is the intensified urbanization of lower-density city-suburbs. This can erode their character and their distinctive function to support families.

This strategy for both protection and enhancement provides a framework for preserving the leafy character and openness of the lower density city-suburbs, and protecting family housing and neighbourhoods as strong and safe communities.

Classic suburbs

The design, layout and use of the built environment can affect the quality of people's lives, as well as having an impact on the image and economic vitality of an area. Lower, suburban densities will apply where the character of an area is traditional and attractive, typically Victorian or Edwardian townscape or two-storey family housing of the 1920s and 1930s, set within wide plots with spacious gardens along

tree-lined streets. Particular protection will be given to the borough's 18 conservation areas, including the internationally renowned Hampstead Garden Suburb, and to over 1,300 listed buildings. Classic, quality city-suburbs outside conservation areas will be reviewed for stronger planning policy protection in the LDF core strategy with the creation of Special Areas of Suburban Character.

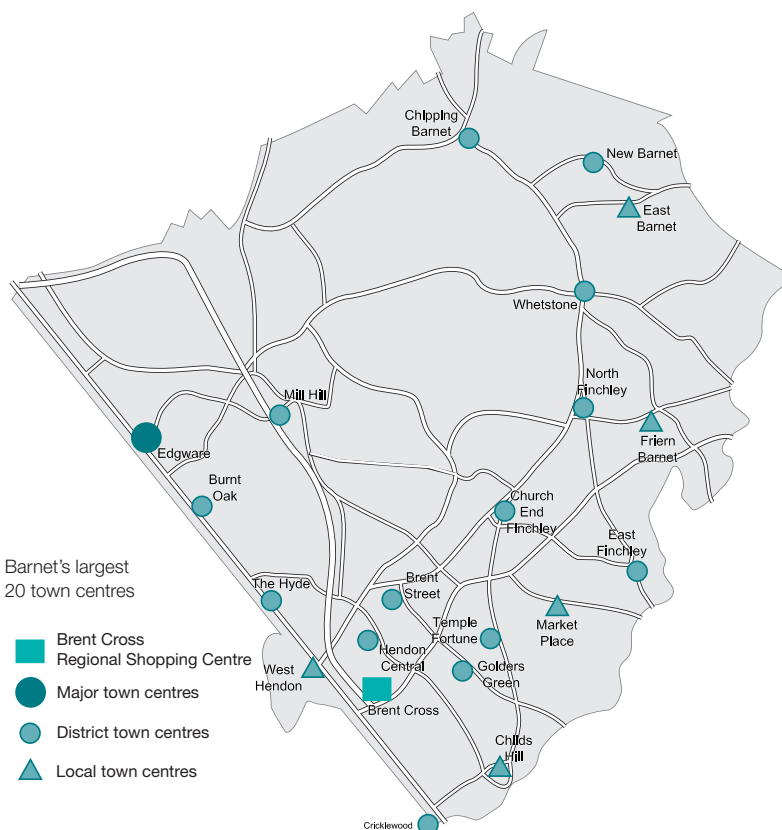
City-suburbs do however change, and have suffered from decay. Some areas need to be renewed and repaired, particularly along the western side of the borough. It is important that the borough accommodates change and remains an interesting, active and vibrant place providing choice for its residents and workforce. Although higher, urban densities (including tall buildings and non-residential and employment uses) will not be considered appropriate in many suburban locations, some local town centres may offer opportunities for such development, in addition to infill and brownfield sites, especially those with good public transport, such as Edgware and North Finchley N12.

The emerging LDF aims to strike a balance between conserving Barnet's built heritage and enhancing areas through managed, sustainable development. Only sustainable development – of energy-efficient design which respects existing character and promotes safer communities, and high quality architectural design – will be supported in the city-suburbs.

Suburban Town Centres

The size, variety and spatial position of Barnet's 20 town centres are unique in London. They are the focus of economic, social and leisure activity, as well as the local high street for shopping, and in many areas they define its suburban character.

The borough's current major town centre is at Edgware with the Broadwalk Shopping Centre currently planned for comprehensive high quality redevelopment. There are also a large number of district and local town





Edgware Town Centre

centres including North Finchley, Chipping Barnet, Church End and Friern Barnet, and a series of smaller neighbourhood centres. London's only designated regional centre is at Brent Cross which will transform over the next 10-20 years into a new metropolitan centre for North London and serve as one of the most important economic anchors in Barnet.

Successful centres

Successful town centres are essential for the borough's prosperity and community well-being. They offer a diversity and choice of facilities and help to encourage strong community integration through the creation of mixed use developments. They are key employment hubs, accommodating wide-ranging commercial interests, and support significant local job markets. In London, only the City of Westminster contains more retail businesses than Barnet, reflecting our role as an economic power house.

Town centres provide opportunities for sensitive enhancement, for example conservation led enhancement in Chipping Barnet and the Spires Shopping Centre, and they will therefore be focal points for sustainable development. The UDP emphasises the need to sustain and

promote the key role performed by Barnet's town centres and to give priority, where appropriate, to development opportunities arising in such locations.

The LDF will incorporate an innovative policy towards suburban town centres. In line with the Three Strands Approach, it will set out how their differing roles will contribute to the overall spatial vision and strategy for successful city-suburbs.

