

**AGENDA ITEM: 6**

Page nos. 29 – 56

Meeting

Cabinet

Date

23 January 2008

**Subject**

**Granville Road Estate Planning Brief**

Report of

Cabinet Member for Planning and Environmental Protection

Summary

To approve, in the light of consultation with the public and strategic bodies, the planning brief for the Granville Road Estate, NW2 to help guide future development and the regeneration of the estate and assist the Council on the next stages of Industry procurement stage.

Officer Contributors

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Nicola Bird, Housing Development Manager, Housing Services  
Dave Stephens, Chief Valuer and Development Manager

Status (Public or Exempt)

Public

Wards Affected

All

Enclosures

- Appendix A - Granville Road Estate, Planning Brief
- Appendix B - Table listing comments received and officer comments/consideration (to follow)

For Decision by

Cabinet

Function of

Executive

Reason for urgency/exemption from call-in (if appropriate)

Not applicable

Contact for further information:

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## **1. RECOMMENDATIONS**

- 1.1 That the planning brief for Granville Road Estate, attached as Appendix A, having been the subject of public consultation, be adopted for the purposes of informing any future proposals or redevelopment of the site and being a material consideration for the purposes of determining future planning applications.**
- 1.2 That the Director of Planning and Environmental Protection be instructed to publish the adopted Planning Brief on the Council's website and make copies available for public inspection in the North London Business Park: Planning and Environmental Protection Service Reception.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 The Council adopted the Barnet Unitary Development Plan on 18 May 2006 which provides the planning policy framework and development plan for the borough.
- 2.2 The Council adopted the Barnet Housing Strategy in February 2007.

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

- 3.1 A clean, green and safe neighbourhood; strong and healthy community; successful suburb and more choice and better value services are all key priorities of the Corporate Plan. The refurbishment of the estate and associated tower blocks will support the delivery of these priorities by providing improved quality, twenty first century accommodation for residents of the borough.
- 3.2 The rationalisation of the estate and additional new development would have implications for neighbouring residential amenity and local traffic and parking conditions. The immediate area has an established suburban character and the surrounding road network is well used with limited off-street parking. A planning brief would take into account all these issues and provide appropriate options and solutions in consultation with local residents.
- 3.3 National planning policy guidance in the form of PPS3 (Housing) strongly advocates maximising the re-use of previously developed land and empty properties to promote regeneration and minimise the amount of green field land being taken for development. PPS3 advocates the efficient re-use of underused land. This is reiterated by the Mayors London Plan and the adopted Unitary Development Plan planning policy.
- 3.4 The rationalisation and refurbishment of the estate would fall within Strand 2 Enhancement and 3 Growth of the Three Strands Approach (PEG) and would comply with the aims of the Corporate Plan.

## **4. RISK MANAGEMENT ISSUES**

- 4.1 Without a coherent planning brief to help the Council there are increased risks of speculative, incremental and poorly planned development proposals that may not be in the interests of the wider community or could compromise established UDP policy framework and sustainability objectives.

- 4.2 Without the guidance of a more detailed brief the Council may lose the opportunity to secure the enabling development to fund and deliver the refurbishment of the estate.

## **5. EQUALITIES AND DIVERSITY ISSUES**

- 5.1 The refurbishment of the tower blocks and housing estate will provide improved quality modern improved accommodation for residents of the estate which represent many of Barnet's diverse communities. Any new buildings and public spaces will be required to be compliant with disability legislation.

## **6. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS**

- 6.1 Production costs of the planning brief and consultation process, including the public meetings have been financed from the Planning and Environmental Protection Service (PEPS) budget.
- 6.2 There are direct property issues for the Council as all of the land involved is in the council's ownership. However, this has been the subject of a separate cabinet report which was agreed by Cabinet Resources Committee on 31 October 2007 and Cabinet Overview and Scrutiny Committee on 5<sup>th</sup> November 2007.

## **7. LEGAL ISSUES**

- 7.1 As contained within the body of the report.

## **8. CONSTITUTIONAL POWERS**

- 8.1 Constitution, Part 3 (Responsibility for Functions) Section 3 (Responsibilities of the Executive)
- 8.2 The approval of the planning brief describing the preferred uses involved in the proposed development of the area is a matter for executive decision by Cabinet. Actual development will require the submission of a planning application which as a Council function will be processed through the relevant area sub-committee or the Planning and Environment Committee. A planning application would be the subject of separate consultation arrangements.

## **9. BACKGROUND INFORMATION**

- 9.1 In response to the Government's Decent Homes Programme, the Council undertook an initial condition survey of the Granville Road Estate in 2001. This revealed that the existing tower blocks were in need of works not covered by the Decent Homes Programme. The initial investigation confirmed the need for significant capital investment to upgrade the fabric of the buildings, including window replacement and over-cladding to improve thermal performance and the life expectancy of the structure and external fabric. In addition other physical and environmental issues need to be addressed to improve the quality of life for residents on the estate. A recent inspection confirmed that the works need to be undertaken as a matter of urgency.

