

# The Burroughs and Middlesex University Planning Framework



Draft Supplementary Planning Document



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**BARNET**  
LONDON BOROUGH



## PURPOSE OF THIS DOCUMENT

This draft Supplementary Planning Documents (SPD) seeks to support the ambitions of enhancing the educational and civic offer The Burroughs provides to its existing communities in Hendon and as home to Middlesex University. It has been drafted in collaboration with key stakeholders and through engagement with ward councilors and local community representatives.

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

The next 10 years is set to bring new investment, transformation as well as the renewal of buildings, public spaces and community assets, all supported by improved infrastructure. This planning framework provides the context in which the Council seeks to engage comprehensive change delivered through a cohesive strategy. It seeks to enable the delivery of development that provides for the changing needs of the University, while recognising the importance of the residential community and the historic significance of the area.

The Council and Middlesex University have the shared ambitions of the University and Hendon becoming a thriving high quality learning environment that enables the entire Borough to capitalise on the benefits through encouraging innovative and creative industries that strengthen Barnet's economy.

The Council and the University are significant landowners in the area and both seek to optimise development opportunities to their greatest benefit. The role of this SPD is to ensure the planning and design parameters for such investment are clearly established. The future change is guided by a holistic vision for change and prosperity. **The Heart of Education in a Thriving Barnet.**



**The Heart  
of Education  
in a Thriving  
Barnet**

## CONSULTATION

This draft SPD will be subject to wide public consultation period of six weeks from 11 January until 22 February 2021. During this period, comments are invited on this draft document, the drafted vision and the opportunity sites identified. Following engagement, the Council will consider all of the views received and revise the document where appropriate. Once amendments have been made, the draft Planning Framework will move towards adoption in Summer 2021 and formally become part of Barnet's Local Plan.



## NEXT STEPS

If you would like to comment on this Draft The Burroughs and Middlesex University SPD document, you can do so by using the following methods:



**By email to:**

[forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)



**By post to:**

Planning Policy Team  
2 Bristol Avenue,  
Colindale,  
London NW9 4EW.

In responding to this draft SPD please clearly state the matter and section / paragraph within the document to about which you are commenting, together with any changes that you are seeking.

**Please use the reference: The Burroughs and Middlesex University Draft SPD.**

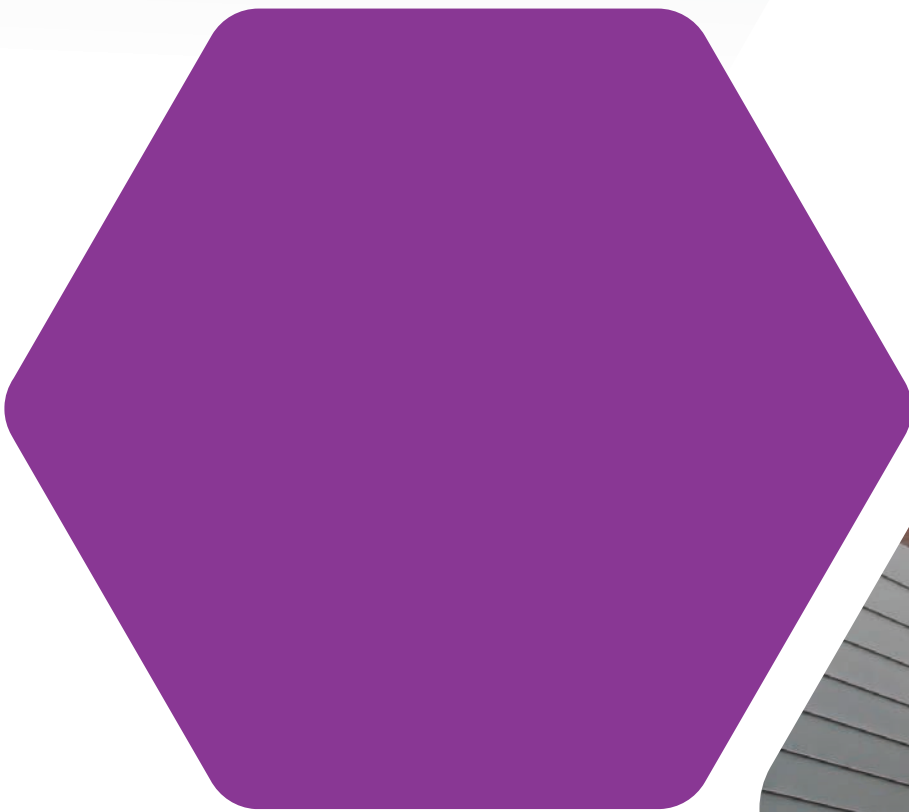
Please visit <https://engage.barnet.gov.uk> – The Burroughs and Middlesex University SPD for details of a programme of online consultation activities that will be taking place throughout the consultation.

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# CHAPTER 1

## 1.1 INTRODUCTION



**1.1.1 This Supplementary Planning Document (SPD) Planning Framework covers a 23.9 hectares (ha) area (as shown in Figure 1) around The Burroughs and Middlesex University. As well as the University Campus the area contains buildings which perform significant civic and community functions.**

1.1.2 In order to set parameters for investment and future proposals this draft SPD expands upon existing Barnet Local Plan policy and provides a holistic approach to site opportunities and wider improvements which reflect an inclusive process of early engagement between Middlesex University, its students and the established residential community.

1.1.3 Development proposals should therefore have careful regard to the advice and guidance contained in this document which, once adopted, will be a material

consideration in determining future planning applications and priorities for future infrastructure.

1.1.4 The Covid-19 pandemic, which began in 2020, has altered many aspects of day to day life. While the long-term impacts are hard to fully assess immediately, learning and working patterns are most certainly being affected. This is resulting in more people across Barnet working from home, as well as more students learning remotely as the numbers attending classes need to be managed to achieve the required social distancing. It is unknown how long the measures will remain in place or if there will be long term changes to learning and work patterns. This SPD acknowledges the need to improve access to essential local amenities and to open spaces which are vital to supporting communities in adapting to the changes the pandemic has made to their lives.



## PLANNING CONTEXT

1.1.5 Barnet's development plan comprises the 2012 Local Plan and the London Plan. Council decisions on planning applications are required to be made in accordance with the development plan unless material considerations indicate otherwise.

1.1.6 Although applications will continue to be determined in accordance with the 2012 Local Plan, weight may also be given to policies and draft site proposals in the emerging draft Local Plan as it progresses towards adoption (expected in 2022).<sup>1</sup> The draft Local Plan Schedule of Site Proposals<sup>2</sup> includes 9 sites (numbered 34 to 42 inclusive) that are covered by the SPD area.

1. Paragraph 48 of National Planning Policy Framework 2019.

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

## THE BURROUGHS AND MIDDLESEX UNIVERSITY

1.1.7 The 23.9 ha area covered by the Planning Framework is shown in Figure 1 extends from the A41/A504 junction to the corner of the A504 and Sunny Gardens Road at its north-eastern extent.

