


# Welcome

- **We are going to record this event so people who are unable to attend can watch it.**
- Please keep your microphone muted unless you are speaking (it prevents feedback)
- Keeping your camera off can help improve the digital quality of the call
- There are a couple of methods to make comments and raise questions during this event
  - Using the chat function
  - Raising a hand to ask a question – and we will answer after the presentation
  - Emoji



# The Burroughs & Middlesex University SPD Online Consultation Event – Jan/Feb 2021

**Nick Lynch** – Planning Policy  
Manager

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Planner



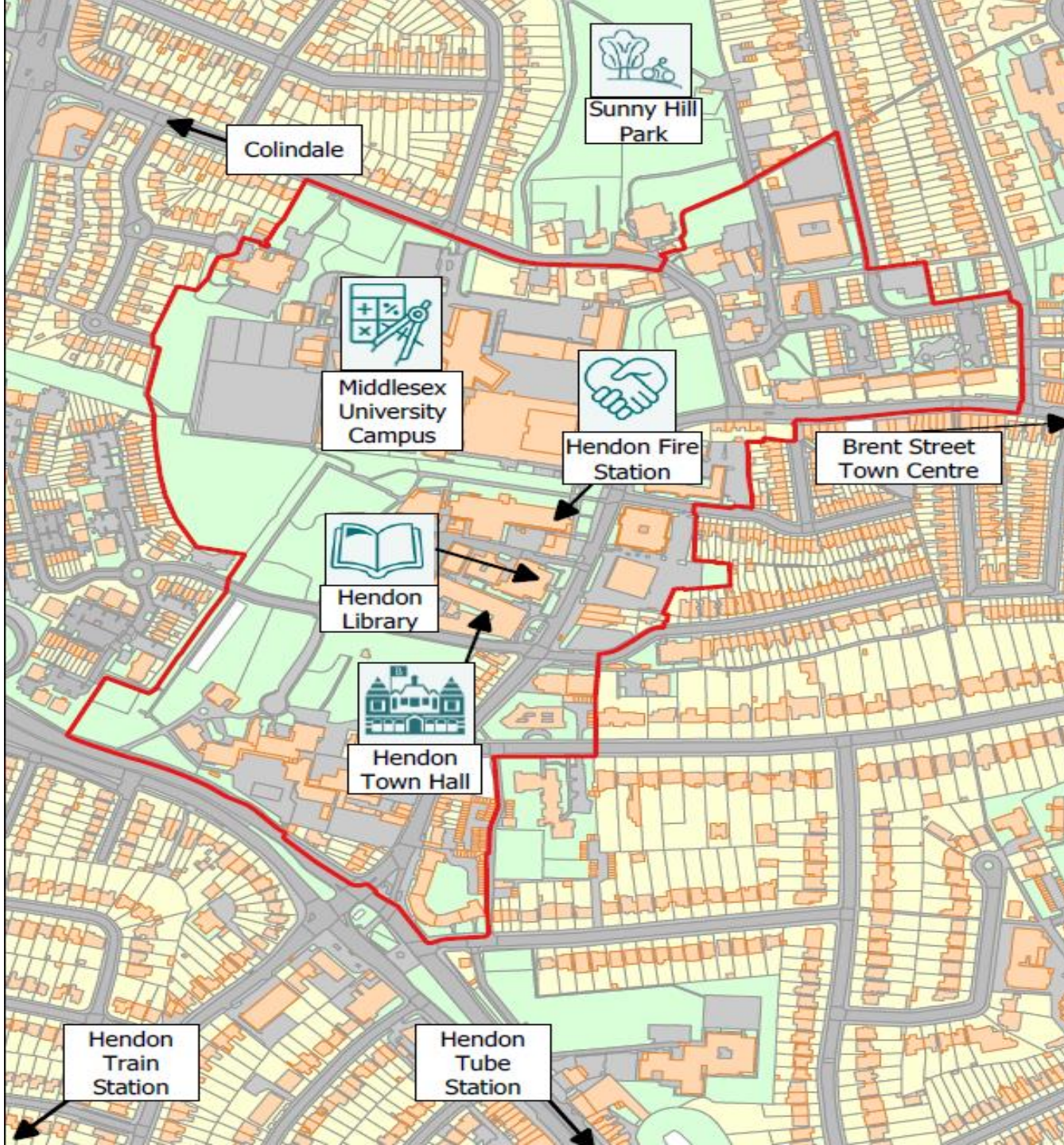
# Background

A Supplementary Planning Document (SPD) is intended to provide further detail to policies in the Local Plan and are often used to provide more specific guidance on matters such as design.

They are also used where opportunities for investment and development would benefit from clarity and be informed by wider public engagement.

The Burroughs and Middlesex SPD is intended to provide guidance for the redevelopment of the area especially around design, transport, community cohesion and green infrastructure (such as trees and open spaces).





Colindale

Sunny Hill  
Park

Middlesex  
University  
Campus

Hendon Fire  
Station

Brent Street  
Town Centre

Hendon  
Library

Hendon  
Town Hall

Hendon  
Train  
Station

Hendon  
Tube  
Station

# Responses to earlier consultation – Barnet's Local Plan

- People want to see greater cohesion and respect between those visiting the area and those living in it
- People value the historic environment and want to see it enhanced
- Residents take pride in the civic character of the place and value the library and town hall
- Opportunities to reduce traffic, increase public transport capacity and manage car parking
- This document has come forward to ensure that the Council is examining the issues that people raise



# Emerging Vision

- *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.*



# Objectives

- 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.



