

STAGE 1 CLG MINUTES



MEETING RECORD
Soundings

| | | |
|--------------------|-----------------------------------|--|
| PROJECT | 2188 Brent Cross South | |
| SUBJECT | CLG 1 – Cricklewood / Childs Hill | |
| TEAM ATTENDEES | Kate Honey (KH) | Soundings |
| | Iain Glover (IG) | Soundings |
| | Steve McAdam (SM) | Soundings |
| | Angela Latty (AL) | Barnet |
| | Richard Meier (RM) | Argent |
| | Andrew Turner (AT) | Argent |
| | Tom Moore (TM) | Capita |
| EXTERNAL ATTENDEES | Liz Rymer (LR) | Whitefield School |
| | Dr Cerian Choi (CC) | Pennine Drive Surgery |
| | Clir Reuben Thompson (RT) | Barnet Council |
| | Gina Emmanuel (GE) | Cricklewood Forum |
| | Mike Faulkner (MF) | Railway Terraces RA |
| | Ben Tansley (BT) | NW2 |
| | Alistair Lambert (AL) | BTRA |
| | Marie Hancock (MH) | NW2 and Cricklewood Town Team |
| | Shoib Ahmed (SA) | GGERA |
| | Luisa Vallejo (LV) | GGERA, Clitterhouse Farm, Local Histories and Memories Group |
| | Andrea Garman (AG) | LCC Barnet |
| | Paulette Singer (PS) | Clitterhouse Farm Group |
| | Angela Payne (AP) | Cricklewood Town Team |
| | Jaqueline Davey (JD) | PEP Steering Group |
| | David Aarons (DA) | Mapledown School |
| Eileen Tovill (ET) | PEP Steering Group | |

MEETING RECORD
Soundings

| | | |
|--------------------|-----------------------------------|--|
| PROJECT | 2188 Brent Cross South | |
| SUBJECT | CLG 1 – Cricklewood / Childs Hill | |
| TEAM ATTENDEES | Kate Honey (KH) | Soundings |
| | Iain Glover (IG) | Soundings |
| | Steve McAdam (SM) | Soundings |
| | Angela Latty (AL) | Barnet |
| | Richard Meier (RM) | Argent |
| | Andrew Turner (AT) | Argent |
| | Tom Moore (TM) | Capita |
| EXTERNAL ATTENDEES | Liz Rymer (LR) | Whitefield School |
| | Dr Cerian Choi (CC) | Pennine Drive Surgery |
| | Clir Reuben Thompson (RT) | Barnet Council |
| | Gina Emmanuel (GE) | Cricklewood Forum |
| | Mike Faulkner (MF) | Railway Terraces RA |
| | Ben Tansley (BT) | NW2 |
| | Alistair Lambert (AL) | BTRA |
| | Marie Hancock (MH) | NW2 and Cricklewood Town Team |
| | Shoib Ahmed (SA) | GGERA |
| | Luisa Vallejo (LV) | GGERA, Clitterhouse Farm, Local Histories and Memories Group |
| | Andrea Garman (AG) | LCC Barnet |
| | Paulette Singer (PS) | Clitterhouse Farm Group |
| | Angela Payne (AP) | Cricklewood Town Team |
| | Jaqueline Davey (JD) | PEP Steering Group |
| | David Aarons (DA) | Mapledown School |

ROUND 1 CLG 1

ROUND 1 CLG 1

| | | |
|----------|---------------------------|----------------------------|
| | Pauline Atkinson (PA) | 3 GG Scouts |
| | Dr Barbara Frosh (BF) | Pennine Drive Surgery |
| | Nick Jackson (NJ) | Golders Green Allotments |
| | Cathy Johnston (CJ) | Railway Terraces RA |
| | Tina Harris (TH) | Whitefield School |
| | PC Paul Williams (PW) | Police Golders Green |
| | PC Sarah Newman (SN) | Police Childs Hill |
| | Emma Casey (EC) | Childs Hill Primary School |
| | Chair – Steve McAdam (SM) | Soundings |
| DATE | 7/7/16 | TIME 6.30-8.30pm |
| LOCATION | Whitefield School | |

| Item | Notes |
|------|---|
| 1 | <p>General Introductions</p> <p>Steve McAdam</p> <ul style="list-style-type: none"> Opened with an introduction to the session, explaining the set of the documents provided to CLG attendees. Steve McAdam explained that Brent Cross South represented a temporary name for the development area and was being used to refer to where the project was taking place. He also explained that the identity being used for the community engagement was BXS 'Positive Dialogue'. He explained that correspondence (such as letters and e-mails) from the project team would always use this identity so that people would know who information was coming from. <p>Information given was:</p> <ul style="list-style-type: none"> a plan of the 2010/14 masterplan for reference a map of comments relating to specific concerns and opportunities raised by local people during engagement sessions earlier in the year a feedback sheet allowing attendees to comment on priorities for regeneration scheme, raised by local people during engagement sessions earlier in the year meeting agenda <ul style="list-style-type: none"> Introductions were made around the room. The project team introduced themselves and stated their involvement and responsibility within the |

ROUND 1 CLG 1

| |
|---|
| <p>representing.</p> <ul style="list-style-type: none"> Overview of the meeting agenda Steve McAdam provided an overview of the feedback sheet explaining the early priorities for the regeneration scheme that had been communicated to Soundings earlier in the year. The priorities (in order of highest first) were as follows: <p>Transport links & connections Improved green spaces Cleanliness & maintenance No change Community facilities Improved food & retail Housing Leisure & Entertainment Cycling & Pedestrian Accessibility & Safety Employment & Business Education</p> <ul style="list-style-type: none"> Tables were invited to start completing the 'early findings' feedback sheet and were then asked to elect a speaker to scribe and share the comments of others on the table once the exercise was completed <p>Attendees and project team members sat together at the following tables:</p> <p>Table 1: Richard Meier - Argent Related Representative of the Pennine Drive Surgery Representatives of the Whitefield Estate Steering Group Representative of the Golders Green Scouts</p> <p>Table 2: Kate Honey - Soundings Tom Moore - Capita Representative of Childs Hill Primary Representative of Mapledown School Representative of Clitterhouse Farm Group Representative of Barnet LCC</p> <p>Table 3: Angela Latty – Barnet Council Representative of Cricklewood Forum Representative of Cricklewood Town Team Representative of Memories and Local History Group</p> <p>Table 4: Andrew Turner - Argent Related Representative of Safer Neighbourhoods Team, Golders Green</p> |
|---|

ROUND 1 CLG 1

| | |
|---------------|--|
| | <p>Table 5:</p> <p>Iain Glover - Soundings Representative of Golders Green Allotments Representative of NW2 Residents Association Representative of Brent Terrace Residents Association Representative of Railway Cottages Residents Association Representative of Railway Cottages Residents Association</p> |
| 2 | <p>Initial Findings Exercise</p> <ul style="list-style-type: none"> Groups discussed the initial findings and their thoughts on the priorities for the regeneration scheme. Attendees were able rate to which degree they agreed with the level of importance attributed to each priority for the regeneration scheme. Member of the project team sat with attendees at each table in order to help answer any specific questions. |
| 3 | <p>Presentation by groups</p> <p>Following the group discussion and recording of comments, Steve asked an elected speaker for each table to share a brief summary of their thoughts and comments with the rest of the room.</p> <p>Table 1: HOUSING – Agreed that the main priorities for the community had been highlighted in the early findings, but that more priority should be given to housing and ownership, especially the delivery of affordable housing within the development. People on Table 1 were particularly concerned that there could be a lack of one bedroom properties. The spokesperson for Table 1 explained that this was a concern for elderly residents living alone. The table also expressed their general apprehension over the accessibility standards of proposed buildings, especially for people with mobility issues. The table thought that this might also be an issue for elderly residents and young children. They suggested that the project team consider these issues carefully.</p> <p>Again in relation to housing, Table 1 expressed good design as being an important consideration for the project team. They thought that variation in the look of various buildings was especially important.</p> <p>As a final but equally important note Table 1 highlighted affordability is and ownership as being crucial.</p> <p>Table 2: HOUSING – agreed with comments from Table 1 but also stressed that they would like to see more council housing, particularly to replace any that would be lost. An important note raised by Table 2 was that access to new homes should be given to local people, especially those providing valuable local services such as working in the schools, hospitals and offices of the area. People on Table 2 thought that the development should take into account the need for these people to live near to their place of work.</p> |
| ROUND 1 CLG 1 | <p>Table 3: LEISURE – as a second point Table 2 described the need for more leisure activities for young people in the area (such as a swimming pool and cinema). They explained that there was very little for young people to do in the area and forcing them to travel to wider areas. This was seen as something the regeneration scheme should try</p> |

| | |
|---------------|---|
| | <p>Table 3: TRANSPORT – agreed that transport should be the highest priority for the regeneration scheme, local connectivity in particular.</p> <p>However, Table 3 also raised their concerns about the lack of way-finding and signage as being a particular problem in the Cricklewood area (especially around the Broadway and station areas).</p> <p>They described the value of local places such as Clitterhouse Farm, the Millennium Green and Brent Terrace querying how the regeneration scheme could work to ensure that the identities of these special places (often managed by local community groups) were not lost.</p> <p>The group felt that it would be a good thing if the regeneration scheme could support local identity whilst improving a general sense of place. The group thought that identity should be raised as one of the main priorities.</p> <p>Finally, Table 3 raised queries over</p> <p>Table 3: CONNECTIVITY & IDENTITY – Finally, Table 3 voiced concerns about the proposed connections from the Gladstone/Mapesbury/Dollis Hill area into Brent Cross South.</p> <p>They discussed current problems when travelling by foot or bicycle from the Gladstone Park side of the A5 and over to the Brent Cross South area. The group described to the room how they felt that these issues with connectivity meant that it was difficult for communities from either side to connect with each other.</p> <p>The group thought that the regeneration scheme needed to ensure better connections between the different communities. The group felt that at future events there should be clarification as to how proposed bridges might work. They were particularly interested to know what priorities and characteristics (pedestrian, cycle, bus) were being proposed for bridge connections between these two areas.</p> <p>Table 4: CONNECTIVITY - Table 4 agreed with the importance given to connectivity in the early findings and agreed with previous points raised by Table 3. In addition to this, the group were worried about congestion from cars and buses and wanted to understand more about how the regeneration scheme would address this.</p> <p>Table 4: GREEN SPACE - In respect of the priorities for 'Improved Green Spaces' Table 4 thought that it was important to understand that currently there were a series of small pockets of underused spaces dotted around the area (one example was unused green space behind 'Nord Point') these spaces were often neglected and subject to anti-social behaviour. In respect of this, the group highlighted the importance of effective management of any new spaces.</p> <p>Table 5: EVERYTHING - Table 5 wanted to talk about a significant scaled development and quality of design in the local area – this should be the subject of future discussions. They also noted their surprise that height and scale issues had not been subject to discussion already. They stated that information about the heights of proposed developments would be crucial to see at the next stage of</p> |
| ROUND 1 CLG 1 | |

| | |
|---------------|--|
| | <p>issue relating to connectivity was how the regeneration scheme would interconnect places like Cricklewood, Brent Cross, Clitterhouse, Millennium Green, and Whitefield, whilst still maintaining individual identities.</p> <p>Table 5: GREEN SPACE - The group stated that they were concerned about the importance the regeneration scheme seemed to be placing on improvements to one big open space in the centre of the development (Clitterhouse Playing Fields). The groups opinion was that this would not provide a solution to local needs. They thought that a network of small accessible green spaces needed to be given as much importance and consideration as the larger playing fields. They felt that within the plans there was nothing that gave importance to small local spaces, the type needed for small children to have on their doorstep. Having seen early proposals they were also worried about the character of the spaces which seemed very sanitised. They thought that more emphasis should be placed on maintaining existing wildlife and wild spaces where things are allowed to just be, not perfectly manicured.</p> <p>Table 5: CLAENING & MAINTENANCE – The group thought that this was obviously a very important issue, but mainly reliant on the different Boroughs working together. The group queried whether the regeneration scheme could help with better collaboration.</p> <p>Table 5: RETAIL AND LEISURE - The group talked about better management of retail spaces, such as street stalls and described how currently the pavements on Cricklewood Broadway were being encroached upon to a point that made walking past difficult. In relation to future management they thought that this could only be successful if there was a joint Borough initiative.</p> <p>Table 5: CHANGE NOTHING - In response to the priority to change nothing in the area Table 5 thought that there was a quality to some parts of the area, that was worth noting and taking stock of. They thought that preserving the wildlife in the area is something the regeneration scheme would make difficult.</p> |
| 4 | <p>Q&A (1h 00 min)</p> <p>Q1: How does Brent Cross South intend to cope with the need for increased capacity of local schools and other forms of social infrastructure such as health care?</p> <p>AT: Outline permission sets out the possibility for the provision of a new primary school and expansion of the secondary school - if additional places are needed.</p> <p>All three schools (Claremont Primary School, Whitefield School and Mapledown School) onsite will re-developed and re-provided on site. This will start with Claremont Primary School and then further down the road towards Whitefield.</p> <p>Q: Do you know where the schools would go?</p> <p>The planning permission sets out some guidelines for how this should happen, but we don't as yet have detailed plans for where the schools</p> |
| ROUND 1 CLG 1 | |