**Besides those marked below, the area also includes:**

St Marys and St Johns Church of England School;

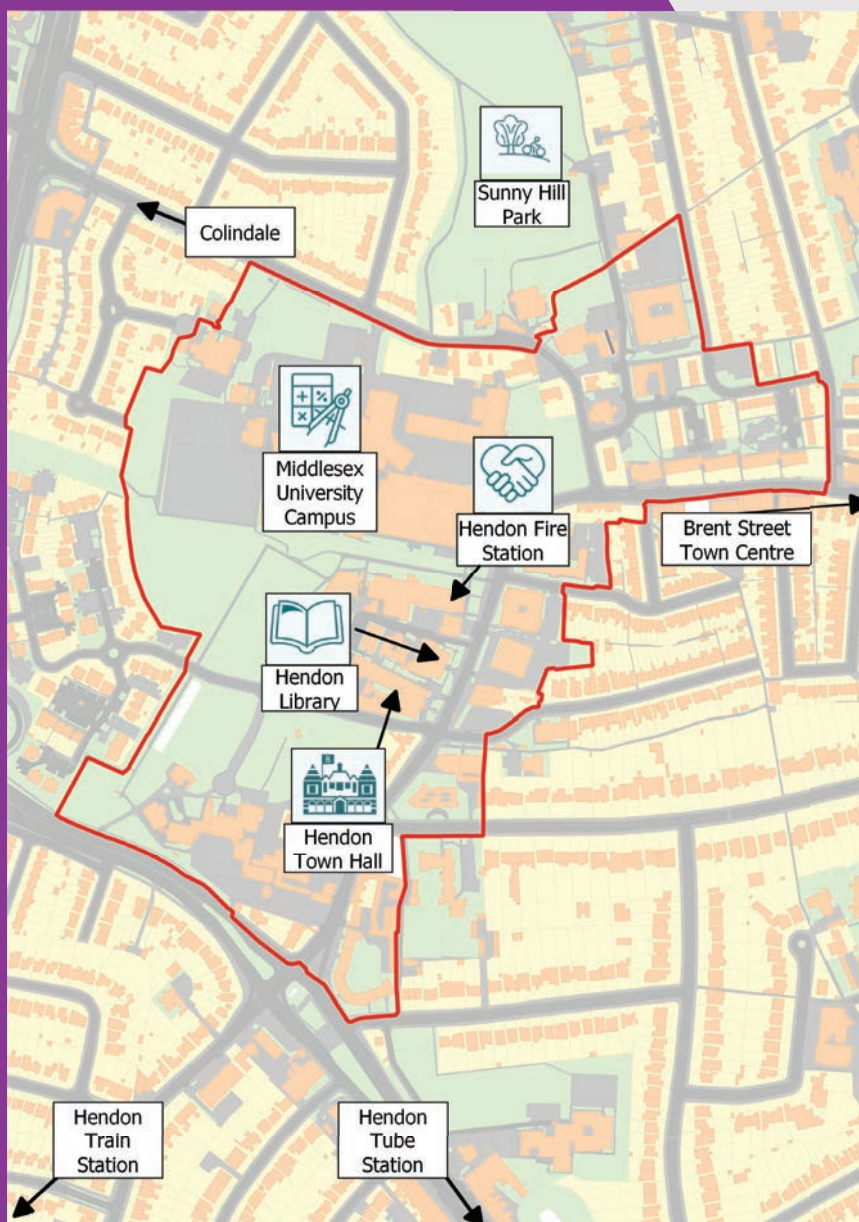
Sunnyfields Primary School;

St Joseph's RC Primary School;

the People's Dispensary for Sick Animals (PDSA) Animal Hospital

and the Meritage Centre which contains the Citizens Advice Bureau and Age Concern.

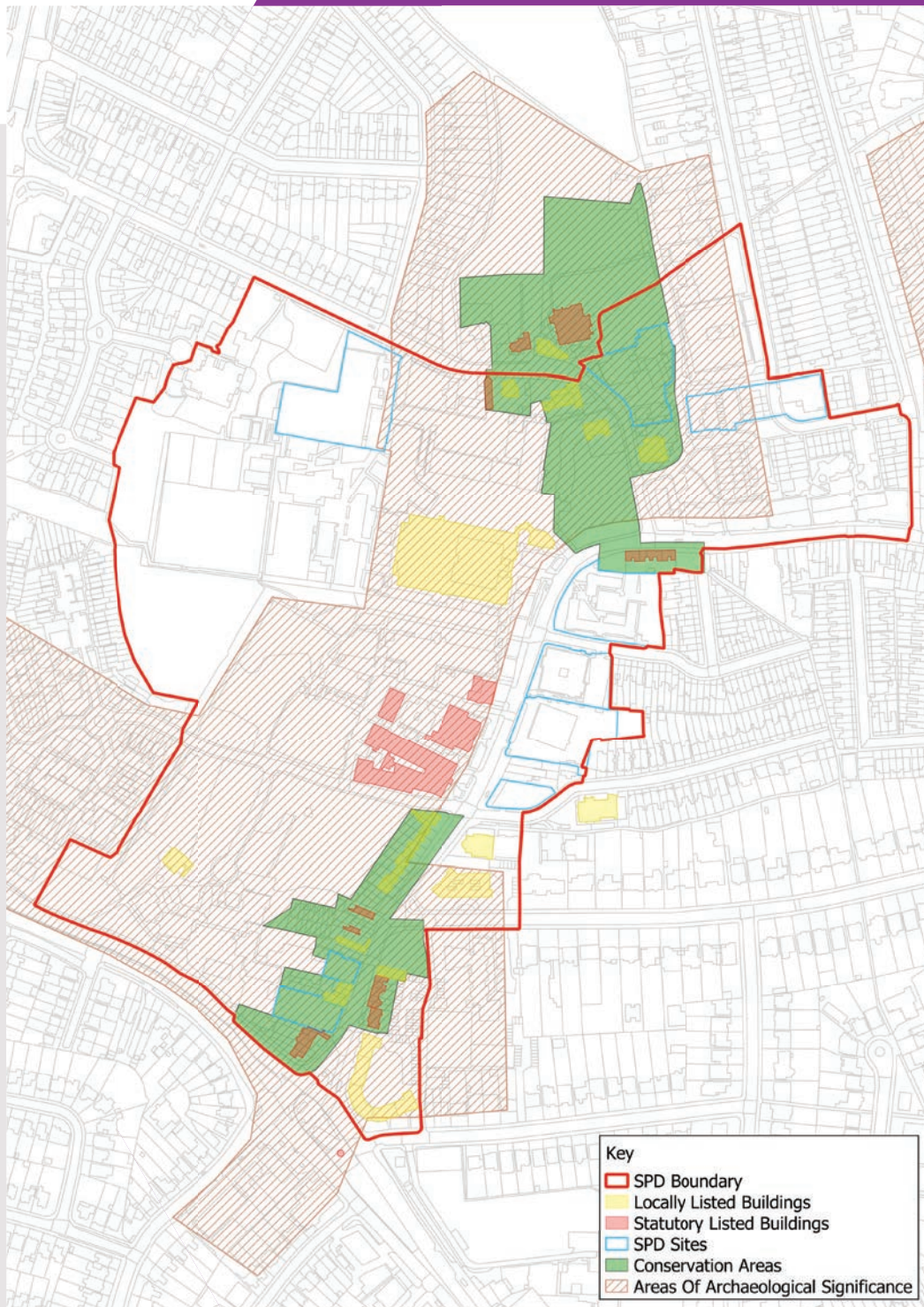
### THE BURROUGHS AND MIDDLESEX UNIVERSITY SPD AREA FIGURE 1: SPD BOUNDARY





1.1.8 **HISTORIC BUILDINGS MAKE A SIGNIFICANT CONTRIBUTION TO THE CHARACTER OF THE SPD AREA.** The two Conservation Areas - Hendon - The Burroughs and Hendon - Church End cover a significant proportion of the area covered by the SPD which also includes a number of Statutory Listed buildings, notably the Grade II Listed Hendon Town Hall, Hendon Library and Hendon Fire Station buildings. Regeneration opportunities in the area will need to provide the balance between heritage preservation, enhancement and innovation.

