

HENDON HUB PUBLIC CONSULTATION



WELCOME TO THIS CONSULTATION



Illustrative view of the new library and student accommodation

Led by Barnet Council, this innovative, exciting proposal will integrate new academic and civic spaces along The Burroughs in Hendon and other nearby sites.

Working in partnership with Middlesex University and other key stakeholders, such as the Barnet Library Service, this project will create a place that everyone can be proud of and which will deliver significant new investment into this area. It will dramatically improve the look and feel of The Burroughs, creating a pleasant environment that is accessible and able to be used by everyone in Hendon.

As these plans and proposals develop, they will respond to changing circumstances caused by COVID-19 and other external factors. As students, businesses, residents and visitors adapt to new ways of working, learning and living in Hendon, it is recognised that requirements will change. At this stage, plans and use of space must have flexibility to meet the needs of the whole community in the coming years.

You can learn more about the project through these virtual display boards and provide your feedback using our online form, by email, over the phone or in writing.

We will then carefully review all the feedback received and update our draft proposals ahead of a further round of engagement later in Spring.

THE HENDON HUB PROJECT AIMS TO DELIVER:

- A state-of-the-art new public Hendon Library
- Relocated and improved community facilities that will ensure their future longevity to serve residents
- Redesigned and beautiful public green spaces
- Improved integration of the academic and civic spaces along The Burroughs, enhancing the look and feel of the place as people travel through
- Flexible and adaptable learning, teaching and accommodation spaces for Middlesex University, designing spaces and facilities to better suit the future of the University in a post-COVID-19 learning environment
- Increased economic activity, employment and investment in Hendon and the surrounding area, as well as sustained revenue for the council
- New energy efficient university buildings with BREEAM (Building Research Establishment Environmental Assessment Method) Excellent environmental credentials.

We have already identified benefits this project will deliver for local residents and Middlesex University. We are keen to hear your thoughts on this and what further benefits for the local community we could provide as part of this project.



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CONTEXT

Sites along The Burroughs currently within the Hendon Hub project



PLANNING POLICY

The Hendon Hub proposals are being designed in line with relevant planning policy, including the new London Plan and emerging Local Plan for Barnet.

In January and February 2021, the London Borough of Barnet consulted on The Burroughs and Middlesex University draft Supplementary Planning Document (SPD). This SPD presented a draft vision for transforming The Burroughs into a vibrant and cohesive place for the local community and the educational home of Middlesex University. The SPD will set out the development principles that will guide and shape future regeneration opportunities.

MIDDLESEX UNIVERSITY VISION

The university aims to deliver a campus that fits the changing needs of its students, staff and local community in a post-COVID world, enabling collaboration and innovation through its teaching, research and engagement.

The proposals will mean that the university could consolidate its student accommodation from other sites, moving them to Hendon. This will improve the integration of students within the wider neighbourhood.

The university is aware that their accommodation requirements may change over time and will adjust their plans accordingly. The accommodation that is created will be of high-quality and respect the environment.

Middlesex University already offers access to lots of services and facilities for the local community but is keen to increase this as part of this project.

This includes:

- discounted gym membership
- access to sports pitches and communal spaces for hire
- organises public events, talks, festivals and performances
- cafes and green spaces.

The student accommodation being provided through this project is intended to replace, not add to, the accommodation currently being used by the university. The plans are not predicated on a growth in student numbers, but rather on providing a better experience to the existing number of students studying at the university.

PROJECT FUNDING

The delivery of the Hendon Hub project should deliver major economic benefits both to the local area and the London Borough of Barnet overall. The leasing of new facilities by Middlesex University will provide a firm and reliable source of income to the council, which will go some way bridging reduced funding for local government, and the increasing demand for council services.

Financial modelling has shown there to be several viable options for funding the delivery of the scheme, including from public and private sources, and this will continue to be scrutinised by the council as the project progresses to ensure best value for money.



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COMMUNITY BENEFITS

We have already identified benefits this project will deliver for local residents and Middlesex University. We are keen to hear your thoughts on these and what further benefits for the local community we could provide as part of this project.

NEW / IMPROVED COMMUNITY FACILITIES

- Outstanding new public Hendon Library, with improved services
- We are in discussions with the PDSA regarding a potential replacement Pet Hospital.
- Improved accommodation for the community uses currently based at the Meritage Centre. We are in discussions with:
 - Meridian Wellbeing (formerly the Chinese Mental Health Association)
 - African Cultural Association
 - Citizens Advice Bureau
 - MENCAP

ENHANCING THE BURROUGHS

- Improved open green space, landscape planting and seating
- Improved green space around the Daniel Almshouses
- Better signage and walking routes to/from Hendon Central along Watford Way
- New pedestrian crossings and traffic calming
- New shops and/or cafes opposite the Town Hall
- Safer public spaces through the use of CCTV and improved lighting to help prevent any anti-social behaviour