- 9.2 There is no capacity within the existing capital programme to undertake the necessary works to the tower blocks. The Council have considered various options, including an option similar to solutions suggested for the Borough's key regeneration estates, however this was not financially viable and nor could it be practicably implemented. Comprehensive redevelopment involving the demolition of all or most of the existing buildings does not produce a deliverable solution.
- 9.3 Having reviewed all the options, it is considered that the necessary funding to finance the cost of the works to the tower blocks can be achieved through rationalisation of the estate and the sale and development of some of the estate lands. An options appraisal conducted by Housing Services indicated that it would be possible to deliver the works outlined in 9.1 by the redevelopment of in-fill sites on the estate to produce a cross-subsidy for the capital works required
- 9.4 It is considered that the best mechanism to deliver the 'enabling development' is to compile a planning brief for the estate. This raises a number of complex and sensitive planning policy issues.
- 9.5 To address these issues a planning brief for the site has been produced. This approach provides a policy framework and sustainable development guidance on future development and land use planning issues for this site. It explains how the redevelopment of this site can be justified in spatial terms and in the context of relevant national, regional and local planning policy.
- 9.6 The brief is in conformity with the adopted Unitary Development Plan (UDP) and provides detailed planning policy information to help inform the future development of the site. The brief would form a material consideration in the determination of any future planning application for this site.
- 9.7 The planning brief itself (see Appendix A) provides a detailed analysis of the relevant planning policies.
- 9.8 An adopted planning brief helps reduce risk and provide certainty when considering sites.
- 9.9 The planning brief seeks to address development and open space issues to ensure the delivery of sustainable development. This approach provides a planning framework and guidance on sustainable development and land use planning issues for the site. It explains how the development can be justified in spatial terms and in the context of relevant national, regional and local planning policy.
- 9.10 It is envisaged that the planning brief will assist in guiding and informing the development of the site and it is hoped assist the Council for future regeneration and related decisions.
- 9.11 On 23<sup>rd</sup> October 2007 the Council embarked on six weeks of consultation on the planning brief. At a strategic level the key bodies have been formally consulted and at a local level residents have been consulted by letter and a public meeting. Consultation closed on the 4<sup>th</sup> December 2007.
- 9.12 Over 500 residents were consulted and two public meetings were held. 17 responses have been received Appendix B contains a summary of the comments received from both residents and key bodies and officers' consideration of these issues. Where appropriate the brief has been amended in light of the comments received.

**10. LIST OF BACKGROUND PAPERS**

10.1 None

Legal: CH

CFO: CM

**Draft Planning Brief**

**GRANVILLE ROAD ESTATE**

**CRICKLEWOOD**

**NW2**

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## CONTENTS

1.0	Introduction .....	35
2.0	The Site Description .....	35
3.0	The Barnet Investment Programme .....	37
4.0	Relevant Planning Policy Documents .....	38
5.0	Planning Brief Principles .....	39
6.0	Application Requirements .....	45
7.0	Contacts .....	48

### 1.0 INTRODUCTION

- 1.1 This draft brief sets out the key policy and development issues and key design principles, process and programme for the redevelopment of The Granville Road Estate, NW2.
- 1.2 The draft brief is intended to provide a coherent planning framework and sustainable approach towards the future use and development of the site. The brief seeks to guide stakeholders, local people and other interested parties to comment on and help shape the future of the site, assist with determining acceptable forms for the redevelopment of the site and provide information to guide the type and content of future planning applications for the site.

### 2.0 SITE DESCRIPTION

- 2.1 For the purposes of this brief the Granville Road Estate shall be referred to as ‘the site’ and cover the area outlined in red on the site plan contained in Appendix 1.
- 2.2 The Granville Road Estate covers an area of approx 3.75 hectares located between The Vale and Cricklewood Lane. The site is accessed via Granville Road with secondary restricted accesses from Cricklewood Lane/Mortimer Close to the south and Llanelly and Nant Roads to the east.

- 2.3 The Estate, which is owned by the Council and managed by Barnet Homes was built in the 1960's and is a typical example of modernist public housing architecture of that time. The Estate consists of three, 15 storey tower blocks (Harpenmead Point, Templewood Point and Granville Point) and a further three low rise blocks (Mountfield, Beech Court and Nant Court) and Garth House, a sheltered housing scheme. A community centre, Garth Hall also exists on the site.
- 2.4 Each tower block contains 60, one and two bedroom flats. The remaining buildings provide 5 studio flats; 36, 1 bed flats and 36, 3 bed units. Garth House is a sheltered housing scheme which comprises of 33 one bed units and a 2 bed warden flat.
- 2.5 The blocks are surrounded by managed amenity space, garage courts and areas of hard surfacing. These are accessed from Granville Road which runs centrally through the site.
- 2.6 Levels rise by over 12 metres across the site from north to south.

### **Surrounding Area**

- 2.7 The site is located within an established residential area in a tight knit suburban area. The properties in the surrounding residential roads are predominantly two storey Edwardian and Victorian terraced dwellings. The properties to the south of the site, on Cricklewood Lane, are a mix of commercial and residential properties consisting mainly of retail units at ground floor with residential above. To the north of the site is a mixture of buildings and uses. These include terraced houses, some blocks of purpose built flats; a purpose built sheltered housing block an industrial estate and other commercial units. The Industrial Estate is currently vacant and is likely to be the subject of proposals to be redeveloped.