| | |
|---------------|---|
| | <p>and also further study into what type of people already living here and those who may be coming to the area they will need.</p> <p>In terms of other forms of social infrastructure there is a framework that will allow us to respond to local needs as the development progresses. This will be progressed through discussions with local GP surgeries, schools etc...</p> <p>For example a temporary health care unit is planned and this is expected to grow and expand when required and as the area develops.</p> <p>Q2: In light of the new Thames Link station will Cricklewood station be down graded?</p> <p>TM: There are no plans to downgrade or lose the Cricklewood station. In relation to the new development it will be need and is considered an important part of a wider transport network.</p> <p>Q: Does that mean that Cricklewood station will retain its normal daily timetable of trains (4 per hour) or could this be reduced?</p> <p>TM: The project does not have influence over the train operating time and future train times and frequencies is not something we have details on at this moment in time.</p> <p>Q: What is the status of the old railway building next to the station which seems to be used as a dump yard? Could anything be done with the building?</p> <p>MH: The building is owned by Thameslink and leased out. Would suggest speaking to Thameslink?</p> <p>Q3: Where will the waste transfer unit be located and what will this involve?</p> <p>TM: A new waste transfer unit will be built across the tracks from the old unit. Following this construction the old unit will be demolished.</p> <p>Q: What will be done to reduce the invasive odour from the waste transfer unit on surrounding residents homes? Could it be designed that improves the current situation?</p> <p>TM: The new waste transfer unit will be designed to standards that reduce odour.</p> <p>Q4: Will the incinerator still be going ahead?</p> <p>AT: There are currently no plans to build the incinerator as the North London Waste Authority (NLWA) have identified an alternative site. The project team understand that there is some confusion over this as the incinerator is still within the outline planning consent.</p> |
| ROUND 1 CLG 1 | <p>Will the scheme cope with the increased traffic and what impact will this have on the already congested roads?</p> <p>AT: In general the scheme is very transport and infrastructure focussed. The train station and improved public transport (bus links) throughout the scheme aim to reduce dependency on private car usage. In terms</p> |

| | |
|--|--|
| | <p>here have the option to use public transport.</p> <p>More immediately what comes forward are improvements infrastructure improvements to major roadways and bridges which will help ease congestion.</p> <p>Q: How will you be managing the impact of construction vehicles throughout the project?</p> <p>AT: We haven't got as far as the detailed management plan for this yet, but the design of the strategy will include a process where we hold discussions with you and the council.</p> <p>Our ambition will be to achieve something similar to our Kings Cross development where the level of priority given to safety, construction management and accessibility to spaces has meant that most people do not realise the area is still only 50% complete and essentially a construction site. We want to achieve the same thing in Brent Cross and this is something we will focus on a lot, its key to the way we work.</p> <p>Q6: Criticism of the adopted 2010 masterplan is that it is too car centric and does not provide contemporary infrastructure for cyclists and pedestrians. Will Argent Related be making any refinements/improvements to this aspect of the plan?</p> <p>We think that it would be preferable to give more priority to pedestrians and cyclists, whilst making sure that streets are seen as places to be and enjoy rather than just traffic zones. We want to create networks of spaces that people enjoy being in.</p> <p>This being said we also want Brent Cross to be a well functioning place that is serviceable so we will be looking carefully at the vehicle access also.</p> <p>Q: As per plans for the Living Bridge and the Templehoff Bridge is your ambition to create shared spaces for cyclists and pedestrians? We feel that this creates conflict and tension.</p> <p>RM: We think that you probably need a mix of different types of street, both shared spaces and those with dedicated cycling spaces. Our ambition right now is to start talking to you about how and where these different types of spaces should be, what is the right balance to create the right type of place. We want to learn from lots of interesting examples, both here in the uk and abroad so that places we create in Brent Cross are places that people not only enjoy travelling through but also enjoy being in.</p> <p>RM: We are really excited about the public realm and creating streets that people will enjoy, its one of the biggest opportunities we have to make this scheme special. Not only with the big high-street places but also the secondary and more quieter streets and connections.</p> <p>Q: The development should also take into account a wide range of different speeds and need places to rest.</p> <p>RM: Absolutely, this is a really important topic and something we want to consider.</p> |
|--|--|

ROUND 1 CLG 1

| | |
|----------|--|
| | <p>Aging Population) which talks about properly integrating and providing for a wider spectrum of our society so that places work for everyone. At some point (at the right time in the development process) we want to have a proper workshop discussion with the community about this provision and creation of place.</p> |
| 5 | <p>Community Engagement Process</p> <p>Steve McAdam</p> <ul style="list-style-type: none"> Gave an overview of the community engagement process describing the different means of communication to engage with the project this included: <ul style="list-style-type: none"> Project newsletter Project website Public exhibitions Community Liaison Group meetings (CLGs) Dedicated email and phone line for queries relating to the project Steve explained the target project timelines, saying that the project team would aim to have adjustments to the masterplan ready to share with people by the Autumn. |
| 6 | <p>Steve McAdam</p> <p>Brought the meeting to an end. Thanked everyone for attending and invited anyone who had further questions to take time to speak to members of the team.</p> |

ROUND 1 CLG 1

Argent Related Soundings T | 020 7729 1705



MEETING RECORD

Soundings

| | | | |
|---------------------------|-------------------------------|---------------------------------------|-------------|
| PROJECT | 2188 Brent Cross South | | |
| SUBJECT | CLG 2 – Golders Green | | |
| | Kate Honey (KH) | Soundings | |
| | Steve McAdam (SM) | Soundings | |
| | Angela Latty (AL) | Barnet | |
| | Andre Gibbs (AG) | Argent | |
| | Andrew Turner (AT) | Argent | |
| EXTERNAL ATTENDEES | Alan Warren (AW) | Mapesbury RA | |
| | PC Paul Williams (PW) | Police Golders Green | |
| | Mr Chanoch Kesselman (CK) | Union of Orthodox Hebrew Congregation | |
| | Andrea Garman (AG) | Barnet LCC | |
| | Charles Harvey (CH) | Barnet LCC | |
| | Danny Maher (DM) | Cricklewood Town Team | |
| | Shimon Ryde (SR) | Councillor Golders Green | |
| | Chair – Steve McAdam (SM) | Soundings | |
| DATE | 12/7/16 | TIME | 6:00-8:00pm |
| LOCATION | Jewish Care Centre | | |

ROUND 1 CLG 2

| Item | Notes |
|----------|---|
| 1 | <p>General introductions</p> <p>Steve McAdam</p> <ul style="list-style-type: none"> Opened with an introduction to the session, explaining the set of documents given to the CLG attendees Steve McAdam explained that Brent Cross South represented a temporary name for the development area and was being used to refer to where the project was taking place. He also explained that the identity being used for the community engagement was BXS 'Positive Dialogue'. He explained that correspondence (such as letters and e-mails) from the project team would always use this identity so that people would know who information was coming from. <p>Information given was:</p> <ul style="list-style-type: none"> a plan of the 2010/14 masterplan for reference a map of comments relating to specific concerns and opportunities raised by local people during engagement sessions earlier in the year a feedback sheet allowing attendees to comment on priorities for the regeneration scheme, raised by local people during engagement sessions earlier in the year meeting agenda <ul style="list-style-type: none"> Introductions were made around the room. The project team introduced themselves and stated their involvement and responsibility within the Brent Cross South project. Local people also introduced themselves stating which local group or organisation they were representing. Overview of the meeting agenda Steve McAdam provided an overview of the feedback sheet explaining the early priorities for the regeneration scheme that had been communicated to Soundings earlier in the year. The priorities (in order of highest first) were as follows: <ul style="list-style-type: none"> Transport links & connections Improved green spaces Cleanliness & maintenance No change Community facilities Improved food & retail Housing Leisure & Entertainment Cycling & Pedestrian Accessibility & Safety Business <ul style="list-style-type: none"> Attendees were invited to start completing the 'early findings' feedback sheet through a group discussion. |

ROUND 1 CLG 2

| | |
|---|--|
| 2 | <p>Initial Findings Discussion including Q&A</p> <p>CONNECTIVITY – Most residents at the table agreed that connectivity should be a high priority. They raised concerns regarding the traffic system in Cricklewood Lane stating that it was already heavily congested and that increased activity were likely to exacerbate the situation if improvements were not made.</p> <p>There was also a concern amongst the CLG2 group that the proposed new Thameslink station within close proximity threatens the long-term existence of Cricklewood station. The attendees stated that closing Cricklewood Station would seriously increase the traffic on Cricklewood Broadway.</p> <p>AT - stated that the station proposed would be a new Thameslink station on the line and that no proposals were being made to replace the existing Cricklewood Station.</p> <p>AT - explained that specifics such as train timetables would be addressed as the project developed and was under the line operators.</p> <p>It was agreed that when referring to the 'new station' it would be better to call it 'additional station' to avoid the conclusion that Cricklewood Station would be closed.</p> <p>In relation to connectivity, the table agreed that one of the current issues for Cricklewood is traffic pollution, which is becoming an increasing problem, particularly near schools.</p> <p>SM - responded that whilst he acknowledges this as a serious issue, it is wider reaching than the development and would be a mayoral issue.</p> <p>DM – Suggested that if the roads and other local networks are improved to accommodate pedestrians and cyclists, people will be more inclined to use these methods of transport rather than driving, which will reduce local pollution.</p> <p>AT – Responded that the premise of the project is to enable a lifestyle for new and existing residents in which they will not have to take a car unless necessary. The aim is to build a place that is walkable internally and permeable from the outside. The train station is at the top of the list in terms of making that happen, as are the bus routes coming through and pedestrian friendly streets that enhance walkable connectivity within the local area and between areas.</p> <p>CK – Stated that the updated plans should take into consideration the fact that many people need cars, and cannot ride a bike due to disability, or while transporting goods or shopping. He is concerned that many current regeneration schemes worry about being car centric and therefore don't acknowledge the level of cars that will still be used.</p> <p>SR – Outlined that the A41 as it stands currently acts as a barrier between the places on either side and there is need for pedestrian connectivity between the two.</p> <p>GREEN SPACE</p> <p>Whether the existing pedestrian entrances to the Clitterhouse Farm Buildings would remain (at the moment there is one at Wessex Gardens and one near Highfield Avenue by Tesco) and if changes were being proposed, at which stage of the project they would take place.</p> |
|---|--|

ROUND 1 CLG 2

| | |
|--|---|
| | <p>AT – Responded that the pedestrian crossing linked to Tesco would depend on the development of that site and that isn't likely to happen early in the project.</p> <p>Some of the residents said that the primary usage of the Clitterhouse Playing Fields are football and dog walking, and agreed that the area should include a wider range of activities, similar to spaces such as Gladstone Park and Hampstead Heath, with increased facilities such as a sports pavilion.</p> <p>AT - stated that the plans currently include the provision of a sports pavilion.</p> <p>The residents added that the safety of Clitterhouse Playing Fields should be improved along alongside connectivity through lighting and policing, which would increase footfall and in turn add to its safety.</p> <p>CLEANLINESS AND MAINTENANCE</p> <p>SR – Stated that this was an important issue, relating both to resident's and the council's sense of place. SR also stated that the thought sense of place builds people's aspirations for a local area that they feel a part of and wish to look after. He argues that with many developments, a place has been created but with no identity.</p> <p>AT – Agreed that there is often the expectation that an area must be safe and clean and well maintained, but that doesn't mean that people should feel unwelcome or that they can't be themselves. It should be safe and clean but avoid feeling sterile and devoid of community signage and activity. It is a balance that allows residents, businesses and community groups should be able to develop within the space.</p> <p>Residents described how they thought the area should become a hub and not just a dormitory where people live and then leave. Cricklewood has suffered from being a post industrial wasteland and now needs to be made to a proper destination. They also mentioned how the issue of litter is very important to some residents. Wind can blow a lot of it to the area from the major roads and it gathers in residential streets and green spaces.</p> <p>DO NOT CHANGE</p> <p>Some residents stated that they found the initial findings of people wishing there to be no change in the local area difficult to relate to, as they believe that things never stay as they are, they stated that things would only get worse unless improvements were made. There isn't a way to 'freeze' things.</p> <p>Some attendees argued that whilst improvement was an understandable requirement, there needed to be a balance. When looking at change to green spaces for example. They explained that people used the Clitterhouse Playing Fields to walk their dogs and they wished to continue to do so once the space had been redeveloped.</p> <p>The group suggested that the early findings priority be changed from 'not change' to 'not lose'.</p> <p>COMMUNITY FACILITIES</p> <p>the area was currently underprovided for in terms of community facilities. They described how local people had been very innovative in creating spaces into areas for events and other grass roots initiatives. They believed that the new masterplan should encourage local people to use local places more creatively.</p> |
|--|---|