Illustrative view looking north along The Burroughs

SUPPORTING THE PRINCE OF WALES ESTATE

- Improved quality of the open and green space within the estate
- Tackling parking pressures through careful management and supporting the introduction of a Controlled Parking Zone (CPZ) – the council recently introduced, on an experimental basis, an extension to the HC2 CPZ in Fuller Street and the Prince of Wales estate following feedback from local residents

INTEGRATION OF UNIVERSITY AND COMMUNITY

- Middlesex University will, where possible, continue to offer meeting spaces for individuals and groups, and its cafes and spaces will remain open to the public
- Creation of a new liaison groups to regularly meet with neighbours and local stakeholders

NEW INVESTMENT

- New student accommodation and retail space to generate approximately £1.6million of Community Infrastructure Levy (CIL) money, which can be used to support infrastructure investment and local projects
- Additional spend in local economy from students living in Hendon
- Jobs and apprenticeships for residents created through the circa £90million construction programme
- New source of sustained revenue for Barnet Council

We are keen to hear your thoughts on these potential benefits and what else you think should be provided as part of this project. We would also like to hear what you think the CIL money generated by the project could be spent on locally.



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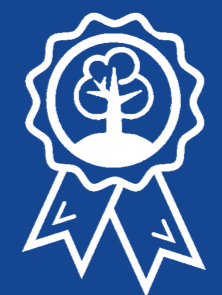
MASTERPLAN



A desirable place
to live & study



A revitalised
Burroughs



A quality place

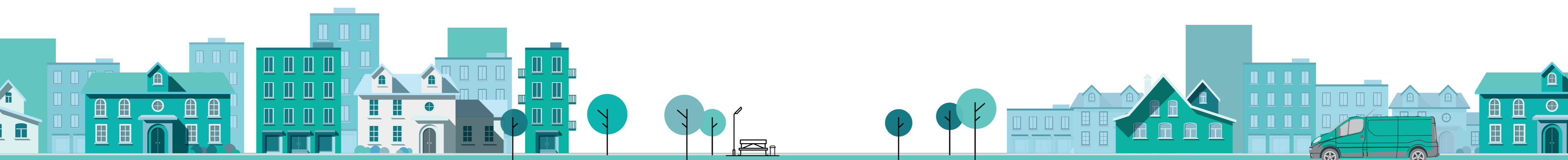


A well-connected
area



A strong
community

1. Improved and revitalised The Burroughs
2. More pedestrian and cycle friendly environment
3. High quality green spaces
4. New landscaped spaces for Prince of Wales estate
5. Improved public space within conservation area
6. Better access into Sunnyhill Park



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NEW HENDON LIBRARY

We have the opportunity to create a fantastic new public library for Hendon, taking advantage of the redevelopment of the site immediately opposite the current library. This is in line with recommendations made in the recent independent evaluation of the Library Service.

The brand new library will be an eye-catching and purpose-built contemporary building, designed to deliver a modern library service, with new warm bright, flexible and accessible open spaces, flooded with natural light.

By making use of the development opportunity, the library service will be able to:

- Expand the library offer – for example, potentially creating ‘Makerspaces’ where children and adults can learn how to use creative technologies like 3D printers, or spaces where community partners can deliver services such as job clubs or health advice
- Provide a better community room for hire, helping to promote a wider range of community and library activities
- Provide more and better equipped spaces for study
- Promote its services better, inspiring residents not currently using the library to become members
- Raise the profile and use of the Local Studies Centre, also housed within the library
- Reduce the cost of ongoing maintenance and future-proof the service for years to come

We recognise the importance of the current Hendon Library building and its history, including the pioneering work undertaken by children’s librarian, Eileen Colwell.

The Library Service will be asking residents and library users what they want to see in the new building, and we would welcome your thoughts on this. For further details of this engagement programme and how to get involved please see: www.barnet.gov.uk/libraries

The historic library building will be protected and preserved through its integration into the Hendon Hub scheme, allowing for its repair and restoration. No external changes will be made to the listed facade and a heritage interpretation strategy will be developed to properly acknowledge its former use. The new public library will recognise the services provided here and build upon them for the future.

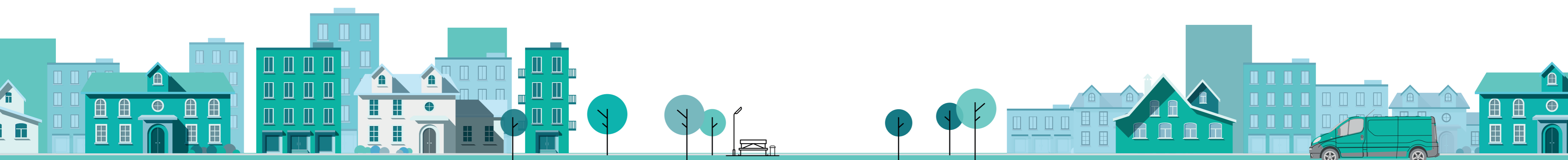
The Local Studies Centre and archives currently housed in Hendon Library will move with the library to the new facility. The new building provides an opportunity to make the resources held by this service much more accessible to the public and those undertaking research into the history of the borough.