**FIGURE 2: HISTORIC ASSETS WITHIN THE SPD AREA**



## 1.2 BACKGROUND

- 1.2.1 In order to create a renowned university presence, the Council has been working with Middlesex University to consolidate their premises to a single and sustainable campus location at The Burroughs. The Council is a major landowner in the area covered by this Planning Framework and therefore has an ongoing interest in future developments and improvements to the campus, civic and community facilities and the wider environment.
- 1.2.2 The Council is progressing the Hendon Hub project which is a mixed-use revitalisation opportunity in The Burroughs. Working alongside Middlesex University as a key stakeholder, future investment opportunities will secure modern academic space, workspace and student accommodation for the University. In addition, there are opportunities to secure a relocated and improved Hendon Public Library; relocated fit-for-purpose community, civic and cultural facilities; new affordable homes and the introduction of new localised retail and leisure uses.
- 1.2.3 The University is a highly valued asset to the Borough; providing a high standard of tertiary learning as well as a source of employment and significant contributor to the local economy. The Council seeks to enhance the University's role in encouraging business innovation and entrepreneurship particularly in new creative sectors that will benefit the whole Borough.
- 1.2.4 With approximately 18,000 students and 2,000 staff the University can contribute more to Barnet and to that effect both the Council and the University are seeking to better integrate the University with the surrounding environment and engage with local residents and businesses as well as form stronger connections with Brent Street and Hendon town centres. A key priority is to make it easier for pedestrians and cyclists to access the University and the two town centres, both of which have capacity to absorb expenditure, particularly for food and drink and leisure uses, generated by staff and students.
- 1.2.5 To allow for wider regeneration and enhancement benefits, including greater interaction between identified character areas, land uses and public open spaces the extent of the Planning Framework area goes beyond the University estate. This enables consideration of a range of development scenarios both within the University and the surrounding area, including the successful integration and delivery of highway, public realm and green infrastructure related improvements.



## 1.3 PURPOSE OF THE PLANNING FRAMEWORK

1.3.1 Production of this SPD will ensure that a robust planning framework is in place to enable the Council, University and local residents to create a place that thrives and supports an inter-generational community. The SPD sets out the way in which development can occur that respects the historical context of the area and promotes sustainable forms of transport.

### 1.3.2 The SPD explores opportunities for

- Improving community cohesion within the area.
- Delivering student and conventional housing.
- Improving traffic and pedestrian movement through the area.
- Enhancing the public realm, including traffic calming through The Burroughs.
- Improving linkages with open spaces in Cophall and Sunny Hill.

- Integrating the University campus with the residential hinterland and nearby town centres of Brent Street and Hendon Central.
- Improving contributions to the local economy, as well as diversifying the area's cultural offer.
- Providing a design guide for future development proposals.

### 1.3.3 The SPD is the product supported by the following:

- Three appendices providing detail on Design, Landscape and Transport
- Sustainability Appraisal assesses impact of SPD in terms of social, environmental and economic indicators.
- Equalities Impact Assessment to ensure that the SPD does not discriminate.
- Statement of Consultation outlining how the SPD has been shaped through early pre-draft consultation.



# CHAPTER 2

## DRAFT VISION AND OBJECTIVES



## 2.1 A DRAFT VISION FOR THE PLANNING FRAMEWORK

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

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

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

## 2.2 DRAFT OBJECTIVES FOR THE SPD

**The overarching proposed objectives for the area are:**

- Ensuring continued and improved access to high quality tertiary education through renewal and improvement of Middlesex University facilities.
- Encouraging the retention of graduates and increasing the skill base in the Borough
- Encouraging culture, leisure, creativity and business innovation
- Enhancing heritage assets alongside opportunities for high quality modern design
- Integrating the University with the established residential community
- Provide a framework to enable growth while ensuring the identity and sense of place for the SPD area is enhanced through collaborative planning.



# CHAPTER 3

## PLANNING CONTEXT



## 3.1 INTRODUCTION

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

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

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

- London Plan (with further alterations) (2016)
- New London Plan (Intend to Publish)
- Barnet Local Plan (Core Strategy) (2012)
- Barnet Local Plan (Development Management Policies) (2012)
- Emerging Barnet Local Plan

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

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

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

## 3.2 INTEND TO PUBLISH LONDON PLAN

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

3.2.2 The emerging London Plan completed an examination in public in 2019 following which the independent Inspectors' Panel's report was received. Having considered the Panel's recommendations the Mayor of London, has now published an amended version of his plan known as his '**Intend to Publish London Plan**'. As he is required to do, in December 2019 the Mayor notified the Secretary of State of his intention to publish the London Plan. The Mayor and the Secretary of State<sup>3</sup> have since entered into a dialogue<sup>4</sup>. As yet the Secretary of State has not directed the Mayor to adopt the new London Plan.

3. Ministry of Housing, Communities and Local Government Secretary of State

4. <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/what-new-london-plan>

## 3.3 BARNET PLANNING POLICY

3.3.1 The development plan for Barnet comprises of the Core Strategy and Development Management Policies documents which were both adopted in 2012. The Core Strategy sets out how Barnet will grow and change over the period to 2026. It provides a long-term vision for Barnet and includes spatial strategies and policies for meeting that vision and delivering sustainable development.

3.3.2 The Council has recently published for consultation its Regulation 18 preferred approach draft plan (Reg 18) with comments invited between 27th January and 16th March 2020. With relevant policies and site proposals in general conformity with the London Plan, as well as consistent with national planning policy and supported by an updated evidence base, this Plan looks forward fifteen years from 2021 to 2036.

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

3.3.4 Therefore, reference is made in this draft SPD to policies contained in the 2012 Barnet Local Plan, also the emerging replacement Barnet Local Plan, which is expected to have reached Regulation 19 publication stage by the time that this SPD is adopted.



## 3.4 POLICIES IN BARNET LOCAL PLAN 2012

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

### CORE STRATEGY POLICIES

- Policy CS4 Providing quality homes and housing choice in Barnet
- Policy CS5 Protecting and enhancing Barnet's character to create high quality places
- Policy CS6 Promoting Barnet's Town Centres
- Policy CS8 Promoting a strong and prosperous Barnet
- Policy CS10 Enabling inclusive and integrated community facilities and uses and Policy
- Policy CS12 Making Barnet a Safer Place





## DEVELOPMENT MANAGEMENT POLICIES

- Policy DM01: Protecting Barnet's character and amenity
- Policy DM02: Development standards
- Policy DM03: Accessibility and inclusive design,
- Policy DM04: Environmental considerations for development
- Policy DM05: Tall buildings
- Policy DM06: Barnet's heritage and conservation
- Policy DM07: Protecting Housing in Barnet;
- Policy DM08: Ensuring a variety of sizes of new homes to meet housing need;
- Policy DM09: Specialist housing – houses in multiple occupation, student accommodation, and housing choice for older people
- Policy DM10: Affordable housing contributions
- Policy DM13: Community and education uses
- Policy DM15: Green Belt and open spaces
- Policy DM16: Biodiversity
- Policy DM17 Traffic impact and parking standards



## 3.5 KEY POLICY REQUIREMENTS FOR THE BURROUGHS AND MIDDLESEX UNIVERSITY

### 3.5.1 THE KEY POLICY CONSIDERATIONS HIGHLIGHTED FOCUS ON:



#### SUSTAINABLE REGENERATION

High quality development that meets environmental standards, provides improved public realm and which results in the consolidation of Middlesex University facilities and student housing onto the Hendon campus.



#### HIGH QUALITY DESIGN

Across all new development, the sensitive nature of the area due to the heritage and residential hinterland requires design led development.



#### HERITAGE

The prominence of historic character is a primary design issue in the area. New buildings and public realm features need to respond sympathetically to this context.



#### SUSTAINABLE TRANSPORT

The Planning Framework identifies sustainable transport improvement opportunities across the wider Hendon area. Including improved connectivity to the wider Hendon area and open spaces; improvement to the cycling and pedestrian environment and increased levels of cycle parking as part of the London Mayor's Healthy Streets initiative.

## 3.5 KEY POLICY REQUIREMENTS FOR THE BURROUGHS AND MIDDLESEX UNIVERSITY



### BUILDING DESIGN AND HEIGHTS

Reflecting its heritage setting the introduction of new modern civic, residential and educational buildings will be on the basis of excellent design quality, providing positive landmarks that aid legibility and orientation, establishing a way-marker to key places including University, Town Hall and Library.



