

AGENDA ITEM: 9

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| Meeting | Cabinet |
| Date | 15 January 2007 |
| Subject | Barnet College, Wood Street. |
| Report of | Cabinet Member for Planning and Environmental Protection |
| Summary | This report seeks approval to a Planning and Development Brief for Barnet College’s Wood Street site in Chipping Barnet town centre. The brief has been the subject of a public forum and formal consultation. The final brief reflects many of the issues raised by local people and statutory consultation responses. It will guide the College development, secure certainty and funding plans and ensure a sustainable development. |

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| Officer Contributors | Director of Planning and Environmental Protection Major Developments Manager |
| Status (Public or Exempt) | Public |
| Wards Affected | Underhill & High Barnet |
| Enclosures | <ul style="list-style-type: none"> • Appendix 1 - Draft Planning and Development Brief for Barnet College. • Appendix 2 – Planning and Development Forum Notes – 8 November 2006 • Appendix 3 – Report of Consultation Responses (any further comments to follow). |
| For decision by | Cabinet |
| Function of | Executive |
| Reason for urgency/exemption from call-in (if appropriate) | Not applicable |

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| Contact for further information: | Stewart Murray, Director of Planning and Environmental Protection. Tel No. 0208-359-4838 Nicola Capelli, Principal Planner, Major Developments Team. Tel No 0208-359-4104 |
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1. RECOMMENDATIONS

- 1.1 That the Planning and Development Brief attached to this report be adopted to guide the future redevelopment of Barnet College, Wood Street.
- 1.2 That the Director of Planning & Environmental Protection be instructed to publish the final brief on the Council's website.

2. RELEVANT PREVIOUS DECISIONS

- 2.1 The Three Strands Strategy of PEG (Protect, Enhance, Grow) was approved by the Council in November 2004.
- 2.2 The Revised Unitary Development Plan (UDP) was adopted May 2006 following approval by Cabinet on 3 April and Council on 11 April (decision 218).

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 The Planning and Development Brief will assist in the broader achievement of the Corporate Plan and its five key priorities which relates to the development and use of land and in particular:

A bright future for children and young people – by strategically planning and providing for future educational development needs through the development of a first class building for the College.

Successful Suburbs – a well designed college building will enhance the townscape of Chipping Barnet Town Centre and the Wood Street Conservation area

Clean green and safe – the development will improve the quality of new buildings, meet 'Secured by Design' standards and will enhance community safety and provide high quality public spaces as a result of the redevelopment.

4. RISK MANAGEMENT ISSUES

- 4.1 The College is seeking an 'in principle' endorsement of its emerging ideas for Wood Street by the end of January. This would involve redevelopment of the College building in order to proceed with their funding application to the Learning and Skills Council. Without the financial support of the Learning and Skills Council it will not be possible to proceed with the redevelopment of the College site in its current form, principally as a publicly funded education development. This does not prejudice the Council's statutory role as a local planning authority in determining future planning applications.
- 4.2 Without a planning and development brief the Council will have less scope to guide future development and secure sustainable high quality buildings that benefit the town centre and the historic conservation area.

5. EQUALITIES AND DIVERSITY ISSUES

- 5.1 The College provides educational opportunities for all sections of the community. Any new college building and associated investment would improve access to education for all of Barnet's diverse communities. Any new buildings and public spaces created will be required to be fully accessible.

6. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS

- 6.1 The redevelopment of the College will be funded from the Learning and Skills Council's budget. This money will be applied for and received by the College directly.

7. LEGAL ISSUES

- 7.1 As contained within the body of the report.

8. CONSTITUTIONAL POWERS

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

9. BACKGROUND INFORMATION

- 9.1 Barnet College proposes to consolidate its occupation of the Wood Street Campus. This will require the demolition of all existing buildings (with the exception of the listed Tudor Hall) and the construction of a new college building of approximately 10,500 square metres.
- 9.2 The college is seeking an 'in principle' endorsement before the end of January 2007 in order to proceed with their application for funding to the Learning and Skills Council. A brief will help to provide some certainty that the direction of development principles is appropriate.
- 9.3 A draft planning and development brief was prepared last year and has been the subject of public consultation, including a well attended Planning and Development Forum held in the College on 8 November 2006. A copy of the Forum Notes and Issues is attached as Appendix 2. A report on consultation responses is attached as Appendix 3. These notes highlight a number of local residents concerns, many of which have influenced the contents where possible and enhanced the final brief. Any further comments from the formal public consultation will be circulated before the Cabinet meeting.
- 9.4 The brief also sets out key sustainable development and planning/highway objectives including:
- Setting high standards of sustainable design and construction, including energy efficient building
 - Public realm and community access improvements, including the consideration of community safety issues including the possible installation of CCTV.
 - Consideration – through a full Transport Assessment – of the appropriate level of car parking for this intensification of use.
 - Construction traffic management plan to reduce the impact of building works on the local streets and neighbourhood
 - Protection and enhancement of Tudor Hall Listed Building and Wood Street Conservation Area.

9.5 The brief will assist the College in providing certainty to support investment and funding decisions, assist the Council as planning authority to guide future development and ensure the Three Strands Strategy and sustainable development of high quality safer buildings are achieved; assist the local community and adjoining residents with clarity and guidance for their amenity protection.

10. LIST OF BACKGROUND PAPERS

10.1 Three Strands Approach document (2004)

10.2 Any person wishing to inspect this document should telephone 020 8 359 4104

Legal: CH

CFO: CM

PLANNING & ENVIRONMENTAL PROTECTION

PLANNING & DEVELOPMENT BRIEF

BARNET COLLEGE

WOOD STREET

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- 1. SITE PLAN**
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- 3. LOCATION OF LISTED BUILDINGS**
- 4. COLLEGE PROPOSALS – ILLUSTRATIVE ONLY**

1. INTRODUCTION

- 1.1 This Planning and Development Brief relates to Barnet College's Wood Street Centre, located in Chipping Barnet town centre. The document has been prepared to provide site specific policy guidance to inform the delivery of a new College building and associated residential development. The document has been subject to public consultation with a number of relevant stakeholders and the local community during autumn 2006, prior to being adopted by London Borough of Barnet in January 2007.
- 1.2 Illustrative proposals have been worked up by Barnet College and whilst not a final scheme, these are intended to deliver a purpose built, fit for purpose modern education establishment that meets the requirements of a modern learning environment for both students and staff. The redevelopment of the Wood Street Centre represents a substantial investment by the Learning and Skills Council and the College in the social and community fabric of the Borough and will ensure the continuation and enhancement of provision of education at this level within the London Borough of Barnet. The proposals will also deliver a small additional contribution of family housing.
- 1.3 The brief to clarifies how planning and conservation area policy will be applied to the development proposals and provides a framework for future development that is sustainable and appropriate to the area. Following adoption of the brief by the Council, the College's proposals will be worked up to a greater level of detail which will allow the subsequent submission of town planning applications, on which there will be further public consultation. Examples of the details that will need to be resolved through this separate process are as follows:
- The external appearance of the building elevations.
 - The details of how the College building will respond to the scale of surrounding buildings.
 - Hard and soft landscaping treatment.
 - Constraints imposed by specialist technical studies, as detailed at Section 8.
 - The scale of any planning gain contributions.

