

HENDON HUB PUBLIC CONSULTATION



WELCOME TO THIS CONSULTATION

Led by Barnet Council, this innovative and exciting project will integrate new academic and civic spaces along The Burroughs in Hendon. We have listened to the community's feedback and have retained Hendon Library within the listed library building. The library will be expanded from its current size, the local studies and archives facilities will be improved, and the spaces refurbished. The council wants to work with residents, businesses, and community stakeholders to ensure the Hendon Hub regeneration benefits the local community.



Following the local elections in 2022, the council has reflected on what people said and responded. As a result, new planning applications will be submitted for the Ravensfield and Fenella site, Building B9 and a Listed Building Consent for Hendon Library as directed by the new Labour administration of the council.

Working in partnership with Middlesex University and other key stakeholders including the Barnet Library Service, this project will significantly improve the look and feel of The Burroughs, creating a pleasant environment that is safer, greener and more accessible. Local charities will have new and improved

spaces in modern buildings; the Meritage Centre community hall is also being re-provided for all; the refurbished library will have a community room and there will be further flexible community space upstairs. We need to know the community's priorities for this space and ensure Hendon Hub works for everyone.

You can learn more about the project through these display boards and provide your feedback using our online form (www.hendonhub.co.uk), by email, over the phone or in writing. We will use this feedback to inform the new planning applications.

We would like to thank everyone who has provided us with feedback on the Hendon Hub project so far.

The Hendon Hub project aims to deliver:

- An expanded and refurbished library retained in the historic Grade II listed building.
- Relocated and improved community facilities that will help ensure their future longevity to serve residents.
- Redesigned public green spaces, improved lighting, new CCTV and pedestrian routes that have been designed to create a more pleasant and safer environment.
- Improved integration of the academic and civic spaces along The Burroughs, enhancing the look and feel of the area.
- New energy efficient buildings with BREEAM (Building Research Establishment Environmental Assessment Method) Excellent environmental credentials; the project will benefit from air source heat pumps, renewable energy sources in the form of photo voltaic panels, highly efficient and insulated facades incorporating solar control glazing and wastewater heat recovery systems which will reduce carbon and energy use. Green roofs have been used extensively throughout the scheme to improve building insulation and biodiversity.
- 28 new social homes with a mix of 1 and 2 bedroom apartments in the buildings that will replace Ravensfield and Fenella.
- Increased economic activity, employment and investment in Hendon and the surrounding area as well as sustained revenue for the council.

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WHAT'S CHANGED?



In 2021 the London Borough of Barnet consulted local residents and stakeholders on proposals for the sites that comprise the Hendon Hub. The planning applications were considered and a resolution to grant permission, subject to conditions and a section 106 legal agreement, was decided by Barnet Council on Monday 10 January 2022. Due to the proposed retention of the library within the existing building, changes to some elements of the plans are required. Revised applications for the Ravensfield and Fenella site and Building B9 will be submitted for planning consideration.

The new administration wants to work more closely with the community, listening and taking on board their views. Under the new plans, the library will be refurbished, and the local studies and archives significantly improved. The library building will be restored to its original 1930's size on the ground and first floors, and the 'in fill' section built in the '70s will be refurbished as part of Middlesex University's facilities. The council is now considering what flexible uses for the refurbished upstairs spaces might best benefit the community and are inviting feedback on what is wanted and how these spaces could be used.

The ground floor of the already approved Rotunda building, which was previously

designated for a new-build Barnet library, will be predominantly used by the University's Business School as a teaching space. Business students will work with local businesses and start-up companies in partnership during term time. The University wants to explore the out of hours use for this building where it can benefit the community and local businesses. The floors above will be used for affordable housing as originally planned.

Feedback to this consultation will be shared with the newly formed Hendon Community Partnership Board to consider and progress.