### CAR PARKING MANAGEMENT

Not all of the Planning Framework area is within a Controlled Parking Zone. Given the PTAL levels (ranging between 2 and 4) and level of student accommodation proposed, there is policy support for car-free development. There would however be provision of appropriate parking for disabled people.



### COMMUNITY SAFETY

With provision of new public realm and projected increases in footfall across the Planning Framework area, future proposals should meet Secured by Design principles. Improvements to the existing public realm should also occur using these principles to decrease incidents of anti-social behaviour.



### COMMUNITY & CIVIC FACILITIES

Ensuring re-purposing and their re-provision alongside improved education facilities.



### GREEN INFRASTRUCTURE

Ensure that across the Planning Framework area there are enhancements to biodiversity, trees are retained, and the public realm is landscaped appropriately.



# CHAPTER 4 DEVELOPMENT PRINCIPLES



## 4.1 INTRODUCTION

### 4.1.1 Through a set of development principles this planning framework promotes an integrated approach on the basis of the following:

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

## 4.2 UNDERSTANDING LOCAL CHARACTER

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

#### 1. CORNER OF THE A41 TO ST JOSEPH'S GROVE

The predominant urban form is terraced buildings and dwellings with a lack of public realm. Any redevelopment of sites within this area needs to relate to existing terraced typology and how this has created a particular urban form. The predominant prevailing roof-line in the area will be a key consideration in introducing new buildings. The majority of this section of The Burroughs is in the Hendon – The Burroughs Conservation Area, behind the buildings immediately on the Burroughs, to the west is St Josephs Roman Catholic Primary School and playing fields; to the east is suburban residential development so development also needs to be sensitive to this existing development.

#### 2. ST JOSEPHS GROVE TO CHURCH END

is an area with a focus for Civic uses and other public and academic buildings – from the Methodist Church, through to Middlesex University, College Building House the public realm along the Burroughs opens up with trees and wider footpaths; and the buildings become more significant. These buildings together with the public realm

elements create a different ambience. Redevelopment opportunities in this section will need to acknowledge this established setting and sense of place. Maintaining and where possible enhancing the wider public realm and sense of space this area provides is also important. While large buildings would be in-keeping with the character they need to be designed so as not to dominate or detract from the existing Statutory and Locally Listed buildings, that characterise The Burroughs and Church End/ Greyhound Hill. Particular attention should be given to the residential areas that are in the streets surrounding this section, ensuring impacts, such as, overshadowing and overlooking are designed-out and mitigated.



The area borders Conservation Areas to the north and south, new buildings should therefore be designed sensitively to ensure that the views of these are not negatively impacted.

### 3. CHURCH END TO GREYHOUND HILL

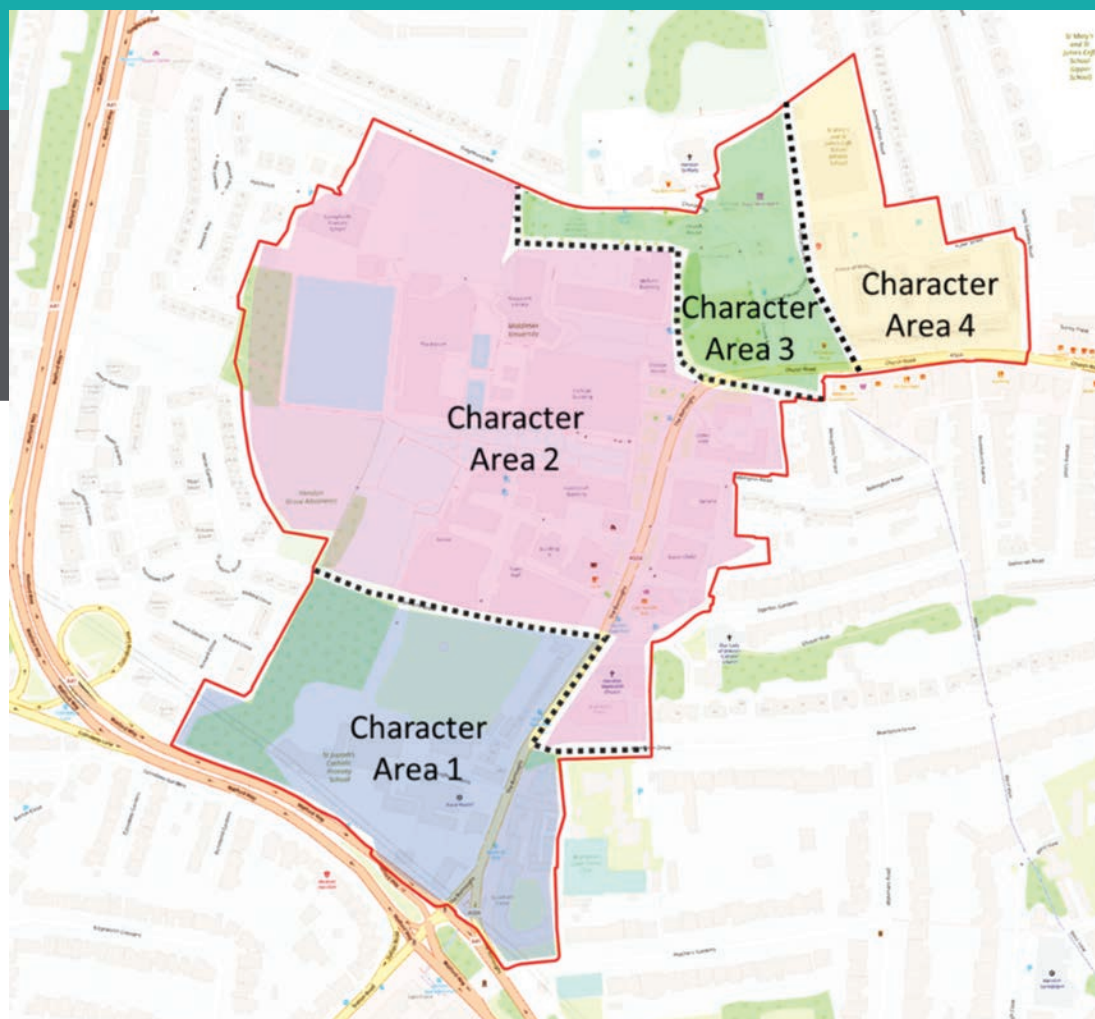
still has the remnant form of a village. This is in the Hendon -Church End Conservation Area. From the corner of A504 (The Burroughs/ Church Road) and Church End through to St Mary's Crescent (which is after Church End becomes Greyhound Hill) there is still an impression of a village in particular in the area immediately surrounding St Mary's Church, where the buildings appear to cluster around. While the whole SPD area is historically significant this area is one of the more sensitive areas of the SPD area due to the number and importance of the Statutory and Locally Listed buildings/ monuments in this cluster, including two Grade II\* Buildings (St Mary's Church and the Church

Farmhouse Museum). This section is generally low in height and the prominence of St Mary's Church and the buildings that cluster around it draw the eye as the road curves into the village from the A504. The redevelopment of opportunity sites leading to this vantage point should not dominate or draw attention away from the Church. Ideally the setbacks should be increased to create more public realm and allow for trees to frame the view.

### 4. EAST OF CHURCH TERRACE

is dominated by residential development and St Marys and St Johns Church of England School. The redevelopment opportunities of the PDSA and Fuller St car park site will need to respect the surrounding and prevailing residential character and avoid overlooking issues. The design of new buildings should be carefully considered so as to not impact negatively on the adjacent Hendon – Church End Conservation Area.

FIGURE 3:  
CHARACTER  
AREAS



## 4.3 DESIGN, CONSERVATION AND PUBLIC REALM PRINCIPLES

4.3.1 According to Historic England's Streets for All publication there are 5 goals for public realm enhancements.



### AN INCLUSIVE ENVIRONMENT

designed to provide everyone with equal access



### PUBLIC SAFETY AND EASE OF MOVEMENT

recognise all modes of transport



### HEALTHY ENVIRONMENT THAT SUPPORTS WELLBEING AND COHESION

urban greening and recognise that the public realm is not just about movement and that space is needed for social interaction.