2. THE SITE AND ITS SURROUNDINGS

- 2.1 The extent of the site is illustrated on the attached plan at **Appendix 1**. The site totals 1.48 hectares (3.6 acres). The majority of the site contains post war 1960's and 1970's buildings, which are now considered by the College to be totally unsuitable for the delivery of modern Further Education. The existing buildings present the College with high maintenance costs and are also becoming increasingly dilapidated and unsuitable for both students and staff. The buildings are not considered to be of significant architectural merit, with the exception of Tudor Hall, which fronts onto Wood Street. These buildings vary in height from two storeys to four storeys and total 10,368 square metres (111,600 square feet) in floorspace.
- 2.2 Existing buildings surrounding the site vary in height, from traditional suburban semi-detached houses to the south and east of the site, to buildings of between two and four / five storeys facing onto Wood Street, to the north of the site. To the west of the site is a park, which is separated from the site by dense vegetation which masks the majority of the existing College buildings. At present there are no direct pedestrian links between the College site and the park.
- 2.3 The site is situated on a hill and falls in height by around 3.6 metres from the northern end to the southern end. The roof and spire of St John Baptist's Church is visible in long views from Badgers Croft, on Totteridge Ridge. In addition, there are a number of closer range views into the College site.
- 2.4 Historical Environment The northern extremity of the site is located within the Wood Street Conservation Area. In addition, Tudor Hall, located to the north west side of the site, is a Grade II Listed Building. Opposite the College site, on Wood Street, is the St John Baptist's Church, which is a Grade II* Listed Building. There are also a number of other Listed Buildings facing onto Wood Street. Further details of these conservation constraints are set out at Section 5 of this brief.
- 2.5 Highways Issues - Access to the site is currently gained at three points, via Wood Street, Fitzjohn Avenue and Elm Road. The access from Wood Street is for pedestrians only and the access via Fitzjohn Avenue is a one way 'in-only' access, due to its limited width. Elm Road provides both access and egress to the south of the College site. There are currently 87 surface level car parking spaces, which are used by College staff and disabled students.

3. PLANNING POLICY

3.1 The proposals for the Wood Street Centre will need to take into account relevant planning policy guidance at the national, regional and local levels, particularly that contained in the Mayor's London Plan and Barnet Unitary Development Plan (UDP). This document does not seek to duplicate these policies in full, but summarises the key policies of relevance below.

3.2 National Policy

PPS 1: Delivering Sustainable Development

PPS3: Housing

PPS 6: Town Centres

PPS 9 Biodiversity

PPG 13: Transport

PPG 15: Historic Environment

PPG 16: Archaeology and Planning

PPG 25: Development and Flood Risk.

3.3 London Plan

The London Plan (February 2004) sets out strategic guidance and policies for the whole of London. Under the provisions of the Planning and Compulsory Purchase Act 2004 the London Plan is part of the 'development plan' along with the adopted UDP. Application of the policies is also detailed further in supplementary guidance notes related to matters such as sustainability. The key policies of relevance are as follows:

- **Policy 3A.1** – encourages Boroughs to investigate additional sources of capacity for housing development and to exceed house building targets where possible.
- **Policy 3A.22 – higher and further education:** Indicates that Boroughs should support the provision of new facilities to support the requirements of the sector.
- **Policies 4B.1 and 4B.3 – principles for a compact city:** Amongst other things, the policies seek to ensure that development proposals make good use of land and provide a mix of uses, where possible.

- **Policies 4B.4, 4B.5 & 3A.14 – accessibility & inclusion:** Require that development proposals meet the highest standards of accessibility and inclusion. The design of the proposed College buildings will need to ensure that those with disabilities can gain access and demonstrate how this has been achieved.
- **Policy 4B.6 – sustainability:** Indicates that proposals should meet the highest standards of sustainable design and construction. This should be reflected in the College development through a ‘very good’ BREEAM rating, the provision of 10% of energy through renewable sources. It should also be reflected in the residential development through the delivery of dwellings that will be Ecohomes compliant.
- **Policies 4B.10, 4B.11 & 4B.12 – historic environment:** Seek proposals that will protect and enhance London’s historic environment and regenerate historic buildings where possible.
- **Policies 3C.19, 3C.20 & 3C.21 – transportation:** seek to improve conditions for walking, cycling and buses.
- **Policy 3C.22 – car parking provision:** encourages reduced levels of parking provision, in order to encourage use of non-car modes of transport. Annex 4 of the plan sets out maximum car parking standards. No specific standard is set out in respect of education uses, but the standard for residential dwellings ranges from 1 to 2 spaces per dwelling, depending on the size of dwelling proposed.

3.4 Barnet Unitary Development Plan

The Barnet Unitary Development Plan (May 2006) represents adopted planning policy guidance for London Borough of Barnet. As with the London Plan, it is supplemented by Supplementary Planning Guidance which sets out the details of how certain policies will be applied. The key policies of relevance within the UDP are as follows:-

- **Policy CS4 – education:** states that proposals for development or expansion of education facilities will be supported, subject to certain criteria. These include accessibility, impact on the character of the surrounding area and accessibility for those with disabilities.
- **Policy H2 – residential development:** sets out tests for establishing whether sites are suitable for residential development where they are not already allocated for that purpose. These tests relate to the following:
 - The sequential test, which prioritises redevelopment of previously used land.
 - Impact of the proposal on its surroundings.