ROUND 1 CLG 2

| | |
|--|--|
| | <p>They added that a community centre should be multiuse, multi facility and the scheme should allow for areas to grow organically. There was concern that the scheme would begin to build facilities that were unsuitable due to lack of local knowledge.</p> <p>According to some residents, the Cricklewood Station House and the Clitterhouse Farm Buildings are examples of sites that should be used by the community, giving them social responsibility for the sites. The point was made that if existing buildings are regenerated there would be less need for new builds.</p> <p>PCW - raised the issue of needing police provision in the area.</p> <p>AT - responded that there was an option in the plan for a new substation but this was subject to an on-going discussions as to whether it would be delivered in collaboration with the shopping centre development.</p> <p>IMPROVED FOOD / RETAIL</p> <p>Residents stated that this category was very important in the context of the wider scheme. They stated that they would like the south side of the regeneration to be its own destination so that people didn't purely use it as a route into Brent Cross Shopping Centre.</p> <p>All residents agreed that the area needed a pub or other such social facilities to encourage evening and night-time economy.</p> <p>AW - stated that currently the most common food and drink options are cafes and delis, and that most local residents drive elsewhere to Hampstead and Willesden.</p> <p>Residents also made the point that it is important for Hammersons to come to the CLG meetings as there will be many new restaurants and facilities going in to the shopping centre, and they believe Cricklewood needs to attract a significant amount to ensure that everyone doesn't go elsewhere.</p> <p>AT and SM – Agreed that this would be something discussed for future meetings, and put forward the point that office based workers that will be working in the new offices will prompt the need retail offer in the local area.</p> <p>EDUCATION</p> <p>Residents were curious to know how many secondary school students would be provided in the area through the development. They raised concerns about the effect of young families moving to the area putting pressure on the local schools when they reach the secondary age.</p> <p>AT - responded that Argent Related has a team working on modelling of this and that new facilities would most likely be provided as demand increases.</p> <p>Residents were concerned as to why the education category was so low in the list of 'early priorities' and one resident was particularly concerned as to whether the anticipation of the redevelopment will stop the schools from making needed changes to the meantime.</p> <p>Argent Related are in discussions with local schools regarding this.</p> <p>CYCLING AND PEDESTRIAN</p> |
|--|--|

ROUND 1 CLG 2

| | |
|---|--|
| | <p>From a cycling perspective, residents believe it is impossible to get in and out of Brent Cross safely. Residents are currently forced to go down Highfield, under the underpass and down Tilling Road.</p> <p>As an important point residents also stated that the new station should cater for cyclists with ramps instead of lifts and steps.</p> <p>AT – noted that Argent would like to meet with LCC Barnet separately to discuss the cycle network, hotspots and how areas should connect and join up.</p> <p>Residents suggested an initiative to teach children to cycle safely by having classes and facilities in schools as well as fun off track activities.</p> |
| 3 | <p>Q&A Session (1h)</p> <p>Steve McAdam introduced the Q&A session</p> <p>Q1: How will the new scheme cope with increased need for capacity of local schools ad other forms of social infrastructure?</p> <p>Question was covered earlier in the meeting.</p> <p>Q2: How will the new scheme cope with increased traffic and what kinds of impact will this have on already congested roads?</p> <p>SR- asked how long the scheme is going to take, because it is important not to ask how we are going to cope with traffic when the scheme is completed, but how we are going to come with traffic while the scheme is being developed. Local knowledge of residents associations and councillors will aid the logistics</p> <p>AT – Responded that logistics are still being developed for construction worker access traffic and a construction management plan will be submitted to the council that will cover transport of workers and materials through main roads to sites, not through residential streets. It is one of the highest priorities and an office has been established to coordinate logistics between the three developments of Brent Cross South, the Shopping Centre and the Rail Network.</p> <p>Q3: How will the project ensure there are direct benefits for the Golders Green Area?</p> <p>SR – Stated that housing would be a direct benefit for the Golders Green area, this is something the members of this particular CLG would like to discuss in more detail.</p> <p>Criticism of the adopted 2010 Masterplan is that it is too car centric and is not the right infrastructure for pedestrians and cyclists.</p> <p>AT – stated that at the moment Argent are looking at the master plan parameters in terms of street widths and parking arrangements and how they relate to bus routes, and how they will work alongside cars, cyclists pedestrians</p> <p>Q4: The intersection between Chichele Road and Cricklewood Broadway has particular need for improvements, when will they take place?</p> <p>AT – The indicative timescale for these works are from Autumn 2018 to Autumn 2019</p> <p>AT – Added that the junction will be straightened out past Cricklewood Broadway, however this means that the last shop on Cricklewood Lane is demolished, however this is under Hammersons jurisdiction alongside the Council.</p> |

ROUND 1 CLG 2



MEETING RECORD

Soundings

| | | | |
|---------------------------|-----------------------------|--|-------------|
| PROJECT | 2188 Brent Cross South | | |
| SUBJECT | CLG 3 – Dollis Hill | | |
| EXTERNAL ATTENDEES | Iain Glover (IG) | Soundings | |
| | Steve McAdam (SM) | Soundings | |
| | Karen Mercer (KM) | Barnet | |
| | Andre Gibbs (AG) | Argent | |
| | Andrew Turner (AT) | Argent | |
| | Tom Moore (TM) | Capita | |
| | Wendy Henry (WH) | Pinemartin Close RA | |
| | Catherine McCargo (CM) | Resident | |
| EXTERNAL ATTENDEES | R. Brenden (RB) | Neighbourhood Watch | |
| | Patricia Geraghty (PG) | Our Lady of Grace Catholic Infant School | |
| | Nigel Hart (NH) | Neighbourhood Watch | |
| | Graham Saffery (GS) | Neighbourhood Watch | |
| | Gill Close (GC) | Dollis Hill RA | |
| | Chair – Steve McAdam | Soundings | |
| | DATE | 11/7/16 | TIME |
| LOCATION | Kingfisher Community Centre | | |

| | |
|----------|---|
| | <p>Q5: Cricklewood Green is included within the Brent Cross South development area, are plans to build on the site part of the regeneration scheme? What are Argent Related's intentions with the green?</p> <p>AT – Answered that the green is within the planning boundary for the fully consented BXC scheme but is not part of Argents plan. There was a possibility that it could be built on but this isn't something that Argent have looked at.</p> <p>SR – Added that it will be Barnet's decision as to whether this is developed.</p> <p>Q6: Have plans for the incinerator been cancelled?</p> <p>AL – Answered by confirming that the plans for the incinerator have been dropped.</p> <p>Q7: Where will the waste transfer station will be located and what this will involve?</p> <p>AL – Answered that the waste transfer station will be moved from the east side to the west side of the track, so the opposite site to where it was originally going to be located.</p> |
| 4 | Any other questions |
| | <p>AG – does the project involve any compulsory purchases of buildings?</p> <p>AT – answered that the Whitefield Estate was subject to a CPO as was land relating to the delivery of the new train station.</p> |
| 5 | Community Engagement Process |
| | <p>Steve McAdam</p> <ul style="list-style-type: none"> Gave an overview of the community engagement process describing the different means of communication to engage with the project this included: <ul style="list-style-type: none"> Project newsletter Project website Public exhibitions Community Liaison Group meetings (CLGs) Dedicated email and phone line for queries relating to the project Steve explained the target project timelines, saying that the project team would aim to have adjustments to the masterplan ready to share with people by the Autumn. |

ROUND 1 CLG 2

Argent Related Soundings T | 020 7729 1705
 4 Stable Street E | info@brentcrosssouth.co.uk
 King's Cross 148 Curtain Road
 London N1C 4AB London EC2A 3AT W | www.brentcrosssouth.co.uk

ROUND 1 CLG 3

| Item | Notes |
|----------|--|
| 1 | <p>General Introductions</p> <p>Steve McAdam</p> <ul style="list-style-type: none"> Opened with an introduction to the session, explaining the set of the documents provided to CLG attendees. <p>Information given was:</p> <ul style="list-style-type: none"> a plan of the 2010/14 masterplan for reference a map of comments relating to specific concerns and opportunities raised by local people during engagement sessions earlier in the year a feedback sheet allowing attendees to comment on priorities for the regeneration scheme, raised by local people during engagement sessions earlier in the year meeting agenda <ul style="list-style-type: none"> Introductions were made around the room. The project team introduced themselves and stated their involvement and responsibility within the Brent Cross South project. Local people then also introduced themselves, stating which local group or organisation were representing. <ul style="list-style-type: none"> Overview of the meeting agenda <ul style="list-style-type: none"> Steve provided an overview of the feedback sheet explaining the early priorities for the regeneration scheme that had been communicated to Soundings earlier in the year. The priorities (in order of highest first) were as follows: <p>Transport links & connections Improved green spaces Cleanliness & maintenance No change Community facilities Improved food & retail Housing Leisure & Entertainment Cycling & Pedestrian Accessibility & Safety Employment & Business Education</p> |
| 2 | <p>Initial Findings Discussion including Q&A</p> <p>CONNECTIVITY</p> <p>SM gave a brief overview of what had been said at other CLG meetings, this included design for better way finding, signage, improvements to roads etc</p> <p>group if they agreed with these views.</p> <p>NH - Responded that he agrees that connectivity is a massive issue; if the area is being redeveloped it is hugely important to improve infrastructure to cope with more people.</p> |

ROUND 1 CLG 3

| | |
|--|---|
| | <p>NH – Stated that he thought connectivity was an important issue and that if – as expected – the development would bring an influx of new people to the area, this would require infrastructure improvements. NH was concerned with the already huge amount of congestion on the Edgware Road.</p> <p>GC- Stated that creating connectivity between areas currently severed by roads across the main roads was highly important to local residents.</p> <p>KM – Responded that as part of the station development two bridges were being proposed in order to provide such connectivity. This included the midlands mainline bridge (to the rear of Brent Terrace) and a new pedestrian bridge alongside the new station.</p> <p>There was mutual concern amongst residents regarding huge lorries coming down the local roads during the redevelopment, and they argued that any diversions whilst major roads are remodelled would cause a huge amount of disruption. In addition to this, the attendees were concerned about pollution from the roads and dust from building works.</p> <p>PG – Stated that the school (OLG) was being disturbed by the noise and impact of traffic. PG She stated her concern regarding pollution and the impact on children's health.</p> <p>Some residents stated that there is poor communication between Brent and Barnet, and this means problems get passed over, things do not get done and end up affecting the residents, they suggested that there needs to be a unified approach.</p> <p>DO NOT CHANGE</p> <p>The residents acknowledged that some people in the area would not like change, but suggested that communicating the benefits to local people would be important, as well as keeping them involved.</p> <p>GREEN SPACE</p> <p>Some of the residents stated that in terms of green space they would put quality of green space over quantity.</p> <p>They thought that it would be wasteful to have acres of green space and not do anything with it, particularly Clitterhouse Playing Fields. They noted that current connections from Dollis Hill to the Fields was poor.</p> <p>The attendees explained that Dollis Hill residents did not really use the Clitterhouse Park, preferring Gladstone Park.</p> <p>They stressed a need for there to be smaller green spaces between the larger ones to walk and to play. They thought that providing facilities such as toilets and safety measures such as lighting was also important.</p> <p>One resident suggested an outdoor green gym as a positive addition to the green spaces in the area.</p> <p>described how influxes of travelling communities that move to the Gladstone generate waste that lasts for a long time, deterring people from using it. They thought that the parks should be closed late at night.</p> |
|--|---|

ROUND 1 CLG 3

| | |
|----------------------|---|
| | <p>CLEANLINESS AND MAINTENANCE</p> <p>Residents stated that this issue was important to them and that one major problem currently was fly tipping.</p> <p>They felt that this gave the impression to those passing through that residents don't care about the area. They felt that people would generally be inclined to look after the area more if upkeep was good.</p> <p>HOUSING</p> <p>According to residents, one of the major issues that Dollis Hill has is that there are so many people purchasing homes for multiple occupancy. They stressed that Argent should make sure that new homes aren't bought up for this usage.</p> <p>Residents also raised the issue of affordability, they stressed that it is very important to have social and affordable homes for people who work nearby with lower incomes. Residents thought that the development should provide housing for all people and ensure a balance in local demographics.</p> <p>They felt that it would be important for community cohesion that people were able to buy or rent for long enough to become involved in the local community. There was a concern for younger generations who live with parents who cannot afford to move out.</p> <p>EDUCATION</p> <p>There was a mutual statement of surprise as to why education wasn't seen to be more important in the initial findings so far.</p> <p>PG - stressed particular concern, stating that there weren't enough schools to facilitate the amount of new people likely to move into the area. PG described how Our Lady of Grace school is currently oversubscribed and they would be directly affected by the Brent Cross South scheme despite being in Brent not Barnet.</p> <p>AT - responded that Argent will be producing a model of the predicted ages of children that will be moving to the area to better understand how they will be providing schooling for them as they change between primary and secondary age.</p> <p>AG - added that discussions were taking place regarding the schools and academies systems and something Argent would be developing.</p> <p>HEALTH AND WELLBEING</p> <p>Residents agreed with the findings that having local facilities for care was very important.</p> <p>CYCLE AND PEDESTRIAN</p> <p>GC - is concerned about the congestion that the development will bring and suggested that there should be routes implemented early on for residents so cross busy roads via foot or bicycle.</p> |
| ROUND 1 CLG 3 | |