- 2.8 An area of land on the eastern side of the estate (66-72 Granville Road) is privately owned. The site was formally in use as a builder's office and yard with residential accommodation above. Planning permission was recently granted for the conversion of the offices to residential use and for the erection of a residential block to the rear. Development has commenced on site.

### **Accessibility**

- 2.9 Main access to the site is currently from Granville Road with secondary restricted vehicular access from Nant Road, Llanelly Road and Cricklewood Lane (see Appendix 1). A number of bus routes run in close proximity to the site most notably the 245, 260 and 460. The nearest underground station is Golders Green (Northern Line) just less than 1km (0.56 miles) from the site. The nearest mainline rail station is Cricklewood, which is just over 1km (0.64 miles) away.
- 2.10 The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. The site has been assessed to have a PTAL rating of 2 with 6 being the highest level of accessibility.

## **3.0 THE BARNET INVESTMENT PROGRAMME**

- 3.1 The tower blocks on the Granville Road Estate are the last multi-storey estate blocks owned by the Council, outside a regeneration area, that have not been improved. Recent condition surveys have indicated that significant works are required to bring the accommodation up to the Governments Decent Homes Programme standards. The refurbishment of the tower blocks will allow for the repair and improvement of local authority housing stock to serve the current and future needs of the community.

- 3.2 There is no capacity within the existing capital programme to undertake the necessary works and consequently possible alternative funding options have been considered.
- 3.3 The Government is committed to maximising the re-use of previously developed land and empty properties to promote regeneration and minimise the amount of green field land being taken for development as advocated by, PPS3.
- 3.4 The existing condition and estate layout presents an opportunity to improve the quality of the local environment and to make a more efficient use of land with large areas of the estate used for garage courts and managed grass land. It is considered that parts of the site (see plan attached in Appendix 2) could be redeveloped more effectively to provide 'enabling' development, to assist the funding of the works for the tower blocks and enhanced parking and amenity space provision for existing residents in accordance with adopted UDP standards.

#### **4.0 RELEVANT PLANNING POLICY DOCUMENTS**

4.1 Relevant planning policies relating to the proposed development of the Granville Road Estate are contained within:-

- PPS1: Delivering Sustainable Communities (February 2005);
- - Draft Planning and Climate Change supplement to PPS1;
- PPS3: Housing (November 2006);
- PPG13: Transport;
- PPG25: Planning and Flood Risk;
- The London Plan (GLA, February 2004) and Proposed Alterations (2005 and 2006);
- Sustainable Design and Construction SPG (GLA, May 2006);
- Barnet Unitary Development Plan (adopted May 2006);
- Barnet's Affordable Housing SPD (adopted February 2007);

- Barnet's Emerging Local Development Framework (LDF);
- Barnet's Planning Obligations (S106 Agreements) Supplementary Planning Document (September 2006);
- Barnet's Sustainable Construction and Design Supplementary Planning Document (SPD) (Approved May 2007);
- Barnet's Draft Contributions to Education Supplementary Planning Document (SPD) (2006);

4.2 The following Corporate documents also contain policies relevant to this site:-

- Barnet's Three Strands Approach (Approved 22 November 2004)
- The London Borough of Barnet Corporate Plan 2007/8-2009/10
- A Sustainable Community Strategy for Barnet 2006-2016

Hard copies of these documents are available at the Planning Reception, North London Business Park, Ground Floor, Building 4 or electronically from the following websites:

- PPS's from [www.communities.gov.uk](http://www.communities.gov.uk)
- GLA documents from [www.london.gov.uk](http://www.london.gov.uk)
- Barnet documents [www.barnet.gov.uk](http://www.barnet.gov.uk)

## **5.0 PLANNING BRIEF PRINCIPLES**

5.1 Any enabling development must be fully justified in terms of necessity in enabling the delivery of community benefits. Enabling development must pass strict tests of viability in terms of supporting the 'public benefit' accruing from the site. Low and medium density housing is considered the most compatible form of development given the current use of the site and the character of the surrounding area. Flatted development is likely to be considered favourably given the nature of the existing estate.

- 5.2 The tower blocks on the Granville Road Estate are the last multi-storey estate blocks owned by the Council outside a regeneration area not earmarked for improvement. The redevelopment of parts of the estate with appropriate enabling development is anticipated to provide the key funding to carry out the works to the tower blocks together with enhanced parking and amenity space provision for existing residents.
- 5.3 Any development proposals must have regard to the policy documents referred to in the previous section and address in particular:-

*Good Quality Design and Layout*

- 5.4 Good design is required by PPS1, the London Plan and Barnet's UDP (policies GEnv2 and D1). The refurbishment of the tower blocks should achieve an excellence in design and sustainability and a lowering of their carbon footprint to assist climate change objectives and provide the Borough with high quality buildings that the community can be proud of.
- 5.5 Any enabling development should respect the adjoining residential properties in terms of character, appearance, scale and bulk in accordance with UDP policies. UDP Policy H17 in particular requires that sufficient distance should be maintained between facing windows to habitable rooms.
- 5.6 Car parking should be well-integrated and should not dominate the streetscape of new and existing development by creating significant areas of hard surfacing.