First wave

In partnership with major stakeholders, the Council is already leading on the preparation of local town centre frameworks. The first wave includes those centres which are experiencing significant private sector development interest or have been highlighted for priority action, as in the case of N12 North Finchley. The first wave includes Edgware, New Barnet, North Finchley and Chipping Barnet; and Whetstone, Finchley Central and other centres could follow over the lifetime of the LDF. The frameworks will guide new development proposals and ensure that change is planned comprehensively with the assistance and support of the local community.





We shall adopt a positive and proactive approach to planning for the future of our town centres, with the central aim of maintaining and enhancing their vitality and viability, in a sustainable and locally-responsive way that contributes to economic prosperity and the success of the city-suburbs.

Sustainability

Barnet has produced innovative, supplementary planning guidance on the sustainability of development. The guidance is a response to the need to minimise and optimise Barnet's consumption of natural resources and the need to reduce society's emissions of carbon dioxide across the capital. Climate change is one of the greatest challenges the world is facing and a key priority for Barnet's environmental future is to reduce its carbon footprint, particularly in new development.

We recognise that, particularly in respect of energy use, people living at higher densities are able to live at much lower carbon dioxide emissions per head than where they live in more dispersed circumstances.

But for people to live at much higher densities, we need to pay more attention to design – to achieve very high quality urban and suburban environments that people will enjoy living in and where they are able to live in harmony with many more neighbours.

Essential design

Addressing design in delivering sustainable development in Barnet is important. The consideration of the energy performance and efficiency of buildings is essential. Design must incorporate sustainable features.

These include solar panels and much better insulation, and meeting growing demands for measures such as Combined Heat and Power (CHP) boilers, which recover waste heat from power generation to form useful energy like useable steam, and Sustainable Urban Drainage Systems (SUDS), which are used increasingly to control the rate of water runoff. SUDS will feature in the design of our new primary schools.

The Council's Supplementary Planning Document (SPD) provides a helpful, user-friendly sustainability check list for

householders on extensions and changes to their suburban homes, to make them more efficient and eco-friendly, as well as a strict list for commercial and new housing developments.

It is critical, as we move forward with the Three Strands Approach, to plan for growing communities and develop our built environment in a way that enables people to live more sustainable lifestyles. Our SPD sets out important guidance for delivering successful, high quality suburbs now and for the future.

Conservation

Through the Three Strands Approach, the Council seeks to deliver successful, high quality suburbs now and in the future. Conservation Areas fall under both the first and second strands as they require preservation and enhancement of their character and appearance. There are 18 such areas in the borough ranging from Monken Hadley with its elegant Georgian houses overlooking the Common, to the ridgetop settlements of Totteridge and Mill Hill and the historic townscape of Wood Street, High Barnet. The Watling Estate is an example of good LCC housing with imaginative layout and house types. Further south are areas around ancient parish churches at Hendon and Finchley: Church End. Hampstead Garden Suburb has already been mentioned, and has been rightly described as: “the aesthetically most satisfactory and socially most successful of all 20thC garden suburbs”, [Pevsner]. Nearby is Golders Green town centre with its sweeping Arts and Crafts shopping parades. Other designated areas are small-scale but include the charming Railway Cottages at Cricklewood and the model College Farm, Finchley.

Character

This varied heritage, along with more than 1300 Listed Buildings in the Borough, sit within the framework of suburban areas and open spaces giving focus and character. The Council considers that conservation

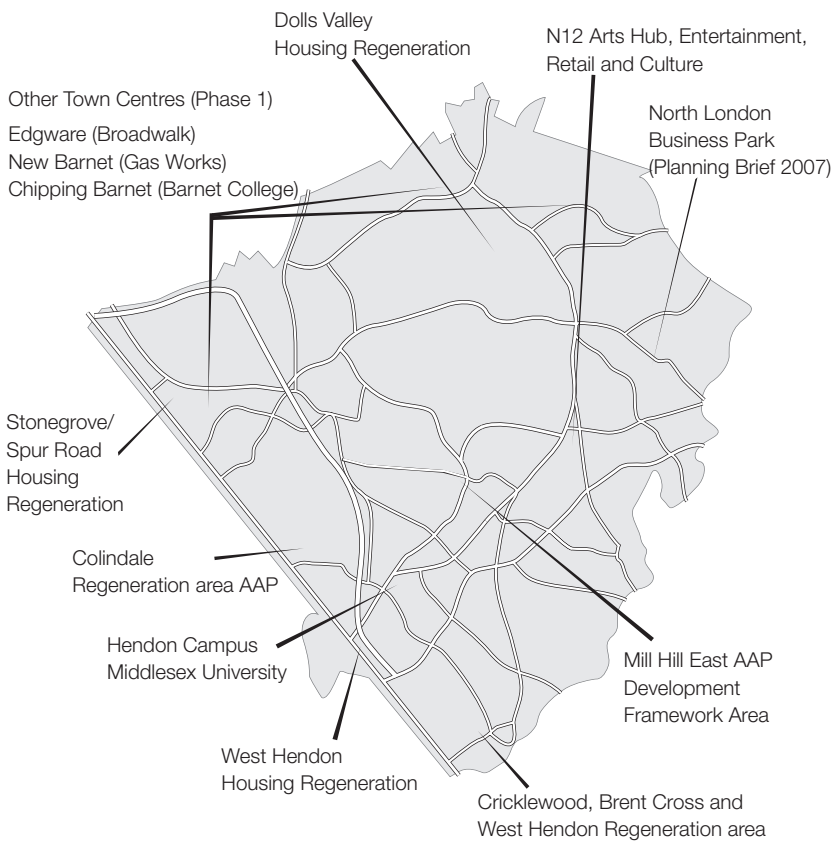


of the historic environment is so important because these areas and buildings are an integral part of the borough's heritage and development. The physical survivors of our past are valued and protected for their own sake and as part of the borough's cultural heritage. They are an irreplaceable record of the past and their presence adds to the quality of our lives, by enhancing familiar and cherished local scenes and our sense of place. This is an important aspect of our towns, villages and open spaces. The historic environment is also of much importance for leisure and recreation.