| | |
|----------------------|---|
| 3 | <p>Q&A Session</p> <p>Q1: Has the incinerator been cancelled?</p> <p>KM: Yes plans for the incinerator which were represented in the original planning application.</p> <p>Q: Will the waste transfer facility still be going ahead?</p> <p>KM: Yes, the scheme still requires a waste transfer facility. We are working with the waste transfer authority and do envisage that the waste transfer unit will be smaller than originally proposed in the outline application.</p> <p>GC: We are very concerned about the effect that the new location of the waste transfer unit will have on the Dollis Hill area. It will add a huge amount of congestion because of the lorry deliveries pulling in and out of the facility.</p> <p>Q: There was originally a plan for a combined heat and power facility which would re-cycle waste and use energy created to power the new development. Have these ideas now been scrapped?</p> <p>SM: Its unlikely that this would go ahead as it was attached to the delivery of the new incinerator.</p> <p>Q2: Will Cricklewood station be downgraded?</p> <p>KM: No there are no plans to downgrade Cricklewood station, both stations are needed for the development.</p> <p>Q3: Too car centric, will Argent be making any improvements to the existing plans.</p> <p>AG: Yes, we will. We want the streets to be people centric places. Streets that people can use but also enjoy. We will be holding in-depth conversations with TfL about the layout of roads and bus lanes. We also want to make sure that we provide good facilities for cyclists.</p> <p>AG: TfL are very interested in providing good infrastructure for buses.</p> <p>Q4: How will the development ensure there are benefits for the Dollis Hill area?</p> <p>AT: I think this is part of what we are doing this evening. We are really keen to know what peoples aspirations are by speaking to you early on. We think that the train station will definitely be a benefit for these areas.</p> <p>GC: I think that its clear there could be many benefits for our area, we certainly want to be included in the development and some of the links and connections you have been talking about tonight seem very positive. We also want to see the negative impacts of development well managed.</p> <p>PG: Yes we are concerned that we are not seeing as many direct benefits and yet we are or will be experiencing the negative impacts such as construction noise and traffic. I am representative of the local school I am really concerned about the impact on my child. I think by one relatively small development taking place near the school and its causing terrible conditions for us.</p> <p>AG: It is possible to carry out construction without being an utter nightmare to local people. In a way it is often easier to manage highly controlled construction</p> |
| ROUND 1 CLG 3 | |

| | |
|----------------------|--|
| | <p>with larger schemes as we have the ability to operate and ensure contractors operate to very high standards. Its not in our interest to cause disruption.</p> <p>PG: Will there be a timetable for construction works?</p> <p>AG: Yes, we are still in the process of working up a fully developed construction strategy and this will set out construction times.</p> <p>AG: This really is something we believe we excel in and one of our best examples is perhaps our Kings Cross development, which has undergone billions of pounds of investment and to date has only received one disruption complaint.</p> <p>AG: The most intense period of time for development works will be between 2018 – 2021, as this is when the Shopping Centre development, the train station development and our side of the project will be taking place at the same time. We will be working with the council very closely to make sure we deliver this with as little disruption to local people as possible.</p> <p>GC: Please keep us informed about this.</p> <p>GC: So is the station project being delivered by the council? And does this include the waste transfer station and the bridge behind Brent Terrace?</p> <p>KM: Yes the train Station project includes the waste transfer facility, the new station and pedestrian link called the Main Line bridge (behind Brent Terrace) and the railway freight facility.</p> <p>GC: But you still haven't finalised discussions with the North London Waste Authority?</p> <p>KM: We are carrying out discussions NLWA now.</p> <p>GC: How are you working with Brent on these plans?</p> <p>KM: We invite representatives from Brent planning team to our discussions about the train project. We also had previously been meeting under the Transport Advisory Group which was set up to liaise across both boroughs and that is set to come back into live discussion.</p> <p>CM: Will Brexit have an impact on the development, will the project be put on hold?</p> <p>AG: We signed a document today with our development partners to ensure that commitment would be made for the project to go ahead. So in that respect we have made a decision.</p> |
| 4 | <p>Community Engagement Process</p> <p>Steve McAdam</p> <ul style="list-style-type: none"> Gave an overview of the community engagement process describing the different means of communication to engage with the project this <ul style="list-style-type: none"> Project newsletter Project website Public exhibitions Community Liaison Group meetings (CLGs) |
| ROUND 1 CLG 3 | |

| | |
|----------|--|
| | <ul style="list-style-type: none"> Dedicated email and phone line for queries relating to the project Steve explained the target project timelines, saying that the project team would aim to have adjustments to the masterplan ready to share with people by the Autumn. |
| 5 | |
| | <p>Steve McAdam</p> <p>Brought the meeting to an end. Thanked everyone for attending and invited anyone who had further questions to take time to speak to members of the team.</p> |

ROUND 1 CLG 3

MEETING RECORD

Soundings

| PROJECT | 2188 Brent Cross South | |
|--------------------------|---|--|
| SUBJECT | CLG Round 2, Group 1 – Cricklewood and Whitefield | |
| Iain Glover (IG) | Soundings | |
| Steve McAdam (SM) | Soundings | |
| Andrew Turner (AT) | Argent Related | |
| Angela Latty (AL) | Barnet Council | |
| Steve Cameron | Capita | |
| Kaimi Ithia | Barnet Council | |
| Emily Schweiters (EC) | St Agnes Primary School | |
| Ben Tansley (BT) | NW2 RA | |
| Brian Atkinson (BA) | 3 rd Golders Green Scouts and Claremont Free Church | |
| Chris Mcconachie (CM) | Priority Estates Project (Whitefield Residents Independent Advisor) | |
| Clr Lia Colacicco (CL) | Brent Council | |
| Mumin Humayun (MH) | Whitefield School | |
| Steve Carroll (SC) | Mapledown School | |
| Shelagh Malekin (ShM) | Railway Terraces | |
| Jessica Howey (JH) | Railway Terraces | |
| Andrew Garman (AG) | Barnet Cyclists | |
| Tria Lad (TL) | Whitefield Estate | |
| Michael Mangi (MM) | Whitefield Estate | |
| Sachin Mevada (SaM) | Whitefield Estate | |
| Gina Emmanuel (GE) | Brent Terrace | |
| Wumi Artwajoye (WA) | Clitterhouse Farm | |
| Luisa Valejo (LV) | Clitterhouse Farm, GGERA | |
| Dr Saer Maalbareed (DSM) | Pennine Drive Surgery | |
| Tim Fairbairn (TF) | St Luke's Church / St Peter's Cricklewood | |
| Thomas Bair (TB) | Clitterhouse Farm | |
| Danny Maher (DM) | Ashford Place | |

ROUND2 CLG 1

| | | | |
|----------|---------------------------------|-----------|-------------|
| | Chair – Steve McAdam | Soundings | |
| DATE | 12/12/16 | TIME | 6:00-7:30pm |
| LOCATION | Acorn Theatre Whitefield School | | |

| Item | Notes |
|------|---|
| 1 | <p>General Introductions</p> <p>Steve McAdam (SM)</p> <ul style="list-style-type: none"> SM - Opened with an introduction to the session, explaining the set of the documents provided to CLG attendees. Introductions were made around the room. SM - Outlined the responsibilities of each of the partners (Argent Related, Barnet Council and Hammerson Standard Life). SM - Highlighted that the name 'Brent Cross South' is a provisional title that refers to conversations being had about the Southern side of the development under Argent Related. SM - Outlined what Soundings have been doing since the last meeting including; facilitating the local provider workshops for older generations, sports and active lifestyles and youth, the second round of CLG meetings for each key area, and the upcoming expert panel events. SM - Explained that three different CLG groups were necessary for such as large area, and that the communities in Cricklewood, Dollis Hill and Golders Green have different interests as found by Soundings' early research. SM - Followed this with a summary of the key issues were raised during the first round for each area, and where key issues overlapped, such as education and connectivity. |
| 2 | <p>Phase 1 Presentation</p> <ul style="list-style-type: none"> SM introduced AT to discuss the emerging first phase plans. <p>Andrew Turner</p> <ul style="list-style-type: none"> AT – Thanked the group for attending. AT – Iterated that the aim of the presentation is to inform the group of Argent Related's (AR) thinking process behind the first phases of delivery. At this stage, AR are looking for input into how it can reflect the community's aspirations and create a new, different place. AR are not providing any definitive plans for the area as yet. They are hoping to get feedback before the process gets to a stage in which nothing can be changed. |

ROUND 2 CLG 1

| | |
|--|--|
| | <ul style="list-style-type: none"> AT – Added that this project is an opportunity for AR and Barnet Council (BC) to set a new standard for what suburban developments could look like and how best to create a new town centre in an existing area that will integrate both existing and new residents. AT expanded on the the first phase principles outlined in the presentation: <ul style="list-style-type: none"> Principle 1: Make and enhance connections: physical, social, economic - the site is currently largely cut off geographically, socially and economically. This being said, there are some important existing connections that need to be maintained and enhanced. Principle 2: Emphasize / improve gateways to the area - and in doing create a destination for existing and new residents as well as visitors. Principle 3: Establish a thriving and active heart of the place for the benefit of existing residents and newcomers – it is important to establish a centre of a place that people feel comfortable in and drawn to, and that roots a sense of belonging. Principle 4: Improve green spaces to encourage an active lifestyle – there is a lot of green space in the area currently, and the masterplan allows for more. In addition, adding sport infrastructure and healthy transport routes (cycling and pedestrian) would promote active and healthy lifestyles for all ages at an early stage. Principle 5: Provide a range of new housing types to appeal to a diverse range of people – the first priority being relocating existing residents of Whitefield Estate, followed by the design and types of new housing that aim to cater for a wide range of people and therefore create a diverse place. Principle 6: Encourage less dependence on the car – this includes encouraging the use of public transportation and making walking and cycling the easiest ways to get around the immediate local area. This will take a long period of time, but with the acceleration of the new Thameslink station and improvements to pedestrian and cycle routes, this could happen early on. Principle 7: Connections to the new Thameslink station – AR will be working together with the Station Team -- Network Rail and Barnet Council -- to make direct connections to the new Thameslink Station. This is an integral part of the wider regeneration therefore AR are doing as much as possible to support this project, as it is a benefit to not only those within the wider project area, including in LB Brent. Principle 8: Provide a mix of shops and work spaces to create a dynamic environment – AR's focus is to provide locally serving facilities, especially in light of the expanding Brent Cross Shopping Centre. This would include independent shops and restaurants as well as workspaces that attract businesses from all over London. All of these elements would establish this area as a new employment destination. |
|--|--|

ROUND 2 CLG 1

| | |
|--|---|
| | <ul style="list-style-type: none"> AT – Outlined what is fixed and not open to community input in order for people understand where their opinion is heard, what can be changed easily and what can't. <ul style="list-style-type: none"> The scale of the development – there is outline planning permission in place that has been through many years of consultation, meaning that AR are not discussing the scale of the development but rather what the character of the place might be. The Whitefield Estate – This is currently under a compulsory purchase order (CPO) that is being reviewed by the inspectorate and the Secretary of State. It is not a foregone conclusion, however if the CPO is granted, the relocation is a fixed and fundamental part of the scheme. It is likely that these will be the first homes built as this area is a focal point of the entire scheme. MM – Does AR have a back up plan to use if the CPO for the Whitefield Estate is not granted? AT – At the moment, the Whitefield Estate redevelopment is essential to the scheme. The project would differ greatly if the CPO is not granted, and there currently is no plan for this. This scheme can not go ahead as planned without this CPO. Q – When will the response come back? AT – The decision on the CPO is expected from the Secretary of State at some point in 2017 Social infrastructure – The masterplan includes rebuilding and expanding the three existing schools on site before the land on which the current schools sit can be redeveloped. There are other requirements for social infrastructure, including healthcare, policing and childcare services. A number of new community facilities will therefore be included in the scheme, and these will also reflect Barnet's borough wide strategies. Green spaces – The green spaces that are to be developed are fixed, but what happens within these spaces is open to community input. AR are particularly keen to discuss the Clitterhouse Playing Fields; would this be best kept as an expanse of grass that is best for dog walkers, or would it be better suited as a destination for sports activities, or social space with trees and benches and fountains, or something in between? New square – A market square is one of the key anchors in the development that AR believe will help to bring a character to the place, in the centre, at a relatively early stage. The location of this will be fixed. Temporary open space – There has recently been a change to the responsibilities held by AR, Hammerson Standard Life (HSL) and BC. Subject to LB Barnet planning approval, Clitterhouse Playing Fields and Claremont Park will be delivered by the joint venture with AR, which is a rationalization of the masterplan, as AR will be able to focus on the south side |
|--|---|

