

London Borough of Barnet
Planning and Environmental Protection Service
Consultation Statement

Sustainable Design and Construction Supplementary Planning Document (SPD)

(CONSULTATION STATEMENT – REGULATION 18 AND 19 OF THE TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND) REGULATIONS 2004)

Consultation Statement

This statement has been prepared in relation to the above regulations. The statement sets out the consultation strategy implemented by the Council to ensure compliance with the regulations.

The Draft *Supplementary Planning Document* and its associated *Sustainability Appraisal Report* have been subject to public consultation in accordance with national guidance. The SPD consultation period was from 23rd November 2006 until 10th January 2007. It involved a press notice, website, libraries, direct consultation letters and emails to 1015 organisations, including statutory consultees, local developers and architects, community groups, environmental groups, local MPs and resident associations. Additional consultation included a Planning and Development Forum and a Consultation Workshop. The Planning and Development Forum is an innovation by Barnet Council, which was first introduced in 2004. The Forum was a structured public meeting hosted by the council where stakeholders were invited to discuss the draft policy document early on in the process. The Forum was held on Tuesday 12th December 2006 and received a good turnout of 57 representatives from community groups, local architects and developer and representatives from the council. The minutes of the Forum can be found in Appendix 1a of this statement. The Consultation Workshop was held in response to comments at the Forum which highlighted the need for an additional workshop to discuss the document in more detail. 8 randomly selected stakeholders were invited to attend a roundtable discussion on Monday 29th January 2007. The minutes of this workshop can be found in Appendix 1b of this statement. Feedback from both events is reflected in the revisions to the SPD. The Cleaner, Greener Transport and Development Overview and Scrutiny Committee examined the SPD on 27th April 2007.

The six weeks of public consultation generated a healthy level of response from a range of stakeholders including local residents, community and environmental groups, all environmental statutory agencies (English Heritage, Natural England, and the Environment Agency), charities, the GLA, GOL, local developers and architects. A summary of representations is provided in the Representation Statement, where the Council has set out its response to each one and any recommendations it has made to amend the SPD. In total 32

stakeholders made 258 representations of which 35 supported and 250 objected to the SPD. The major issue raised was the robustness of the SPD. Other general issues raised included impact on housing delivery, support for sustainable transport, requirements for Carbon Reduction Strategies and conflict with Building Regulations. The Council has considered these objections and in response has proposed revisions to the SPD as set out in the Representations Statement. The Council has also made a number of minor updates to the SPD during the consultation period to take account of the recently published government policy and guidance.

The following were notified by e-mail and letter of the consultation on *Sustainable Design and Construction* SPD:

4 Site Design Ltd	Anderson Wilde & Harris
A A P Consulting Ltd	Andrew Martin Associates
A B A	Andrew Nash Associates
A D A Architecture	Andrew Scott Associates
A D M C LTD	Angel Engstrom Architecture
A E Architectural Drawings Int	
A E J S Architectural C	Angela Valenti-Orange PCS Ltd
A F Chittenden & Associates	Anglian Home Improvements
A H P Architects & Surveyors	Anqa Architects
A J Architects	Anthony Bryne Assoc
A M Planning Consultants	Anthony J Blyth & Co
A P Geotechnics LTd	Anthony Richardson & Partners
A P T Consulting	Anva Ltd
A R P Architects	AOC Architecture Ltd
A S PROPERTY INVESTMENTS LTD	Apcar Smith Planning
A. D. A. Architecture	Apt Consulting
A.C.D. Chartered Landscape Arc	ArborEcology Ltd
A.K. Design Partnership	Arc 7 Design L L P
A.R.C.H. Design	Archetype Ltd
A.S. Solarhouse	Architeam Ltd
A1 Architects	ArchiTech
AAP Consulting Ltd	Architect D.A.S
Abbott Design Associates	Architectural Design Practice
Abt Architecture and Planning	Architeknik Chartered Architect
Acacia	Arch-i-Texts
Accent BDA	Archi-Tone Ltd
Adams Holmes Associates	Archplan
Adrian Salt and Pang Ltd	Arena Property Services Ltd
Adrienne Hill	Aria Design
ADS Building Services	Aron Sloma Architect
AERC	Art & Design Connection
Age Concern	Arthur Ferryman & Associates
Agora Designs	Arthurell & Kirkland
Ahearn Associates	AS Property Investments Ltd
Alabi Associates Town Planning	Asep Architects
Alan Cox Associates	Ashgrove Du Maurier Assoc
Alan Dick UK Ltd	Ashgrove du Maurier Associates
Alan Duncan Architect	Ask Planning
Alan Graham Associates Ltd	Atis Real Weatherall
Alan Sharp Associates	Atkins
Alan Stratford and Associates	Axion Consultants Ltd
Alexander Associates	Ayesha Community
Ali Sanei Architects	Ayo & Ayo Architects
Alsop Verrill Planning Consultancy	B B F Fielding Ltd
Alvin Ormonde	B B Partnership Ltd
Amdega	B B R Architects
Ampersano Associates Ltd	B D 2 Ltd
Anastasios Karydas	B P R Architects
Anatolitis Associates	B S B Architects
	B.Manku