Growth – Strand Three

Exploiting opportunities for major development growth, sustainable brownfield development and strategic regeneration



One reason for Barnet's success is that it is attractive to new residents, and because of this, its population will grow significantly. Providing the accommodation, infrastructure and public services to support this will be a major challenge. However, targeting sustainable growth in brownfield locations and regeneration areas will ensure there is less pressure on the Green Belt and lower density city-suburbs to meet our ambitious housing targets of 20,000 new homes by 2016/17. Getting the balance right will be the key to success.

The Mayor of London's London Plan has set out a strategic approach to managing this growth. Barnet is seen as part of an emerging growth corridor stretching from north west London to Luton Airport and along the Thameslink and M1/A1 transport corridors. The engine of growth at the London end is Barnet with its significant development opportunities. Cricklewood, Brent Cross and West Hendon, Colindale, and Mill Hill East, have all been identified



Brent Cross, Cricklewood

as having significant potential for accommodating new homes and jobs.

Prime locations

There are numerous opportunity areas where sustainable development can be achieved through carefully focused and targeted spatial planning that exploits the brownfield and renewal potential without harming the attractions and sensitive enhancement of the established suburban locations. In order to maintain the sustainability of Barnet these areas will set the benchmark in terms of energy conservation, renewable technology and innovative transport solutions. Our large projects are based on exploiting such prime opportunity locations, coupled with high quality niche development and a new structured neighbourhood in other locations, such as Mill Hill East and North London Business Park.

These areas will be redeveloped in line with Barnet's existing housing strategy, which aims to provide residents with the best choice of accommodation, regardless of

which sector they choose. Barnet's policy will be to continue to offer an innovative range of affordable housing - rented and shared equity/ownership with the aim of helping residents achieve what most of them tell us is their long term aspiration: full home ownership.

The regeneration of Brent Cross, Cricklewood and West Hendon is a £4.5 billion scheme with a vision to create a new gateway to London and a vibrant urban quarter in Barnet. This is one of London's largest regeneration projects and is the borough's flagship undertaking.

High quality

At Colindale, a creative partnership is transforming a whole ward. Barnet's biggest postwar housing estate, Grahame Park, will be largely demolished and replaced by over 3,000 new housing units. A further 2,800 high quality new homes will be built on nearby derelict land at Beaufort Park, and a new commercial and mixed use town centre will be developed. The Council has supported the project by providing infrastructure improvements, for example, the new gateway bridges at Aerodrome Road, and have ambitious plans to improve Colindale tube station. The Council successfully negotiated £7 million of help from the government's Sustainable Communities Growth Area Fund together with Section 106 planning contributions. The work on the Aerodrome Road bridges was completed in January 2008 on time. This will improve traffic flow and allow double-decker buses into an area that will see 10,000 new homes developed in the next 10-15 years.

Colindale is one example of the new and exciting urban quarters that will emerge in Barnet. Within the key strategic growth areas, the population will rise significantly and new sustainable communities will be created.

The regeneration of Brent Cross, Cricklewood and West Hendon is a £4.5 billion scheme with a vision to create a new gateway to London and a vibrant urban quarter in Barnet.



Cricklewood, Brent Cross and West Hendon

This is undoubtedly one of the most ambitious regeneration projects in the country. The existing Brent Cross Shopping Centre will be enhanced and linked to the new town centre through the creation of a new high street and bridge spanning the North Circular Road. The result will be a new commercial district, 7,500 new homes and more than 22,000 jobs over the next 20 years.

The project is the most technically challenging of all our development schemes and is being driven by a strong partnership made up of the Council, the Greater London Authority, Brent Cross owners Hammerson and Standard Life, Cricklewood Regeneration Ltd and Brookfield Europe (formerly Multiplex).

Ideal location

In 2004, the Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework was adopted as supplementary planning guidance by the Council. In 2005 the Framework was amended to include the Eastern Lands. Located to the south of Brent Cross Shopping Centre, this area is ideally located to enhance cohesiveness in development across the whole regeneration area.

Environmental sustainability coupled with social and economic regeneration will be central to the success of the development.

New quarter

The framework for the redevelopment includes:

- The re-provision of schools, new health and other community facilities
- Transport improvements including a new Thameslink railway station, an improved bus station, a new 'fast-bus' connecting all parts of the regeneration area, an improved road network and pedestrian and cycle routes
- A new office quarter and the creation of more than 22,000 new jobs
- Improvements to the River Brent and nearby areas of ecological interest, the creation of new parks and open spaces and improvements to Clitterhouse Fields
- The siting of state of the art waste handling and recycling facilities, and the provision of a new combined heat and power plant which can be fuelled by waste.