- Availability of access by a choice of means of transport.
 - Access to educational and community facilities.
 - Whether land is required for another use.
- **Policy H5 – affordable housing:** indicates that the threshold for affordable housing is 0.4 hectares or 10 dwellings. The subject development proposals would therefore not give rise to the need for affordable housing provision.
 - **Policy H16 – residential development:** seeks residential proposals that are sympathetic to the surrounding area.
 - **Policy H17 – residential development:** states that in new residential development there should be a minimum distance of 21 metres between properties with facing windows to habitable rooms to avoid overlooking and 10.5 metres to a neighbouring garden.
 - **Policy D11, D12 and D13 – trees and landscaping:** note that existing trees of merit should be retained where possible and highlight the need for landscaping proposals to improve the visual setting of new buildings.
 - **Policy D18, HC1 & HC3 – historic environment:** state that proposals must be sympathetic to character and appearance of Conservation Area and Listed Buildings.
 - **Policy D19 – views:** notes that important views should be taken into account in formulating development proposals.
 - **Policy M1 – movement:** seeks to ensure that major development proposals are located where they are accessible by a range of modes of transport.
 - **Policy M3 – movement:** seeks the preparation of Green Travel Plans for all proposals that would give rise to a significant number of trips. This will apply in respect of the College proposals.
 - **Policies M4, M5, M6 and M7 – movement:** seek to encourage access to new developments by pedestrians, cycles and public transport.
 - **Policy M14 – car parking:** seeks to ensure that proposals provide car parking in accordance with adopted car parking standards. These standards indicate that provision of 1 space per 10-20 students is appropriate in areas of high or very high transport accessibility.
 - **HC16, HC17, HC18, HC19 & CH20 – archaeology:** seek to ensure that appropriate measures are taken to safeguard archaeological remains that may be of significance.

3.5 The above development plan policies have been taken into account in working up the current College and associated residential development

proposals. Issues associated with applying the policies relating to design are considered further in Section 5 below.

3.6 Other Council relevant strategies that will be important to take into consideration include:

- (i) Sustainable Community Strategy
- (ii) Barnet Corporate Plan 2006/07 – 2009/10. In particular addressing the key priorities of:
 - A First Class Education
 - Cleaner Greener Barnet
 - Successful Suburbs
 - Putting the Community First
- (iii) Three Strands Approach to planning regeneration and development. (Protect, Enhance and Grow or P.E.G). This strategy will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst creating employment opportunities. This site falls within the Strand 2 of Enhancement.

4. THE DEVELOPMENT PROPOSALS

4.1 Barnet College has reviewed its property and accommodation strategy and seeks proposes to consolidate its occupation of the Wood Street campus by accommodating students currently at North London Business Park with those already at Wood Street. The number of students at Wood Street will increase from 1541 to 2260 (47% increase).

Current Development Proposals

4.2 Since the summer, a revised masterplan has been produced by the College's architects, Perkins Ogden, which provides a number of significant advantages over the 2005 proposals. In essence, the scheme provides a return of the College site to predominantly educational use. The proposed College building height has been reduced to four storeys. The building itself has been distanced from neighbouring properties to reduce any negative impact on their amenity. The scheme also now creates significant external space for the use of students, staff and members of the public.

College Building

4.3 Illustrations of the College's development proposals are attached at **Appendix 4**. These do not have at this stage any formal planning status but assist the College, Council and community by providing information on how the site may be developed in the future. In summary, the emerging proposals for the College building could involve the following:-

- Demolition of all the existing buildings, except for Tudor Hall, which is a protected historic Listed Building.
- The provision of a new efficient and flexible College building, of four storeys in height and 10,500 sq.m. floorspace, located to the north side of the site adjoining Wood Street.
- A new publicly accessible open space located on the north side of the proposed building, adjoining Tudor Hall.
- A garden area to the south side of the proposed College building, for use by students and staff.
- The provision of 80 surface level car parking spaces, which will be reserved for staff and disabled students.
- Retention of the existing public footpath, which passes from Wood Street to Elm Road.
- Retention of the existing one way vehicular access to the College, with vehicles entering the site via Fitzjohn Avenue and exiting via Elm Road.
- Two way access to the proposed residential properties, via Elm Road.
- Refurbishment of Tudor Hall and its continued use both by the College and the local community.
- Extensive landscaping to complement the new buildings. As part of this landscaping, cuttings have been taken from the original mulberry tree and will be carefully planted in the new civic square.

Residential Development Proposals

4.4 The illustrative layout that has been drawn up by the College includes circa 0.2 hectares (0.5 acres) of land which would be used for residential development. It is anticipated that this would deliver in the order of six to nine dwellings.

4.5 Relevant planning policies referred to in Section 3 encourage optimum use of brownfield land, mixed use development and the provision of additional housing, to meet local needs. This element of the proposed development is therefore considered to compliment the proposed College, but will also

need to be in character and reflect the suburban quality houses adjoining, particularly in Elm Road, Fitzjohn Avenue and Orchard Road.

Decant Proposals

- 4.6 In order to support the proposed redevelopment and ensure appropriate phasing through a future construction period, the College is currently considering a number of decant options. It has secured permission for a two-storey 1100 m² (gross internal area) temporary building in September 2006. There is a possibility that a further temporary building will be required at the Wood Street Centre whilst construction of the new College is undertaken. However, the College is also considering a number of off-site decant options which may mitigate the need for this additional building. The building which the College has secured permission for is modest in size and will be located to the south side of the site, in the place of the existing College Hall building. Should the College determine to locate a further temporary building on the site, a planning application will have to be submitted which will provide opportunities for public consultation.

5. DESIGN CONSIDERATIONS

- 5.1 The site contains post war, 1960's and 1970's buildings which are not considered to be of significant architectural merit. The College proposals seek to deliver a replacement building which will improve the setting of the adjacent listed buildings, preserve or enhance the character and appearance of the Conservation Area and avoid adverse impact on the amenity of occupiers of adjoining residential property. This section of this Development Brief sets out further details of how this will be achieved.

Wood Street Conservation Area

- 5.2 The northern extremity of the site is situated within the Wood Street Conservation Area. The extent of this Conservation Area is illustrated on the attached plan at **Appendix 2**. London Borough of Barnet has published a Character Appraisal Statement for the Wood Street Conservation Area, which has been taken into consideration in formulating development proposals for the site.
- 5.3 At present the College site and some of the neighbouring properties along Wood Street make a negative contribution to the Conservation Area. The College's proposals therefore represent an important opportunity to improve the character and appearance of the Conservation Area.

Listed Buildings

- 5.4 There are a number of Listed Buildings, both within and surrounding the site. Tudor Hall, located within the College site, is Grade II listed. In addition, there are a number of Listed Buildings located on Wood Street, including St John Baptist's Church, which is Grade II* Listed. The plan illustrating the location of Listed Buildings within the area is attached at **Appendix 3**. Care must be taken in refining development proposals for the College site, to ensure that the setting of these buildings is preserved and enhanced if possible.