Illustrative view of the new library and student accommodation

The new library will continue to provide the full range of library services, including:

- Books and other resources for loan and reference for children, young people and adults
- Public computers
- Free Wi-Fi internet access
- Study facilities
- Space for use by community groups
- Activities and events for all ages
- Staffed and self-service opening hours
- Support and advice



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TEMPORARY LIBRARY

We understand and acknowledge the importance of Hendon Library to local residents and the need to ensure that library services continue to be provided throughout the lifetime of the project. We are working hard to try and schedule the timescales and phases of the development so that it is possible for the library to move once, from its current location directly into its new home.

However it may be that this is not possible and the library needs to move to a temporary location, on the larger car park on The Burroughs, for up to two years while the development takes place. This would also require the temporary relocation of the Local Studies Centre and Archive. Although the location of the collection has not yet been determined, Local Studies collections will still be available by appointment from any temporary library during this time.

The council will ensure that the temporary library would provide the same core services as the current one does, with the same access hours and arrangements as at present. It would need to comply with the relevant legislation (e.g. Public Libraries and Museums Act 1964, Equality Act 2010) and this will be kept under review as the plans are developed.

The project team is committed to delivering the new library and minimising the disruption and the amount of time any temporary library may be needed.



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BUILDING B9

Building B9 is located within the Middlesex University campus, behind the current Hendon Library. It is currently used for teaching space but is very dated and inefficient to run, as well as detracting from the look and feel of the area including the nearby listed buildings.

Our proposals for this site are to demolish the existing building and replace it with a four-storey new development. This council-owned asset will be leased by the university to become a new home for academic teaching space. Linkage to the current Hendon Library building will be incorporated into this with glazed connections through into the adjoining Town Hall Annexe. Internal heritage elements of the old library are currently in poor repair and will be restored and renovated, including the reading rooms, feature staircase, and windows.

The university have proved, for some time, to be a suitable tenant for adjacent council-owned historic buildings including the Town Hall Annexe and areas of the library building. This is an opportunity to provide a complementary new building.

The building will be an innovative, engaging, and exciting space providing flexible working and learning areas. In the last year the university developed a blended learning model in response to COVID-19 restrictions, and facilitated social distancing measures on its campus. Flexibility of working and learning spaces will therefore be very important in any future plans, as space utilisation and requirements will change over the next decade.



Current site



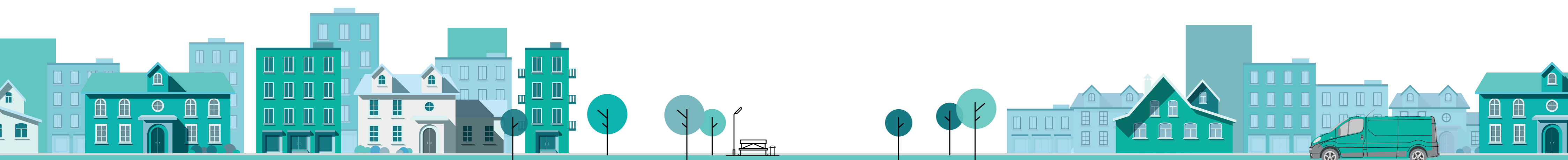
New academic space



Illustrative view of glazed link to Town Hall Annexe



Illustrative view of new academic space



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RAVENSFIELD AND FENELLA

The Ravensfield and Fenella buildings are currently leased to the university for administrative and teaching purposes. The buildings will be reaching obsolescence by the end of their current leases, are not of any architectural merit and do not complement nearby historic buildings, failing to make the most of their key position on The Burroughs.

Barnet Council is proposing to redevelop this important site and create a trio of architecturally outstanding landmark buildings that will greatly improve the look and feel of this part of The Burroughs, ranging from four to seven storeys in height. They will greatly improve the frontage onto The Burroughs compared with the current buildings and improve the local environment with high-quality landscaping and a boulevard atmosphere.

They also aim to encourage local biodiversity through use of green roofs, green walls, and public green spaces outside.

This site will provide a mix of student accommodation, new teaching and student facilities, with community and retail uses at street level. There will also be two important new civic buildings; the relocated Hendon Library and the new Arts and Creative Industries (ACI) facility. Each of these iconic buildings will provide attractive piazza-style public spaces at their entrances, providing an exemplar high street with a series of complementary uses.