The main changes to the Hendon Hub programme are:

- The retention of the historic Hendon Library building that will be restored and refurbished to high modern standards.
- Facilities for the Local Studies and Archives at Hendon Library will be improved and will include the addition of an archive reading room and exhibition space to spotlight the collection and aspects of Hendon's history.
- All of the original 1930's Hendon Library building will be available for library and community uses.
- The ground floor of the Rotunda building planned for the corner of Egerton Road and The Burroughs will now be used by Middlesex University for teaching spaces with additional opportunities for students to work with local businesses and start-ups.
- The Meritage Centre hall space is being fully re-provided as part of the voluntary and community spaces on the ground floor of the buildings replacing the Fenella building.
- Electric vehicle charging points will be incorporated at the back of this building.
- There will be 'Car Club' spaces for cars for residents' shared use.
- Further improvements have been made to public realm and green spaces on The Burroughs.

CONSULTATION QUESTIONS:

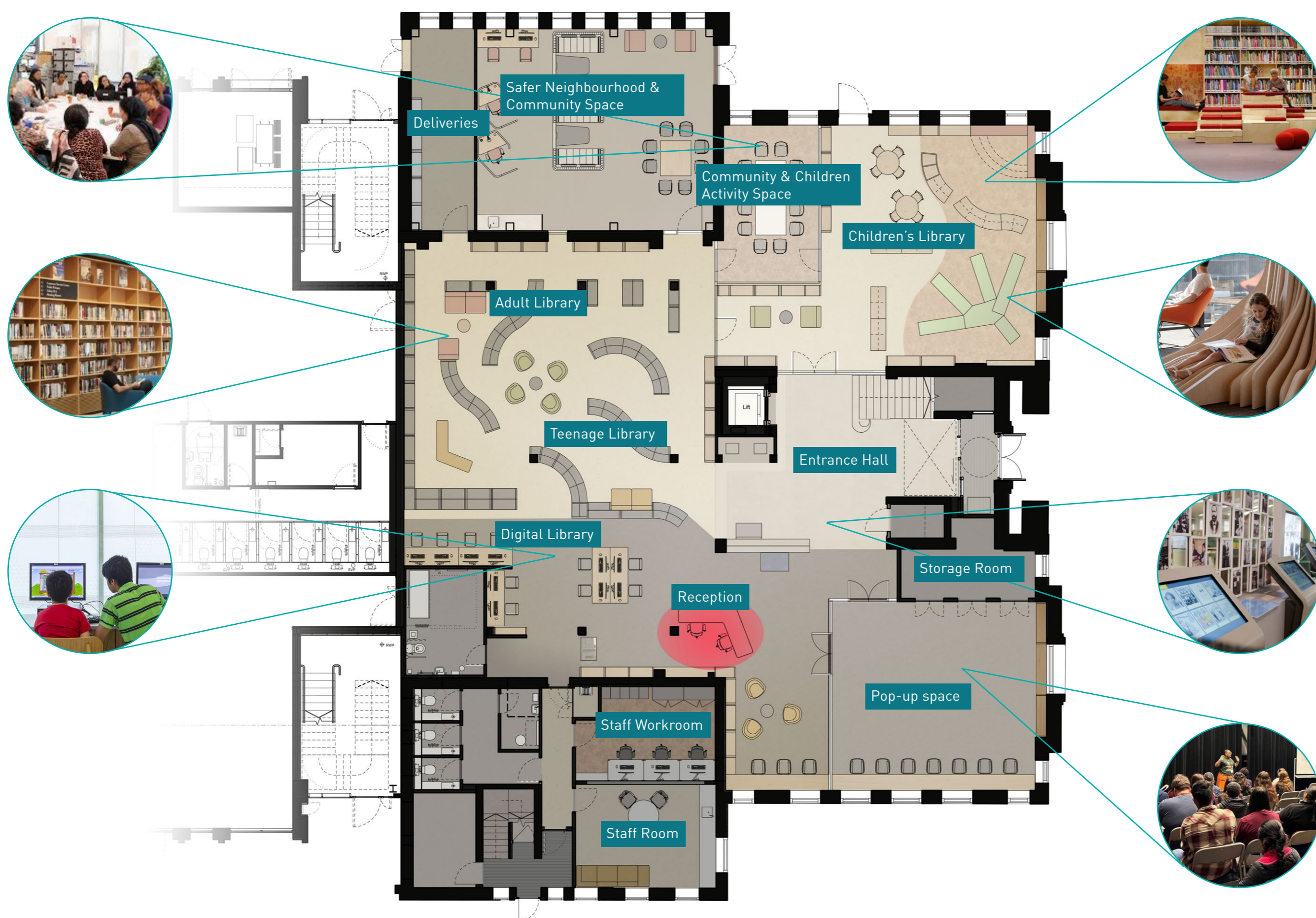
What kind of out of hours usage would the community like to see for the ground floor and basement of the Rotunda building, and how could it help local businesses?