ROUND 2 CLG 1

| | |
|----------------------|---|
| | <p>of the scheme and HSL the north. The planning application for the transfer also includes the sequencing of green space delivery, which will ensure that there are no less green spaces open to the public at any given time. This also provides an opportunity to test out new and exciting ideas.</p> <p>GE – Who will fund the redevelopment of these green spaces now that the obligation has shifted from HSL to AR?</p> <p>AT – A structure has been agreed by which HSL will make a contribution for the works to be completed, but they will be carried out by AR.</p> <ul style="list-style-type: none"> - Connection to the new Thameslink Station – this is fixed and will be delivered as part of the project. - Responsibilities of other development partners – HSL will deliver the major highway junction improvements and the bridges that cross the North Circular as part of the Shopping Centre redevelopment. These are fixes that AR have no control over. However, both teams will be working together to ensure that the overall development runs smoothly and to reduce the disruption to local residents as much as possible. The same is to be said for the NR regarding the new Thameslink Station. <p>AT – Outlined what is open to community input, and how this can inform the masterplan:</p> <ul style="list-style-type: none"> - The character and look and feel of public spaces – AR want local people to input into the design of the public spaces during local workshops. By doing so, they will develop a detailed understanding as to the type of space the community want and will feel comfortable being a part of. - Ideas for temporary open space – AR see this as a great way to test out some of the processes and ideas for more permanent public spaces, through events and activities, particularly in the parks. - Leisure and cultural facilities, local activities and events – AR are looking to speak to local groups that run activities in the area who may wish to get involved supported by AR's sponsorship. - Small business and employment – AR's focus will be on independent and local retail business in the early phases to the extent possible. This will create a diverse, creative atmosphere. AR will be looking to members of the existing business community for ideas to help to create this place. - Routes for cyclists and pedestrians – AR will implement urban design practice within the site that will encourage more people to walk and cycle. AR would like to engage with local people to find out more about important local routes, and how spaces link together to wider London networks. <p>on of social infrastructure, the design of new schools – likely to be a separate process to the wider consultation that involves engaging with the faculty, parents, students and governors and getting their input in designing the new school before building commences.</p> |
| ROUND 2 CLG 1 | |

| | |
|----------------------|---|
| | <ul style="list-style-type: none"> - New homes – AR are discussing many ideas about the new homes that could be built in the area and who they will cater for, including: young professionals, families, downsizers, older residents etc. AR would like to find out what the market demand is at both affordable level and market rate. - MM – Will the properties be advertised abroad? - AT – AR are more interested in creating a place that will be a home to many local people. - MM – Does that not contradict with the Council's business plan ('The Business Plan Strategy') to sell assets abroad for investment? This states that they will be selling properties abroad. - AT – AR cannot stop people from abroad from buying properties, but the sales strategy is not likely to focus on selling flats in bulk to investors from abroad. - JH – Are AR going to put any measures in place that will stop people from buying properties to turn into multiple occupancy housing? This is a huge issue in the area currently. - AT – AR intend to establish a long-term presence, as the building asset and estate managers. For rental housing (Build to Rent) rather than selling off a building to individual investors, the management of the entire building would remain with AR, to ensure that it is not divided up into many individual units. - Q – What will the new buildings look like? - JH – Will the new development look like King's Cross? That would be a positive thing. - AT – The Planning Permission provides a framework to keep the architecture consistent to a degree across the project. We are looking at a wide range of different types of buildings and materials to create variety and interest. Essentially we are looking to find a balance of having a consistent design across the place with enough variety to make it feel dynamic and exciting. - AT - AR are looking at various different products and ideas that are both affordable and market rate and will be engaging with the community for input into the design of these. - AT - AR - In terms of community input, there is a separate process that has begun involving the Whitefield Estate relocation, whereby residents have an input into the look and feel of the new buildings. <p>the quick wins (things that can begin prior to the first phase) stating that they are ideas and open to commentary from the community:</p> |
| ROUND 2 CLG 1 | |

| | |
|----------------------|--|
| | <ul style="list-style-type: none"> - Cleaning up the stream at the Clitterhouse Playing Fields – the AR team and the community would work together to do this early on and could involve the local allotment association group. - Local history – AR are looking to find ways to bring the area's rich local history into the new development. This could be through undertaking oral history, archival research, engaging with local established groups with extensive history such as the Railway Cottages. - Safety and security – AR understand that this is a top priority issue for many local residents, and hope to create a core group to help to inform the design of ways to improve safety and security. - Community grant fund – would allow AR to support local groups and initiatives. - Temporary open space – this could either be very simple and functional with cafes and child's play areas, or could be an opportunity to experiment with architecture, landscaping and new activities. - Clitterhouse Playing Fields – there is an opportunity to hold activities and events to attract individuals, families and children would help to inform AR of how it should be designed for the future. AR would fund a program of such activities. - Community hub spaces – AR will continue to explore ideas of how something could come forward in the early days of the project. <ul style="list-style-type: none"> • AT then talked the group through the timeline and first phase focus area. |
| 3 | Feedback on First Phase |
| | <ul style="list-style-type: none"> • Steve McAdam then explained the feedback sheets and the topics covered in them <p>Table 1</p> <p>Wumi Artwajoye – Clitterhouse Farm Luisa Valejo – Clitterhouse Farm, GGERA Angela Latty – Barnet Council Dr Saer Maalbareed – Pennine Drive Surgery Tim Fairbairn – St Luke's Church / St Peter's Cricklewood Thomas Ball – Clitterhouse Farm Kate Honey – Soundings</p> <p>Feedback Sheet (Community Input)</p> <p>a and employment opportunities</p> <ul style="list-style-type: none"> - Art college, offering evening courses and day courses for adult education - Youth enterprise scheme, for young local people starting to think about starting new businesses |
| ROUND 2 CLG 1 | |

| | |
|----------------------|---|
| | <ul style="list-style-type: none"> - High quality wifi and broadband - High-tech - Clitterhouse farm would be a good space - Layout and design is important so that the space can be flexible for different uses - Must have toilets - Keep the character of the space if it is a regenerated building - Shipping containers are a nice example - Independent corner shops <p>Provision of social infrastructure</p> <ul style="list-style-type: none"> - Do not put schools next to busy roads, keep them away from dangerous vehicles and bad air quality - There needs to be an antidote to just shopping and retail - Swimming pool - There is nothing there currently for arts and creativity - The Tricycle and Lexi are both good examples that cater for all ages - The community wants something to be proud of - People want somewhere to go and relax away from home for various reasons - Shared spaces that everyone can use are important - They must be accessible <p>New homes</p> <ul style="list-style-type: none"> - Make them as sustainable as they can be, with groundbreaking technology - Kinetic streetlights - How many will be houses? - Have disability assisted living homes <p>Character of public spaces</p> <ul style="list-style-type: none"> - What does 'suburban' mean?, where does green start? Can we blend the edges in this area? - Living walls and green roofs - Make use of all of the space - Add character and identity which is lacking to everything - Build usable spaces - Prevent antisocial behaviour - HMOS - It is important that Argent continue to oversee the area - Make sure there is enough for all of the new children to do in the area to keep them engaged and imaginative - Encourage people to take public transport and not drive - Accessible and open to everyone - Not all about shopping! - Artistic offering- have outdoor classes - Green spaces should be both landscaped and wild – mix the two - Don't flatten Clitterhouse Playing Fields out - DO not give Whitefield School part of the fields to use privately, it will ruin the park and segregate it - Existing residential roads |
| ROUND 2 CLG 1 | |

| | |
|---------------|---|
| | <p>Ideas for a temporary open space</p> <ul style="list-style-type: none"> - Outdoor cinemas - Event spaces - Network for events that can be moved around - Online notice board for timetables of events for what will be happening in parks and open spaces - Who will be managing the temporary space? How can it be a sustainable community asset? <p>Routes for cyclists and pedestrians</p> <ul style="list-style-type: none"> - Segregated cycle lanes - Car clubs - Boris bikes <p>Table 2</p> <p>Steve Carroll – Mapledown School Shelagh Malekin – Railway Terraces Jessica Howey – Railway Terraces Andrew Garman – Barnet Cyclists Steve McAdam – Soundings</p> <p>Feedback Sheet (Community Input)</p> <p>Small business space and employment opportunities</p> <ul style="list-style-type: none"> - Decent restaurants not fast food - Artisan bakery - Small, independent retailers of food etc - Small businesses enterprises <p>Provision of social infrastructure</p> <ul style="list-style-type: none"> - Indoor swimming pool - Outdoor swimming – pond like Hampstead Heath - Skateboard and BMX track - Outdoor gym trail - Theatre - Cinema - Places for the arts - Play areas for children of different ages <p>New homes</p> <ul style="list-style-type: none"> - No illegal HMOS (homes of multiple occupancy) - Cycling storage facilities - Buildings which compliment one another so that the whole area is harmonious and there is softening out from plants and trees - Wide spaces rather than cramped passageways - Eco homes - Wheelie bins storage off road - Removal of graffiti and litter - Reduce vehicle parking to encourage cycling and walking |
| ROUND 2 CLG 1 | |

| | |
|---------------|---|
| | <p>Character of public spaces</p> <ul style="list-style-type: none"> - Trees, trees, trees - Support wildlife - Pockets of wild planting to support wildlife and protect it, encourage birds by planning on buildings (green roofs) - Removal of litter and food waste is needed - Good lighting at night - Scale and safety <p>Ideas for a temporary open space</p> <ul style="list-style-type: none"> - Could have playground for children during the summer holidays for a few hours a day - Live cinema space - Performance space for plays - Film screenings - Community festival - Café facilities - Pop up events - Flexible spaces <p>Routes for cyclists and pedestrians</p> <ul style="list-style-type: none"> - Improve routes into area from N, S, E and West - Improve underpasses and routes around busy roads - Good routes into area from new station - Make street safe for pedestrians and cyclists (20mph speed limits where appropriate) - Segregated cycle paths Bus routes review - bus to Hampstead Heath - Address pollution which is appalling in this area - Cycling and walking is unpleasant at present, especially near major roads <p>Table 3</p> <p>Tria Lad – Whitefield Estate Michael Maugi Sachin Mevada- Whitefield Estate Gina Emmanuel – Brent Terrace Andrew Turner – Argent</p> <p>Feedback Sheet (Community Input)</p> <p>Small business space and employment opportunities</p> <ul style="list-style-type: none"> - Art school - Adult training courses - Law school - Art studies - Cycle shop - Not every shop as a charity shop - Pubs |
| ROUND 2 CLG 1 | |

| | |
|---------------|--|
| | <p>Provision of social infrastructure</p> <ul style="list-style-type: none"> - Clissold Park is an example of a good park - Trees in front of the buildings on the old football club - Permanent, indoor swimming pool <p>New homes</p> <ul style="list-style-type: none"> - Family housing - Places to park cars - Free parking for residents <p>Character of public spaces</p> <ul style="list-style-type: none"> - Buses need priority - Encourage people to use public transport - Templehof Bridge needs 4 lanes, one for bus priority and one for pedestrians - Modernisation of parks, they need to be brought into the new age – they are outdated <p>Ideas for a temporary open space</p> <ul style="list-style-type: none"> - Space for the local football team to become permanent - Open air cinema <p>Routes for cyclists and pedestrians</p> <ul style="list-style-type: none"> - Cycle and pedestrian don't mix together well, they need to be separate categories - Clear routes - Segregated from traffic <p>Table 4</p> <p>Emily Schweiters – St Agnes Primary School Ben Tansley – NW2 RA Brian Atkinson – 3rd Golders Green Scouts and Claremont Free Church Chris Mcconachie – PEP Steering Group Cllr Lia Colacicco – Brent Council Iain Glover - Soundings</p> <p>Feedback Sheet (Community Input)</p> <p>Small business space and employment opportunities</p> <ul style="list-style-type: none"> - Ensure local shops are provided and that they are independent not just Tesco Metros - Library - Gardening clubs - Multi-space forum – for yoga and other activities <p>Provision of social infrastructure</p> <ul style="list-style-type: none"> - Some services are being closed, use the spaces where the libraries have been and have facilities that are mixed use, contain books but also other services - Experiment with new ways of living eg green living, disabled living, |
| ROUND 2 CLG 1 | |

| | |
|---------------|--|
| | <ul style="list-style-type: none"> - working from home, eco living, car free living - Car free blocks with car clubs of electric cars in the car park <p>New homes</p> <ul style="list-style-type: none"> - Provide car parking space but encourage car clubs to combat second car ownership - Multi-style housing of mixed purpose - Have social housing for local low income workers - Good LED lighting - Planting of trees on new streets - What trees will be planted? A variety would be good - Trees need to give those in the new homes privacy from the street <p>Character of public spaces</p> <ul style="list-style-type: none"> - Develop the playing fields but ensure that space is left for dog walkers and is not full of rough sleepers - Need to be well maintained - Open spaces and squares should be a peaceful point of congregation - Farmers market - Allotments and growing projects - Activity ideas for girls and boys - Playground - Sandpit/Weely screenings of films in the summer - Independent coffee shop with a local focus - Space for local exhibitions (utilise the local talent) <p>Ideas for a temporary open space</p> <ul style="list-style-type: none"> - How temporary - Allow cycling on the living bridge - no need for lift - Minimise pollution on the A406, it will be high when combined with the new Wembley dart (?) <p>Routes for cyclists and pedestrians</p> <ul style="list-style-type: none"> - Ensure that through routes are provided - Provide routes to schools for cyclists - Need to be viable, with ramps for pushing bikes up to train station etc |
| 4 | <p>Update on new Thameslink Station</p> <p>SC – Introduced the presentation on the new Thameslink Station, including a diagram of the plan.</p> <p>SC – Stated that the planning permission for the new Thameslink Station was granted in 2014. The plan for this includes the new station, the Midland Mainline Bridge, which will connect the A5 to the Brent Cross South area, the Waste Handling Facility, which will be relocated from the existing area, the new rail freight facility and new junction improvements for the A5.</p> <p>SC – Forward the delivery of the station from 2031 to 2021. In order to do this, we need to also bring forwards the other elements.</p> <p>SC - The station will have a new bridge, that will connect from west to east. It will connect into what will be the transport interchange, which will then connect</p> |
| ROUND 2 CLG 1 | |