Key Views

- 5.5 There are a number of key views that need to be taken into consideration in formulating development proposals for the site. Most importantly, views of St John's Baptist Church, including views of its tower and roofscape need to be preserved. These views are available both from certain points within the site and, more easily, when looking across the site from Totteridge Ridge. There are also a number of closer range views into the site.

Application of Design Guidance

- 5.6 New development will need to meet the following criteria:
- i. Chipping Barnet is a hilltop settlement with the Parish Church at the top of the hill visible in long distance views such as that from Badgers Mount, Totteridge Ridge.
 - ii. For this reason no new college building should be above the clerestory height of the Parish Church.
 - iii. The buildings should also follow the topography i.e. decrease in height down the slope towards the existing housing to the south.
 - iv. New buildings will also need to carefully relate to the buildings, scale and views to and from the east.
 - v. The college building needs to be a high quality design meeting the relevant sustainability criteria contained within the Barnet UDP and the London Plan.
 - vi. New buildings will need to relate to the historic Tudor Hall and enhance the setting of the listed building.
 - vii. The use and future maintenance of Tudor Hall need to be guaranteed as part of the proposal. The prime use will be educational with some occasional community use.
 - viii. The spaces around the proposed buildings will need to be carefully designed in terms of hard and soft landscaping.

- ix. The space to the north will have to be designed and enclosed in such a way that gives continuity to the Wood Street frontage.
 - x. Any car parking will need to be carefully designed and landscaped to avoid or soften large areas of hard standing.
 - xi. Other spaces and gardens need to relate to the public open space and to residential gardens to the south and west of the site.
 - xii. Views from the public open space at the south west (towards Wood Street and the Church) will also be an important consideration.
- 5.7 Specialist studies/reports will be required on the following:
- i. Construction Management Plan and Transport Statement
 - ii. Archaeological Report (WSI) – See PPG16
 - iii. Design and Access Statement (see CABE/Circular 01/06)
 - iv. Sustainability Report (GLA criteria and emerging SDG)
 - v. Residential Report (justification, spatial standards, Eco Homes, etc)
 - vi. Arboricultural Report (existing trees/future landscaping).
- 5.8 These detailed design matters will be worked up in the preparation of a detailed planning application for the site, on which there will be further public consultation.

6. TRANSPORT CONSIDERATIONS

- 6.1 The transport implications of the proposed development will need to be given careful consideration through the preparation of a Transport Assessment. This section of the brief outlines some of the key issues that will need to be considered further within the Transport Assessment, in order to ensure that the principle of the proposed development is acceptable. These issues may be summarised as follows:
- Initial discussions have centred around maintaining 80 car parking spaces for the proposed College, which is broadly in line with the existing level of provision. Opportunities to ensure that this car parking is used efficiently could potentially be explored, particularly shared use during off-peak periods. However, given that the number of students (and presumably numbers of staff) is set to increase substantially, the level of car parking provided in the development will have to be carefully considered as the proposal is further developed in order to minimize the impact on local residents and businesses. At this stage it would not be

appropriate to suggest a figure for car parking in advance of the Transport Assessment. The appropriate level of car parking for the new building will be a major issue to be explored throughout the pre application process leading to the submission of the planning application.

- Vehicular access via Fitzjohn Avenue will need to be maintained as a one way, in only access, unless the existing access can be widened and sight lines improved.
- Access for the proposed residential development should be limited to Elm Road and should not use the Fitzjohn Avenue access. Parking for the new residential units should be provided in accordance with the UDP.
- A Travel Plan will need to be prepared in conjunction with the College development proposals. As part of its Local Strategic Partnership responsibilities, the College is currently working with the Borough to prepare a Travel Plan for each of its sites, including Wood Street. Whilst it is recognised that a detailed Travel Plan will need to be prepared for Wood Street re-development planning purposes, it is hoped that some of the data for the Wood Street Travel Plan will feed into this.
- Adequate cycle parking will need to be incorporated into the College development, in accordance with the Council's current cycle parking standards.
- The College will need to be designed so as to ensure that it is accessible to mobility impaired students and staff.
- Access for construction traffic will be strictly controlled through planning condition to minimise the impact on local residents.

7. RELATIONSHIP TO BARNET TOWN CENTRE

- 7.1 The centre of Chipping Barnet is identified as a District Town Centre in the Barnet Unitary Development Plan. The proposed College represents an important source of activity that supports the vitality, viability and attractiveness of the town centre. The proposed increase in student and staff numbers will bring economic benefits to the shops and businesses in the town centre. The proposed new College building and the associated new public spaces will represent a significant benefit to the town centre.
- 7.2 In addition to increased activity, the proposals will need to relate well to the town centre in terms of urban design. Issues include:

- The proposed layout has been designed to maintain the existing footpath from the College to Wood Street, which would be converted into a covered walkway.
 - The proposals also incorporate a new open space adjoining Wood Street.
 - Proposed landscaping to the area adjoining Wood Street should compliment both existing buildings and the proposed development. Public realm improvements should include consideration of community safety issues including the possible installation of CCTV.
 - The setting of Tudor Hall should be enhanced, thereby improving the streetscene on Wood Street.
 - Proposals should be sympathetic to the existing street scene of Wood Street.
 - The proposals should incorporate a mix of uses that will compliment the town centre, including the option of a retail outlet and/or a community space in Tudor Hall.
- 7.3 These issues have been taken into consideration in working up the current illustrative masterplan, which is discussed further in Section 4.

8. CONSULTATION

- 8.1 This Planning and Development Brief has been the subject of full public consultation with all the relevant stakeholders in late 2006. This was carried out in two stages, comprised the following:

Stage 1 – previous consultation on key principles

- A public consultation Forum event was held at the College on 8 November 2006 and was chaired by the London Borough of Barnet, with members of the College, the Council, interested parties and the general public attending. Minutes of the Forum are available on the Council's website and the issues raised at the meeting will be taken into account in the redevelopment of the new College campus.

