



A Quod project sheet

West Hendon Estate, Barnet

Role

Quod is instructed by Barratt London and Metropolitan Housing Trust on behalf of Barnet Council, in respect of its renewal programme for West Hendon Estate in Barnet. The regeneration of the West Hendon estate, in the south-west of the borough, aims to create a new mixed neighbourhood of social, private and affordable homes with a range of benefits, including a new school and community centre. The 600 homes on the West Hendon Estate do not meet the Decent Homes Standard.

Quod obtained a hybrid planning permission comprising over 2,000 new homes (543 affordable homes: 256 available for social rent and 287 available under shared equity arrangements); improved transport links; an enhanced Town Centre and the creation of a commercial hub with new shops and restaurants; new community centre; 2 new bridges and the creation of a vista, providing a pedestrian thoroughfare from Hendon train station to the rest of the estate; integration to the Welsh Harp Reservoir as part of extensive landscaping; a 3-form entry community school for around 400 pupils and a nursery; and 1,000 full time construction jobs and 126 non-construction full time jobs created by the scheme.

Despite the sensitivity of the site, located next to the Brent Reservoir Site of Special Scientific Interest (SSSI) allocated primarily for breeding wetland birds and in particular for significant numbers of nesting great crested grebe, Quod negotiated an increase in development scale comprising a number of tall buildings of 29, 27, 21 and 19 storeys.

Description

Estate Regeneration

Client

Barratt London and Metropolitan
Housing Trust

Planning Authority

London Borough of Barnet

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	
Infrastructure	
Strategic Land Promotion	✓
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	
Retail & Commercial	
Industrial, Logistics and Warehousing	



The application was ground breaking in that it was the first in London to enact “exceptional circumstances relief” permitted by the CIL Regulations. This exempted Barratt Metropolitan from Barnet Council’s CIL levy, helping to ensure that the development was economically viable. Following the grant of the hybrid application, Quod has been advising Barratt Metropolitan on all the reserved matters applications for the estate regeneration.

The development also incorporates significant highways improvement works to the A5 Edgware Road, and the re-routing of a gyratory system. Quod also obtained planning permission for the delivery of a new Cool Oak Lane pedestrian & cycle bridge will improve connectivity to West Hendon across the Welsh Harp. The design of the bridge ensures a sympathetic relationship to the existing adjacent Grade II listed Cool Oak Lane bridge. Quod also obtained planning permission for a second bridge, the new Silk Stream pedestrian & cycle bridge.