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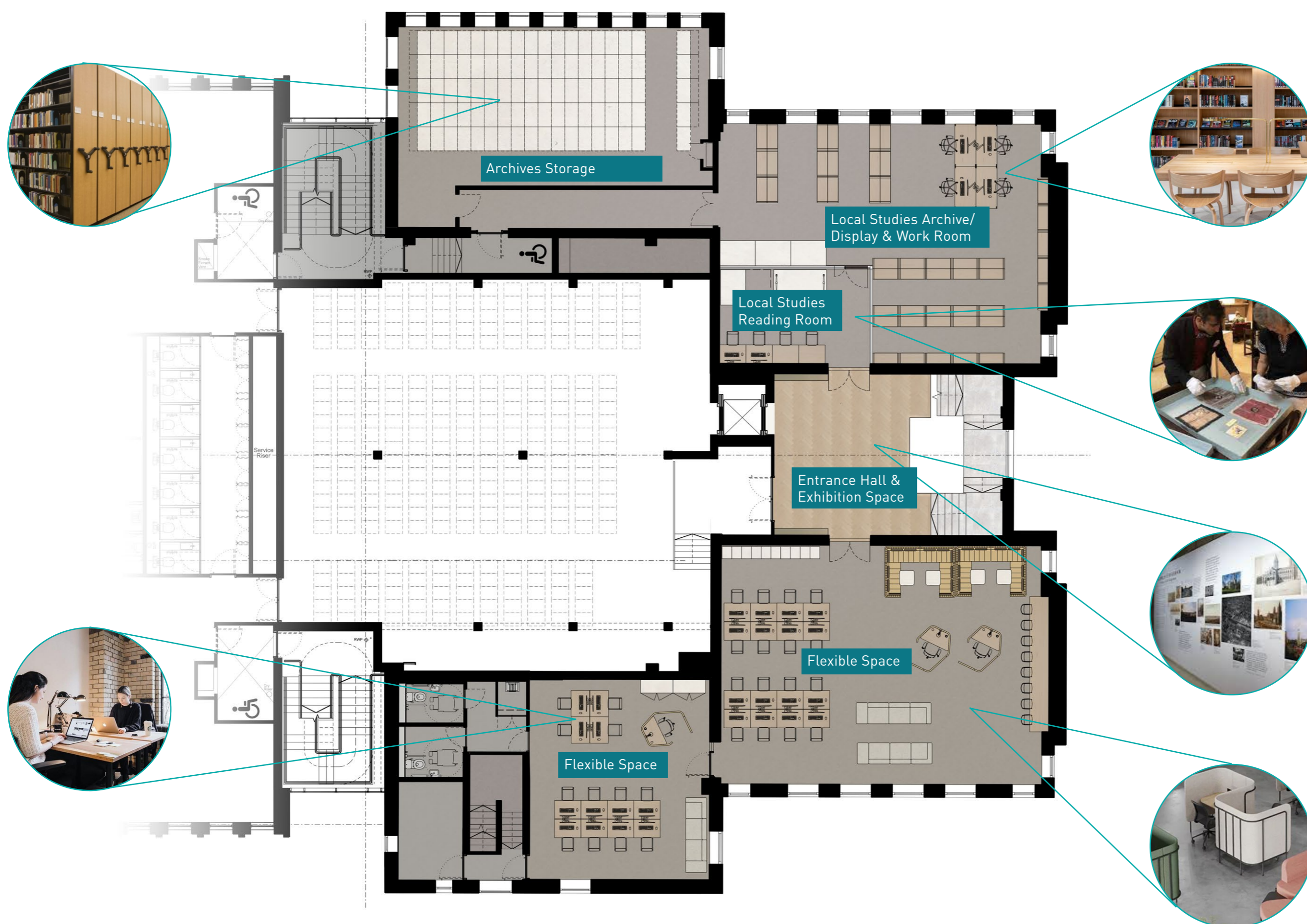


A REFURBISHED HENDON LIBRARY

Hendon Library ground floor plan



Hendon Library first floor plan



In response to community feedback, the current space occupied by Hendon Library will be expanded and fully refurbished to high modern standards in keeping with the heritage of the building. We will renovate the historic Hendon Library building working alongside the Library Service to ensure that it can deliver for current and future generations. New community spaces and the Hendon Police Safer Neighbourhoods Team will also be incorporated into the refurbished library building. We want to understand the community's priorities for these spaces.