Stage 2 – consultation on Draft Development Brief

- Consultation was undertaken in the second half November and December on the content of this draft Development Brief prior to its adoption by the Council in 2007.
- 8.2 The final version of this Brief takes into consideration all of the feedback submitted to the College from all interested parties. Key stakeholders in the process are as follows:

- Local residents (Fitzjohn Avenue, Orchard Road & Wood Street);
- Local High Street traders;
- Barnet Conservative Club;
- LSC London North;
- Association of Colleges;
- Councillors;
- Non-Governmental Organisations comprising:
 - Barnet Society
 - Barnet Residents Association
 - Fitzjohn Residents Association
 - English Heritage
 - Monken Hadley and Wood Street Conservation Area Advisory Committee

9. PLANNING TIMETABLE & PROCESS

- 9.1 It is envisaged that with an adopted brief, a planning application submission will be made comprising the following:-
- A detailed planning application for the College development.
 - An application for Conservation Area Consent.
 - An application for Listed Building Consent.
- 9.2 In addition to the above, a separate planning application will be submitted for the residential element of the development proposals. This application will not be submitted by the College, as it will be disposing of the surplus package of land involved.
- 9.3 This submission needs to be supported by a number of specialist studies, as follows:-
- **Design & Access Statement – including a Conservation Assessment** – setting out the design principles which have informed the development proposals.
 - **A Phasing Plan.**
 - **Daylight & Sunlight Assessment** – indicating how the proposals impact on surrounding properties in terms of daylight and sunlight.

- **Arboricultural Assessment** – providing an assessment of the trees on the site and an appraisal of the impact of the proposals on these trees.
 - **Archaeological Assessment** – considering the scope for archaeological remains and what further work may be required during construction of the proposed development.
 - **Transport Assessment** – considering the issues set out at Section 6 of this report and incorporating a Travel Plan for the College element of the proposals.
 - **Sustainability Statement** – setting out details of how the proposals will comply with BREEAM and renewable energy requirements.
 - **Historic Building Assessment** – setting out details of how the proposals will preserve or enhance the Wood Street Conservation Area and the setting of Listed Buildings.
- 9.4 It is also envisaged that a planning application will be submitted for the remaining decant building.
- 9.5 It is envisaged that the College will not make a further planning application for the residential area at the rear of the Wood Street site. It is the College's intention to market this area of land with the benefit of the Planning Brief approval. This will enable the College to receive unconditional offers for the site from residential development companies which will improve the certainty of funding for the overall College development.

Section 106 Agreement

- 9.6 Consideration has been given to the heads of terms for the Section 106 legal agreement that will need to be completed in conjunction with the College planning application. It is envisaged that this would include the following (It should be noted that this is not an exhaustive list):
- Preparation and monitoring of a Travel Plan.
 - Provisions for the Community use of Tudor Hall.
 - Requirements to deliver 10% of energy through renewable sources.
 - Requirement to meet a 'very good' BREEAM rating.
 - Requirement for the access from Fitzjohn Avenue to be used by College traffic only.
 - Town Centre Improvements
 - Conservation Area and Public Realm improvements.
 - Open Space/Public Space Management Fund.
 - 'Sustainability' Contributions

Timetable

The College must deliver a new campus by September 2010 to ensure that learners, currently housed in the leased NLBP building, are not displaced. In order to achieve this, the following timetable is being progressed following public consultation:-

- Approval of Development Brief by London Borough of Barnet's Cabinet – 15 January 2006
- Planning application submitted for new College development – May 2007
- College construction commencement – August 2008
- College construction complete – April 2010
- New College opens – September 2010

10. SUMMARY

- 10.1 This planning and development brief sets out the principles and guidance that will shape the emerging re-development proposals for Barnet College's Wood Street Centre. Such proposals represent a substantial investment by the Learning and Skills Council and the College in the social and community fabric of the Borough and will ensure the continuation and enhancement of education at this level within the London Borough of Barnet.
- 10.2 This brief provides details of main planning and conservation policies of relevance to the proposals and focuses particularly on the site-specific design and transport related issues that need to be taken into consideration in formulating planning applications for the proposed College and residential development.
- 10.3 This brief also sets out details of public consultation that the proposals have been subject to. Following consultation, this final draft of the Brief has been prepared for approval by London Borough of Barnet's Cabinet.
- 10.4 Following the adoption of this brief, discussions about the detail of the design of the new college building and its relationship with the surrounding area will continue throughout the pre application process leading towards the submission of a planning application in April/ May 2007. This will include further consultation – as part of the formal planning process – in the usual way.

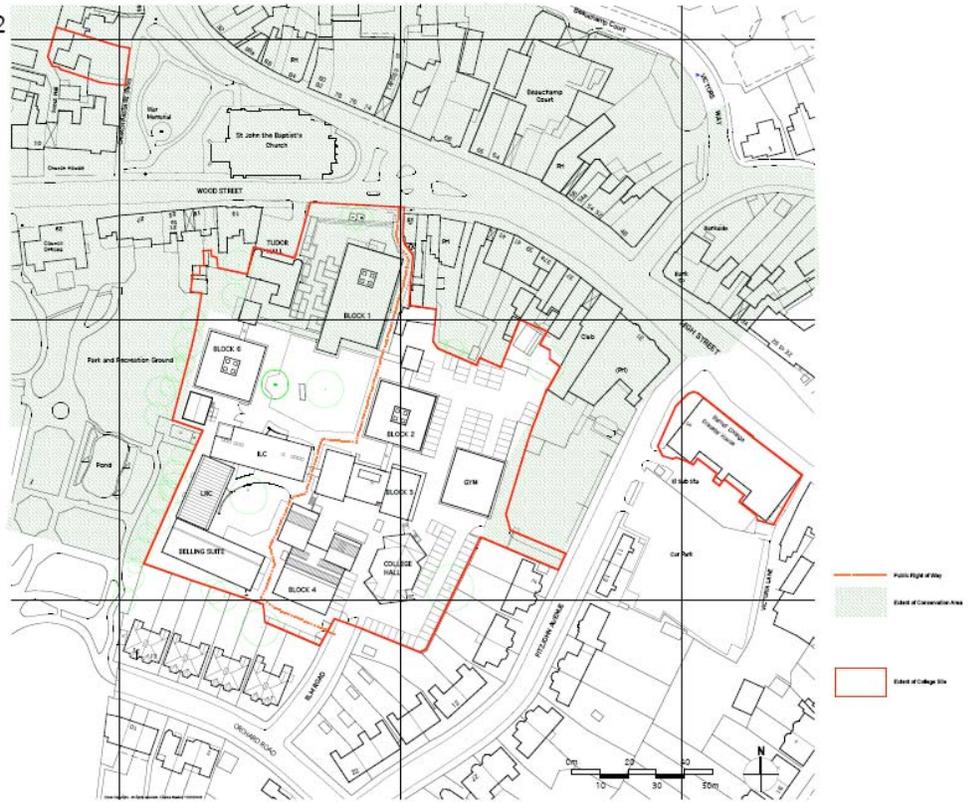
10.5 The contribution to the Borough and the community will be:

- Educational
- Town centre economic vitality and improvement
- Sustainability development and environmental responsible construction.
- High quality design and conservation benefits to the historic environment.
- Public realm and public open space contributions.