Illustrative view looking north along The Burroughs



Illustrative view of the redeveloped Ravensfield and Fenella site

ARTS AND CREATIVE INDUSTRIES BUILDING

This will be a specialist building for the university's Faculty of Arts and Creative Industries. The exact requirements for this space are to be determined by the university but will include a performance space. The building aims to provide an exceptional educational setting, and will be designed to reflect changing needs for the workplace and learning space of the future.



Illustrative view of new ACI building



current site



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MERITAGE CENTRE

The Meritage Centre site is a small cluster of buildings in and adjacent to the Prince of Wales estate.

We are proposing to redevelop the buildings within this site to provide new student accommodation. Our aim is for those residents and organisations which may need to relocate as part of these proposals to be provided with new accommodation locally, or at other locations within the borough.

Barnet Homes is an important partner for this part of the development and we will work closely with them, as well as the people living in the flats which would need to be acquired for redevelopment, to ensure they are rehoused in line with their preferences and requirements.

Despite its proximity to surrounding heritage buildings, the Meritage Centre itself does not complement the local area's appearance. It visually detracts from the Church End Conservation Area, presenting us with an opportunity to deliver a sensitively and carefully designed set of new, high-quality three and four storey buildings which will make a significant contribution to the area. A new street frontage to what is currently the rear of the Meritage Centre will improve the public realm.

We are proposing to relocate the PDSA Pet Hospital currently located within the Prince of Wales estate to an alternative site also owned by Barnet Council. You can find more information about this site on a following board. It is important to stress the PDSA Pet Hospital is not being closed – a replacement facility will be developed to minimise any disruption to the service for its clients.



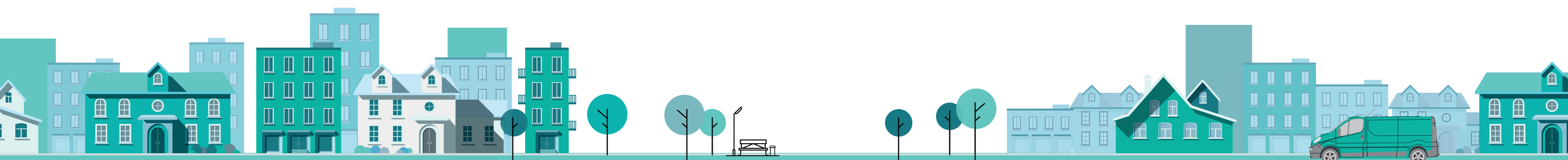
Site today



Illustrative view of new courtyard



Illustrative view of new student accommodation



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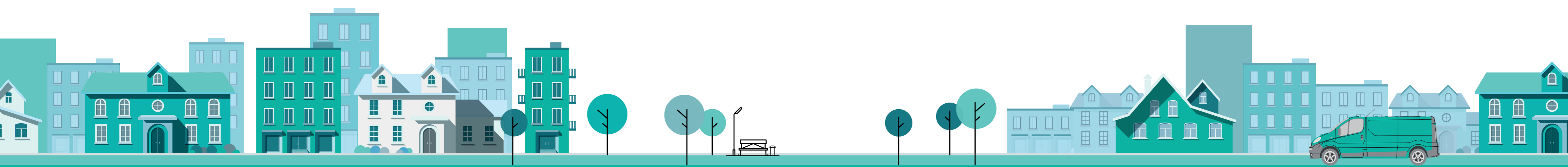
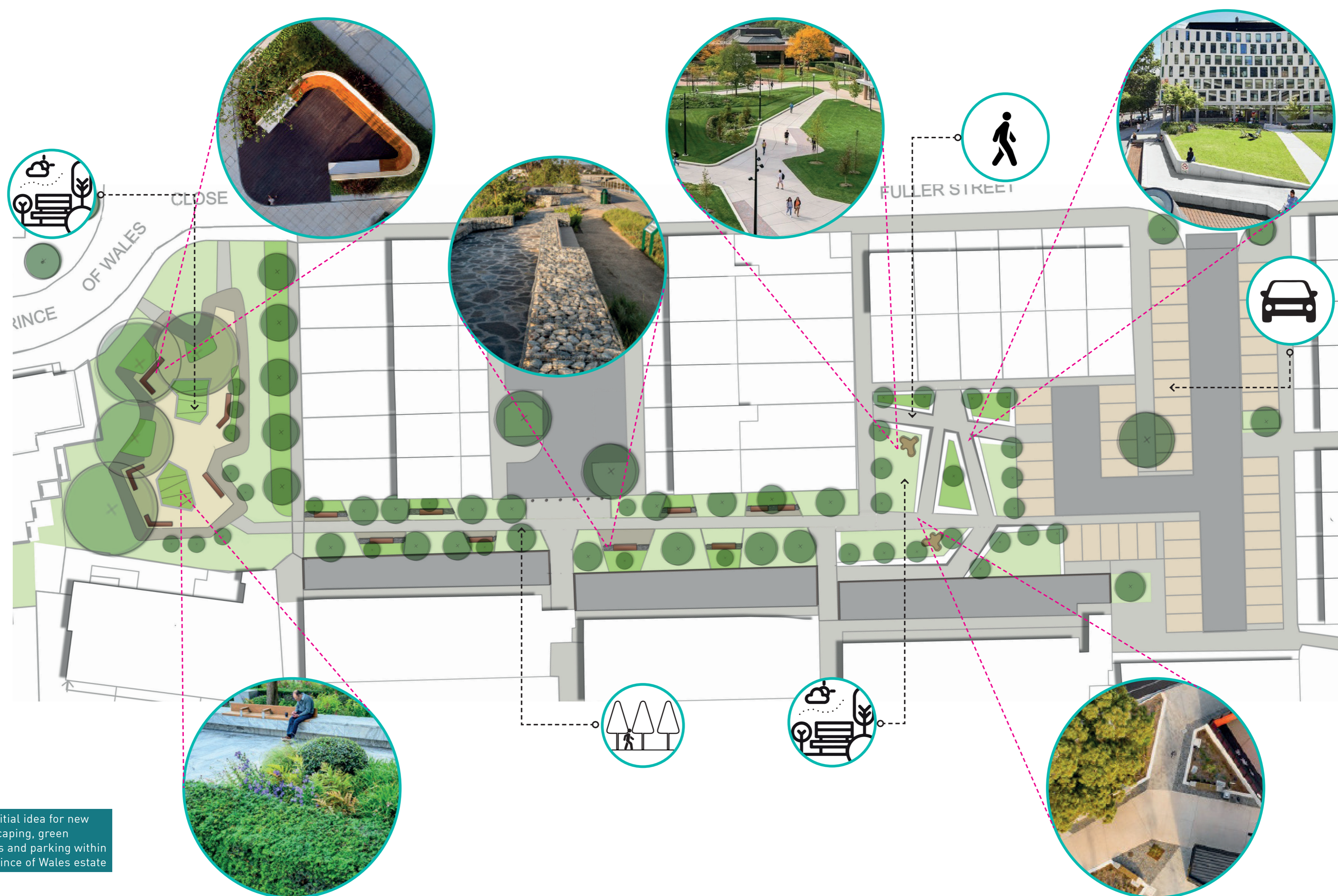
FULLER STREET CAR PARK AND THE PRINCE OF WALES ESTATE