B.S. Associates Chartered Arch
 Bahai Community of Barnet
 Bancil Partnership
 Banner Homes Ltd
 Banyan Developments Ltd
 Barker & Associates
 Barker Parry Town Planning
 Barley Homes & Development
 Barnet & Chase Farm Hospitals
 Barnet & District Local History Society
 Barnet Asian Old Peoples Association
 Barnet Borough Watch
 Barnet Care & Repair
 Barnet Carers Centre
 Barnet Centre for Older Cypriots
 Barnet Citizens Advice Bureau
 Barnet College
 Barnet Conservation Volunteers
 Barnet Cyclist (The Barnet Branch of of the London Cycling Company).
 Barnet Friends of the Earth
 Barnet Green Party
 Barnet Meeting Room Trust
 Barnet Mencap
 Barnet Multi Faith Forum
 Barnet PCT
 Barnet Play Association
 Barnet Refugee Service
 Barnet Senior Citizens Forum
 Barnet Transport Users Assn.
 Barnet Voice for Mental Health
 Barnet Voluntary Service Council
 Barnsley Hewett & Mallinson
 Barratt North London
 Barry Maltz Associates Ltd
 Barton Willmore
 Bayliss Design
 Beale Partnership
 Beechwood Homes Limited
 Belevue residents association
 Bellway Homes
 Ben Burke Interior Design
 Benjamin Associates
 Bennett Urban Planning
 Betham Associates Architects
 BG Property
 Bidwells
 Blackwood Architects
 Blauel Architects
 Blue Sky Planning Ltd
 Blyth & Co
 Bob Trimble AADip Riba
 Boisot Waters Cohen
 Bomber Design Group
 Bones Wells Associates
 Bradford & Bingley Plc
 Brent Cross Shopping Centre
 Brian Barber Asc.
 Brian Pyle Associates
 Bridge House Hotel Operations
 Brill and Owen Architects
 Brimble, Lea & Partners
 Broadhurst Clarke Architects
 Broadway Malyan Planning LTD
 Brockley Hill Residents Ass
 Brooklyn Chambers
 BRS Consultants
 Brunswick park primary & nursery school
 Buckingham Group Contracting
 Buckmaster Batcup Architects
 Building Design Bureau
 Building Design Partnership
 Buildtech Building Surveyors
 Burgess Mean Architects
 Burnt Oak Library
 Buxton Homes
 C & B Designs
 C & L Architecture
 C Conlon Niclosio
 C D Martin Ltd
 C G Architects
 C J Cowie Associates
 C J O'Shea & Co Ltd
 C L S
 C T P Architects
 C. Georgiou
 C.H.B.C. Architects
 Cala Homes (South) Ltd
 Caledonian Estates Ltd
 Campaign for Real Ale
 Canopy Planning Services
 Capita Percy Thomas
 Capita Symonds
 Capital Homes (London) Ltd
 Care Architectural Designs Ltd
 Castlemore Securities Ltd
 Catalyst housing group
 Cattell Skinner Design Partnership
 CgMs Ltd
 Chalkidons
 Chambers Goodwin & Partners
 Chapman Warren
 Charles Tashima Architecture
 Charterhouse Simon Limited
 Chestnut Planning
 Christ's College Finchley
 Chq Partnership Ltd
 Chris Jones
 Chris Nightingale
 Chris Thomas Limited
 Christopher Wickham Associates
 Chuba Obi
 Church End LA21 Partnership
 Churchill Hui
 Churley & Associates
 Civix
 Claremont Group Interiors
 Clark Designs Ltd.
 Clarke & Whalen
 Client Design Services Ltd.