*Scale and Massing*

- 5.7 Barnet's UDP states that new residential development will be considered in terms of its impact on its surroundings (Policy H2). In particular any enabling development should harmonise with and

respect the character of the area (Policy H16). With the exception of the estate, the predominant buildings in this location are two storey residential dwellings which are suburban in character. Any new development should reflect the building heights within the estate and respect the surrounding scale and character in accordance with UDP standards and strand 2 (enhancement) of the Three Strands Approach. Specifically it must ensure adequate daylight and outlook for new and adjoining homes and avoid excessive overshadowing of gardens.

#### *Density*

- 5.8 Density is one of the indicators applied to assess an acceptable quantum of development. In respect of any enabling development, a design-led approach should be adopted. However, the quality and character of development of the site should have regard to density policies in the London Plan (Policy 4B.3) and the Barnet UDP (Policy H21).

#### *Dwelling mix*

- 5.8 The London Plan (Policy 3A.7) requires that at a strategic level, 50% of new housing should be affordable which is reflected in UDP Policy H5 and the Affordable Housing SPD. In addition, Policy GH2 and H4 require that a sustainable mixed range of housing is provided. Where 10 or more dwellings are proposed on the site the proposals should accord with the UDP and SPD.
- 5.9 Affordable housing obligations will only be reduced where there is a clear justifiable planning case and exceptional circumstances to support wider health, community or public open space benefits.

#### *Amenity/Security/Safety*

- 5.10 New development should seek to respect existing residential amenity (UDP Policy D5). A Daylight/Sunlight Assessment should be submitted with any planning application to identify that the residential amenity of existing residents can be safeguarded.

5.11 Community safety and designing out crime are key objectives for all new development including the refurbishment works. UDP Policy GBEnv3 and D9 require all developments to provide a safe and secure environment. New developments should reduce opportunities for crime and the fear of crime. Natural surveillance and overlooking of public and parking areas should be maximised, entrances should be visible from the street and careful consideration should be given to the landscaping of the proposals.

5.12 Security measures should meet Secured by Design criteria and where appropriate CCTV shall provide coverage for entrances, communal and parking areas.

*Refuse and recycling*

5.13 In accordance with the Council's Waste and Sustainability Team Advice note recycling facilities should be incorporated within all existing and new accommodation and should be considered at an early stage of the design process. This may include providing storage facilities for sorting containers within kitchens to separate recyclables at source.

5.14 If refuse stores are to be relocated as a result of the refurbishment works these need to be redesigned to incorporate storage space for recyclables and located within acceptable pulling distances for refuse collection vehicles.

*Loss of Sheltered Housing*

5.15 Garth House is a sheltered housing scheme which comprises 33 one bed and studio flat units and a 2 bed warden flat. The proposals would result in the loss of this facility. Policy H12 of the UDP recognizes the requirement in the borough for supported housing for the elderly therefore subject to financial testing, viability and funding being available the possible reprovision of an element of supported housing on the site should be considered.

### **Open Space, Trees and Landscaping**

- 5.21 The site is characterised by tower blocks and maisonettes set amongst large communal areas of amenity space which give the estate an open and green feel. This is further enhanced by the original landscaping and planting having matured.
- 5.22 The strategic policies of the UDP require all new development to respect and improve the quality of the environment (Policy GBEnv2), and preserve and enhance open spaces and nature conservation features (Policy GBEnv4). Any new building should be sited to minimize the loss of the sites 'open character' and mature trees and the existing and retained open spaces should be enhanced through landscaping and tree planting. These areas should be planted with species that enrich the biodiversity of the area and help screen new development from its neighbours.
- 5.23 Development will be required to meet the London Plan requirements for provision of play and informal open space for children and young people. The draft guidance indicates a requirement for 10sqm accessible space per child.
- 5.24 Full landscaping plans, a baseline ecological survey and a tree survey, if required, should be submitted with any planning application. Where possible existing trees of high amenity value should be retained on site.

### **Transport and Accessibility**

- 5.25 Main vehicular and pedestrian access for the site will be via Granville Road, with secondary pedestrian and restricted vehicular access from Cricklewood Lane/Mortimer Close and Llanelly Road. Car and cycle parking provision should adhere to the London Plan and the Barnet UDP.

- 5.26 It is expected that any enabling development will allow the opportunity to improve and rationalise parking provision for existing tenants.
- 5.27 Disabled parking spaces should be provided close to lifts and cycle parking should be easily accessible. Parking should be well designed and not dominate the streetscape or areas of amenity. Parking layouts should meet Secured by Design criteria.
- 5.27 Additional consideration should be given to encouraging the use of alternatives to the private car. In particular, pedestrian and cycle accessibility to the site should be enhanced.
- 5.28 Any development proposals should be accompanied by a Transport Assessment setting out their likely impact and appropriate mitigation measures.