APPENDIX 1



APPENDIX 2



APPENDIX 4



for illustrative purposes only

LONDON BOROUGH OF BARNET

Planning and Development Forum

BARNET COLLEGE

WEDNESDAY 8 NOVEMBER 2006

On Wednesday 8 November 2006 a public forum was held at Barnet College, Wood Street, to discuss proposals for the long term future of the site. Present at the Forum were representatives from Barnet Council's Planning Service, Barnet College and a presentation was given by Perkins Ogden, Architects.

These notes are not intended to be a verbatim transcript of what was said at this public meeting. The notes are a summary of the main issues discussed and have been prepared on a non-attributable basis.

All views expressed at the Forum were made freely by the people concerned, in their capacity as institutional representatives (eg agents of property developers) or as private individuals.

Any comments made by Barnet Council's officers relating to this site, which had not at the time been the subject of a planning application, did not constitute a formal response or decision of the Council with regards to future planning consents. Any views or opinions expressed were given in good faith, and without prejudice to the consideration of any planning application, which would be subject to formal public consultation and would ultimately be decided by the Council based on all relevant planning law and guidelines. Nothing in these notes should be regarded as constituting Barnet Council policy. These Forum notes will be placed on the Barnet Council's website

The comments raised by the attendees at this Forum and summarised in these notes will be taken into account by the Council prior to issue of a formal planning brief for the site.

The panel of representatives were:

Barnet Council Officers

| | |
|----------------|--|
| Stewart Murray | Head of Planning and Environmental Protection |
| Nicola Capelli | Principal Planner, Major Projects |
| Jon Finney | Principal Planner, Urban Design & Heritage |
| Neil Lees | Assistant Chief Engineer, Transport and Highways |

Barnet Councillors

| | |
|-------------------------|---|
| Councillor Melvin Cohen | Cabinet Member for Planning & Environmental Protection |
| Councillor Fiona Bulmer | Ward Councillor Underhill Ward + Cabinet Member for Children Services |

Barnet College

Marilyn Hawkins

Principal

Others

Paul Person

Perkins Ogden, Architects

Louise Morton

GVA Grimley

Chairman's Opening Remarks

The Chairman, Mr Stewart Murray, Head of Planning and Environmental Protection, by way of introduction welcomed everyone who had attended. He said that these Planning and Development Forums were an exciting innovation in Barnet and allowed the local community to become involved in discussing proposed development sites and planning-related issues at an early stage. The Council wanted to involve local people at the 'ideas and vision' stage of major planning issues to hear the community's views. He went on to explain that Barnet College had some changes they wanted to share with the community and considered that this was a good platform for the community to raise issues which concerned them at an early stage and which the College could take into consideration when preparing their proposals.

The purpose of the forum was intended as a venue where the Council's professional staff, a representative of the College and the local community could exchange information and views about the site and above all it was a forum for communication before any further development is considered. This forum would assist the Council in preparing the planning brief which will be the subject of formal public consultations, before it was submitted to the Executive Cabinet for ratification as formal Council policy and supplementary planning guidance.

At the end of the presentation it was explained that members of the public will be given an opportunity to ask specific questions or raise issues on what has been said during the course of this forum. Attendees will also be given questionnaires which you can complete and give back to the officers on duty. All comments will be noted and the College and Council will take these into account. It was explained, however, that if people would like to receive a copy of the formal minutes of this meeting the Council can send these and they will also be published on the Council's website.

The display material around the room is effectively the same as that which was shown at the public exhibition in Tudor Hall a few weeks ago.

The Chairman further explained that the Unitary Development Plan (UDP) was formally adopted by the Council in May 2006 and that any planning brief would have to comply with the planning policies laid down in the UDP. The Council also has to take into account when making decisions on major developments the policies laid down by the Mayor of London, GLA and Government Office for London. Further information on the UDP will be

published on the Council's website. The Council has also published the Three Strands Strategy which protects Barnet's suburbs.

Barnet College is one of the borough's local strategic partners to take forward the Sustainable Community Strategy. This document sets out the overarching policy framework in which the Council, College and other partners have to work within. Proposals for development affect communities and people.

The chairman said that the forum was to be conducted according to some defined rules:

1. The Council's professional officers would provide a brief introduction and introduce planning issues and policies.
2. The architects for the College proposals would present their plans and would then be open to questions from members of the public present.
3. Members of the public would be allowed to make comments and ask specific questions and issues on the proposals.
4. Councillors present could ask questions and make points as well as answer questions from the public.
5. The chairman would then sum up the discussions before the close.

The chairman then welcomed Marilyn Hawkins to give her overview of Barnet College strategy.

Barnet College

Marilyn Hawkins said that the College had over 30,000 enrolments which was spread over 5 sites in the borough. It was identified as an ideal location in a recent Learners Survey.

Marilyn Hawkins outlined the history of the redevelopment proposal and the need for an 'in principle' approval by Carnet Council in order to secure Learning and Skills Council approved funding by the end of January 2007.

The College gives huge regard to the views of the community and people living in the area and this means that we can have more open areas for students. When preparing our proposals consideration will be given to the conservation area at the front of the site. The College is very pleased that the Council is supporting the principles of the scheme to improve education facilities and the pace of things as we have got funding. But there is a timescale to meet in order to obtain the funding. The College feels that it would be making a significant contribution to Chipping Barnet town centre.

Marilyn Hawkins then introduced Paul Pearson from Perkins Ogden, Architects.

Perkins Ogden, Architects for Barnet College

Mr Person explained that his firm specialised in educational buildings. He went on to say that Wood Street site was an historical one but it was not in education terms an efficient one. There were 10 blocks built in the 1960s and 1970s and the College has over the years tried to modernise these blocks and make them more efficient. However, they have outlived their purpose and are unattractive buildings. It is proposed that the new development will provide an environmental sound building which will cut running costs.

The Learning and Skills Council (LSC) provides the funding for the college. After consideration of a number of options the College will aim to focus on one preferred scheme as shown on the exhibition boards. The College would aim to keep and protect areas of archaeological interest, listed buildings, TPOs, Tudor Hall and Sub Station within the scheme. However, building on the lower half of the site would not be practical, as the area would be needed for decanting, as the College would also need to retain a presence on the site while the new scheme is being developed, as it cannot afford to close down during building works. The College wish to incorporate an open space area called 'College Square' which will be a place where college students and residents of Chipping Barnet can interface with one another. College Square will be a community facility.