Cliff Walsingham & Company
 Cloverdale Estate Limited
 Cluttons
 Colbear Atkins Consultants
 Colin Buchanan
 Colindale School
 Colliers Cre
 Collins & Associates
 Comer Group
 Community Focus
 Complete Planning
 Concept
 Consarc Architecture
 Constructional Services Ltd
 Cophall Consultation Group Forum
 Core Connections
 Corringham Court Management Limited
 Corstorphine & Wright
 Cory Ltd
 Counter & King Architects
 Crammond Browne Architects
 Cranbrook Home Extensions
 Crawford Partnership
 Create Real Estate
 Creative Environmental Network
 Cricklewood Community Forum
 Cromer Road Primary School
 Crooked Usage Association
 Croxley Green Parish Council
 Cunnane Town Planning
 Cusack Associates
 Cushman & Wakefield, Healey & Baker
 Cyril Silver and Partners
 D D P C
 D J DESIGN LTD
 D L G Architects
 D M M Consultancy Ltd
 D M Smith dip arch ARIBA
 D P A
 D Peddar
 D R M Associates
 D Ramsey
 D V M Architects
 D W A Architects Ltd
 D&M Cohen Ltd.
 Dalton Warner Davis
 Daly International
 Dane Grove Primary School
 David Buchanan
 David Dent Ltd.
 David G Williamson & Co
 David Parkes
 David's Builders Ltd.
 De Metz Fordes Knight Arch
 Dean Hawkes Architect
 Dearle & Henderson
 Deborah Jackson Architects
 Dempster & Jui-Lan Marples
 Denton Wilde Sapte
 Department for Culture, Media and Sport

Department for Environment, Food and Rural
 Affairs (DEFRA)
 Department for Health (through relevant Regional
 Public Health Offices)
 Department of Constitutional Affairs
 Department of work and Pensions
 Design C.L.D.
 Design Coalition
 Design Group Nine
 Design Solutions
 Design West
 Design123 Ltd
 Development Planning Partnership
 Diane Israel
 Dilwyn Chambers
 Diocese of London
 Direct Planning Limited
 Disability Action in Borough
 Docklands Developments Ltd
 Dollis Infant School
 Domus London Ltd
 Donaldsons
 Dorab Mistry
 Dorrington Investment P L C
 Douglas & King
 Douglas Rolfe
 Drawing Office Associates
 Drivers Jonas
 DTZ Consulting and Research
 Dual Building Designs Ltd
 Dunboy Construction Co Ltd
 Dunlop Haywards
 Dunphy & Hayes Ltd
 Dunthorne Parker Architects
 Dusek Design Associates Ltd
 E C Design & Build Ltd
 E M Pick Planning
 E Manuel & Associate
 East Barnet Baptist Church
 East Finchley Community Development Trust
 Eaton Strevens Associates
 Ecologgia
 EDAW
 Edgware infant and nursery school
 Edward Polson
 Elden Croy Architects
 Eleanor Cox
 Eley & Associates
 Elstree and Borehamwood Town Council
 Enabling UK
 Enfield Council
 English Heritage
 Entec UK Ltd
 Environment Agency
 Environmental Perspectives
 Environmental Resources Mgmt
 Erdi & Rabson
 ERM
 Ese-Oghene Associates
 Ettwein Bridges Architects