One of the largest outline planning applications in the country has been submitted by BXC Development Partners in 2008 and, subject to receiving planning consent, this will kick start development in 2010.

Colindale Area Action Plan

Colindale is Barnet's second biggest 'opportunity area' in the London Plan for major growth, new housing, jobs and regeneration. We intend to transform what is currently one of the most deprived wards in Barnet into an exciting new place and sustainable city-suburb which will bring 10,000 homes and 1,000 new jobs.

There are a number of separate development opportunities in Colindale that can collectively transform its character and appeal. An Area Action Plan is underway, by the Council and partners, to provide an overall spatial strategy for Colindale and to lay out a comprehensive framework, allowing us to properly plan the rejuvenation of the area and guide new private and public sector investment.

Major projects

Two of the most important individual projects are the redevelopment of the Council's housing estate at Grahame Park, and the brownfield redevelopment of the former RAF East Camp, which has become the Beaufort Park development. Work started on both projects in 2006.

The full list of sites that are expected to be redeveloped in Colindale includes:

Phase 1

- Grahame Park – 3400 homes
- Beaufort Park – 2800 homes
- Former National Grid/Kidstop site – 90 homes

Phase 2

- Colindale Hospital – 750 homes
- Colindale Tube Station/Station House – mixed uses and an apart hotel
- Brent Works – 100 homes/community uses
- British Newspaper Library – 300 – 500 homes or student village
- Barnet College – 300 – 500 homes and a new school
- Middlesex University Halls – mixed uses/new student village relocation
- Zenith House – 300 homes/community uses
- Millet House – 90 homes



Colindal Hospital

Phase 3

- Hendon Police Training College – 2000 – 3000 homes and a new park/school

The Area Action Plan (AAP) will provide strong statutory policy supporting the Barnet LDF and is due to be adopted by 2009/10.

The Vision for Colindale

Colindale represents a major opportunity for Barnet. In 15 to 20 years, it will have been transformed into a place where people will want to live, work and visit. It will accommodate the highest quality, sustainable developments in this part of north London, providing new homes and business opportunities for what will be a new city-suburb. There will be excellent community services, access to open spaces and leisure facilities for the people who live there and enhanced transport links. The role of the Council and its Area Action Plan will be to provide a robust framework within which these changes can be delivered.

Beaufort Park

The historic aerodrome at RAF East Camp presented a unique opportunity to recycle a brownfield site in order to deliver new housing and jobs for the community. In 2005, a planning application from St George plc for 2800 homes and a range of commercial and community facilities was approved by the Council.

The new development by St George– renamed Beaufort Park – represents one of the largest residential-led schemes in London and will create an entirely new urban quarter.

The proposals incorporate a range of housing types, including a substantial level of affordable units including discounted market sale homes and first time buyers incentives. Based on a traditional street layout, Beaufort Park is the first step in ‘stitching together’ the urban fabric of Colindale – establishing routes through the area, encouraging ‘permeability’ and presenting attractive and active road frontages centred on a new square.



Vibrant centre

A key priority will be to create a new heart for Colindale based around the underground station, Grahame Park and Beaufort Park. The redevelopment of the former Colindale Hospital and British Newspaper Library sites will then create a new public transport gateway to a vibrant emerging town centre, and Colindale.

The Council's AAP will provide both the guiding vision for Colindale and assess the cumulative impact of the individual proposals – particularly in terms of infrastructure requirements, the optimal scale of development, sustainability and masterplanning. It will become part of our new LDF within the next two years.

Key issues

Some of the key issues the AAP will have to address are:

- The impact on the area of the creation of 10,000 new homes, 42% of them affordable, including discount market sale, and the associated health facilities, schools, and community

services that will be required. It is anticipated that a new site for Barnet College and a student village for Middlesex University will be located in Colindale, supporting the University's move from Enfield into Hendon

- How the project will maximise local employment – ensuring that regeneration is accompanied by training opportunities for local people
- Issues around the provision of good transport.
- How financial contributions from developers (Section 106 funds) will be negotiated in order to pay for investment in infrastructure, and how these contributions will complement the phasing of actual building work
- Ensuring that future developments are designed and built sustainably. The Council's cutting edge supplementary planning document on sustainable design will be critical in this regard – for example, we hope to facilitate the provision of a district powered energy scheme at Colindale Hospital which will provide up to 30% of energy needs from renewable sources.

The AAP is being sponsored by the Council's key development partners, in particular Fairview New Homes, which is the owner of the site of the former Colindale Hospital and the Metropolitan Police who own the Peel Centre. A steering group and stakeholder working group formed by key stakeholders and landowners is guiding the preparation of the plan to ensure effective delivery.

Grahame Park Estate

The regeneration proposals for Grahame Park form a central part of the Colindale Area Action Plan and the Council's priority housing estate regeneration programme. It is the borough's largest housing estate, with 1,777 homes, built by the Greater London Council (GLC) in the 1970s. Significant problems arose on the estate due to the concentration of vulnerable and disadvantaged people, and because of the estate's design which isolates it from the surrounding areas.

The Council's regeneration partner, Choices for Grahame Park, part of Genesis Housing Group, has worked with the Council to develop a radical plan to transform the estate into a high quality mixed neighborhood over the next 18 years.