FULLER STREET CAR PARK

This council-owned car park will be redeveloped to provide new homes, which will all be owned by Barnet Council. The size of these homes and number of bedrooms they will have are currently under discussion within the council and Barnet Homes.

We would like to work with local residents on any mitigation measures we may be able to put in place to cater for the reasonable parking requirements of the community, due to the removal of some of parking on Fuller Street. There is, for example, an area of open space to the south of the estate which we believe could be better utilised, providing new car parking spaces as well as improved areas of play or green space for local residents. We anticipate that these will replace most of the parking spaces displaced due to the redevelopment of Fuller Street car park.

We will be exploring these options more as our plans are worked up and we would welcome working with residents on this.



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THE BURROUGHS CAR PARKS

There are two car parks located at the southern end of The Burroughs. The larger one ("The Burroughs Car Park") sits close to the junction of The Burroughs and A41 Watford Way. The smaller one ("Burroughs Gardens Car Park") is on the corner of The Burroughs and Burroughs Gardens.

THE BURROUGHS CAR PARK

This council-owned car park sits within The Burroughs Conservation Area and is close to several listed buildings.

We explain on our Temporary Library board that we may need to relocate the Hendon Library service for up to two years as part of the Hendon Hub project. This car park would be where the library would be relocated to, in a modular building a short walk from the current library.

In the long term, we are proposing to redevelop this site (after the library has moved to its new home on the Ravensfield and Fenella site) with approximately six new town houses. These houses would be sensitively designed to enhance the conservation area, with private and communal green space provided.

We recognise that removal of car parking from this site, and others across the proposed development, will necessitate close working with local residents and businesses to ensure that reasonable parking requirements can be met. We would welcome your comments on this



Illustrative view of the redeveloped site

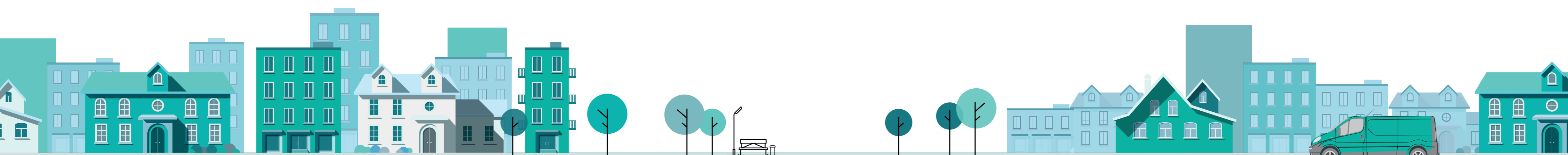


Illustrative view from The Burroughs

BURROUGHS GARDENS CAR PARK

This council-owned car park is located on the corner of The Burroughs and Burroughs Gardens. Whilst it has been identified as a potential site for redevelopment within the emerging Supplementary Planning Document for the area, it does not form part of the Hendon Hub project. There are no development proposals for this site within the project.