### A HIGH QUALITY ENVIRONMENT

works undertaken should result in attractive and functional public realm that complement the character of the area.



### ECONOMIC BENEFIT

well designed places can add to the vitality of an area and provide benefits for local businesses.

4.3.2 Development across the four character zones should aim to achieve these goals where appropriate.

4.3.3 Investment in the public realm could initially focus on the entry and exit points of the area providing an opportunity to create a sense of arrival and a distinct identity for the area. For instance this can be achieved through distinctive paving and street furniture between the corner of the A41 and the A504/ The Burroughs and the upper end of The Burroughs outside the Almshouses.

4.3.4 Arrival into the Burroughs from the A41 could be further enhanced by improving the pedestrian link from Hendon Town Centre, especially the tube station, as this is the nearest underground station to the area.

4.3.5 The distinctiveness of the area is discussed in the character appraisals for the two Conservation Areas. The historical development pattern and the manner in which the built form has been sustained over a considerable period of time are of particular note throughout the SPD area and new development would be expected to respect the existing form to ensure the visual and architectural appeal of the area does not become degraded.

4.3.6 The preservation and enhancement of the current urban landscape on the Burroughs is crucial. For instance landscaping the



right of ways for the Ravensfield/Fenella/Edgerton Gardens sites in the same manner as the Library and Town Hall (pictured below) would be an opportunity to create a more harmonious appearance to this section of the Burroughs. This would ensure the street feel is preserved and enhanced, producing a more pleasant pedestrian environment.

#### **4.3.7 Secured by Design Principles should be used for all new buildings and public realm improvements, including:**

- Appropriate lighting
- Encouraging natural activity
- Providing natural surveillance

- Reduce opportunities for concealment
- Appropriate placement of public realm seating
- Managing the permeability of the area to ensure safety of pedestrians and cyclists

4.3.8 All developments should work with the Secured by Design Officers at the earliest opportunity in regards to design and seek to receive a Secured by Design Award<sup>5</sup>.

4.3.9 Projects to design out crime in the existing public realm should also be identified including the walkways that lead into the Planning Framework area from the surrounding residential areas.

## **4.4 GREENING PRINCIPLES**

4.4.1 There are many opportunities to enhance the natural environment in the SPD area. Every attempt should be made to improve both the Biodiversity Net Gain and the Urban Greening Factor for the area.

4.4.2 Urban greening covers a wide range of options including, but not limited to, street trees, green roofs, green walls, and rain gardens. Additional benefits are also possible including increased public amenity space, enhanced biodiversity including more tree canopy cover, sustainable drainage, as well as improving air quality and reducing the urban heat island effect which all assists in improving health and wellbeing of the community.

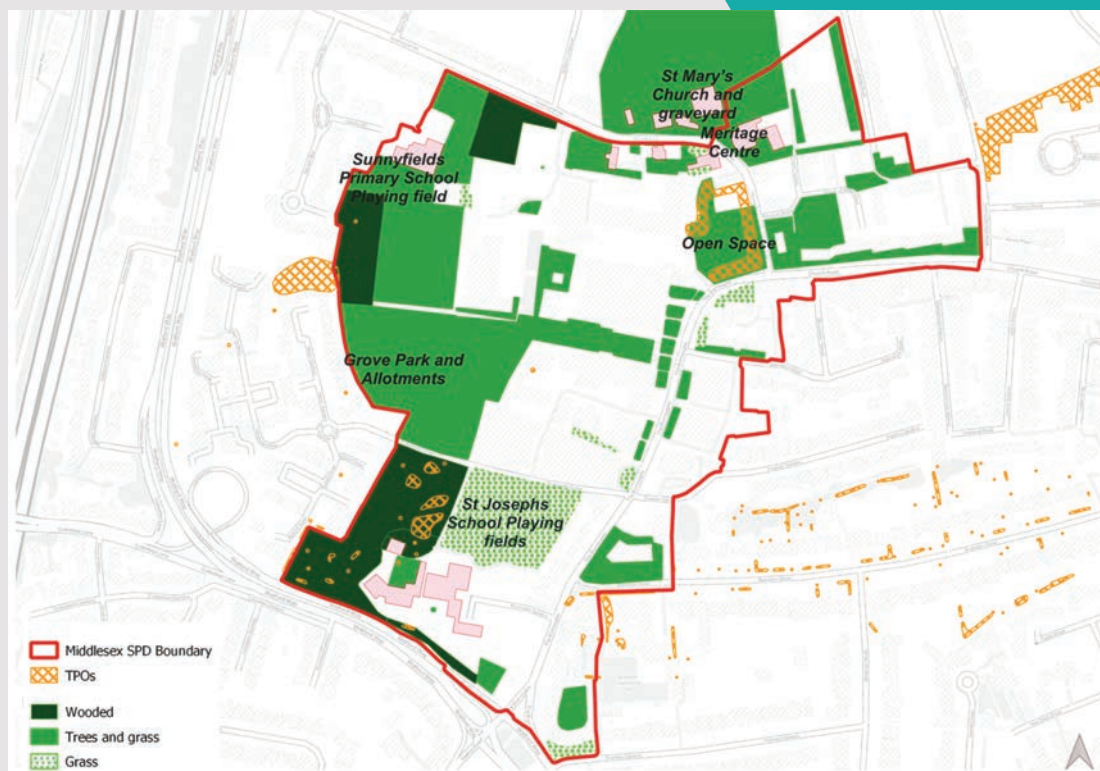
4.4.3 New development opportunities across the SPD area should consider landscape at the outset of the design process to transform The Burroughs into a greener, more pedestrian orientated street scene. The enhancement of the existing green space with the introduction of more planting and street trees will also assist in the realisation of improving biodiversity and urban greening across the area and beyond.

4.4.4 As can be seen in Figure 4 the area is rich in green infrastructure however, the following priorities have been identified to improve and enhance the natural environment.

- Tree planting on sites where there are few or no trees or where air quality could be improved, such as:
  - Edgerton Gardens Carpark
  - The Burroughs Carpark
  - The Burroughs Gardens Carpark
  - To the rear of Church House on Church End/Greyhound Hill
- Retention of existing street trees;
- New street tree planting on The Burroughs, Egerton Gardens Church House front Lawn and Babington Road;
- Improvements to the soft landscaping both through the development proposals and on other locations in the area such as outside the Hendon Town Hall and Library.