### **Accessibility**

- 5.29 London Plan Policy 4B.5 requires all developments to create an inclusive environment and accessible development is also a key strategic policy of the UDP (Policy GBEnv5). The policy is amplified by Policy D8 and CS4 which require community buildings to provide suitable access and facilities for people with disabilities.
- 5.30 New residential development should be built to Lifetime Homes standards (UDP Policy H13) with 10% of new housing designed to wheelchair standards

### **Sustainable Design and Construction and Energy**

- 5.31 Sustainable development is central to all policies in the London Plan, Barnet's UDP and the Council's approved Sustainable Construction and Design SPD. London Plan 2A.1 sets out a number of key criteria and Policy 4B.6 promotes the highest quality sustainable design and



construction (Policy 4B.6). The GLA's SPG on Sustainable Design and Construction (May 2006) seeks to encourage the incorporation of sustainable design and construction principles.

- 5.32 The Barnet UDP states that a key aim for the Council as set out in its Corporate Plan is to create a sustainable, healthy environment, which means integrating environmental, social and economic policies to promote a more just and equitable society. UDP Policies Env1 and Env2 support and encourage proposals for energy production from renewable sources and energy efficient development and the Council's approved Sustainable Construction and Design SPD provides further guidance on these issues. Appropriate renewable energy technologies should be fully integrated within development proposals to provide at least 10% of the buildings' energy demands (the Proposed Alterations to the London Plan proposes that the current 10% target is increased to 20%). Layout, design, landscaping and materials are all important in minimising energy use and creating sustainable development. Furthermore, new developments are required to meet high standards of energy efficiency and a national Home Energy Rating (NHER) of 8, Code Level 3 of the Code for Sustainable Homes and comply with the BREEAM Ecohomes standard of very good.
- 5.33 An Energy and Sustainability statement should be submitted with any proposal to indicate the sustainability measures included in the development.

## **6.0 APPLICATION REQUIREMENTS**

### **Pre-Application Advice Service**

- 6.1 Barnet Council offers an innovative pre-application advice and planning brief service to guide (in particular with major and complex developments) customers through the complexities of the development

control planning system. Charges apply and a multi-disciplinary team of dedicated technical and environmental officers is on hand to assist. For further information contact the Council's Major Projects Unit within the Planning and Environmental Protection service.

- 6.2 It is expected that all applications will go through this process to front load proposals at an early stage and to maximize community engagement. Formal submission without pre-application discussions will be considered within the strict government timescales for determining applications and are likely to be refused if unacceptable.

### **Type of Planning Application(s)**

- 6.3 The Council expects proposals for the estate to be brought forward in a comprehensive manner in the form of a detailed planning application. Outline planning applications will not be acceptable.

### **Supporting Information**

- 6.4 Each planning application will need to be supported by the following information:
- a Planning Statement;
  - a Design and Access Statement;
  - an Energy and Sustainability Statement;
  - a Transport Assessment;
  - a Flood Risk Assessment;
  - a Sunlight and Daylight Assessment;
  - a Tree Survey, in accordance with BS 5837:1991 'Guide for trees in relation to construction';
  - a baseline ecological survey; and
  - a Construction and Traffic management Method Statement, setting out how potential adverse noise, air pollution and traffic impacts are to be minimised during demolition and construction phases.

### **Environmental Impact Assessment**

6.5 Depending on the nature and scale of the proposals, prospective applicants will be encouraged to seek a screening opinion from the Council, under the provisions of the Town and Country (Environmental Impact Assessment) (England and Wales) Regulations 1999, to determine whether an Environmental Impact Assessment is required.

### **Planning Obligations (S106 Agreements)**

6.6 In accordance with Government guidance, UDP Policy IMP1 and the Council's SPD on Planning Obligations (September 2006), the Council will seek planning obligations/contributions to secure high quality sustainable development. The planning obligations/contributions will need to take account of the nature and scale of the proposals, but may include:

- open space, sports and recreation provision and/or enhancement and future maintenance;
- traffic management and movement measures;
- the incorporation of appropriate energy, sustainability and/or biodiversity measures;
- the delivery of 'affordable housing';
- community safety and designing out crime measures;
- the delivery of 'lifetime homes' and 'wheelchair housing';
- contributions towards new education and health provision as relevant to the residential development;
- Contributions towards the re-provision of community facilities or enhancement of existing local community facilities; and
- contributions towards S106 monitoring and enforcement of conditions.

- 6.7 Construction companies undertaking work at the site will be required to enter into the Council's 'Considerate Contractor Scheme'.