Award winner

The scheme will provide approximately 3,400 mixed-tenure new homes, 35 per cent of which will be affordable, while retaining 25 per cent of the existing, traditional housing. The Housing Corporation has committed a £15 million grant to fund 159 affordable homes that will allow early re-housing of the estate's residents in properties scheduled for demolition in the first phase of construction. Award winning plans will reorientate the housing, connecting it with the surrounding area and integrating it with the many parallel developments anticipated in Colindale. The masterplan for Grahame Park won the

category for Best Conceptual Planning in the 2005/06 London Planning Awards.

Stonegrove and Spur Road Estates

Two postwar and failing interconnected housing estates, located in the north west of the borough at the edge of the London Green Belt, will be demolished and replaced with 999 new quality homes. This £200 million project will create a new neighbourhood, intimately linked to its surroundings. As part of the proposals, the Edgware School was replaced with the new £28 million London Academy, designed by Sir Norman Foster, which opened in September 2006.

The replacement of these run down housing estates is a prime example of Barnet's innovative approach to regeneration, which places no extra costs on Council taxpayers as it is principally funded through selling land and creating vibrant mixed tenure housing areas. The development partners will be able to provide social rented and low cost housing for existing and new residents, by leveraging grants from the Housing Corporation to add to the proceeds of selling land from the site of the old school. Together, the private, low cost home ownership and social rented homes will provide the basis for a sustainable community with a balanced mix of tenure.

Family homes

There will be a variety of private and social housing, with a particular emphasis on family accommodation. Eventually, this scheme will provide existing and new residents with a range and variety of homes to choose from, together with the new school and new community facilities which include a church.

Our partners in this project are Family Mosaic Housing Association, Unitary Ltd. and Barratt Homes. The masterplan was

approved in March 2008. The first phase of the development – 62 affordable homes, of which 14 will be town houses with gardens – was completed in May 2008. Work is due to start on the first phase of the remaining 937 homes in late 2008. The project has a total value of more than £230 million and it is intended that, subject to CPO and other approvals and consents, will be completed by 2013.

up to 2,171 new homes and a new vibrant town square. The project is being undertaken in parallel, but independently of, the regeneration of Cricklewood and Brent Cross.

It has a fantastic waterside setting next to the Welsh Harp Reservoir. This is a site of special scientific interest, and care will be taken to protect and enhance the Welsh Harp as part of the development proposals. The scheme will use high quality design and a mixture of building heights to create a development which will provide stunning views over the reservoir and North West London towards the Wembley Stadium Arch. Two new footbridges will be built, as part of plans to create a new footpath around the Welsh Harp



High standards

The masterplan for the remaining 937 homes, a sustainably funded community hall, communal and private gardens and the church, has been developed by the executive architects in association with 5 other architectural practices.

The partners have worked closely with the GLA to plan for a combined heat and power plant and district heating system. This together with the high standard of insulation will produce homes with a substantially reduced carbon footprint.

West Hendon

The Council is promoting major estate renewal within the Cricklewood, Brent Cross and West Hendon regeneration opportunity area. A poor 1960s housing estate is being redeveloped to provide

Good design

The Council is undertaking this regeneration project with partners including Barratt Homes and Metropolitan Housing Trust. The proposals will require the highest quality of design because the scheme has the higher density usually associated with a town centre. The proposals will be guided by a design framework and specific design codes, coupled with a long-term approach to management of the redeveloped estate.

The scheme will incorporate:

- Up to 2,171 homes. About 1,500 of them will be for private sale, but the scheme will also include a good mix

Building Successful Schools Programme

The Council aspires to create successful suburbs for a world class city – and a bright future for children and young people is a key component of our strategy. We are embarking on one of the largest and most ambitious school re-building programmes in London, worth over £200 million. A major part of this is the Building Successful Schools Programme, which was prepared after a comprehensive review of the investment needed in the buildings and grounds of our primary schools.

The programme will revitalise our primary school estate, deliver improved life opportunities for young people and contribute significantly to Barnet's social, economic and environmental wellbeing.

The Building Successful Schools Programme is founded on better use of our existing school sites, and the alternative use of some surplus land for private housing development, which will in turn provide funding for investment in primary schools.



Top award

We are working closely with partners including the government, the Greater London Authority and Sport England. An innovative, overarching spatial planning strategy for the whole programme together with specific planning brief to cover each school have been adopted by the Council and partners. The first schools are already the subject of planning applications in 2008, with onsite construction later in the year.

The Programme has recently won a top award from one of the planning world's most prestigious professional bodies. Winning a commendation in the 'Spatial Strategies' section of the Royal Town Planning Institute (RTPI) awards, the programme beat dozens of rival entries from across the country, in recognition of the success of our partnership between planners, education teams, property experts, local communities and elected members.

Delivering the Vision

Delivering the Council's ambitious plans for the protection, enhancement and change-through-growth of the borough will be a challenge. Sustainable design and construction; a skilled workforce and strong local economy; and choice in housing tenure, will all be key features of Barnet's delivery.