We are however considering how we may be able to improve the appearance and operation of the car park as part of the project.



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OSIDGE LANE

This council-owned carpark on Osidge Lane has been identified as a potentially suitable site for the relocation of the existing PDSA Pet Hospital.

As part of this move, we are aiming to create a modern, purpose-built hospital for PDSA which will be designed to meet their requirements.

The proposed two-storey building will occupy approximately half of the site, and we will rearrange the remaining area to re-provide 20 car parking spaces. These will be shared equally between users of the PDSA Pet Hospital and the public.

We would like to work with local residents on any mitigation measures that can be put in place to cater for the reasonable parking requirements of the community due to the removal of some of the existing parking spaces.

The site is surrounded on three sides by mature trees and these will be retained as part of the redevelopment. The Scout Hut and Church will also be unaffected and are not within the proposal boundaries.

WHAT IS PDSA?

Founded in 1917 by animal welfare pioneer, Maria Dickin CBE, PDSA is the UK's largest veterinary charity. Operating through a UK-wide network of 48 Pet Hospitals, PDSA provides low cost and free veterinary care to the sick and injured pets of people in need and promotes responsible pet ownership.

www.pdsa.org.uk

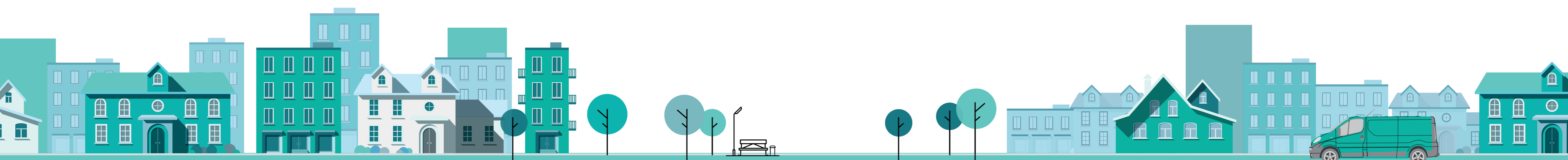
A virtual presentation for this site will be held on Tuesday 9 March 2021, 6pm-7.30pm.



Illustrative view of new Pet Hospital



Illustrative view of new Pet Hospital



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FORMER QUINTA CLUB

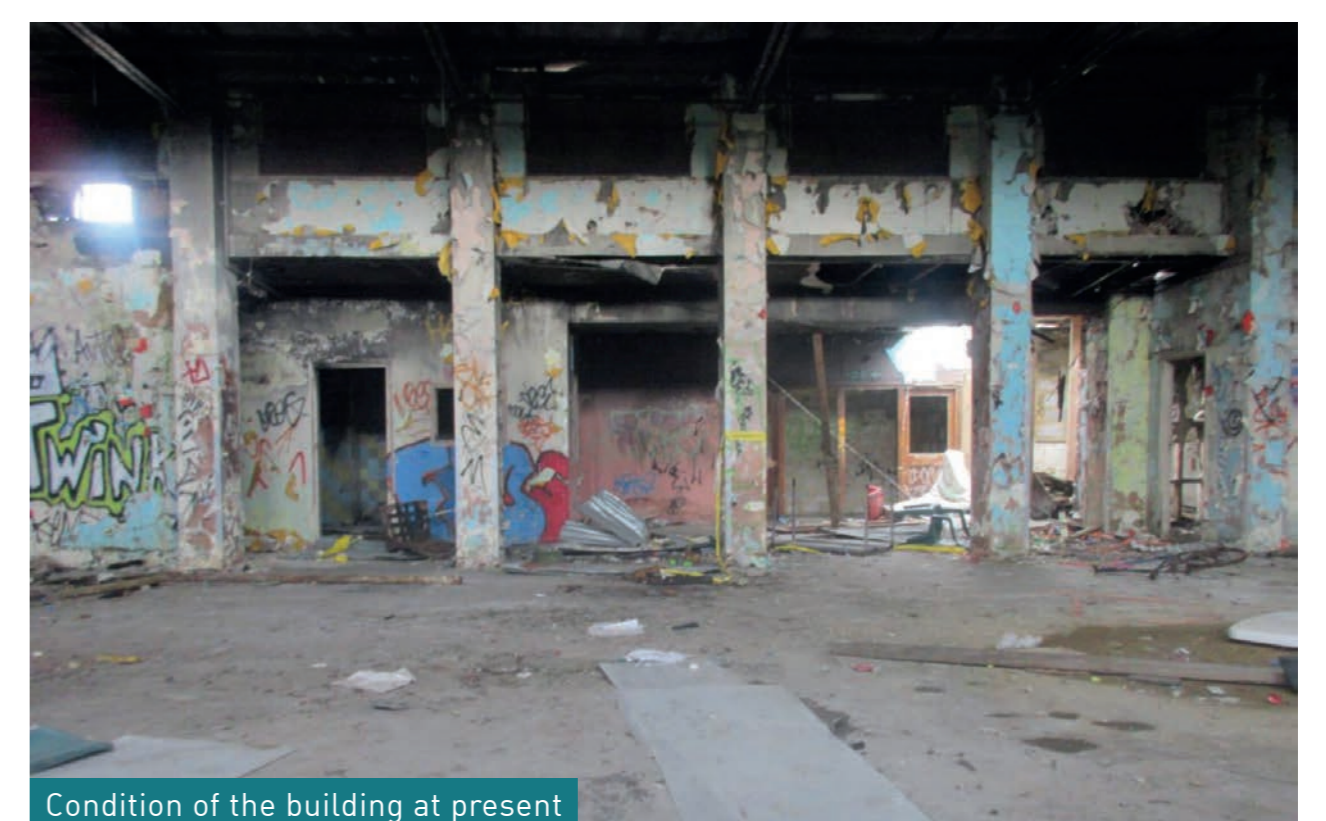
This derelict clubhouse will be renovated and converted to a new home for the Barnet School Libraries Resources Service (SLRS).