| | |
|----------------------|--|
| | <p>into the Brent Cross South element, and ultimately the high street, and towards Brent Cross Shopping Centre.</p> <p>SC - The stabling and sidings will be relocated from the north to the south of the site. This is to service the Thameslink trains that will be using the new station.</p> <p>SC - The Midland Mainline Bridge will be the same width and length as the one approved in 2014. It is four lanes, one being a cycle lane. The relocated rail freight facility is going to be a much smaller facility than the one that exists at the moment. It will also be smaller than the one approved in the 2014 planning permission.</p> <p>SC - The waste handling facility that is replacing the existing Hendon waste transfer station will also be much reduced in size to what was outlined in the 2014 planning permission. It will have a much smaller impact in terms of size and traffic. The A5 junction to the Humber Road will change.</p> <p>SC - NR are working through the detailed planning designs at the moment, so there are no detailed plans to show yet.</p> <p>SC - There is a rephrasing application in process currently that will come forward in March - April that will cover the station being brought forward, followed by reserved matters application which will include the other elements. NR and GL Herne will be sharing further information during community consultation events in January 2017.</p> <p>JH - Johnathan Joseph told residents that a green screen would be put between the facility and the cottages. This screen is crucial to conservation of the unique Railway Cottages. The residents would like a guarantee that their properties will be protected by a green screen.</p> <p>SC - The planning permission that was granted in 2014 was subject to an environmental impact assessment. One of the outcomes of this will be mitigation, including requirement of an acoustic or landscape barrier to be put in place in this area. This is being reassessed now that the size has changed, but the environmental impact assessment will still ensure that the heritage value of the cottages is protected.</p> <p>JH - Another concern is for huge amounts of traffic that will be going to the freight and waste facilities.</p> <p>SC - The junction will be off the A5, hence the traffic improvements. Compared to what was allowed in the 2014 planning permission, there will probably be less traffic.</p> <p>JH - Where will the freight trains idle? Diesel trains that idle with their engines running have a huge impact on the local air pollution and health of residents that live nearby. How can this be combatted?</p> <p>SC - It will operate in a manner that ensures there is no noise in the evenings. This and the diesel pollution can be controlled.</p> <p>GE - There has been talk of reopening the Dudden Hill line as part of an orbital, North London route, is this part of your plans?</p> |
| ROUND 2 CLG 1 | <p>ing that I am aware of as being part of our plans</p> <p>MM - Who will be responsible for the full capital costing of this part of the project? The council's Business Case Study states that they will be</p> |

| | |
|----------------------|--|
| | <p>responsible for the full risks included in the delivery of the station and that they will be financing it until it becomes profitable to be taken over.</p> <p>SC - I cannot provide an answer for that</p> <p>MM - Who will be subsidizing it until it becomes profitable?</p> <p>SC - I cannot answer that</p> <p>MM - Does the council have an answer for this?</p> <p>AL - These are questions that we can come back to you on</p> <p>JH - We would like to know whether the timetable for Cricklewood Station be affected by the new station?</p> <p>AG - Will the station provide adequate 24 access to cyclists and pedestrians?</p> <p>SC - The station's bridge will be open 24 hours, provides pedestrian access to the transport interchange, which then connects to the high street.</p> <p>AG - What about access for those pushing bikes and push chairs?</p> <p>SC - The details have not been finalised yet, but will be designed to the current standards, which means it will have lifts and other methods of making it fully accessible.</p> |
| 5 | <p>Steve McAdam</p> <p>Brought the meeting to an end. Thanked everyone for attending and invited anyone who had further questions to take time to speak to members of the team.</p> |
| ROUND 2 CLG 1 | |

MEETING RECORD

Soundings

| | | | |
|---------------------|---|----------------|---------------------|
| PROJECT | 2188 Brent Cross South | | |
| SUBJECT | CLG Round 2, Group 2 - Golders Green | | |
| | Iain Glover (IG) | Soundings | |
| | Kate Honey (KH) | Soundings | |
| | Andrew Turner (AT) | Argent Related | |
| | Hannah Grealish | Argent Related | |
| | Matthew Evans (ME) | Station Team | |
| | Paul Callender (PC) | Station Team | |
| | EXTERNAL ATTENDEES | Nigel Hart | Neighbourhood Watch |
| Rosalind Wieder | | Ezra Youth | |
| Charles Harvey | | Barnet LCC | |
| Chair - Iain Glover | | Soundings | |
| DATE | 13/12/16 | TIME | 6:00-7:30pm |
| LOCATION | Jewish Care, Maurice and Vivienne Wohl Campus | | |

| Item | Notes |
|----------------------|--|
| 1 | General Introductions |
| | <ul style="list-style-type: none"> IG - Opened with an introduction to the session Introductions were made around the room IG - Outlined what Soundings have been doing since the last meeting including; facilitating the local provider workshops for older generations, sports and active lifestyles and youth, the second round of CLG meetings for each key area, and the upcoming expert panel events |
| 2 | Update on New Thameslink Station |
| ROUND 2 CLG 2 | <p>ted that this part of the agenda was brought forward</p> <ul style="list-style-type: none"> NR - Began a short presentation, and stated that they are in the design development stage, therefore do not yet have material to show |

| | |
|---|--|
| | <ul style="list-style-type: none"> ME - Outlined key upcoming dates: <ul style="list-style-type: none"> Late January: drop in exhibitions showing the development proposals for the waste facility and rail freight facility, which are to be delivered as separate, stand-alone detailed planning applications. March: exhibitions regarding the reserve matters applications which will include the railway sidings and the Midland Mainline Bridge NH - Asked what the key drivers behind bringing the station aspect forward from the original plan were. ME - The council see the station as an important piece of infrastructure to serve the wider scheme, and that it will act as a catalyst for bringing the development together AT - The government has also created a funding mechanism for bringing the station forwards CH - Raised a particular concern for cycle access to the new station and over the new bridges, and asked how much cycling provision there will be within these infrastructures <p>Action: ME - This is to be confirmed, and the information will be shared with the community once this has happened</p> <ul style="list-style-type: none"> CH - Stated that the LCC would like to discuss other elements of provision for those on wheels, such as ramps in the place of steps, cycling parking etc CH - Raised concern for the future of Cricklewood and Hendon stations, and wants to know whether the train timetables for these stations will change <p>Action: ME - Will respond to this question when the answer has been defined</p> |
| 3 | Phase 1 Presentation |
| | <ul style="list-style-type: none"> AT - Introduced the presentation and welcomed any questions that attendees have should during it AT - iterated that the aim of the presentation is to inform the group of Argent Related's (AR) thinking process behind the emerging first phase plans. At this stage, AR are looking for input into how it can reflect the community's aspirations. AR are not able to provide any definitive plans for the area as yet. AT outlined AR and Barnet Council's overall aspiration for the project which is to build a new and well-functioning place with mixed uses, that will be a highly accessible destination to a wide range of people <p>ROUND 2 CLG 2</p> <p>on the the first phase principles outlined in the presentation.</p> <ul style="list-style-type: none"> Principle 1: Make and enhance connections: physical, social, economic - the site is currently largely cut off geographically, |

| | |
|----------------------|--|
| | <p>socially and economically</p> <ul style="list-style-type: none"> - Principle 2: Emphasize / improve gateways to the area - and in doing so create a destination for existing and new residents as well as visitors. How can the physical architecture and design as well as the social offering of events, and better signage and creative offering invite more people to the area? - Principle 3: Establish a thriving and active heart of the place for the benefit of existing residents and newcomers - where people can root a sense of belonging and feel like it is 'theirs'. This will be through green spaces, market spaces and other, smaller spaces that ultimately lead to one 'town centre'. - Principle 4: Improve green spaces and encourage an active lifestyle – The development will bring more green open space than is currently offered. This is an opportunity to make the current green spaces more attractive. AR will seek to use this infrastructure investment to encourage active and healthy lifestyles. - Principle 5: Provide a range of new housing types to appeal to a diverse range of people – the first priority being the reversion of Whitefield Estate. All of these homes will be rebuilt, existing residents will then move in to these, and the current estate will be demolished. <p>There is a significant opportunity for lots of different housing types to be built. In many big projects there is an abundance of flats for young professionals, however the aim is to cater for a wider audience than this, and include family homes, homes for older residents who are looking to downsize, town houses, mansion blocks, studios for creatives and students, rental housing for young professionals and many more that will make this a mixed and dynamic place.</p> <ul style="list-style-type: none"> - MW – How many residents units are there all together? - AT - The plan allows for 6,700 units - MW – How many units are there currently within Whitefield Estate? - AT - 132 units (within the tower blocks), and the reversion of these is included in the 6,700 figure. Overall it is like a new small town.. In addition to this, there will also be new office space, which will bring a high number of new jobs to the area. - Principle 6: Encourage less dependence on the car - encourage the use of public transportation, walking and cycling. It will take a long time to change habits, but this can be accelerated with the building of the new Thameslink station and by improving the current pedestrian and cycle offering. AR want to make this lifestyle the preferred option. At the same time, parking provision will also be provided - Principle 7: Connections to the new Thameslink station - Principle 8: Provide a mix of shops and work spaces to create a |
| ROUND 2 CLG 2 | |

| | |
|----------------------|--|
| | <p>dynamic environment – There is a significant opportunity to provide all types of independent and neighbourhood-serving retail, workspaces as well as artists studios, commercial offices for local firms and so on. AR aim for this mix to lay foundations for a diverse and vibrant place.</p> <ul style="list-style-type: none"> • AT - Outlined what is fixed and not open to community input: • The scale of the development – this currently has outline planning permission and has been subject to 15 years of consultation and therefore unlikely to change. However, the character of the place is open to input from the community. • The Whitefield Estate – This is an essential part of this project. There is currently a CPO process happening, and it is currently being decided by the inspectorate and secretary of state. It is out of ARs hands at present. Assuming it is approved, this is a fixed part of the project. <ul style="list-style-type: none"> - CH – I understand that the school site is going to move but not very far. Will the size of the school need to be changed to cater for the new population moving in? - AT – Whitefield School is one of three schools on the site, each of which will be relocated, rebuilt and expanded. This process will not begin until engagement has begun with students, teachers, parents and governors to determine a suitable location and design and deliver a new school on site. The land on which the school now sits will then be open to development. By creating a well designed and attractive school, you create a very attractive place. • Social infrastructure - The three reprovided schools are not likely to be included in the first phase, as this land will not be required at this stage, and because AR will be undertaking long term engagement separately with them. Social infrastructure that may be built in this phase includes a healthcare centre and police station (however the latter may be included in the Brent Cross Shopping Centre). • Green spaces – There is a net increase of green spaces across the site and the size and location of which are fixed, however the character of the spaces is open to design input. • New square – Again size and location are fixed, however character and design is open for discussion. <ul style="list-style-type: none"> - NH – Do you have anything that you can share with the community that has been approved already? - AT – initially the two main parks (Clitterhouse Playing Fields and Claremont Park) were to be delivered by HSL. The designs for these have been approved by Barnet Planning and are public. However, AR and HSL have recently discussed the transfer of these parks to be delivered by AR, which rationalizes the planning permission and allows Hammonsom contribute to AR for work on the parks.. AR hope to begin work on Clitterhouse Park soon, however would like to consider design improvements for Clitterhouse Playing Fields which may take more time. |
| ROUND 2 CLG 2 | |

| | |
|----------------------|--|
| | <p>Action: AT to send these designs to Nigel Hart</p> <ul style="list-style-type: none"> • Temporary open space – In order to make sure that there is no less open space available to the public at any given moment, AR would provide temporary open space to offset spaces that are closed whilst under construction. This also presents an opportunity to test out new and exciting ideas. • Responsibilities of other development partners – HSL are delivering critical infrastructure surrounding the Brent Cross Shopping Centre in terms of junction improvements and bridges across the North Circular. AR are helping to work through interdependencies in this infrastructure, however we do not have direct control over much of it. The same is to be said for NR's work on the new Thameslink Station, sidings and the Midland Mainline Bridge. • AT - outlined what is open to community input: • The character and look and feel of public spaces – AR are keen to understand what local people would like these spaces to be like, and what they could offer. • Ideas for temporary open space – This would come early on and provide an opportunity to test new ideas that may in turn become permanent, depending on how well they work. AR would like explore local ideas for the type of design and activities that could bring the space to life. • Leisure and cultural facilities, local activities and events – AR would like to know how best to support local groups and initiatives to create a platform that will invite people in, this could include having event spaces to host events, an outdoor cinema, sports tournaments etc. • Small business and employment – This could be work space, apprenticeships, training programmes etc. The development size will cater for all of these, and AR would like to find partners to help to work these concepts into the plans. • Routes for cyclists and pedestrians – AR would like to know how people currently get across the site as well as in to Central London and other key local areas such as the Welsh Harp on bike or foot, and see how they can support and improve this. • Provision of social infrastructure, the design of new schools – As mentioned, there will be a separate process for schools with students, teachers, governors and parents. Discussions with representatives from other local providers such as GP surgeries have begun and are ongoing. • New homes – There are many homes to be built and AR are looking into many different, interesting examples. • AT - Outlined ideas for some quick wins (things that could start to happen before major works begin) that will help AR to make new ideas and learn more about the area: • Cleaning up the stream at the Clitterhouse Playing Fields – The AR team and the community could work together to do this early on if it is something the community would be interested in |
| ROUND 2 CLG 2 | |