The government's ambitions are that the LDF core strategy should mark a break with the past and deliver spatial policies guiding the social, economic and environmental future of the borough – far more than simply land use. It will be central in translating the Sustainable Community Strategy into policies on the ground – how the Council and its partners will work together to shape our public realm and make Barnet a more vibrant and sustainable place to live and work. Compared to the policy making of the past, it will take account of issues including climate change and the need for sustainable design. But the Three Strands Approach – Protect, Enhance and Grow – will provide the underpinning set of principles on which the core strategy and detailed policies of the LDF can build.

Ground breaking

Sustainability will be the key thread running through the Council's policies and we are determined to ensure responsible development. We have recently prepared a ground-breaking supplementary planning document that offers guidance on Sustainable Design and Construction as part of the LDF.

Our existing city-suburbs and new areas of growth will be coherent – mixed and cohesive and including everyone from working families to the elderly; economically viable rather than mere dormitories for commuters serving Central London; and above all, environmentally sustainable.

To ensure Barnet residents capture the benefits from employment opportunities coming to the borough, the Council is part

of the Skills Development Partnership. This brings together public sector partners – from Barnet College and Middlesex University to the North London Learning and Skills Council – to help residents access skills training.

Challenging change

These sustainability ambitions cover both new and, more challengingly, existing housing and commercial development. This will ensure that while the borough's physical fabric changes, it adapts to the challenges of climate change.

Although the Council can set the policy framework for planning, regeneration and development, it must also influence the delivery of new places. Managing new suburban development and ensuring Barnet's attractiveness does not hold the seeds of its own decline, will be the greatest test.

A dilemma always faced by Councils when there are limited resources is how to pay for the local infrastructure such as roads, schools and healthcare, which are necessary when a new urban quarter is created. The infrastructure should ideally be available before new development can flourish, but the private sector is traditionally reluctant to fund such needs until development has occurred. If Barnet fails to ensure that the necessary infrastructure is provided up front to meet future population growth, the transport systems will be congested, the environment will suffer from developments which are not sustainable and there will be a lack of community services.

Barnet Bond

To meet the challenge, we are exploring an innovative proposal for a Barnet Bond, in which the Council would borrow commercially for infrastructure and offset it against future funding from developers.

Additional resources are also available from our recently updated and robust Section 106 supplementary planning guidance, which is part of the LDF.

Such initiatives are balanced by the Council's immediate and successful partnership delivery model. Key commercial partners in the large regeneration projects assist the Council with funding and expertise for the planning, policy making and project management of these undertakings. Leveraging expertise and resources has allowed the Council to take forward its ambitious redevelopment agenda without needing to use public funds for these major projects.

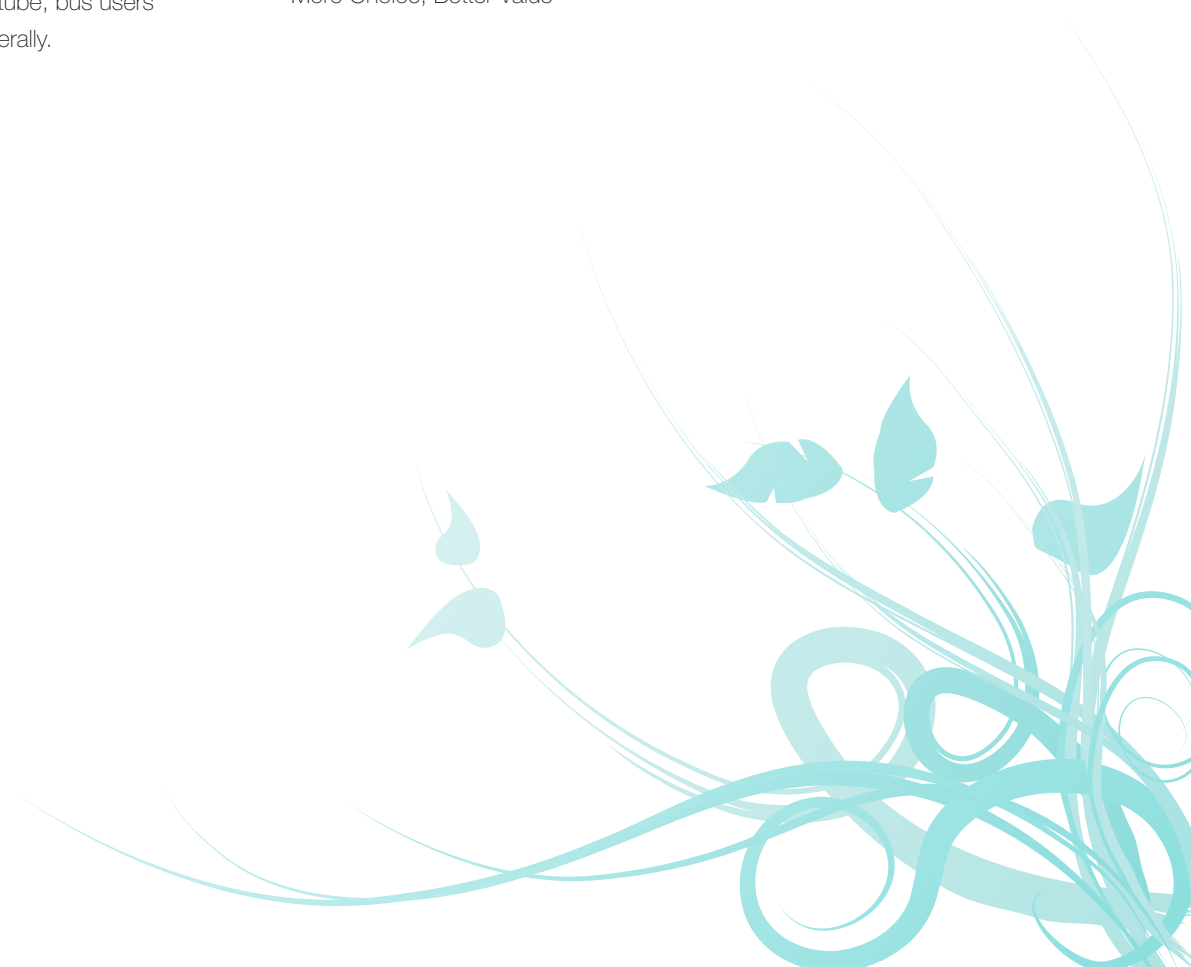
A pilot financing project is being focussed on a key growth area at Colindale tube station, which will help to fund the transformation of the area and deliver a step change improvement to tube, bus users and public transport generally.