Eurohaus
 Everest Ltd
 Eyal Moran Architects
 F C D Architecture
 F.G.C. Architects
 Fairview Homes Plc
 Fairway Primary School
 Family Mosaic
 Farman Construction Ltd
 Farrow Silverton Architects
 Federation of Residents Associations in Barnet
 Finchley Garden Village Residents' Association
 Finchley Society
 Hendon & District Archaeological Society
 Firstplan Ltd
 Fitzjohn Avenue Area Residents Association
 Forestry Commission England
 Form Architecture Ltd
 Forthright Design Ltd
 Foster & Partners
 Foster Lomas
 Fotostructures Ltd
 FPD Savills
 Franks (Golders Green) Ltd
 Freehold Community Association
 Friends of Barnet Countryside Centre
 Friends of Friary Park
 Friends of the Earth
 Friends of Tudor Sports Ground
 Friends of Windsor Open Space
 Friern Barnet & Whetstone res ass
 Friern Barnet Library
 Friern Village Residents Association
 Frithmanor Primary School
 Fruition Properties
 Fulcrum Building Design
 Fusion Design & Architecture
 Futurama Ltd
 G and S Consultants
 G D Architects Ltd
 G M L Architects Ltd
 G T Associates
 G V A Grimley
 G. J. P. Architects
 G. V. Building Services
 G.C. Worth MRICS
 G.P.A.D. Ltd.
 Gajjar Associates Chartered
 Garden History Society
 Garden Suburb infant school
 Garden Suburb Junior School
 General Aviation Awareness Council
 Genesis Architects & Designers
 Genesis Housing Group
 Geoffrey Searle
 George Gaze Tech Rics
 George Wimpey North London Ltd
 Gestalt Technology Ltd
 Gifford
 Giles Martin
 Giovanni Gambaruto
 GL Hearn
 Glass Houses Ltd
 Glen East Developments
 Glen Robinson Associates
 Golden Chartered Bldg Survey
 Golders Green Library
 Goldkey Services Limited
 Gordon Charatan
 Government Office for London (GOL)
 Goyne Adams
 GPAD Limited
 Grafik Architects Ltd
 Graham Parkinson: Architect
 Grahame Park RA
 Greater London Authority
 Green Square Residents Assn.
 Greenspaces
 Greensquare Residents Association
 Gregory Phillips Architects
 GT Designs
 Gug Architects & Designers Ltd
 Gus Alexander Architects
 GVA Grimley
 H & D Partners
 H B O S Plc
 Hadfield Cawkwell Davidson
 Hadley Design Associates
 Hadley Residents Association
 Halcrow Group Ltd.
 Hale Association
 Hamilton Associates
 Hampstead Garden Suburb residents Association
 Hampstead Garden Suburb Trust
 Hampton Conservatories
 Hanover Property Solutions Ltd
 Harry Levy
 Hattrell and Partners
 Hazan Smith & Partners
 HDA Architecture
 Head of Estates and Facilities Management
 Services
 Health and Safety Executive
 Heathview Court Association
 Heathview Court Management Co.
 Hendon District Archaeology Society HADAS
 Hendon Mosque and Islamic Centre
 Hephher Dixon
 Herrington & Associates
 Hertford Planning Service
 Hertfordshire County Council
 Herts and Middlesex Wildlife Trust
 Hertsmere Borough Council
 Hester Architects
 Higgins Construction PLC
 Highways Agency
 Hindu Voluntary Services
 Hogben & Hale
 Holly Park School
 Home Builders Federation