# Sites Proposed for Redevelopment

Site A: Middlesex University Car Park

Site B: Meritage Centre

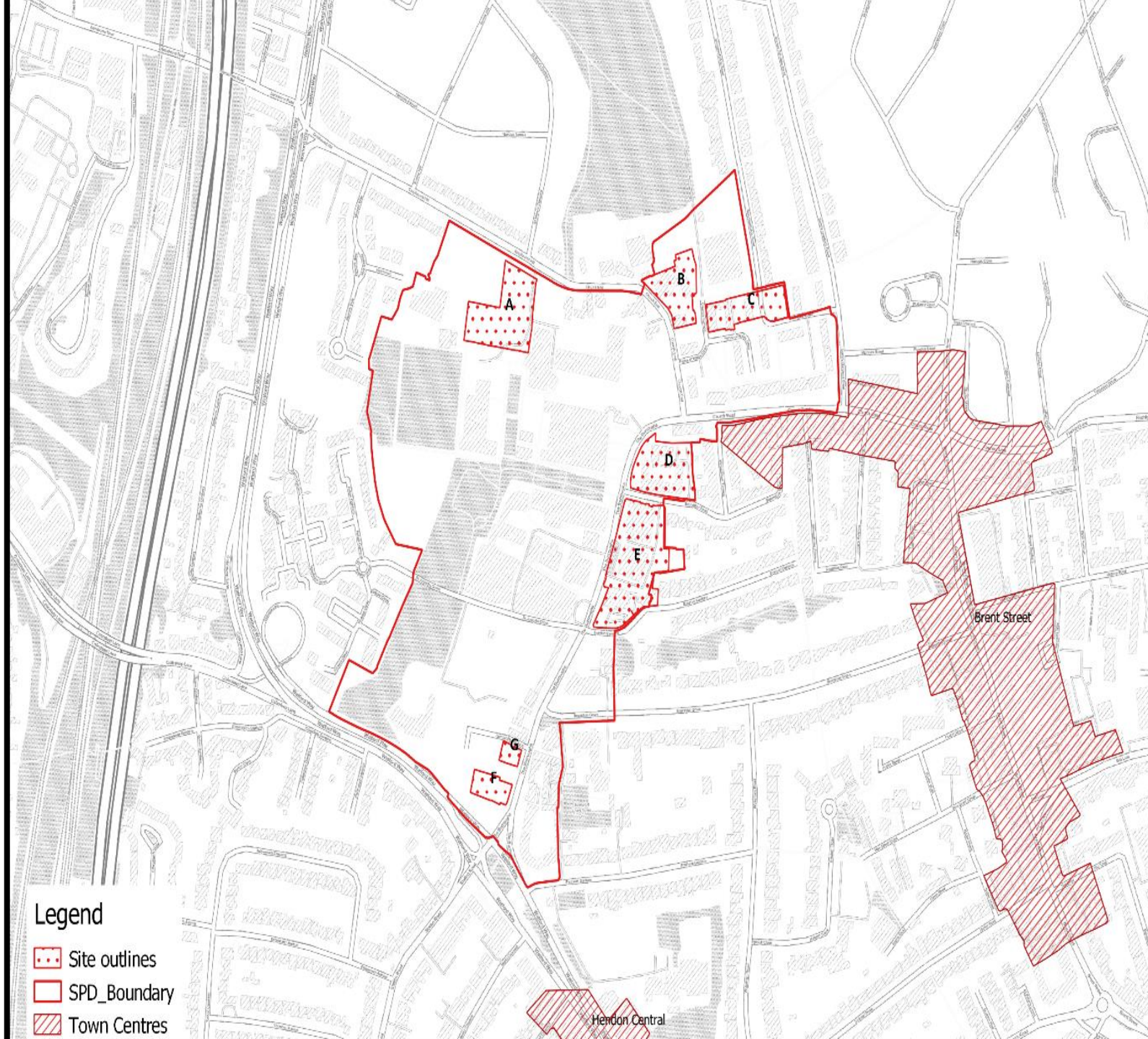
Site C: PDSA and Fuller St Car Park

Site D: Usher Hall

Site E: Fenella/ Ravensfield/  
Egerton Gardens Car Park

Site F: Burroughs Car Park

Site G: Burroughs Gardens Car Park



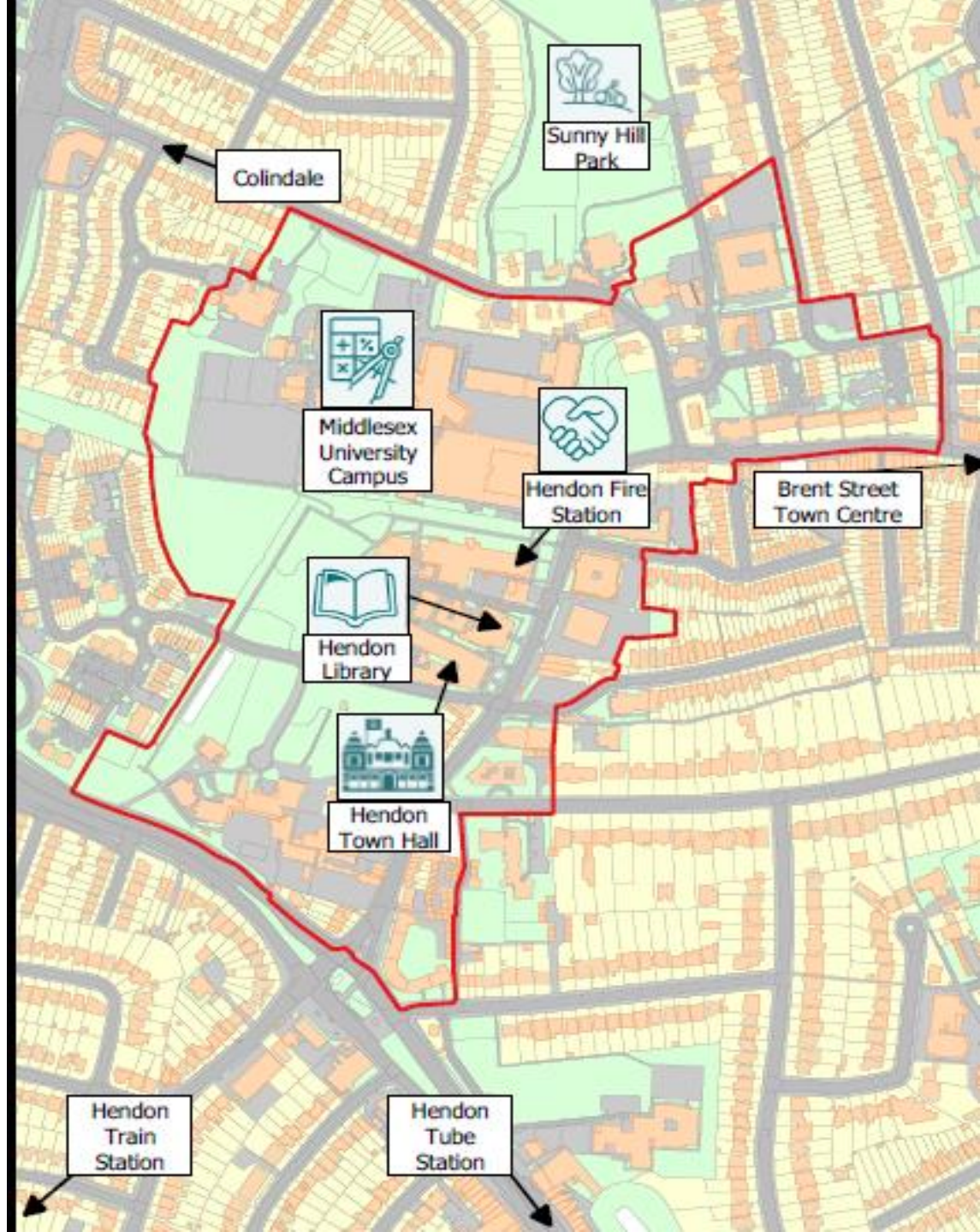
## Legend

- Site outlines
- SPD\_Boundary
- Town Centres



# Development Principles

- A set of development principles has been set out that ensure we promote a holistic integrated approach
- Design Principles – respecting the heritage and character of the area
- Landscape Principles – promoting the retention of the trees and encourages better public realm and improved environment
- Transport Principles – improve the walking and cycling opportunities with better traffic management in the area