Three words sum up our approach to sustainable development in Barnet –

*Protect,
Enhance,
Grow*

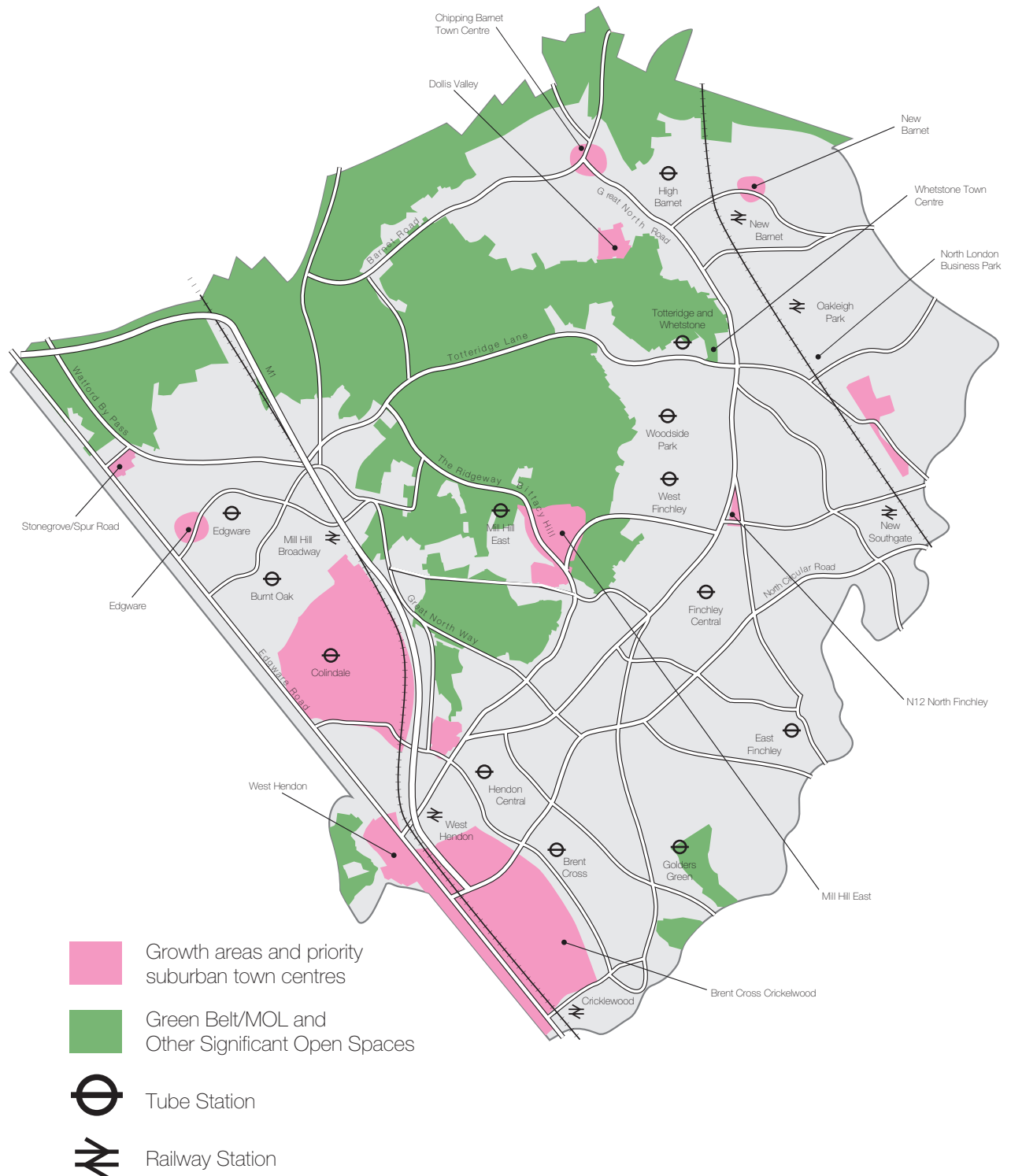
The Council's Key Priorities

- A Bright Future for Children and Young People
- Supporting the Vulnerable
- Clean, Green and Safe
- A Successful Suburb
- Strong and Healthy
- More Choice, Better Value