The refurbished library will deliver a modern library service with flexible and accessible spaces, including:

- Library spaces and resources for all ages.
- Access to computers, Wi-Fi and study facilities.
- Local studies reading room and display room.
- Exhibition space e.g. spotlight on Hendon history.
- Storage for the Local studies and Archives will be vastly improved so that the collection can be stored safely with better access.
- Community and children's activity space.
- Safer Neighbourhoods Space.
- Flexible spaces for community use.

During construction, the library will close for approximately 18 months. The mobile library service will visit the Hendon area during this period.

CONSULTATION QUESTIONS:

What would you like to see in the flexible spaces on the first floor of the Library building?

What are the uses that would most benefit the wider community? (e.g., flexible workspace, children's play, community activities).

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COMMUNITY & RETAIL SPACES

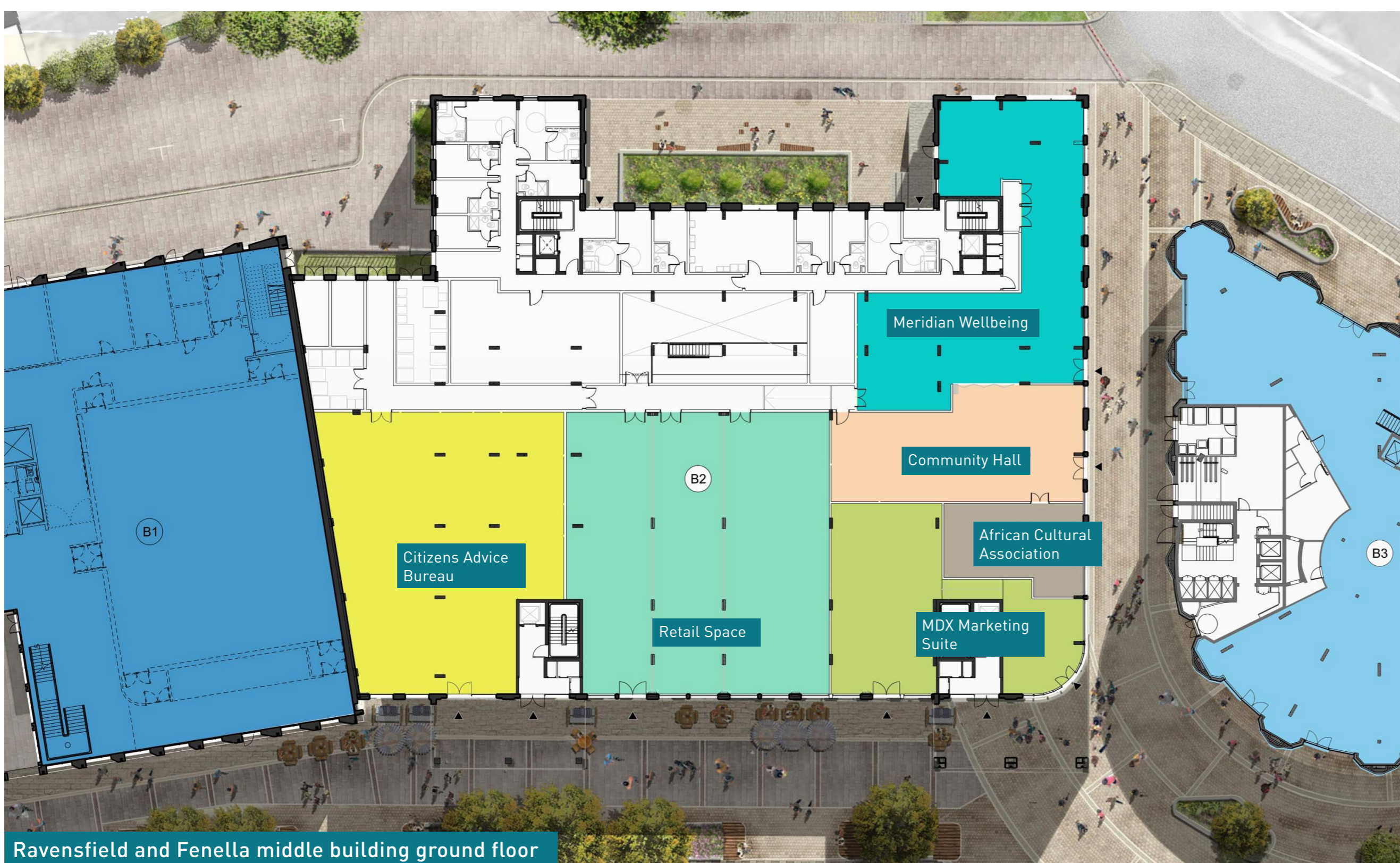


Arts & Creative Industries building

On the ground floor of the new building that will replace the Fenella building, there will be new and improved spaces for existing community organisations affected by the development, including the Citizens Advice Bureau, Meridian Wellbeing, and the African Cultural Association. There will also be a new community hall available for community activities and events that will replace the Meritage Centre.

Users of the Meritage Centre have been involved in many conversations with the project team and we are ensuring that they will be relocated to a facility that meets their needs. The newly formed Hendon Community Partnership Board will also play a key role in identifying and supporting the use of community spaces for the benefit of the local community.

New retail space will be provided in these buildings, and we want to hear from you as to what kind of new commercial or retail services are needed in the area.



Ravensfield and Fenella middle building ground floor

CONSULTATION QUESTIONS:

What kind of community activities need to be accommodated in the new community hall space that will be operated by Meridian Wellbeing?

What would you like to see offered from the new retail space?

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PUBLIC REALM IMPROVEMENTS

The Hendon Hub regeneration scheme seeks to transform The Burroughs, Church End, Fuller Street and Prince of Wales Estate into a vibrant and cohesive place for the local community and the educational home of Middlesex University.

The project has been developed with the community in mind and it is important to offer the optimum benefits for local residents. Improvements will be made to green spaces, pathways and lighting, with a focus on making Hendon feel safer, greener and better connected.