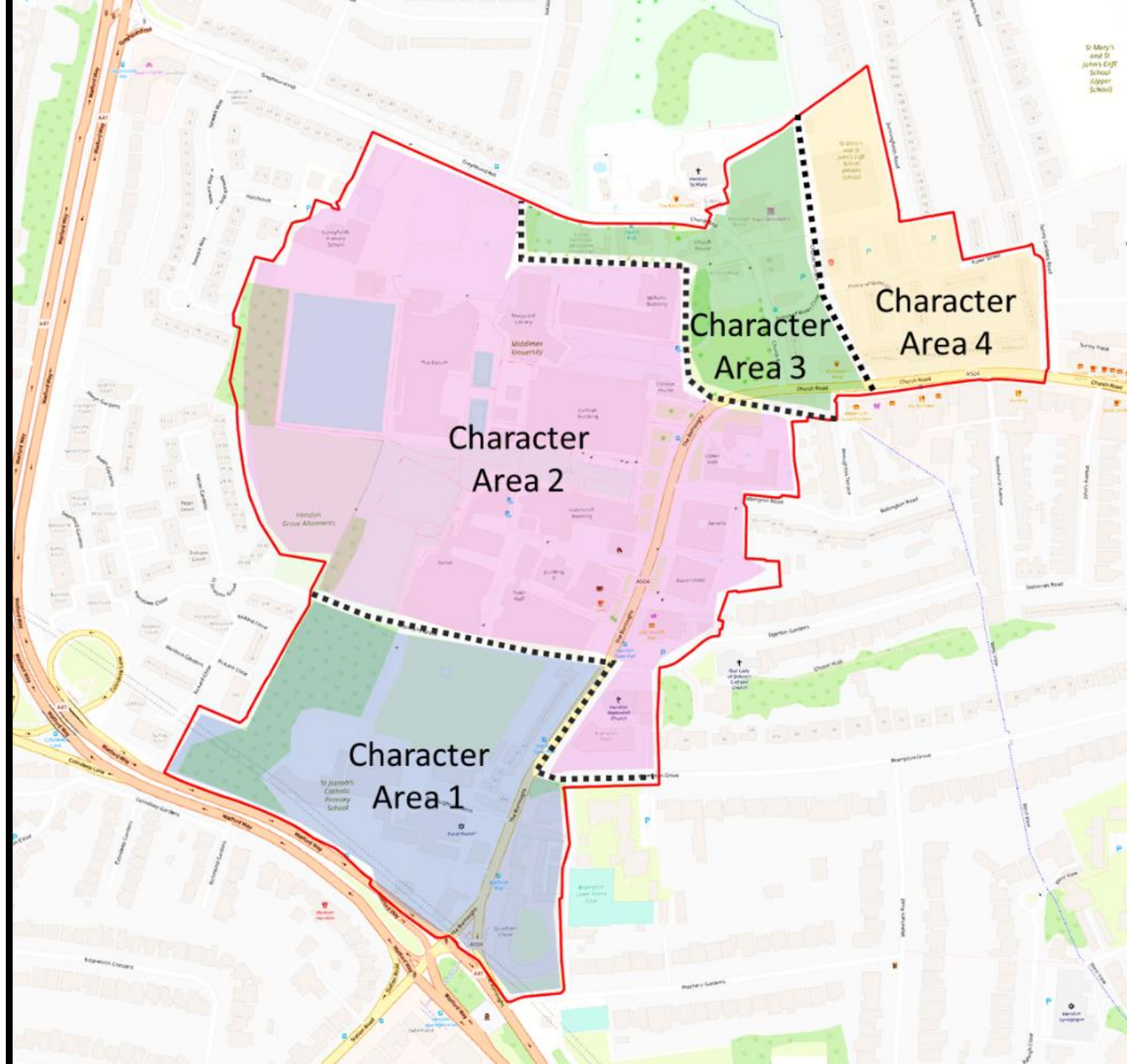
# Character Areas

Character Area 1: Corner of the A41 to St Joseph's Grove