### Consultation

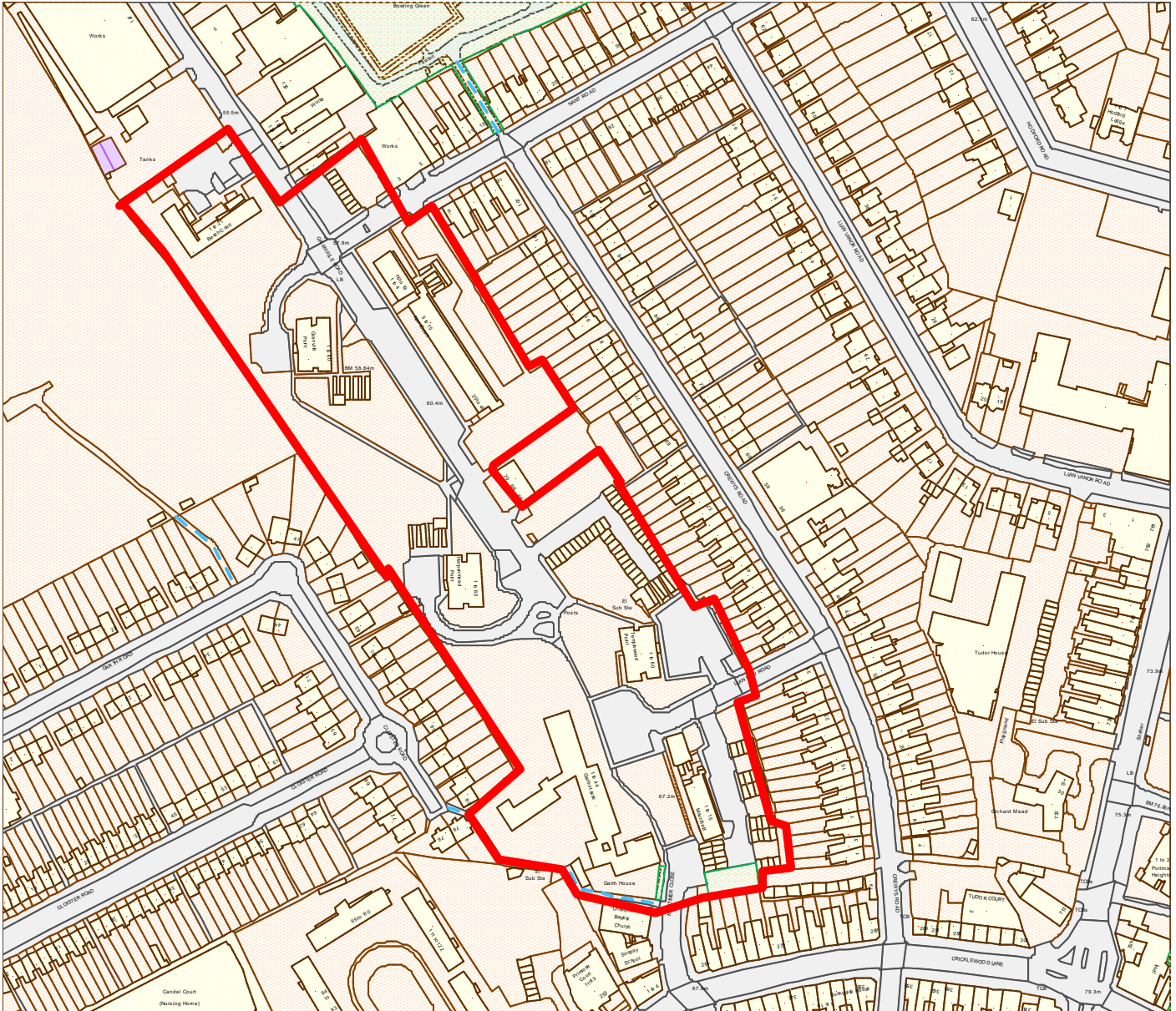
- 6.8 Consultation with the local community will be encouraged at all stages of the planning process. The Council will discuss with applicants the appropriate time for an emerging scheme to be considered for a Planning and Development Forum (which will be prior to the submission of an application).

## 7.0 CONTACTS

<b>London Borough of Barnet – Planning Services</b>	<b>Principal Areas of responsibility</b>
Stewart G. Murray – Director of Planning and Environmental Protection Telephone number: 020-8359 4838 Email address: <a href="mailto:stewart.murray@barnet.gov.uk">stewart.murray@barnet.gov.uk</a>	Strategic Planning
Martin Cowie – Major Projects Telephone number: 020-8359 4514 Email address: <a href="mailto:martin.cowie@barnet.gov.uk">martin.cowie@barnet.gov.uk</a>	Major Projects Manager
Jo Dowling – Principal Planner, Major Projects Telephone number: 020-8359 4514 Email address: <a href="mailto:jo.dowling@barnet.gov.uk">jo.dowling@barnet.gov.uk</a>	Major Projects case lead
Ros Ward – Planning Policy Manager Telephone number: 020-8359 4622 Email address: <a href="mailto:ros.ward@barnet.gov.uk">ros.ward@barnet.gov.uk</a>	Statutory Planning Policy and LDF advice
Mervin Bartlett Telephone number: 020-8359 3052 Email address: <a href="mailto:mervin.bartlett@barnet.gov.uk">mervin.bartlett@barnet.gov.uk</a>	Transportation and Highways advice