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

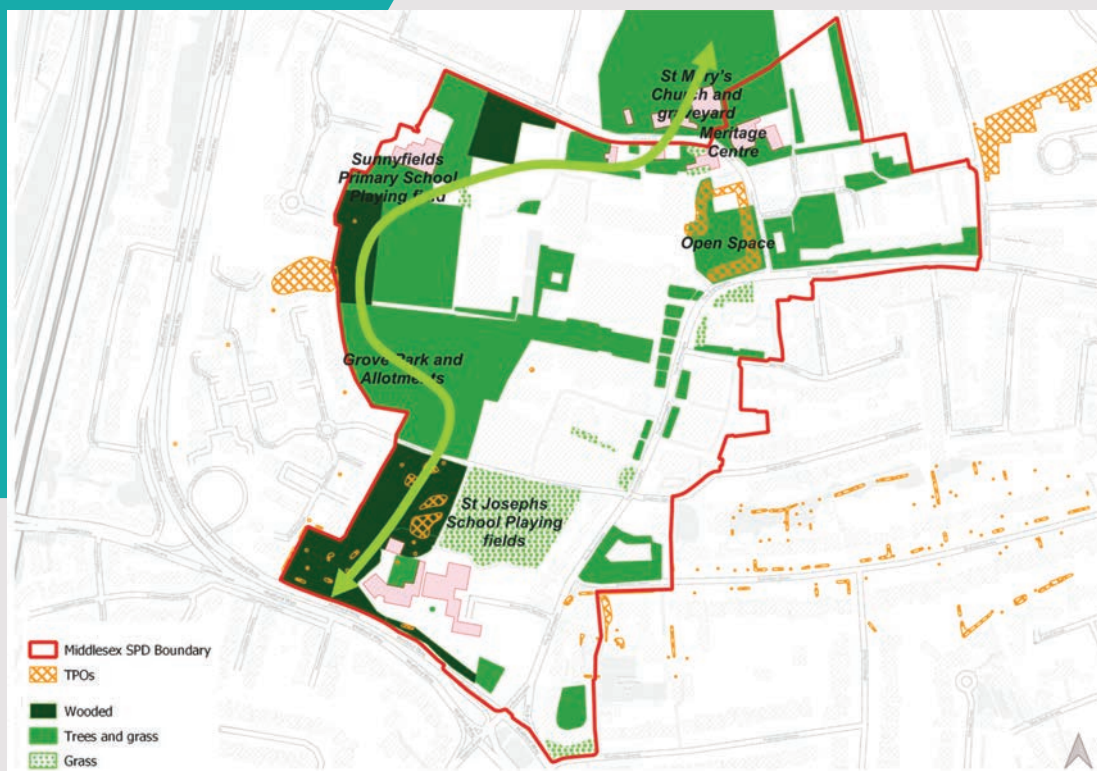
**FIGURE 4:  
GREEN  
INFRASTRUCTURE**



- All developments must deliver a high quality landscape scheme that will ensure new buildings and surrounding spaces are 'greened' to provide habitats for nature and visual aesthetics. To help achieve this the landscape proposals must exceed the required 0.4 Urban Green Factor under the London Plan and seek an Urban Greening Factor of 0.9.
- The landscape strategy must set out ecological enhancements/mitigation to support the objectives under Local Plan Policies.
- Urban greening initiatives should be designed and managed to ensure that a biodiversity net gain is also achieved. This would also assist in satisfying the requirements of a 10% biodiversity net gain of the Environment Bill.
- Where the opportunities arise the area between the building curtilages and the carriage way should to be harmonised to create a cohesive public realm; this would include, new trees and amenity areas for use by students and residents.
- The identified green link/corridor for nature (fig 5), between St' Josephs Convent by the
  - A41 on the western boundary north towards Sunny Hill Park should be preserved and enhanced in regards to both the greening and biodiversity, at every opportunity. This would create an enhanced ecological green corridor and a biodiversity chain through the area. The purpose being to improve the amount and quality of habitat in the area to support wildlife and flora also allowing for the movement and dispersal of wildlife and flora along it.
  - Additional trees should be planted in public spaces especially around The Meritage Centre, PDSA site and Fuller Street car park.
  - Enhanced access to Sunny Hill Park, improve from both the Greyhound Hill and Church Terrace entrances.
  - Improvements to the public open spaces within the area and beyond it including Sunny Hill Park to encourage access to the Copthall Leisure facilities this could include new tree planting, lighting, seating and wayfinding that provides significant long-term benefits.



**FIGURE 5:  
ECOLOGICAL  
GREEN  
CORRIDOR**



4.4.5 Where trees are to be planted whether new or replacement, trees with the potential for good canopy cover are more important than tree numbers on their own, although ‘the right tree for the right place’ principle should also always be considered. Enough

4.4.6 space should also be provided for the trees to establish a healthy root system.

Details for each of the opportunity sites can be found Appendix 2 – Landscape Assessment

## 4.5 COMMUNITY COHESION PRINCIPLES

### STUDENT HOUSING

4.5.1 Student housing is often associated with a concentration of relatively short term residents who, by reason of their particular social needs and the nature of activity associated with student life create a demand for facilities and services that can have unintended impacts on established communities.

4.5.2 There is recognition that new, purpose-built student accommodation that is well planned and managed may benefit a community by alleviating local pressures for Houses of Multiple Occupation (HMO’s). The Council has seen a concentration of family housing

being subject to HMO applications in Hendon and neighbouring wards, placing additional strain on the availability of family housing on the area.

4.5.3 In order to ensure a positive partnership and cooperation between Middlesex University and the established community this SPD encourages, as a minimum, the establishment of a community liaison group that provides the University and all residents with a forum to share information and address concerns about the University campus and activities associated with it.

4.5.4 In addition the Council will work with Middlesex University to encourage access to University resources such as meeting rooms for local groups and invitations to evening/ weekend lectures/workshops and open days to better understand the courses that the University offer and access to cultural and creative art activities.

4.5.5 Where possible and appropriate the design of new campus facilities should consider how they could also serve a dual use for community facilities. The design, access and intended hours of use of all new buildings should also consider how they can minimise the impacts on the surrounding residential streets.

4.5.6 When considering the development of new student accommodation a Student Management Plan will be required to ensure that student needs are addressed, the quality of the surrounding environment is maintained to a high standard and that any negative impacts on the established community are mitigated.

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

- health and safety standards and procedures;
- security and crime prevention measures and procedures
- maintenance and repairs;
- environmental quality;
- landlord and tenant relationship;
- student welfare;
- advice on access to health care, including first aid and mental health first aid;
- advice on availability of prayer rooms and access to places of worship for different

faiths and denominations;

- move in/out strategy for arriving/ departing students;
- management of anti-social behaviour and disciplinary procedures;
- arrangements for liaison with occupiers of nearby properties and the wider local community should any disturbance arise from the operation of the student housing; and
- administration and compliance procedures.

**4.5.8 All student housing should be accredited under one of the following codes<sup>6</sup>:**

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

4.5.9 The draft management plans will be appended to the planning obligations, and there will be a requirement to submit the finalised management plans for approval by the Council prior to the occupation of the development.

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



4.5.10 With regards to anti-social behaviour, the Student Management Plan should describe conditions to be included in the tenancy agreement for each student to ensure that students behave responsibly and with respect for fellow residents, neighbours and property. These conditions could potentially build upon any code of conduct operated by the higher education institution that the students attend. The Student Management Plan should also describe how the owners will enforce the terms and conditions of the tenancy.

4.5.11 Where an alternative use of the student housing is proposed outside term time, the applicant should also submit a draft Non-student Management Plan to mitigate any potential impacts of the non-student use on other occupiers of the development, neighbours and the surrounding area. This should include similar provisions to the Student Management Plan insofar the provisions

are also relevant to the nonstudent use.

**Non-student Management Plans should also include:**

- procedures to ensure that lettings to non-students are arranged and confirmed through advanced reservation only and are not available to persons or groups arriving at the student housing without a reservation;
- procedures to ensure that places in student housing is not let to coach tour groups or other groups who would wish to be dropped-off by bus or coach at the student housing; and
- measures to encourage non-students to travel actively to and from the student housing (by walking or cycling) or to use public transport, and discourage the use of private cars and taxis, including access to maps and information relating to easy and safe walking routes, public transport services, and directions to bus stops and London Underground/ railway stations.

4.5.12 The Council will use planning obligations to secure Student Management Plans for all student housing developments, and secure Non-student Management Plans where alternative uses are proposed outside term time.

4.5.13 While it is assumed that the student housing will be for Middlesex University students, where this is not the case, these students should also be required to prescribe to the conditions of behaviour in the tenancy agreement and the appropriate disciplinary procedures.



## ECONOMIC POTENTIAL

4.5.14 Having a University in the Borough brings a variety of community and economic benefits; such as having a quality tertiary institution for people of all ages in the Borough; project grants that enhance learning outcomes and benefits the wider Borough simultaneously; investment from industries into research at the University; and the possibilities of graduates forming business clusters focussed on the skills attained at the University e.g. creative industries such as graphic design and film animation.

4.5.15 Middlesex University offers a range of courses and training opportunities including Art and Design, Business, Computer Studies, Engineering, Performing Arts and Sports Science. This then provides a broad skill set that can be of benefit to employers across Barnet. The University is therefore encouraged to continue developing relationships with local employers.