Character Area 2: St Josephs Grove to Church End

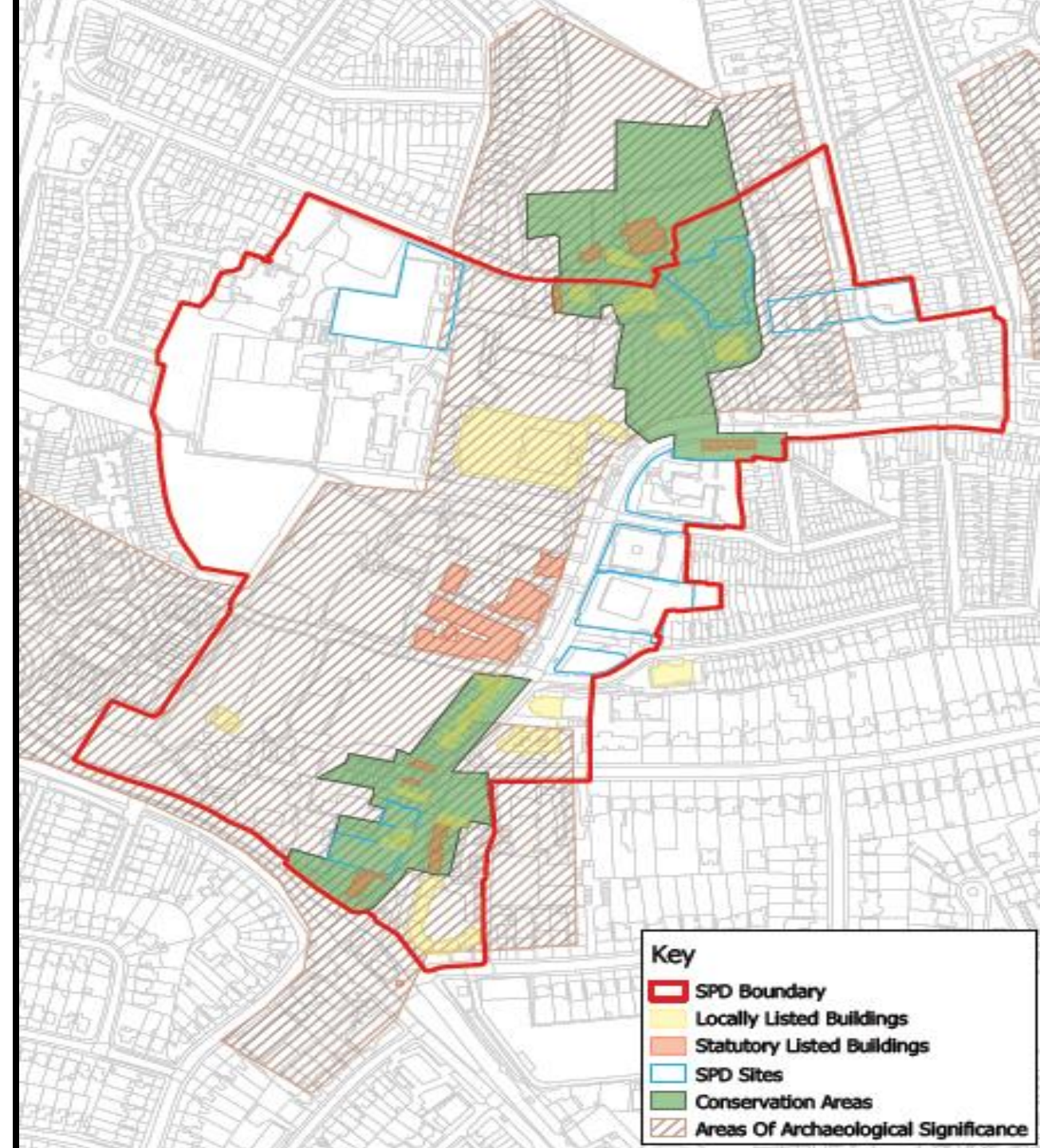
Character Area 3: Church End to Greyhound Hill