Before any development can take place the College will try to identify problems which would affect local residents while building works are taking place and the various planning issues that will arise. These hopefully will be addressed and will smooth the way for the development of the scheme that residents were happy with.

There will be car parking spaces similar to what there is at the moment. There will be a much reduced area of vehicular access in via Fitzjohn Avenue. Barnet College and the Council will put into effect the opening and closing times of the scheme so that residents are not disrupted unduly.

The timescale being aimed for is that in the Spring of 2007 a detailed planning application will be submitted which hopefully will be determined by the Council in the Summer of 2007. Subject to approval this will allow construction to start in 2008 and completed in 2010.

Local Residents and Speakers from the floor – Questions asked:

1. Is it intended to move the Mulberry Tree? It should stay and not be dug up. The site boundary is incorrect on the plan.
- A. *This was covered in the Q & A circulated. The College has taken cuttings from the Mulberry Tree which it is hoped can be cultivated*

elsewhere on the College site. It is also hoped that the old mulberry trees wood can be used to create a sculpture to celebrate its life and the joy it has brought to many people.

2. Orchard Road – How many houses will be built there? How will the final numbers be agreed? Unlikely to be more than single figures – envisaged there to be one family houses.

A. *These are likely to be under ten in number family houses.*

3. Any chance of screening and planting trees to give a green buffer zone?

A. *Consideration will be given to screening and planting of trees when detailed planning applications are submitted.*

4. What is the size of buildings and square footage of the existing college?

5. Does the College propose to landscape around the car park to the south east to make it less of an impact on the scenery?

A. *Landscaping will be included as part of the planning application.*

6. Will the houses being built have their own car drives and/or parking facility?

A. *Houses are likely to have their own parking in accordance with the borough's parking standards.*

7. The proposals are a vast improvement on the last set of plans put forward. But is the College proposing 3 years of development work which will cause loss of car parking spaces in the surrounding areas? Will the Council control the roads to and from the site and put some type of road management in operation and will all of this be part of the planning brief?

A. *All these issues will be considered as part of the planning brief and eventual planning application. A Construction Management Plan will be agreed as part of the planning application which will cover issues such as hours of operation, wheel washing etc.*

8. Can you ensure the new houses will have their own car parking facilities?

A. *As questions 6 above.*

9. How can the Council ensure that the surrounding streets will be kept free from constructions traffic?

- A.** *This will be dealt with in the Construction Management Plan*
10. If it is being considered that an application will be made in May 2007 how does that work in terms of consultation? If this is the timescale then the Council will consult during November and report back formally to Cabinet who will then decide on the consultation process.
- A.** *The planning brief will be out for public consultation from mid November to mid December and will be reported to the January Cabinet Meeting for approval.*
11. What is proposed for Tudor Hall (Listed historic building) as the relationship between Tudor Hall and the College is very important? Will the scheme continue the relationship between Tudor Hall and the College.
- A.** *A satisfactory resolution of this relationship will be an important consideration for both the planning brief and the eventual planning application.*
12. How do you envisage improving the public spaces as at the moment it works very well?
- A.** *Successful public spaces will be a key aim of the planning process.*
13. What is the value of the passageway through the building with 24 hours access?
- A.** *Marilyn Hawkins commented that the existing layout had 17 entrances which was a problem for college security.*
14. We have got beautiful gardens at the moment so why does it have to change?
- A.** *As 12 above.*
15. Fitzjohn Avenue will obviously be used for delivery and we already have a problem with delivery lorries at the moment, so what is going to happen when the development starts until it is finished?
- A.** *The Construction Management Plan will deal with this issue.*
16. The pub on the corner owns the land and only a narrow bit is owned by Barnet College, how does this affect car parking and site access?
- A.** *Will need to include the public house in discussions about access as part of the pre-application work for the college planning application.*

17. It seems that a share of College land is being sacrificed for housing, is there no-one that can be approached so that College land does not have to be used for housing?
- A. Marilyn Hawkins explained that the funding body is insisting on a financial contribution. This is an enormous shift from the previous proposals which included a much greater amount of housing.*
18. What will be the impact of the building on our High Street?
- A. Will be considered through the planning process. The relationship between the open space and the built up street-scene is one of the major Urban Design issues to be resolved along with the break up of the mass of the building to the south abutting the residential areas.*
19. Residents want to be kept informed and would like notification of all exhibitions and consultations. Some residents around the College did not receive notification of tonight's forum.
- A. Apologies. Consultation will cover a wider area in future.*
20. Why was not more residents invited to this forum? The Council should ensure that an even wider area of residents should be consulted.
- A. As 19 above.*
21. Who is going to ensure that contractors vehicles do not block our drives?
- A. Will need to deal with through the Construction Management Plan*
22. How are the houses going to get out of their drives? Will access be on Elm Road which is a residential street?
- A. As above. Access will be as existing in the current proposals*
23. Will there be a nominated liaison officer from the Council?
- A. Yes. A named officer will be given at the next stage.*
24. Will the contractors be issued with a time limit for working?
- A. Hours of operation is a standard planning condition for proposals such as this.*

Representatives from the Metropolitan Police were present and asked the following questions:

25. The Police are worried about the public footpath running through the site cutting it in half. What chance is there of rerouting this footpath?

- A. *Marilyn Hawkins explained that there are certain rights surrounding the footpath and therefore it cannot be just done away with.*
26. With increased students on the new site have you taken into account the amount of student traffic there will be on the High Street?
- A. *Increased numbers of students should be good for local businesses.*

Councillor Fiona Bulmer – Ward Councillor for Underhill and Cabinet Member for Children’s Services

Councillor Bulmer felt that the College has made huge progress on the scheme over the last nine months. She said she was very pleased that Barnet College has secured funding for the scheme. Barnet College has got a timeframe within which to work and in order to secure the funding they have to keep within this timeframe.

From listening to the views of local residents tonight it seems that one of the biggest issues is that of construction traffic while the development is going on. Also how this will affect the traffic at the junction of Wood Street and High Street.

Councillor Bulmer considered that all were hoping that the new development will become a landmark and that the design of the building will reflect this and it will become part of the community. She would like to see a design of high quality.

There will be issues around security and it was important to make sure that any open spaces do not encourage ASBO and special attention should be paid to open spaces in the design of the scheme.

The Council will continue to ensure that residents are kept fully informed as to what is going on and that proper notification of meetings, consultations and exhibitions will be made.

Key points and concerns raised by local residents noted by the chairman and to be fully considered by Barnet College, the Council and be part of the Planning Brief.