4.5.16 Many of the courses offered could allow for entrepreneurial graduates to set up a business of their own. The University should consider providing incubator units on and off campus; this could support several local employment areas and town centres, including the nearby Brent Street and Hendon Town Centres that have the potential to support graduates in their business aspirations. The Council's Town Centres team are well placed to work with

the University to guide graduates in regards to available incubator units and affordable workspace options.

4.5.17 With more students residing in the area, as opposed to only attending campus for classes, there is an opportunity for the Hendon and Brent Street Town Centres to benefit. A more permanent student population would support town centre recovery through promoting increased culture, retail, and leisure opportunities which over time could bring a greater variety of offer to these centres along with making them more vibrant and strengthening their economic significance for Hendon area and the Borough as a whole.

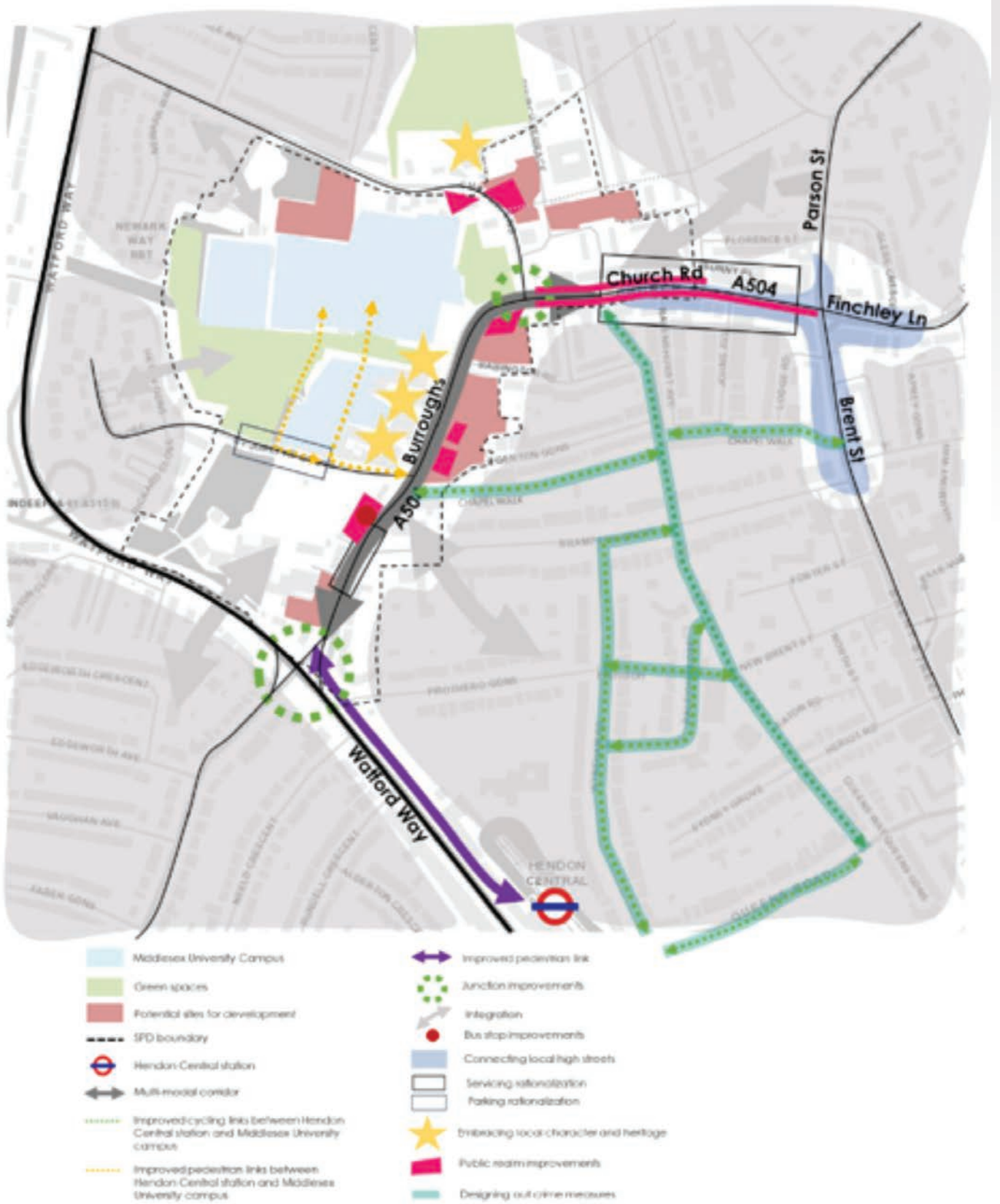
4.5.18 Other industries and services that support both the residential and student communities can also establish themselves within the town centres such as GPs, dentists, other health professionals and gyms. The Council and the NHS will be monitoring the need for health services in the area as development comes forward to ensure there are appropriate levels of access for everyone.



## 4.6 TRANSPORT AND MOVEMENT PRINCIPLES

- 4.6.1 The Burroughs/ A504 runs through the centre of the SPD area from the corner of the A41 to where it becomes Church Road at the junction with Church End. Prince of Wales Close and Church Terrace are accessed from Church End, which becomes Greyhound Hill at the access to Sunnyhill Park.
- 4.6.2 Traffic can be particularly busy on the A504 and it can prove difficult for vehicles to turn on to the A504 from Church End.
- 4.6.3 For pedestrians the footpaths at the junction with the A41 are narrow and while they widen around the Town Hall and University, they narrow again along Church Road. Formal crossing points are limited meaning that pedestrians can cross ad hoc which can be hazardous, especially when the traffic is busy. Added to this people waiting at the bus stops can create pinch points where it is difficult to pass safely.
- 4.6.4 There are areas along The Burroughs that are not particularly safe or pleasant to walk. The off road walkways that cut through the residential areas beyond the SPD area are secluded, narrow and at times lack clear sight lines along the path, these factors present safety concerns.
- 4.6.5 There are no dedicated cycle lanes in the area, so cycling is challenging. The topography has also been cited as a reason why cycling is not a preferred mode of transport for students. The existing pavements are too narrow to support both cycling and walking safely especially as the walkways don't all have a clean line of sight which presents safety issues for both pedestrians and cyclists.
- 4.6.6 Parking in the area requires further investigation. There are five car parks identified as possible redevelopment opportunities. Two of the car parks are for private use but three, all of which are on The Burroughs, are public car parks, therefore a detailed assessment of the level and pattern of use will be required as proposals come forward.
- 4.6.7 Other parking management issues that need to be addressed is an investigation and implementation of controlled parking zones (CPZs) in the area. Issues have been reported of non local residents parking inappropriately creating issues for local residents.
- 4.6.8 New development proposals for Student Accommodation will be expected to be car free except for disabled parking, however, all applications will still be required to be accompanied by travel plans to promote active travel and a reduction of car use.
- 4.6.9 The Transport Assessments undertaken in the area offer options for the improvement of the urban realm and pedestrian environment to ensure the area complies with the healthy street initiatives set out in the Barnet Long Term Transport Strategy.
- 4.6.10 By utilising Transport for London's Healthy Streets Initiatives people and their health are put at the forefront of designing the public realm and the pedestrian and cycle environment. Such initiatives for the SPD area could include; Low Transport Neighbourhoods; high quality pedestrian links and new cycling connections.
- 4.6.11 Suggestions for further transport analysis are outlined in the Transport Assessments set out in Appendix 3.