Character Area 4: East of Church Terrace



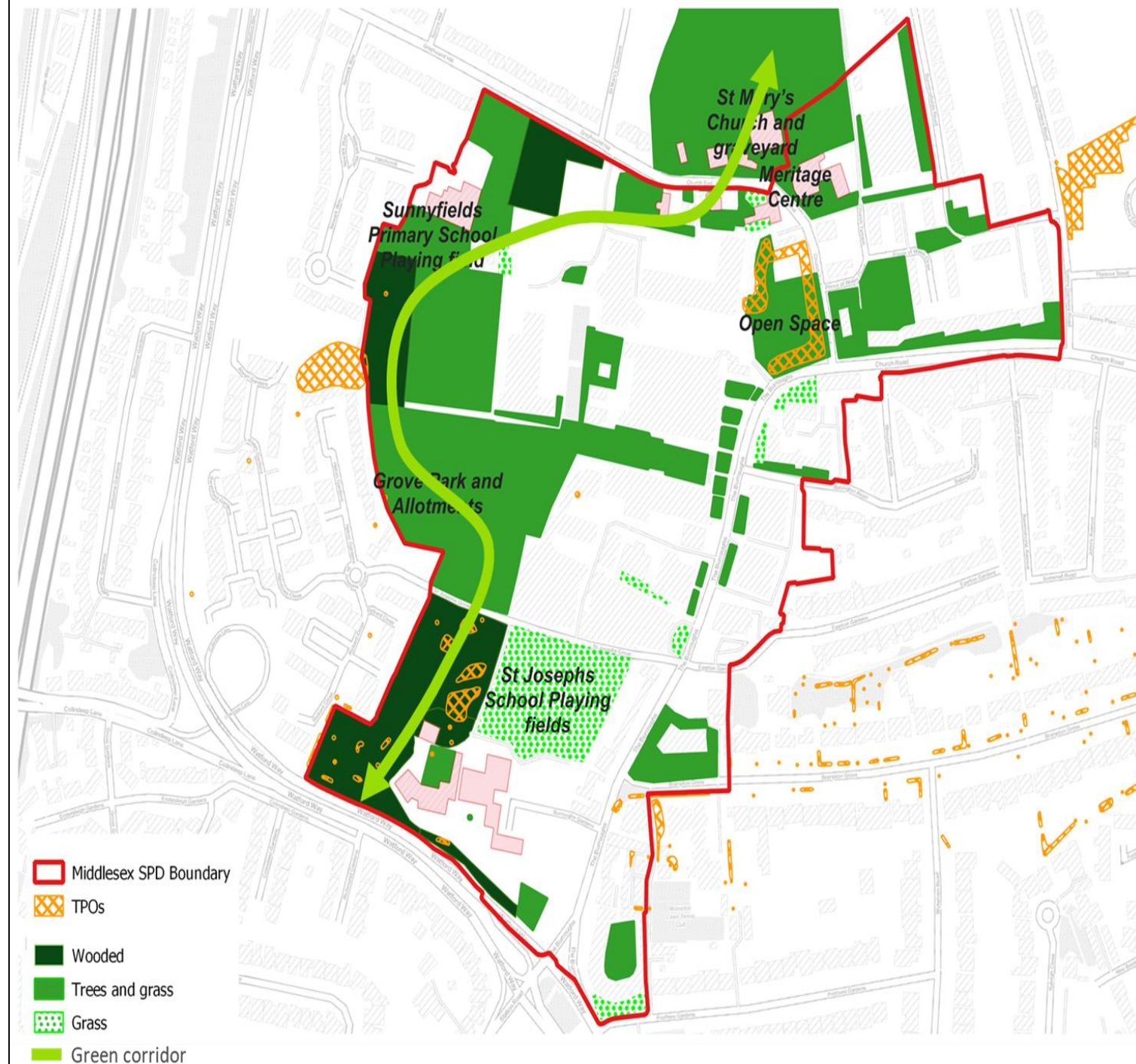
# Development Principles - Heritage

- Two Conservation Areas
- Statutory Listed Buildings
- Locally Listed Buildings
- Areas of Archaeological Significance



# Development Principles – Green Infrastructure

- Retention of existing Street Trees
- Add more trees/ planting to the area
- Enhance the existing Green Corridor – habitat improvements



# Development Principles - Transport

- Safe and connected routes that provide permeability across the whole area and between the Town Centres
- Active Movement Strategy and Priority Interventions at junctions
- A public realm strategy that addresses
  - civic and community spaces
  - hidden walkways
  - enhanced links between town centres and the campus, and
  - Resolves the sense of severance created by The Burroughs/ A504.
- A wayfinding and signage strategy



# Delivery Strategy

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

# Responding to Covid-19

- Covid-19 pandemic – major impact on wellbeing, community, economy, jobs and travel.
- Seek to mitigate effects:
  - Social distancing for University staff, students, library users, pedestrians and cyclists, public transport users.
  - More public realm and better access to public open space

Draw on emerging evidence and guidance, eg. TfL *Streetspace for London*

# Next Steps for the Supplementary Planning Document (SPD)

Indicative Dates	Activity
February 22 2021	Consultation on The Burroughs & Middlesex University SPD closes
February /March 2021	Reading responses and making appropriate changes to the document.  We'll also work with Councillors to agree an adoption version that can be approved in the Spring.



# Thank you

- Thank you for attending
- More meetings to be held on 3 February and 15 February
- Feedback on meeting chat
- If you would like to make further comments please email us at [forward.planning@barnet.gov.uk](mailto:forward.planning@barnet.gov.uk)
- Documents including a Questionnaire can be found at [The Burroughs and Middlesex University Supplementary Planning Document | Engage Barnet](#)



**Questions?**