Condition of the building at present



Condition of the building at present



Condition of the building at present

The SLRS is a service that supports teaching and learning in Barnet by loaning books and a wide range of resources to local schools. They curate collections to support the delivery of the national curriculum in the classroom, offer advice and support to schools about setting up libraries and reading areas, and run training workshops for school staff.

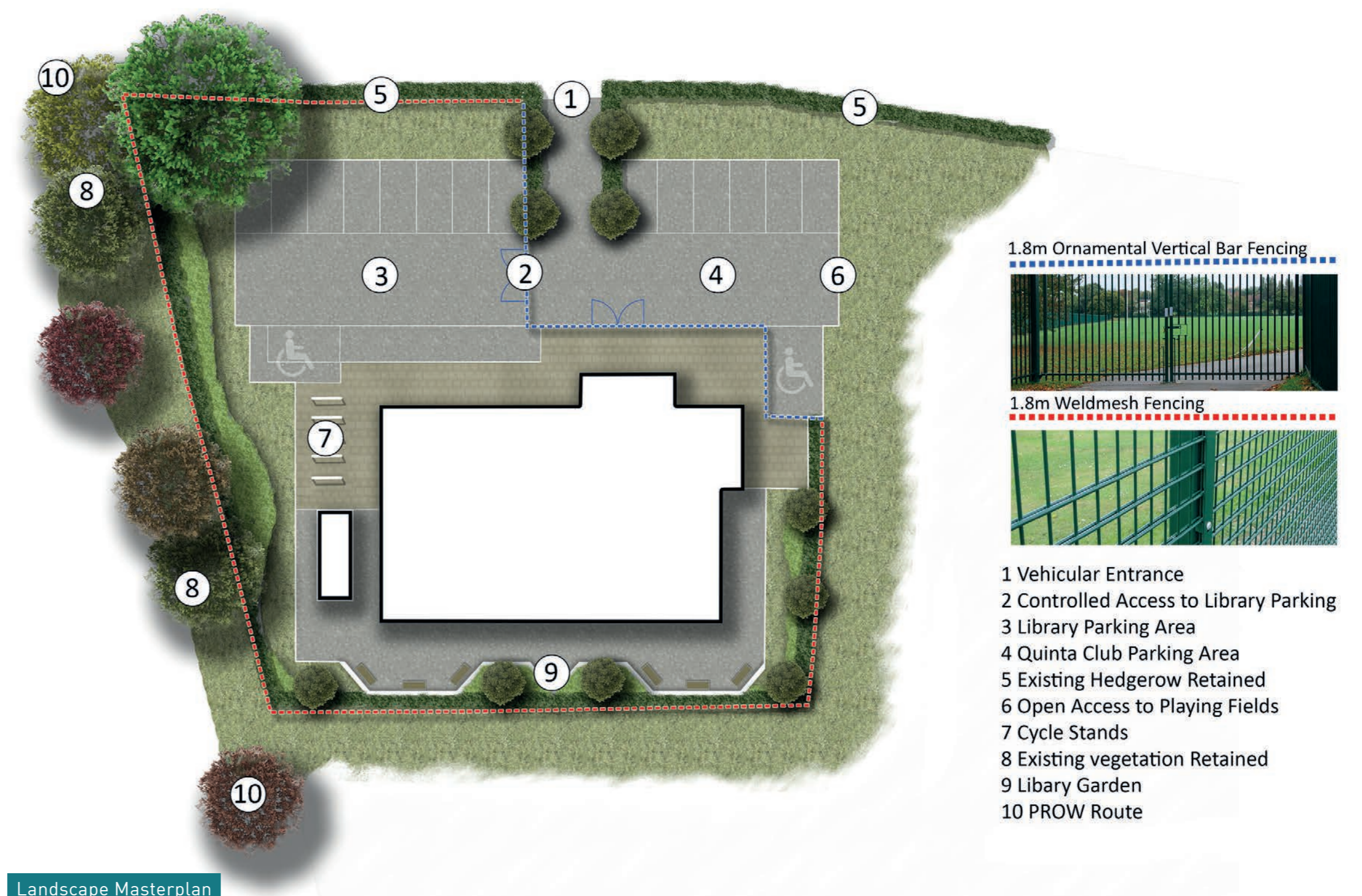
The service is currently located in the rear of the old library building in Hendon. The lack of storage and parking space means that the Hendon Hub project is a golden opportunity to provide the SLRS with a better home, allowing them to deliver an improved service for Barnet schools.