- Mulberry tree, concerns about protection
- Parking for new houses and access to houses, as separate from the new college
- Gardens at the back and how they are going to be used by the public.
- Construction traffic and access – a need to have very tight traffic plans in place before construction starts.
- Height of college buildings – issues around design and sustainability.

- Security issues and public right of way through the site.
- Access for vehicles, development site and next to The Avenue pub
- Selling off College land for housing
- Consultation – ensure that as many people affected receive notification of the plans and future events

The chairman then closed the meeting stating that this is just the start of the process of consultation and the Council will be writing to all those interested and affected local residents in the next few weeks informing them of the next steps in the process. This would include formal consultation on the draft Planning Brief once the Council's Cabinet Members had agreed to issue.

Meeting finished at 8.25 pm

Timescales and Next Steps

The College must deliver a new campus by September 2010 to ensure that learners, currently housed in the leased NLBP building, are not displaced. In order to achieve this, the following timetable is being progressed following public consultation:-

| | |
|-----------------|--|
| December 2006 | Consideration of consultation responses by Cabinet |
| 15 January 2007 | Approval of Development Brief by Cabinet |
| May 2007 | Planning application submitted for new College development |
| August 2008 | College construction commencement |
| April 2010 | College construction complete |
| September 2010 | New College opens |

Planning and Development Brief for Barnet College.

Report of Consultations.

Summary of Consultation Responses

Many of the comments relate to the illustrative scheme presented by the college at their exhibition in October 2006 and at the Planning and Development Forum held in November 2006. Discussion about the design of the new college building and its relationship with the surrounding area will be continuing throughout the pre-application process leading towards the submission of a planning application in April/May 2007. These comments will be taken into consideration as the scheme is further developed.

1. Consultation with Councillors has raised the following main issues:

- Parking provision resulting from the increase in the numbers of students and staff.
- Community safety both within the college and the town centre.

Officer Response:

The draft brief has been amended to stress the importance of determining the appropriate level of car parking through the pre-application process leading to the submission of a full Transport Assessment to accompany the planning application. It should be noted that the college building falls within a controlled parking zone which gives protection to local residents from the impact of staff and student parking.

Public realm considerations in the draft brief have been amended to include the consideration of community safety issues, including the possible installation of CCTV.

2. Local Resident of Fitzjohn Avenue comments:

- Existing buildings do have some merit.
- Design not knit into the pattern of routes connecting the College to the town centre.
- Development is an opportunity to improve current pedestrian road and pavement layout and reduce clutter.

Officer Response:

The current buildings and college layout has some merit but many of the buildings have reached the end of their useful life and do not provide the type of accommodation now required by the College.

The detailed design of the replacement college buildings will be considered further through the planning application process.

3. Barnet Society (interim comments – further comments will be reported when received):

- time for response too short
- proposals out of scale and character
- no particular care taken of the setting of Tudor Hall
- does not respect the St John's Church or the conservation area.
- Provisions for foot path unsatisfactory as is the relationship between the new houses and college car park.

Officer Response:

Any further comments will be reported when received.

Discussions about the design of the new college buildings and its relationship with the surrounding area will be considered further through the planning application process. These comments will be taken into consideration.

4. Monken Hadley and Wood Street CAAC:
Comments will be reported when received.

5. Robson Planning Consultancy on behalf of local residents comment:

- College site is already too small to cope adequately with number of students.
- Serious concerns over the size, form and impact of the proposal.
- Brief hastily prepared and inadequate. Should reconsult on brief.
- Position on student numbers is unclear.
- Floorspace of existing and proposed development is unclear .
- Criticisms of design of illustrative scheme include: lack of open space for students and possible impact on Old Court House Recreation Ground, disproportionate size and scale of proposed building, poor relationship with historic buildings and Conservation area, footpath treated as an afterthought, no consideration of the sloping nature of the site, no proper consideration of sensitive local views
- Concerns about funding shortfall and deadlines having an inappropriate influence over the brief.
- Transport and traffic concerns resulting from the intensification of the site.

Officer response:

One of the main purposes behind the College proposal is to provide a modern fit for purpose educational building which will adequately accommodate the proposed increase in number of students without adverse impact on Chipping Barnet Town Centre.

Both the College and the Council have consulted widely on this scheme, and will continue to do so. The College held an exhibition of proposals in October 2006 and the Council held a Planning and Development Forum on the 8 November 2006. The Draft Brief itself has been on the website and in the local library since November 2006.

The exact number and composition of student (full or part time) and the exact floorspace of the new building are not known. The figures given in the brief are the best estimate.

The detailed design of the building and the impact on traffic and transportation of the intensification of use will be further considered throughout the pre application and detailed planning application process.

6. English Heritage comment:

- Local authority should review the immediate area with a view to environmental improvements to the public realm.

Officer response:

This issue will be considered further through the planning application process.

7. Learning and Skills Council (London North) comment:

- Barnet College delivers high quality further education as demonstrated by their successful Ofsted Inspection and high success rates.
- LSC supports the principle of the redevelopment of the College's Wood Street site.
- Any capital project brought before the Committee will need to ensure:
Space efficiency and flexibility
Financial viability including use of reserves and land disposal where justified.

Officer Response:

The brief already responds to these issues.

8. Barnet College comment:

- College supports the principles contained in the draft Planning Brief.
- College confirms that many of the existing buildings are in a poor condition because they have reached the end of their life. The existing buildings lack functional suitability.
- Suggest that parking standards for proposed houses should depend also on the Public Transport Accessibility Level of the site.
- The new 'College Square' will be a private space owned by the College over which the public will have access. This will be open space but not public open space.
- Would like a further statement added in support of the College's need to provide further decant buildings on site.
- Design considerations: support the principle of the new building not being higher than the clerestory of the ST Johns Church and that the buildings should follow the topography of the site. Comment that the locality is mixed in terms of townscape.
- Suggest that Para 7.2 should be changed from public to open space and that the option of a retail unit in Tudor Hall should be an option not a requirement.

Officer Response:

The PTAL level will be an important consideration in assessing the parking requirements for both the college and residential development. Applications for further decant buildings will be dealt with on their merits. The issues the College raises on design will be dealt with through the pre application and planning application process and will involve English Heritage.

The minor changes in wording and with regard to the public/open space and the retail unit have been included in the final version of the brief.

9. St John the Baptist's Church Council comments:

- Concerned about the possible effect of the height of the new college building on the High Barnet skyline.

Offices response:

This issue is dealt with in the brief and will be further considered as the design of the building is developed.