Home Plans 4 All
 Homelodge Buildings Ltd
 Homespace
 House of Commons
 Howard Barber Associates Ltd
 Hugh Battle
 Hugh Cullum Architects
 Hughes Design Associates
 Hunter and Partners
 Hurst Associates
 Hutton Enterprises
 I B I Design Associates
 I D A Ltd
 I O M C Plan & Design Ltd
 I.C.A. Architects and Designer
 I.D.R. Associates
 I.W.P.S.
 Ian Chalmers & Assoc
 Ian Hyman & co Ltd
 Ian Oakes & Associates
 Icen Projects Ltd
 Image Infinity Ltd
 Indigo Planning Ltd
 International Bible Students Association
 Ivor Hall Limited
 J & H Licensing Consultants
 J C Decaux UK Limited
 J D P
 J Driver Designs
 J Dunne Associates
 J P B Architects
 J W Cooper & Sons
 J. P. Blake & Co
 J.M.D. Developments
 Jackson Wellings Design Partnership
 Jagdish Tolia Architects Ltd.
 Jaku Construction Ltd
 James & Lisa Ward
 James G Dunne
 James Lambert Architects
 James Ross Architects
 James Rush Associates
 Jane Price
 Janine Stone Interior & Architecture
 Jaques Partnership
 Jarvis Homes
 Jaspal Dhani
 Jay Designs
 JDA Development & Planning
 Jeffery W.George and Assoc
 Jeffrey Howard Associates
 Jeffrey Taylor Associates
 Jesus Hospital Charity
 Jesus House
 Jewish Association for Mental Illness
 Jewish Care
 JMP Consulting
 John Beyer & Associates
 John Chandler RIBA
 John Despoti R.I.B.A.
 John Dickie Associates
 John Edgell MRICS
 John Gordon Architects
 John Hallam Associates
 John Newton Associates
 John Olley Architects
 John Pelling & Partners
 John Perrin & Company
 John Starling
 John Taylor Partnership
 John Toseland Associates
 Jon Christopher Surveyors
 Jones Lang LaSalle
 K D B building Designs
 K F Geotechnical
 K G S Designs
 K K M Architects
 K Nicholas Architect
 K S Chana Dipl Arch RIBA
 K S Consult
 K S R Architects
 K S S Design Group Ltd
 Karen Mcallister
 Keeran Designs Ltd
 Keren Lewin
 Kevin Turner Surveys
 Kilich & Co
 King Sturge
 Kingdom Cobb Associates
 Kirsop & Company Ltd
 Kirsten Associates Inc
 Knight Architecture & Design
 Knightsspur Homes Ltd
 Knott Architects
 Ko and Partners
 K-Side Partnership
 L C C Uk
 L G Group
 L. K. Associate
 L.C. Design Services
 L.C.C. U.K. Ltd.
 Laing Field & Moat Mount Residents Association
 Lambert Smith Hampton
 Land Use Consultants
 Landscape Planning South Ltd
 Lawrence King
 Lawrence Vacher Partnership
 LCC UK
 Lee Evan Partnership L.L.P.
 Lee West Associates
 Leo Carton Ltd.
 Lewis & Hickey Ltd
 Liam O' Connor Architects
 Lichfield Planning
 Lifeforms Ltd.
 Linden Homes
 Living Way Ministries
 Llewelyn Davies Yeang
 Loft Conversion Warehouse
 Loft Masters