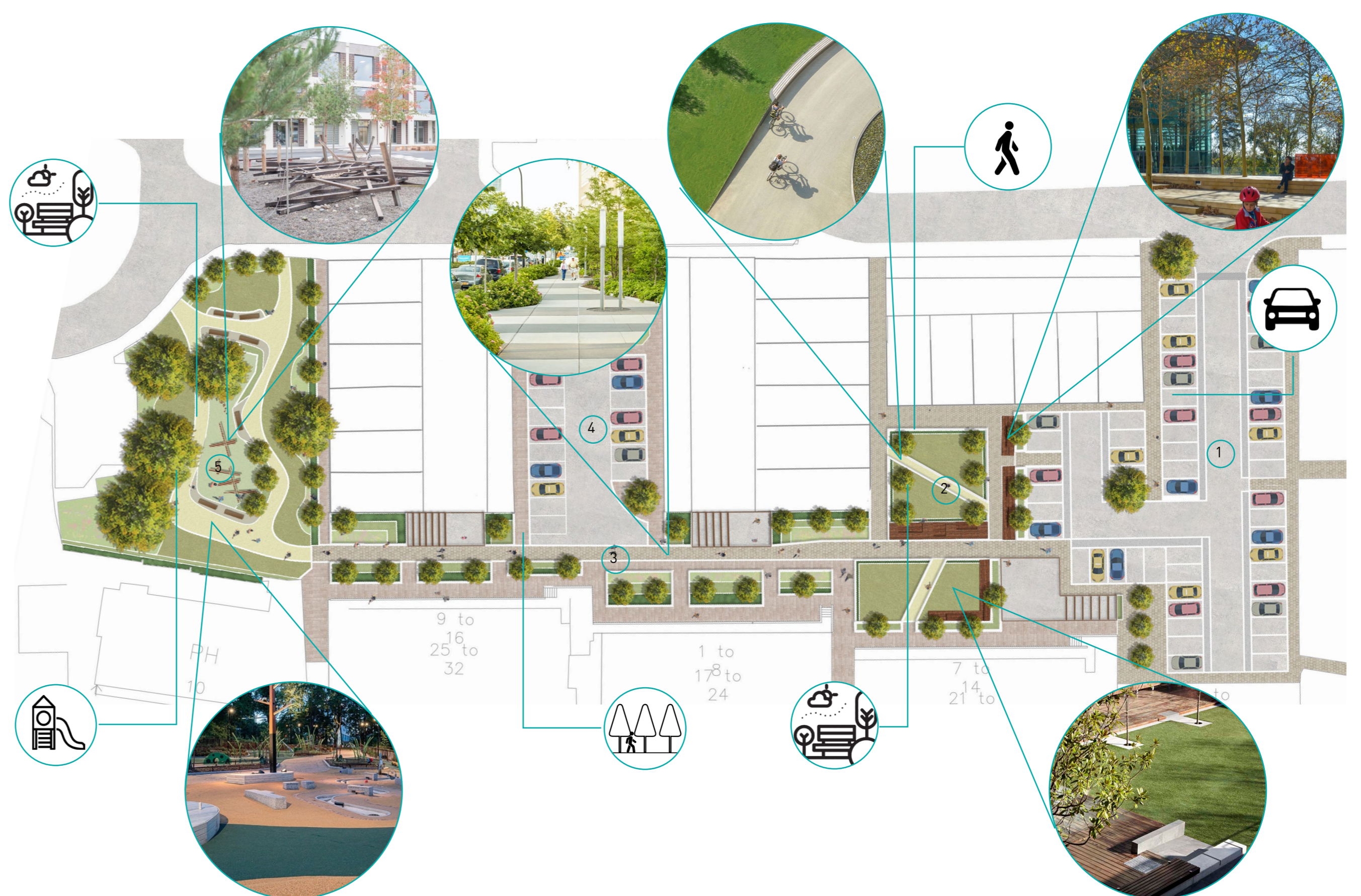
IMPROVING THE PRINCE OF WALES ESTATE

- Improved quality of the open and green space within the Prince of Wales Estate.
- New play areas for children.
- New car parking areas for residents of the Prince of Wales Estate & Fuller Street.

ENHANCING THE BURROUGHS

- Enhanced open green space, landscape planting and seating.
- New pocket parks and improved green spaces around the Daniel Almshouses.
- New pedestrian crossings and traffic calming.
- Safer public spaces with CCTV and improved lighting.
- Improved pathways with access through the University.
- External landscape works to improve the public realm around buildings.
- Better signage, connectivity and walking routes to and from Hendon Central along Watford Way.

Prince of Wales Estate improvement plans



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JOIN THE HENDON COMMUNITY PARTNERSHIP BOARD

The council wants to put communities at the heart of everything it does and create more opportunities for community conversations, ensuring projects and services are delivered in collaboration with the community.

The Hendon Community Partnership Board (HCPB) is being formed to help oversee, monitor, and support the council to bring forward the development of the Hendon Hub. It will also help to identify and implement complementary community-led initiatives. The Board will work to ensure that the perspectives, views and feedback of the wider community, including residents, community groups, businesses and other stakeholders are considered and represented.

The Community Partnership Board will work to establish an on-going dialogue with the community through the various development stages of the Hendon Hub project. Residents on the Board will receive support from the council to ensure that they understand the role, the relevant policies and decision-making structures.

To apply to join, visit:

www.hendonhub.co.uk

To find out more, email:

hendonhub@barnet.gov.uk



Hendon Community Partnership Board membership criteria:

- Membership will be open to people who live, work or have an existing connection to Hendon.
- You must be able to demonstrate your passion for supporting the local area and represent the views of your community group or organisation.
- You must demonstrate a collaborative/team approach, and a desire to work co-operatively, constructively, and inclusively as part of a team.
- We are looking for a diverse mix of people with different views, life experience and insight.
- Members will receive support from the council to ensure that they understand the role of the Board, the relevant policies and decision-making structures.
- Members will be required to attend a minimum of six meetings per year. Meetings will be held at venues in Hendon, accessible to members or online.