THE FORMER QUINTA CLUB SITE

The proposed new home for the SLRS is the former Quinta Club building on the south side of Mays Lane.

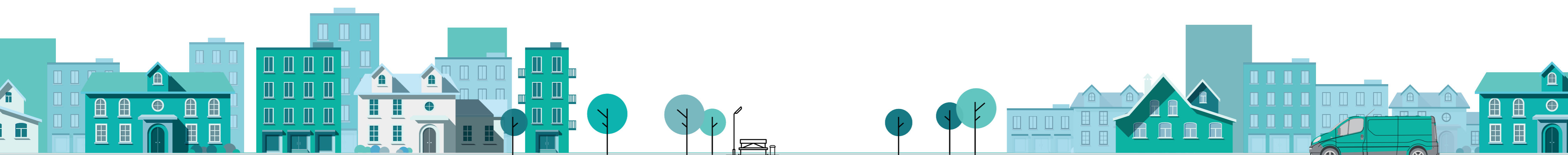
There is no proposal to demolish or extend any part of the existing building. Given the condition of the building, however, some areas are likely to require rebuilding.

The external hard landscaping is to be repaired and resurfaced to create up to 16 car parking spaces. Nine will be reserved for staff and visitors of the SLRS and seven will be available for members of the public visiting the Quinta open space. Two accessible parking spaces for blue badge holders will be provided. Public use will be uninterrupted during building works and will continue once the new use is established.



Illustrative view of refurbished building

A virtual presentation for this site will be held on Monday 8 March 2021, 6pm-7.30pm.



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TIMESCALES AND NEXT STEPS

Thank you for taking the time to take part in this virtual consultation and viewing our proposals for the Hendon Hub project.

We hope you agree that this is an exciting and inspirational project for the area, and one that will bring improvements for current and future Hendon residents and businesses, as well as the staff and students at Middlesex University.

We are very keen to receive your comments and suggestions so that we can, where possible, work them into our proposals in order to provide the best possible outcomes for Hendon.

Please provide your feedback on these draft proposals and submit any questions or comments you might have to the project team. We will then carefully review all feedback received and work to revise the proposals in order to respond to what we have heard. We will then hold a further round of consultation later in the Spring.

We currently expect that planning applications would be submitted in the summer this year, at which point you will have a further opportunity to respond to the council's own statutory round of consultation on the submitted plans.

We will continue to engage with residents and community groups after this consultation closes.

If planning permission were to be granted, the project would be carried out in phases, the details of which would be confirmed in the future. Local residents and businesses will be kept informed of the progress of the development.

HAVE YOUR SAY

Please let us have your feedback by 23.59pm on Sunday 21 March 2021.

You can do so in a number of ways:

- **On this website:** via the feedback form available
- **Email:** hendonhub@glhearn.com
- **Telephone:** 0344 225 0003
- **Post:** Freepost RTZS-BLHZ-EUXC, GL Hearn, 65 Gresham Street, London, EC2V 7NQ

You can also contact us via any of the options shown above to register your interest in receiving project updates in the future, including the details of future rounds of consultation or local engagement and key milestones as they are reached.

VIRTUAL PRESENTATIONS

We will be holding four virtual presentations of our proposals, where the project team will be able to talk through the plans in more detail and answer your questions. The details are below and you can register to attend one of these events by contacting the project team or using the sign up form on this website.

Thursday 4 March 2021

First event focussing on the main Hendon Hub proposals

Monday 8 March 2021

Focusing specifically on the Quinta Club proposals

Tuesday 9 March 2021

Focusing specifically on the Osidge Lane proposals

Thursday 18 March 2021

A second session focusing on the main Hendon Hub proposals

All events will run 6pm - 7.30pm.

CONSULTATION TIMELINE