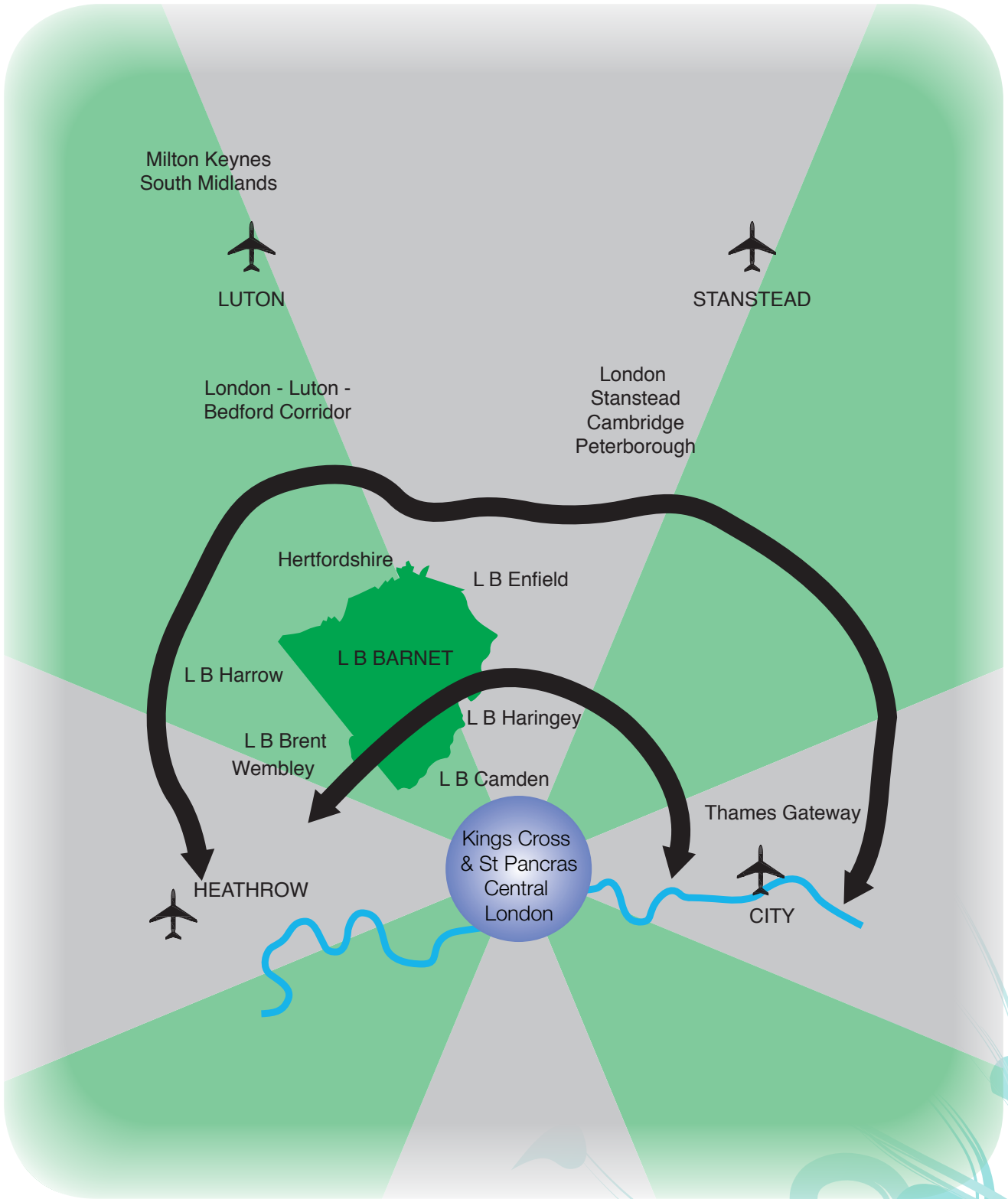


Barnet Strategic Developments

‘a successful suburb in a successful London’



Growth Corridors



Where to get more information

If you would like further information regarding issues covered in this brochure, please contact one of the departments listed or visit our website at www.barnet.gov.uk.

The Director of Planning, Housing and Regeneration is Stewart Murray. Contact the Planning Service on 020 8359 3000 for information relating to:

- The Voice of the Suburbs
- The Three Strands Approach and Successful Suburbs
- Colindale Area Action Plan
- Mill Hill East Area Action Plan
- Barnet Town Centres
- N12 – North Finchley
- North London Business Park planning brief
- Brent Cross and Cricklewood
- Dollis Valley
- Grahame Park
- Stonegrove and Spur Road
- West Hendon
- Building Successful Schools.

Information about the Local Development Framework can be found at www.barnet.gov.uk/statutory-development-plans.

Copies of this publication in large print, braille and audio tape are available upon request. Please call 020 8359 7280 or write to:

The Three Strands Approach
 Planning, Housing And
 Regeneration Directorate
 London Borough of Barnet
 Building 2
 North London Business Park
 Oakleigh Road South
 London
 N11 1NP

For information on other Council services, please contact us on 020 8359 3000, visit our website at www.barnet.gov.uk, email us at first.contact@barnet.gov.uk or write to us at:

London Borough of Barnet
 Building 4
 North London Business Park
 Oakleigh Road South
 London
 N11 1NP