**FIGURE 6:  
SUMMARY PLAN OF SPD TRANSPORT MEASURES**



taken from Middlesex University and The Burroughs SPD Transport Study  
(by Urban Flow – Appendix 3)

# CHAPTER 5

## KEY OPPORTUNITY SITES



**5.1 THE FOLLOWING SITES HAVE BEEN IDENTIFIED IN THE DRAFT LOCAL PLAN AS HAVING THE POTENTIAL FOR REDEVELOPMENT WITHIN THE SPD AREA.**

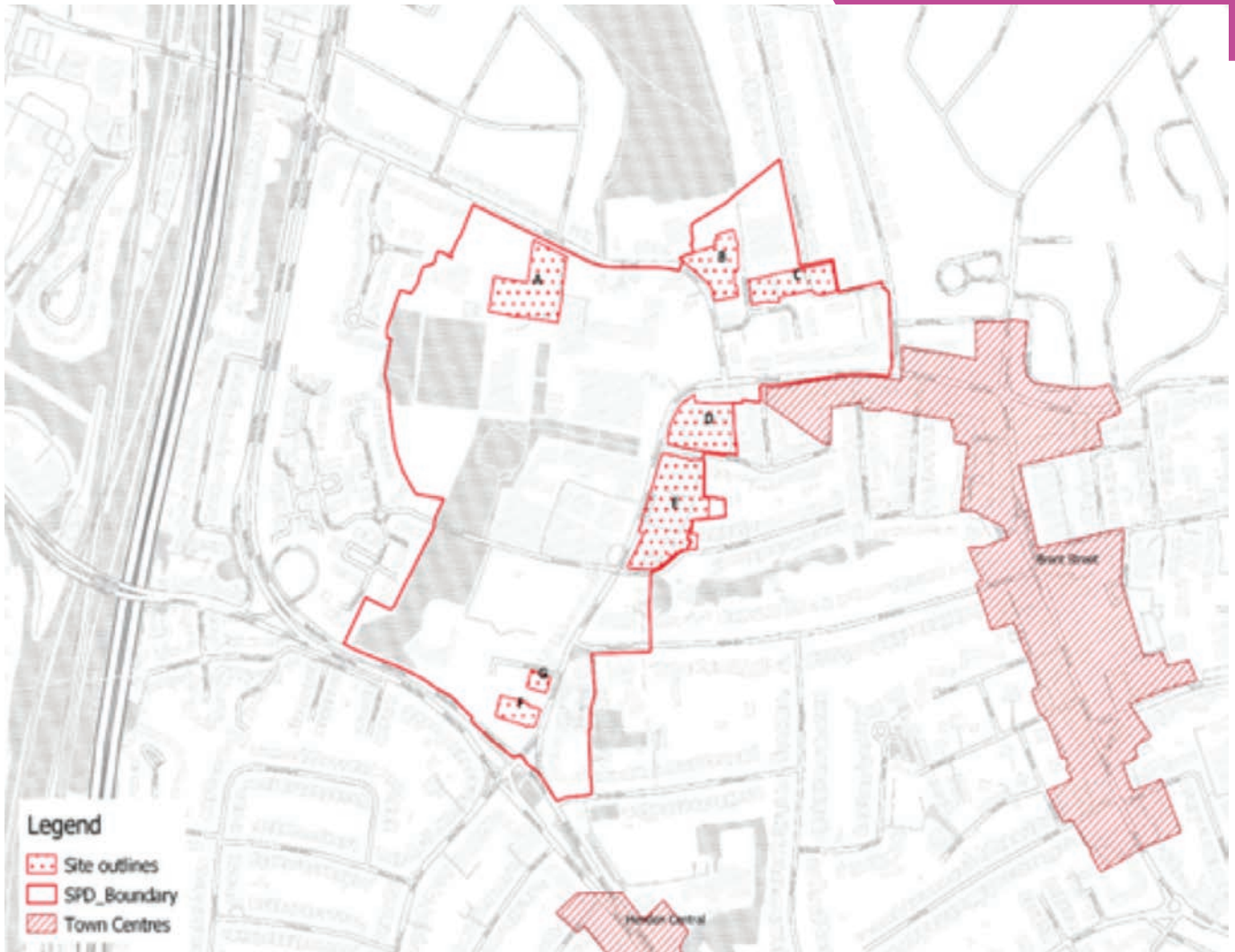
SITE ON MAP	REG 18 DRAFT LOCAL PLAN PROPOSALS SITE NUMBER	SITE NAME / ADDRESS	CURRENT USE
A	Site 37	<b>Middlesex University Carpark</b> Greyhound Hill, Hendon NW4 4BT	Car park
B	Site 40	<b>Meritage Centre</b> 28-46 Meritage Centre, Church End, Hendon NW4 4JT	Social /Community Use
C	Site 41	<b>PDSA Site and Fuller Street Car Park</b> The Burroughs, Hendon NW4 4BE	Animal Hospital / Housing / Carpark
D	Site 42	<b>Usher Hall</b> The Burroughs, Hendon NW4 4HE	Student Housing
E	Site 36	<b>Fenella</b> The Burroughs, Hendon NW4 4BS	University teaching and staff space
E	Site 38	<b>Ravensfield House</b> The Burroughs, Hendon NW4 4BT	University teaching and staff space
E	Site 35	<b>Egerton Gardens Carpark</b> The Burroughs, Hendon NW4 8BD	Car park
F	Site 34	<b>Burroughs Gardens Carpark</b> The Burroughs, Hendon NW4 4AU	Car park
G	Site 39	<b>The Burroughs Carpark</b> The Burroughs, Hendon NW4 4AR	Car park





5.2 Detailed advice for the redevelopment of each site can be found in the Appendix 1: Design Guide for the Middlesex and The Burroughs SPD.

**FIGURE 7:  
OPPORTUNITY SITES**



# CHAPTER 6

## DELIVERY AND IMPLEMENTATION



## 6.1 DELIVERY STRATEGY

6.1.1 New development proposals in the area are required to demonstrate compliance with this SPD and how they contribute to a comprehensive approach that will benefit the University, public assets, and the surrounding community. It is the Council's aspiration that a coordinated and comprehensive approach will facilitate an element of moving existing facilities and cross subsidisation from one area or site to another. A preliminary phasing strategy should be set out prior to construction.

6.1.2 The Council requires a coordinated and comprehensive approach is taken to the redevelopment proposals associated with the consolidation of Middlesex University facilities and student housing onto the Hendon campus. The Council expects a master planned approach as encouraged by this SPD.

6.1.3 In addition, owners of sites not identified – as Site Proposals in the Local Plan, will be expected to work collaboratively with the Council and the local community to ensure that the difficult balance between realising development potential and ensuring the protection of the historic environment and local community are not adversely affected. This is necessary to ensure that any piecemeal proposals that may come forward are not prejudicial to the Council's overall vision and seek to meet the wider benefits and objectives set out in this SPD.

6.1.4 **A comprehensive approach will ensure that:**

- The appropriate quantum and mix of uses are suitably planned, phased and delivered.
- Development is delivered in an appropriate manner and within realistic timescales.
- The necessary supporting infrastructure is in place at the right time and that there is a coordinated approach to funding infrastructure needs that will benefit the wider SPD area and beyond.
- High quality public realm improvements are secured through new investment and delivered throughout the SPD area.
- There is an agreed car parking management strategy for the area that recognises the restraints for on-street parking and meets local needs.



## 6.2 PLANNING APPLICATION PROCESS

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

### PLANNING APPLICATION REQUIREMENTS

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

## 6.3 LAND OWNERSHIP, SITE ASSEMBLY AND COMPULSORY PURCHASE

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



## 6.4 INFRASTRUCTURE AND FUNDING

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

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

**This includes:**

- the re-provision of any community facilities that may be displaced and/or lost as part of the redevelopment opportunities;
- public realm and green space improvements;
- tree planting;
- car parking assessments and restrictions to on-street car parking where appropriate;

- consideration of new CPZs;
- improved footpaths and cycle access;
- manage the safety concerns of the secluded walkways
- improve community safety across the area
- additional community uses including increased public health services which are required as a result of a growing local population.

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

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





[www.barnet.gov.uk/futurebarnet](http://www.barnet.gov.uk/futurebarnet)

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