London Borough of Brent
 London Borough of Camden
 London Borough of Enfield
 London Borough of Haringey
 London Borough of Harrow
 London Civic Forum
 London Communications Agency
 London Councils
 London Development Agency
 London Fire and Emergency Planing Authority
 (LFEPA)
 London Interiors Ltd
 London Luton Airport Operations
 London Transport Property
 London Wildlife Trust
 Loren Design Ltd
 Lorna Jaffa
 Lorna Moore Architects
 LSC LN
 Lyonsdown Residents Group
 M & D Projects Ltd
 M Alai
 M D C Ltd
 M D Designs
 M D Projects (UK) Ltd
 M J Carter Associates
 M Moser Associates
 M Naik - Chartered Architect
 M R B Design
 M S K Design Associates
 M W Easton
 M. K. Architects
 M.L.Conservatories Ltd
 Madigan Associates
 Makespace Architects
 Malcolm Judd & Partners
 Malcolm Kemp
 Malcolm Scott Consultants
 Mandac Ltd
 Manorside Primary School
 Mappin Planning & Development
 Marek & Ewa Dec
 Marston & Langinger Ltd
 Martin Bridge Ltd.
 Martin Grant Homes
 Martin Junior school
 Martindales
 Mary Cleary Architect
 Mary Hackett & Assoc Ltd
 Maslen Brennan Henshaw Ptn
 Matrix Partnership Ltd
 Mayor of London
 Maze & Dean
 McCoy Associates
 McGuire Architecture & Design
 Meadowcroft Griffin Ltd
 Metropolitan Housing Trust
 Metropolitan Police
 Mian Building Consultants Ltd
 Michael Alexander Ltd

Michael Ginn Associates
 Michael Olive Architects
 Michael Sierens Associates
 Michael Tarring RIBA
 Michael VS Hardiman & Asc. Ltd
 Michelen Design Ltd
 Mick Kay
 Middlesex & Herts
 Mill Hill Resident's Association
 MO Associates
 Modlux plc
 Monaghan Homes Ltd
 Monken Hadley & Wood Street Conservation Area
 Advisory Cttee
 Monken Hadley primary school
 Mono Consultants Ltd
 Montagu Evans
 Montague Howard Associates
 Mountford Pigott Partnership
 Moxon Street Residents Association
 Mr A L Isaac
 Mr Derek Chandler
 Mr & Mrs Harris
 Mr B E Timlin
 Mr D Nicou
 Mr D R Foster-Key
 Mr David Barnard
 Mr Donimic Hailey
 Mr Eddie Dujon
 Mr Edward Francis
 Mr Edward Oteng
 Mr G. Brown
 Mr J Wright Planning Solutions
 Mr Justin Doherty
 Mr K Kerai-Kamm Construction
 Mr Kam Choy Lim
 Mr L Badeshia
 Mr M Olive
 Mr M Ragozzind MRAD
 Mr M Shivers
 Mr M. Katz
 Mr N. Nakrani
 Mr O Ogunyevy
 Mr O. Sedat Tech RICS
 Mr R Anwar
 Mr T Edend MRICS
 Mrs Jill Abbott
 Multi Creation
 Murray Jackman Associates
 Muslim Welfare Society
 N. Kotak Associates
 N.G. Architects
 Nabarro Nathanson
 Nafis Architecture Ltd.
 NAI Filler Peiser
 Nathaniel Gee Architect
 Nathaniel Lichfield & Partners
 National Design Office
 National Grid Land & Development
 National Playing Fields Association