## GRANVILLE ROAD ESTATE, NW2



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**APPENDIX B:  
COMMENTS**

Comment	Action
<p>CLAN (the Crewys, Llanvanor and Nant Roads) Residents Association oppose the proposals in their entirety for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Every effort should have been made to avoid causing distress to the elderly residents of Garth House, who are now in great stress having been informed that they are going to be moved.</li> <li>2. The land parcels that the Council proposes to sell have been greatly overvalued.</li> <li>3. Childs Hill is already the most densely populated ward in the Borough and recent planning consents will further increase the population density in this neighbourhood.</li> <li>4. The local infrastructure of sewerage, highways and other amenities, already under strain, is insufficient to deal with the proposed near doubling of the estate. The cost of developing the infrastructure would further erode any profit.</li> <li>5. It would not be rational to ring fence this development – Barnet Council is spending funds on other properties that could be diverted to Granville Road which is in much more urgent need.</li> </ol> <p>CLAN propose the alternative:</p> <p>To demolish the tower blocks and sell the entire estate (with the exception of Garth House) for private development, including re-housing most existing tenants. We believe this will benefit the neighbourhood, yield an</p>	<ol style="list-style-type: none"> <li>1. The Council will be working with Barnet Homes on the decant process. Barnet Homes will provide ongoing support and assistance to help residents find suitable accommodation. Barnet Homes have substantial experience in supporting vulnerable residents and are committed to ensuring that moves are made as smoothly as possible.</li> <li>2. The land valuations are considered reasonable estimates on the information available to date.</li> <li>3. The densities proposed at the site as a result of any new development are in accordance with London Plan and UDP standards.</li> <li>4. The utilities companies, PCT and the Councils Children’s services Department have been consulted on the brief.</li> <li>5. There is not enough funding available through existing sources to undertake the necessary works.</li> </ol> <p>There are 180 flats in the tower blocks plus the residents of Beech and Nant Courts, Mountfield and Garth House, funding would still need to be found to cover the costs of re-providing the units which would still require</p>

<p>overall profit for the Council, and remove long standing problems associated with the estate.</p>	<p>enabling development. This would result in an overdevelopment of the site and is therefore not a viable option</p>
<p>Mrs P Gaze, 80 Cloister Road</p> <ol style="list-style-type: none"> <li>1. Concern about proximity of proposed new buildings in relation to existing properties.</li> <li>2. Concern about the impact on Drs, Schools etc.</li> <li>3. Concern about current maintenance of existing hedge.</li> <li>4. Concern about traffic and parking.</li> <li>5. Impact of noise and disturbance during building works</li> </ol>	<ol style="list-style-type: none"> <li>1. The brief advocates that any new building needs to be sited so as to minimise the impact on the amenity of surrounding residential properties (paras 5.5, 5.7 and 5.17).</li> <li>2. See previous comments.</li> <li>3. The maintenance of current boundary treatments is not a material consideration for the planning brief.</li> <li>4. Any planning application would need to be accompanied by a detailed Transport Assessment (paras 5.24 and 6.4 of the brief) in order that the Councils Highways Group can assess the impact of the proposal on the surrounding road network. Any proposal would need to provide sufficient parking on site in order to accommodate the needs of the site.</li> <li>5. The planning brief (para 6.4) requires that a Construction and Traffic Management Method statement is submitted and that (para 6.7) construction companies undertaking work at the site are required to enter into the Council's 'Considerate Contractor Scheme'.</li> </ol>
<p>Mrs Andrews, 76 Crewys Road</p> <ol style="list-style-type: none"> <li>1. Concern about loss of community hall.</li> <li>2. As an elderly person who lives in the area it was reassuring to have sheltered accommodation close by that I could move in to when needed.</li> </ol>	<ol style="list-style-type: none"> <li>1. The brief has been amended to include a reference in para 6.6 to the possibility of S106 contributions being sought towards the provision of/replacement and/or enhancement of existing community facilities in the area.</li> <li>2. There will still be housing and support for older people available to residents within the borough who need and require this</li> </ol>



<p>3. Traffic.</p> <p>4. Desire to see Granville Road made into a through road again.</p>	<p>3. See previous comment.</p> <p>4. When any proposals for the estate are submitted the impact on the neighbouring road network will be considered and the continued closure of Granville Road as a through route reviewed as part of this process.</p>
<p>Ms S Walker, 18 Harpenmead Point</p> <p>1. Concern for residents of Garth House and the impact that the rehousing may have on them.</p> <p>2. The proposal would encroach on the open space.</p> <p>3. Parking for the tower blocks is insufficient and with more development this will worsen.</p> <p>4. Couldn't the allotments be used?</p>	<p>1. See previous comment.</p> <p>2. The proposals would result in the loss of open space at the site. However, the brief advocates that any new building should be sited to minimize the loss of the sites 'open character' and mature trees and existing retained open spaces should be enhanced through landscaping and tree planting (para 5.17). Development will be required to meet the London Plan requirements for provision of play and informal open space for children and young people (para 5.18).</p> <p>3. Parking at the estate is poorly laid out and badly supervised. The proposals would enable the reprovision of parking for the tower blocks in accordance with current standards to ensure sufficient provision is maintained for existing residents (para 5.22).</p> <p>4. Policy L16 of the adopted UDP protects and promotes existing land used for allotments. Redeveloping the allotments for housing would be contrary to this policy.</p>
<p>Ms R Mackenzie, 52 Crewys Road</p> <p>1. Proposal will create great distress for the residents of Garth House.</p> <p>2. The proposal will result in overpopulation of area.</p> <p>3. Concern about impact on the infrastructure of the area.</p>	<p>1. See previous comment.</p> <p>2. See previous comment.</p> <p>3. See previous comment.</p>