| | |
|----------------------|---|
| | <ul style="list-style-type: none"> • Local history – AR could engage with local people to discover more of the abundance of local history in the area and find ways to bring it into the new development. This would include conducting oral histories, archival research etc. <p>Action: Soundings to look into the local history collection at Hendon Library, and the Oxgate Farm history in Dollis Hill</p> <ul style="list-style-type: none"> • Safety and security – This was raised as a key issue during previous discussions, and AR hope to create a core group can take this issues forwards to inform the design. • Community grant fund – This would include the aspects of the new place that AR don't necessarily have the capacity to provide, but could support in other ways. In order to do this, having principle supported groups and initiatives is key. • Temporary open space – These could either be very simple and functional with cafes and children's play areas, or could be an opportunity to experiment with new ideas • Clitterhouse Playing Fields – There is an option to run a program of family friendly activities here before the first phase begins. <ul style="list-style-type: none"> - NH – Recommended consulting with current groups that use the pitches and finding out their suggestions for improvement - IG – Reiterated that Soundings have spoken to a number of local sport and active lifestyle providers and young people who use the fields during a recent workshop, who offered their thoughts on the current state of the green space and suggestions for improvement. - AT – Suggested that the community may be interested in offering thoughts on how to create an architecturally interesting community hub, reiterating that the above are just ideas at this stage and that the thoughts of the community would be welcomed. • AT - Talked the group through the timeline and first phase map <ul style="list-style-type: none"> - AT – The area under consideration for the first phases of development are bound by access to land, and working with the infrastructure investments made by HSL and the Thameslink station. - AT - The areas in blue on the map are potential development plots. AR are looking into the order of these and the times in which each are going to begin - AT - What we're doing now is 'plot testing', whereby architects analyse how to arrange each plot, and how the buildings on them will work well. - CH – Where is the market square going to be? - AT – Pointed this out on the map |
| ROUND 2 CLG 2 | |

| | |
|----------------------|--|
| | <p>Action – AT - In the next round of conversations, AR expect to be able to outline the timeline for the development on each of the plots, what the scale of the buildings will be on each of the plots and what the uses for the buildings on them are likely to be, all of which are currently still under review.</p> <ul style="list-style-type: none"> AT – The first phases are likely to include the reposition of Whitefield homes, Claremont Park, the temporary open space (which depends on the sequencing of timing of delivery of the other parks), and major infrastructure and enabling works which are part of the other projects around the wider site. |
| 4 | Q&A Session |
| | <ul style="list-style-type: none"> IG then asked the group to share any other thoughts and ideas as they go through the worksheets as a general discussion <p>Small business space:</p> <ul style="list-style-type: none"> Small business space: NH – Stated that it is key to engage with already existing groups who operate in the area. Small business and employment opportunities already exist and providers should be brought into the discussions to provide input from an early stage so that they are part of the design process. This will lead to a higher level of acceptance for the project IG - Outlined the process of the local provider workshops CH – Stated that there are very few locally based private sectors in Barnet. The nearest one is Pentland, which is a sports and fashion clothing distributor. There is also a shortage of tech, engineering and business focused jobs and apprenticeships. The development could offer these, particularly to young residents. CH – Barnet also has a very high level of self-employment, so the new development should provide space that is attractive to this market, and small companies such as start-ups that can be rented on a flexible basis. RW – Young people between the ages of 16-18 are required to find work experience placements, which is challenging in this area. There is also a lack of summer jobs for young people this age. These are something the development should provide for. CH – There is a significantly low amount of small businesses in the area that offer local, skilled trade and employment opportunities. NH – Retail is the biggest industry in this area, however this should be desaturated on the South side to offer small, skilled, specialised and creative businesses space instead. This will bring the most benefits to the wider community. <p>Social infrastructure</p> <ul style="list-style-type: none"> IG – Stated that during the previous CLG meetings and the local provider workshops, community facilities were discussed in detail, particularly mixed facilities with inter-generational exchanges. Many |
| ROUND 2 CLG 2 | |

| | |
|----------------------|---|
| | <p>different groups suggested that the area would benefit from 'hubs' that are not defined by one area of offering.</p> <ul style="list-style-type: none"> NH – Responded by highlighting the importance of providing places that bring the various elements of the community together. The area is currently a heavily multicultural society, but the various cultures often operate separately and are often secluded, which leads to 'ghettoization'. A space offering activities that bring together different ages, races and cultures would be hugely popular. The new development should provide something highly accessible to all. The Arts Depot in Finchley is a good example, as culture and the arts bring like-minded people together. CH – Stated that the area needs new health centres as the current offering is inadequate due to high demand. A new library would have less of a demand, however would benefit many if integrated into another facility. AT - Raised the discussion topic of modernising facilities such as libraries to ensure that they are popular, sustainable and well run. Ways to do so would include improving technology, and using systems such as swipe cards for entry, combining facilities together, and ensuring they are affordable for all. AT – Asked attendees how they believe the new development could attract young people who grew up in the area and are looking to live independently of their parents in within the area instead of having to move out very far. RW – Stated that affordability for young people is a high priority NH – Stated that the term 'affordable' is relative to someone's budget – something that is 'affordable' may still be unaffordable to the vast majority of the younger generation, and it would therefore be interesting to know exact price projections NH – Raised the issue of multiple occupancy housing that is associated with high rents and poor property management. Rented properties need to be let and managed by those with vested interests in the properties and the community, which will lead to less crime and illegal housing <p>Market Square</p> <ul style="list-style-type: none"> AT – Asked the group what could AR do to make the Market Square a hub / destination. CH – Stated that the new market square should include commercial, retail and social offering, with day and night activities and venues. Hamstead Garden Suburb was cited as an example of a square that has not become a community hub, due to lack of economic activity provided. The market square in BXS would need significant retail and commercial activity to ensure this doesn't happen. <p>Open space</p> <ul style="list-style-type: none"> RW – Asked what amount of time the term 'temporary' refers to, and whether the temporary nature reflects a lower amount |
| ROUND 2 CLG 2 | |

| | |
|----------------------|--|
| | <p>of investment</p> <ul style="list-style-type: none"> AT – Responded that the temporary open space could operate for around two years, and that it will be an opportunity to test some new and exciting ideas such as the outdoor pond in King's Cross. AR would like to know if the community want to test such ideas, or have more basic and useful facilities such as a café, pavilion or spaces for events that the community can rent AT – Asked the group what the current music offering in the area is NH, CH – Responded that there isn't a local music venue <p>Cycling and pedestrian:</p> <ul style="list-style-type: none"> CH – Spoke on behalf of Barnet LCC, and stated that local cyclists require permeability, so the new development must be a place that can be easily navigated through, which is an issue in other new developments CH – Added that the most important access route for cyclists will be between Brent Cross tube station and the new Thameslink Station. As well as people wanting to go from the tube to the shopping centre, people will wish to get to the new high street |
| ROUND 2 CLG 2 | |
| | <p>Iain Glover</p> <p>Brought the meeting to an end. Thanked everyone for attending and invited anyone who had further questions to take time to speak to members of the</p> |
| ROUND 2 CLG 2 | |

MEETING RECORD

Soundings

| PROJECT | 2188 Brent Cross South | | |
|---------------------------|---|---------------------|-------------|
| SUBJECT | CLG Round 2, Group 3 – Dollis Hill | | |
| | Iain Glover (IG) | Soundings | |
| | Steve McAdam (SM) | Soundings | |
| | Kaimi Ithia (KI) | Barnet Council | |
| | Matt Randall (MR) | Barnet Council | |
| | Andrew Turner (AT) | Argent Related | |
| | | | |
| EXTERNAL ATTENDEES | Cllr Arshad Mahamood | Brent | |
| | Cllr Liz Dixon | Brent | |
| | Alison Hopkins | Local resident | |
| | John Cox | Local resident | |
| | Kim Barnaby | Local resident | |
| | Alex | Neighbourhood Watch | |
| | Local resident | MAPRA | |
| | Chair – Steve McAdam | Soundings | |
| DATE | 15/12/16 | TIME | 6:00-7:30pm |
| LOCATION | St Mary and St Andrew's Church, Dollis Hill | | |

ROUND 2 CLG 3

| Item | Notes |
|------|---|
| 1 | <p>General Introductions</p> <p>Steve McAdam (SM)</p> <ul style="list-style-type: none"> Opened with an introduction to the session, explaining the set of the documents provided to CLG attendees Introductions were made around the room SM explained the responsibilities of each of the partners (Argent Related, Barnet Council and Hammerson Standard Life) SM highlighted that the name 'Brent Cross South' is a provisional title that refers to conversations being had about the Southern side of the development under Argent Related SM outlined what Soundings have been doing since the last meeting including; facilitating local provider workshops about provision for older generations, sports and active lifestyles and youth, in and around the Brent Cross area; a second round of CLG meetings for each key area; upcoming expert panel discussions would be taking place in January SM explained that three different CLG groups were necessary for such a large area, and that the communities in Cricklewood, Dollis Hill and Golders Green have different interests as found by Soundings' early research SM followed this with a summary of the key issues were raised during the first round for each area, and where key issues overlapped, such as education and connectivity |
| 2 | <p>Phase 1 Presentation</p> <ul style="list-style-type: none"> SM handed over to AT to discuss the emerging first phase plans <p>Andrew Turner</p> <ul style="list-style-type: none"> AT re-iterated that the aim of the presentation was to inform the group of Argent Related's (AR) thinking process behind the first phase. At this stage, AR are looking for input into how it can reflect the community's aspirations and become a new, different place. AT explained that the plans were still being developed, and the purpose of the meeting was to provide insight into thinking. AT expanded on the the first phase principles outlined in the presentation: <ul style="list-style-type: none"> Principle 1: Make and enhance connections: physical, social, economic - the site is currently largely cut off geographically, socially and economically Principle 2: Emphasise / improve gateways to the area - and in doing so, create a destination for existing and new residents as well as visitors |

| | |
|--|--|
| | <ul style="list-style-type: none"> Principle 3: Establish a thriving and active heart of the place for the benefit of existing residents and newcomers - where people can root a sense of belonging. This will ultimately be a market square but there will be options to establish similar centres before this. Principle 4: Improve green spaces and encourage an active lifestyle - bringing forward sport infrastructure and healthy transport (cycling and pedestrian) options to promote active and healthy lifestyles for all ages at an early stage Principle 5: Provide a range of new housing types to appeal to a diverse range of people – the first priority being relocating existing residents of Whitefield Estate, followed by the design and types of new housing. Principle 6: Encourage less dependence on the car - encourage the use of public transportation, walking and cycling. This will take a long period of time, but one way to make this happen sooner is that the delivery of the new Thameslink station has been accelerated and BXS will seek to build and improve pedestrian and cycle routes that make it easier to walk or cycle early on. <p>Q- would this improved public transport also include access to the shopping centre?</p> <p>AT –AR will be predominately looking into the networks that go into the Brent Cross South area, however will also be looking at the bigger picture in order to make the most of the connections to the shopping centre and beyond. The bus station, for example, is a critical piece of public transport infrastructure that ties into the BXS side of the development as well.</p> <p>Q – Is this supposed to be shifting by 70%?</p> <p>KI – Yes there is a change that is in the Section 73 Planning Permission</p> <p>AT – Another key point to raise is that we will also be maintaining existing transport connections before the new infrastructure is built</p> <ul style="list-style-type: none"> Principle 7: Connections to the new Thameslink station – AR will be working together with the Station Team – Barnet Council and Network Rail – to make direct connections to the new Thameslink Station Principle 8: Provide a mix of shops and work spaces to create a dynamic environment – the major shopping centre is to be a retail destination for north London, which means that the BXS development will be an opportunity for independent, locally serving retail, that will create a sense of place and be a successful counter-point to the shopping centre. Office space will increase footfall and tie in well with the local retail space, bringing a lot of jobs to the area, catalyzed by the new station. |
|--|--|

| | |
|--|---|
| | <p>Q – Does the office space development come in the very late phases?</p> <p>AT – That is where it is in the Section 73, but we are testing to see if we can bring it forward sooner to enable employment activity to happen earlier</p> <ul style="list-style-type: none"> AT then outlined which parameters of the first phase were fixed and not open to community input: <ul style="list-style-type: none"> The scale of the development - there is an approved Outline Planning Permission that has been through many years of consultation, meaning that AR are not discussing the scale of the development but rather what the character of it might be The Whitefield Estate – this is a critical piece of the project that happens early on and allows the land at the heart of the development to become available. AR are focused on doing this well and involving residents throughout. There is a CPO process that is ongoing and not a foregone conclusion, and if the CPO application is approved, the first step will be relocating homes Q – Are these new homes being build on the Clitterhouse Playing Fields where the Hendon Football Club used to be? AT - No, that is a private development that just happens to be going on at the same time close-by. None of this work is happened yet, it is all forward planning. Q – Where are you proposing to build the new Whitefield homes? AT – The new homes that we are proposing to build will at the centre of the scheme, adjacent to the current Whitefield Estate, but in a new development plot as part of the new street grid as proposed to the current tower blocks Q- Will they be on the railway lines? AT – No, they will be part of the CPO area at the centre of the scheme Q- How does the CPO process work? AT – In regards to the residential properties, it depends on what the tenure of the occupant is, if they are a council tenant then we build new homes that they move over into, and pay the same rent to a housing association as their landlord. Resident leaseholders are offered a new home within the development under a shared equity scheme. Q- Does this not put them at a disadvantage such as forcing the resident to take up a second mortgage? <p>Q – This is a discussion that would be best suited to another forum</p> <ul style="list-style-type: none"> Social infrastructure - there is a lot within the Section 73 permission that AR are obligated to do, including rebuilding and |
|--|---|