Natural England
 Navin Architects
 NBF Partnership
 Neale Associates
 Neighbourhood Watch
 Neil Anderson
 Neil Hawes & Associates Ltd
 Neo Architects
 Network Housing Group
 New Barnet Community Association
 New Space
 Newman & Associates
 Nexus Retail Interiors Ltd
 Nic Antony Architects
 Nicholas Architects
 Nick Cooke & Associates
 Norman Picken & Associates
 North Finchley LA21 Group
 North London Chamber of Commerce
 North London Humanist Group
 North London Ltd.
 North London Plans
 North London Waste Authority
 Northwest Design
 Northwood Collings Ltd
 Notting Hill Housing Trust
 NPFA
 Oakdale Design
 Oakleigh Park Residents Assoc
 Office of Government Commerce (Property
 advisors to the Civil Estate)
 Oliver & Saunders Devs Ltd
 Oliver Burston Architects
 Omega Partnership Ltd
 Omotola Awosika
 Opticrealm Ltd
 Osidge Library
 Ourtime Design
 Owen Powell Architects
 P & R Associates
 P & W Associates
 P Buxton & Co
 P D Associates
 P H A Communications Ltd
 P H Design
 P K S Architects
 P M & A Architects
 P N Robinson Architect
 P P M S
 P R P Architects Ltd
 P T E a
 P.A.E. Design
 Paget Paul Properties Ltd
 Paines Conservatory Specialist
 Papa Architects Ltd.
 Parham Bakhtar
 Parkes Assocs
 Parterfields
 Pasterfields Chartered Surveyors
 Paul A Simmons
 Paul Henry Architects
 Paul Lambert Assoc Ltd
 Peacock& Smith
 Pearlmans
 Pearson Associates
 Pembroke Design Ltd
 Penoyre & Prasad Architects
 PEP Claims Management Ltd
 Perceptions
 Personal Improvement Ltd
 Peter Bell Architects
 Peter Howard
 Peter Kyte
 Peter Mountain Association
 PHA Communications Ltd
 Planning & Prop. Solutions Ltd
 Planning Perspectives
 Planning Potential
 Plans 4 U
 Plans For The Future
 Pollard Thomas Edwards Arch
 Ponsford King Partnership
 Pravin M Patel
 Precision Plans
 Prime Meridian Ltd
 Property Lande Architecture
 Prospect place oxa residents association
 Prospect Planning
 Pump House Designs Ltd
 Pure Design U.K.
 Q L A
 Queen Elizabeth's Girls School
 Queenswell Infants School
 R D & D Associates
 R G H Capital Project
 R P Architects
 R P S Planning
 R R Stagg
 R S A Design Studio
 R. E. P. Designs
 R. J. Batey Surveying Services
 Railway Terraces Residents Assoc.
 Ramm Brand Architects
 Ramsden Barrett Architects
 Rapleys LLP
 Ray Deakin
 Reading & West Architects
 Regional Surveying Serv Ltd
 Reid Minty
 Residents' Community Association
 Richard Mitzman Architects
 Richard Sneesby Architects
 Ridge Parish Council
 Rivington Street Studio
 Robert Adam Architects
 Robert Dearman Architect
 Robert Morfield M.R.I.C.S.
 Robert O'Hara Architects Ltd
 Robert Saunders Partnership Lt
 Robinson Escott Planning