<p>4. Loss of green space, felling of trees when conservation and environmental impact are of paramount importance.</p>	<p>4. In addition to the previous comments on loss of open space. None of the trees on the site are protected and the brief advocates that new buildings should be sited to minimise loss of mature trees and that retained open space should be enhanced through landscaping and tree planting (para 5.17).</p>
<p>Ms S Wilson, 103 Crewys Road</p> <ol style="list-style-type: none"> <li>1. The new housing will not be owner occupied. The new homes would become rental investments and be tenanted.</li> <li>2. The tower blocks should be demolished and rebuilt as low rise housing. The higher prices achievable for the private dwellings will fund the cost of rehousing the block inhabitants.</li> </ol>	<ol style="list-style-type: none"> <li>1. The Council can not control the sale of private housing.</li> <li>2. See previous comment.</li> </ol>
<p>Mr R Lury, 47 Garth Road</p> <ol style="list-style-type: none"> <li>1. The space around the tower blocks should be retained as this is the only open space for the residents of the blocks.</li> <li>2. Concern that Council appears to be spending money on unnecessary works elsewhere and therefore struggling to find funding for the tower blocks.</li> <li>3. The tower blocks should be knocked down.</li> </ol>	<ol style="list-style-type: none"> <li>1. See previous comment.</li> <li>2. There is not enough funding available through existing sources to undertake the necessary works.</li> <li>3. See previous comment.</li> </ol>
<p>Ms J Smith, 92 Cloister Road</p> <ol style="list-style-type: none"> <li>1. Concern about development in close proximity to existing properties causing overlooking and loss of privacy.</li> <li>2. Loss of open space fro residents of the flats.</li> </ol>	<ol style="list-style-type: none"> <li>1. Para 5.5 of the brief states that any enabling development should respect the adjoining residential properties in terms of character, appearance, scale and bulk in accordance with UDP policies. UDP Policy H17 in particular requires that sufficient distance should be maintained between the facing windows of habitable rooms.</li> <li>2. See previous comment.</li> </ol>

<p>3. To impose more buildings and to take away the play and social space of the existing residents because money has not been budget for repairs to the tower blocks is quite disgraceful.</p> <p>4. Hope that considering the use of wind turbines and solar power when regenerating.</p>	<p>3. Comment noted.</p> <p>4. Paras 5.27 to 5.29 consider the issues of sustainable design, construction and energy in particular they advocate that appropriate renewable energy technologies should be fully integrated within development proposals to provide at least 10% of the buildings energy demands.</p>
<p>Mr N Barker, 23 Llanvanor Road</p> <p>1. The proposed refurbishment/recladding of the tower blocks is only a short term solution that will need to be reconsidered in 20 years time.</p> <p>2. Existing problems with crime on the estate need to be resolved before refurbishment.</p> <p>3. The tower blocks should be demolished and replaced with environmentally friendly housing. Anything else is a waste of money.</p>	<p>1. Comments noted, ALMOs and Local Authorities are continually lobbying Central Government for funding for major repairs to ensure that the longevity of buildings is maximised.</p> <p>2. Community safety and designing out crime are key objectives for all new development including the refurbishment works (para 5.12). UDP Policies GBEnv3 and D9 require all developments to provide a safe and secure environment. Security measures should meet 'Secured by Design' criteria and where appropriate CCTV shall provide coverage for entrances, communal and parking areas.</p> <p>3. See previous comments.</p>
<p>Mr J Reid (<a href="mailto:jamespatrickreid@aol.com">jamespatrickreid@aol.com</a>)</p> <p>1. The tower blocks should be demolished and replaced by low level housing.</p>	<p>1. See previous comments.</p>
<p><b>Internal Consultation</b></p>	
<p>Highways Group</p>	
<p>No comments to add</p>	<p>N/A</p>
<p>Housing Strategy and Development</p>	

Report drawn up in consultation with them and comments included in the brief.	N/A
Greenspaces  Concern about budget implications for future maintenance of the open space.	Section 6.6 of the brief to be amended to include the requirement that contributions be sought to cover the cost of the maintenance of any public open space.

On the 8<sup>th</sup> November 2007 two public meeting was held at Gant Hall, Granville Road. The meetings were attended by over 50 people including local residents, councillors and representatives from various amenity societies. Comment sheets were provided. 7 have been returned. 3 were requests for copies of the minutes of the meeting.

Mr M Bennett, Beech Court  1. Residents concerned about moving out.	1. See previous comments.
Mr Flynn, Nant Court  1. One meeting would have been more use.	1. Mr Flynn is referring to the fact that Barnet Homes have held a previous meeting with residents to talk about the proposals. The Barnet Homes meeting was about tenancy issues and the rehousing process whereas this meeting was to discuss the planning brief.
Mr Haq, Garth House  1. I strongly urge the Council to build a block on the Granville Estate to accommodate the Garth House residents.	1. Comments noted and brief amended.
Mr and Mrs Parris, Beech Court  1. As leaseholders how do they stand with regards to the valuing of the property?	1. The issues of valuation are not part of the planning brief process.