| | |
|--|--|
| | <p>expanding the three existing schools on site before the land on which the current schools sit is redeveloped. In the shorter term, AR will be talking about the smaller social infrastructure elements and working towards the school relocation slightly later, so as not to rush it</p> <ul style="list-style-type: none"> Green spaces – the Clitterhouse Playing Fields and Claremont Park were originally meant to be developed by Hammerson Standard Life and subject to LB Barnet planning approval, are in the process of being transferred to AR. The planning application includes a revision to the sequencing regarding temporary space to make sure there is as much open space accessible to the public through out the process Q – Is this to be paid for by Argent? AT- Explained that there was a contribution from Hammerson & Standard Life Investments and that Argent Related & Barnet Council would take on these works. AT explained that it was much more beneficial for the wider scheme for the JV to deliver these works (instead of HSL) as they were part of the Brent Cross South scheme. The transfer will also mean that delivery sequence of these parts of the scheme would be more efficient. Temporary open space – as mentioned earlier, this would tie into the development of the parks and enable AR to test out some of the ideas for the permanent open spaces Connection to the new Thameslink Station – this is fixed and will be delivered as part of the project Responsibilities of other development partners – HSL will deliver the major highway junction improvements and the bridges that go across the North Circular, however all development partners will be working together to deliver these in a way that works both both sides of the scheme AR – likewise with the Thameslink Station there are some major infrastructure moves that are not the responsibility of the Joint Venture between AR and the Council, they are part of Network Rail's partnership with the Council. When it comes to the waste transfer station and the sidings and some of the railway freight facilities, and the bridge over the midland mainline, AR are not responsible for delivering these but will do what they can to make sure it happens well and soon. Q – Has Hammerson also transferred the road south of the Tempelhof Bridge? AR- a few of the road ways which are vital to the sense of place that AR are trying to deliver are also proposed to be transferred. There are many interlinking factors, which is why it is important that the partners work together in unison where possible. Q – If Hammerson don't get the CPO approved will it affect the BXS development? AT – If CPO1 and CPO2 are not affirmed by the Secretary of State the |
|--|--|

| | |
|---------------|---|
| | <p>project plans would have to be revisited entirely.</p> <ul style="list-style-type: none"> AT then outlined what is open to community input: <ul style="list-style-type: none"> The character and look and feel of public spaces – it is important to understand the ideas of the community, and what people want, particularly the less technical elements. We hope to hold workshops to discuss this further with the community Ideas for temporary open space – this is a great way to test out some of the processes and ideas for more permanent public spaces, through events and activities Leisure and cultural facilities, local activities and events – King's Cross is a good example of providing an enlivenment programme to drive activity in what was previously an unfriendly area. There is a similar element in Brent Cross South, and we need to understand what will make it more attractive to its existing and new residents and new visitors as a destination. Q – How many new people are expected to move to the area? AT – The planning permission offers 6,700 new homes for Brent Cross South, and that will equate to somewhere around 15,000 to 20,000 new people with an additional 30,000 people working in the area Q – How many people are living on that area currently? AT – Currently there are just over 200 homes in the area, which are in the Whitefield Estate. There is a lot of unused land due to the railway and the sidings that will provide a lot of new space Q – At what stage are the community facilities expected to be planned to be built and where AT – the Section 73 Planning Permission is quite prescriptive in terms of the ratio between homes built and facilities built to provide for these residents, including GP surgery, schools, neighbourhood police unit etc. AR hope to bring some elements forward for existing residents, such as a police unit to ensure safety from the beginning Small business and employment – this is a major driver in creating activity, particularly the opportunities for new food and beverage offering. This then leads to jobs, employment support, work spaces, work experience and creative spaces (studios). AR would like to engage further with the community to find out how can this cater for various sectors and make the area more diverse Routes for cyclists and pedestrians – this is critical in joining up spaces and wider networks Provision of social infrastructure, the design of new schools – this is likely to be a separate process to the wider consultation, that involves engaging with the faculty, parents, students and |
| ROUND 2 CLG 3 | |

| | |
|---------------|---|
| | <p>governors and getting their input in designing the new school before building commences</p> <ul style="list-style-type: none"> New homes – AR are looking at various different products and ideas that are both affordable and market rate and will be engaging with the community to learn more about what people want and need. Q – Of these new homes, how many will belong to Barnet Council, housing associations, be privately rented, affordable, shared-ownership and so forth? AT – It will be mix of all of the above, except for Barnet Council ownership Q – Are they going to be high-rise blocks? These are being built currently on the Edgware Road and it is causing huge traffic problems AT – The development will be high density and mid-rise. The buildings are not going to be 'high-rise blocks' in the sense of tower blocks, but more of a neighbourhood feel. There are different heights around the site, because as you get closer to the North Circular it makes sense to go taller. Q – What is the highest building so far in the masterplan? AT – We are currently looking into what is permitted under the Section 73 Planning Permission. The concept in this place is to create a neighbourhood with a coherent space of streets and buildings rather than a series of tall towers Q – What is the density of houses per hectare here in relation to the London Plan? AT – I do not know, but this will be agreed previously under the Planning Permission and subject to Barnet Planning's jurisdiction to make sure that this is satisfactory Q – Are AR committed to council adoption of the roads? AT – We're not quite there yet. The council aren't necessarily committed to council adoption of all of the roads, but there is a provision that needs to be built to adoptable standard, and this will be discussed between the development partnership and Barnet in due course. There will be an estate management company that will be responsible to maintain anything that is not adopted within the estate, however it is too early to know all the details. Q – I find it unfortunate that the public squares will not be publicly owned, this seems an ethics issue, for example having private security etc. It doesn't create a proper community, it's a company community <p>there are benefits that come with private sector provision of open spaces and services, in that they may be provided more readily and to a higher standard earlier on, particularly when local authority funding is constrained.</p> |
| ROUND 2 CLG 3 | |

| | |
|---------------|--|
| | <p>AR intend to manage the project with Barnet long term and in perpetuity.</p> <ul style="list-style-type: none"> Q – Are you ensuring that the relocated Whitefield residents will be getting good quality housing, in prime location and not pushed to one side? AT – AR have had a series of regular meetings with the residents of the estate, most recently showing them the plots that the masterplanning team are looking at, which are in the middle of the scheme, next to the park. It is the first building that will be erected and we want it to be in the centre as an example of what's to come. Q – the area is very family orientated, and in Brent there are many families, we think there is a significant need for 3-4 bedroom houses. What proportion of this development will be dedicated to this? AT – There is a bedroom mix that the council have set out in the planning permission, which includes 3-4 bedroom homes. There are constraints, but as a principle providing for families and the next generation of people who will live in an area is an important part of creating a place. One point to make is that family housing does not always mean detached family homes, it can be in apartment blocks, town housing, mansion blocks etc. Q – Will AR be providing housing that is specifically focused for older people who live in the area already and want to down-size? AT – I agree that this is very important, particularly as Barnet has the fastest growing percentage of older people in London, and this market needs to be catered for Q – Will the blocks be soundproofed? <p>AT – This will be taken into consideration in the detailed plans, which will address sound pollution such as the North Circular and the trainline as well as the within building acoustics.</p> <ul style="list-style-type: none"> AT then outlines proposals for some quick wins, stating that they are ideas and open to commentary from the community and they could be improved: <ul style="list-style-type: none"> Cleaning up the stream at the Clitterhouse Playing Fields – the AR team, the Council and the community could work together to do this early on Local history – AR would like to engage with the abundance of local history in the area and find ways to bring it into the new development. Oral history, archival research etc Safety and security – this is a big issue but AR hope to create a group that will highlight the key issues in the area that can be used to inform the design, which will tackle the issues in the longer term |
| ROUND 2 CLG 3 | |

| | |
|---------------|--|
| | <ul style="list-style-type: none"> Q – What is happening with the Clitterhouse Farm Site? They lost most of the site to the council depot AT – AR are engaged with the Farm Group on a regular basis. The proposed planning changes which would allow the transfer of delivery responsibility for the Clitterhouse Playing Fields to AR would also assist in bring the Farm Buildings into the overall scheme. This to be reviewed in due course. Community grant fund – this could be for the things that AR don't necessarily have the capacity to change but could support in other ways, so having principle supported groups and initiatives is key Temporary open space – this could either be very simple and functional with cafes and child's play areas, or could be an opportunity to experiment Clitterhouse Playing Fields – in some ways this is a beautiful expanse of grass, but in other ways is underused, so holding activities and events to attract individuals, families and children would help to inform AR of how it could be designed AT then talked the group through the timeline and first phase map Q – What is the North Spine Road? AT – It is not yet known when this is going to be delivered, but essentially there is a new midline mainland bridge coming in which will service buses, cyclists and pedestrians and the spine road will connect it up to the new Thameslink Station. Q – Has it now become a lot narrower as you are not taking the back gardens from Brent Terrace? AT – That was part of a CPO plan that was not related to the design or the width of the road and has since been removed. Q – Does that not effect the flats, the width of the roads and the bridge? AT – This issue refers to the CPO of the Network Rail land. The vast majority of the back gardens of Brent Terrace are on land historically owned by Network Rail. As the CPO covered Network Rail land, it mistakenly included the back gardens. This has since been corrected and it does not have an effect on the plans. |
| 3 | <p>Feedback on First Phase</p> <ul style="list-style-type: none"> Steve McAdam then explained the feedback sheets and the topics <p>Small business space and employment opportunities</p> <ul style="list-style-type: none"> Provide spaces that are affordable for artists with suitable lease terms |
| ROUND 2 CLG 3 | |

| | |
|----------|--|
| | <ul style="list-style-type: none"> - Spaces for start up enterprises :ie tech hub in Old Street - Working with local education sector to provide training - The Co-Club in Old Oak Common is a great example <p>Provision of social infrastructure</p> <ul style="list-style-type: none"> - Is there any study about what the cross-over between Brent and Barnet Schools may be? - What about a purpose built library? - Could the concept for a new library be that it is a space where you do not have to spend money? - A community space that people can enjoy just to get out of the house - Can we have a concert hall? - Can we have a multi-use cultural building? <p>Character of public spaces</p> <ul style="list-style-type: none"> - There needs to be a variety of open spaces, spaces that are wild and spaces to grow things - Incredible edible project in Todmorden (Yorkshire) is a great example <p>Ideas for a temporary open space</p> <ul style="list-style-type: none"> - Museum of Computers is looking for a new home - There is a huge amount of history in the area that could be used to inspire the temporary open space <p>Routes for cyclists and pedestrians</p> <ul style="list-style-type: none"> - The roads around the scheme are very unfriendly for cyclists, what can be done to improve this? <p>Further questions / points:</p> <ul style="list-style-type: none"> - Will there be access to the new Thameslink Station from the Brent side? Can this be highlighted [on a new map]? - Dollis Hill has no rail transport so this could be a very important |
| 4 | New Thameslink Station Update |
| | <ul style="list-style-type: none"> - Matt Randall provided an update on the new train station project. - MR explained that the station project was being brought forward, earlier than previously planned (previously 2031 and now 2021). - MR outlined on a plan where the different areas and components forming the station project were located. (this included the waste transfer facility, new station and bridge connections, and the rail freight facility, and junction improvements along the A5) - AH – Pointed out that residents of Oxgate Gardens are extremely concerned about the Midland Mainline bridge proposal and the rail freight facility – they all have on their street - AH – Also pointed out that there were concerns about Humber Road becoming a right turn off the Edgware Rd because of the waste transfer facility – it could become a rat run |

ROUND 2 CLG 3

| | |
|--|---|
| | <ul style="list-style-type: none"> - AH – expressed concerns about increased levels of traffic (especially increased HGVs) on the Edgware road due to the new station and the transfer facility - AH – Thought that minimal pedestrian and vehicle access to the new Thameslink station meant that a Control Parking Zone would be forced on the Dollis Hill area. - Q. JC – Requested the definition of the tonnage for the waste facility site. - A. MR – This is still subject to discussions with the North London Waste Authority, but it will be significantly less than originally outlined. - MR then pointed out a series of improvements that had been made to the station proposals since the original outline permission. - one aspect that has changed is that pedestrian bridge access at the new station has been merged into one (where there were previously two) and given 24h access. Meaning that people from Dollis Hill will be able to walk over to Brent Cross at any time of the day. - the waste site has been made a lot smaller (only taking the Selco site). It is going down from a 600,000t facility to approximately 200,000t facility (subject to further discussions with the North London Waste Authority). - The rail freight facility and sidings (adjacent to the Railway Terraces conservation area) is being brought forward and will include a number of environmental improvements. - We are working on making sure that both the (now smaller) waste transfer facility and rail freight facility meet very high standards of low impact on the surrounding streets. - JC – If you are not using the entire site for the waste transfer facilities, is there now a risk that another private developer could come along a put in an application for an additional facility? – this wouldn't be able to be refused as the site already has consent. - Q JC – What are the outputs of the waste transfer site? - A MR – It is solely for transfer. - AH – stated that the main issue that we have is that regardless of whether these updates are better than the original permission, they are still having a negative impact of the Brent/Dollis Hill area. |
| | <p>Steve McAdam</p> <p>Brought the meeting to an end. Thanked everyone for attending and invited members to ask any questions to take time to speak to members of the</p> |

ROUND 2 CLG 3