Robson Planning Consultancy
 Rodney Fenlon
 Roger Bennett
 Roger Tym & Partners
 Rosalind Charles
 Rosenfelder Associates
 Rosh Investment Ltd.
 Royal Free Hampstead NHS Trust
 Roz Archer Ltd
 RPS
 Rummey Design Associates
 Russell Hanslip Associates
 Ruth Selig Architect
 S & A Surveyors Ltd
 S A C Projects
 S Ian Architectural Workshop
 S L L B Architects Ltd
 S S & Partners
 S T S Structural Engineering
 S.P.D. Architects
 Sacks Maguire Architects
 Sadler & Co
 Saeed Dadkhah Architect
 Sage Consulting Ltd
 Sall Culinaan & Buck Arc Ltd
 Saloria Architects
 SANGAM Association of Asian Women
 Sansara Investments Ltd
 Saxton Design
 Schmidt Ferman Construction
 Schneider Designers
 Scott Brownigg
 Scurr & Partners Ltd
 Sephardi Jewish Community
 SGP Property Services
 Sharon Wilson
 Sharper Designs
 Sheeley & Associates
 Shenley Parish Council
 Shepherd Design Group
 Sheppard Robson
 Shillam + Smith
 Shire Consulting
 Sigma Planning Services
 Sign Specialist Ltd
 Simon Miller Architects Ltd
 Simon Smith Michael Brook Arch
 Simpson Hilder Associates Ltd
 Singleton Architects
 SLLB Architects
 Smith & Brooke Architects
 South Bank Architects
 South Friern Library
 Spaceway South Ltd
 Spawforth Associates
 Spectrum Interactive
 Spence Harris Hogan Assoc
 Spicer Limited
 Sportswift T/A Card Factory
 Square Feet Architects Ltd
 Sreet Broadcast Ltd
 St James Homes
 St. Andrews Church Totteridge
 St. Andrews School
 Stadium HA
 Steene Howard Associates
 Steiner Automotive Ltd
 Stephen Day Peter Smith Arch.
 Stephen Turvil Architects
 Stephen Wax Associates Ltd.
 Stern Thom Fehler Architects
 Stern Thom Fehler Architects
 Steven Adams Architects
 Steven Lenczner
 Stride Treglown
 Strutt and Parker
 Stuart A Greenberg
 Stuart Henley and Partners
 Studio 136
 Studio 2000 Design Ltd
 Studio 5.04
 Studio Indigo LLP
 Studio K Architecture
 Summed Survey Limited
 Sunlight Loft Conversions Ltd.
 Sureplan (Norfolk) Ltd
 Survey Design Ltd
 Susi Earnshaw Theatre School
 Sustrans
 T G N Architects Ltd
 T P A Studio Ltd
 Talbot design (Seale) Ltd
 Tanner and Tilley
 Tapster Street Properties
 Tasou Associates
 Taylor Woodrow
 Taywood Homes
 Technical Design Consultant
 Technoplan Ltd
 Tecton Design & Build Ltd.
 Temple Fortune Sports Club
 Terence A Pacey
 Terence O'Rourke Plc
 Terence Williams Architects
 Terry Hines Chartered Architect
 Tetlow King Planning
 Thames Water Property
 Thameside Construction Co Ltd
 The Art of Building Ltd
 The Austin Co. of U K Ltd
 The Barnet Society
 The Bowen Partnership
 The Businelli-Wilmot Partnership
 The Charlton Brown Partnership
 The Consultants
 The Cottage
 The David Rackham Partnership
 The East Finchley Village Society
 The Finchley Charities
 The Gillett Macleod Partners. Ltd.

The Halpern Partnership Ltd
The Home Builders Federation
The JTS Partnership LLP
The London Development Agency
The London Green Belt Council
The London Green Belt Council
The Mill Hill Preservation Society
The Planning Bureau Ltd.
The Planning Service
The Prosperity Group Ltd
The R.M.Partnership
The Theatres Trust
The W R Davidge
The Whetstone Society
The Wisley Fox Partnership
Thomas De Cruz Architects
Thomas Nugent Architects Ltd
Three Valleys Water
Threefold Architects
Tibbalds Planning and Urban Design
Totteridge Manor ass
Town & Country Planning Ltd
Transformation Architects
Transport for London
Trehearne Architects
Trent Park Conservation Area Advisory Committee
Trevor Nash Architecture
Trinity Church Centre
Tritec-Synergy
Trombe Ltd - Noelle Hughes
Trudys Architectural Consults
Tudor Primary school
Turley Associates
Turnet & Partners
U D S Construction Ltd
U R P S
Underhill Infant School
Urban Design Futures
Urban Design London
Urban Initiatives
Urban Practitioners
V Martirossian Architects
V Sevak Space Design
Vale Farm Allotments
Van Heyningen and Haward Arch.
Vincent and Gorbing Planning Associates
Vivenda Architects LLP
Vivien Battarbee
Warwick Design Associates
Waterlow Court Residents Assoc.
Watford Rural Parish Council
Watkinson & Cosgrave
Wells Mackereth Architects
West Hampstead Amenity and Transport
Westcon Consulting Engineers
Wexbourne Ltd
Wheatley Homes
White Young Green Planning
Whitings Hill Primary School
Wiesenfeld Associates
Wilkinson King Architects
William D Rickard DIP ARCH
William Hill Organization Ltd
William Lai Consulting Ltd
Wimbourne Martin French Ltd
Winston Newman
Wolff Architects Ltd
Woodhouse College
Woodridge Primary School
Woodside Park Gardens Suburb RA
Woolmead Avenue Residents Association
World Council of Jain Academies
WPA Architects
Xerxes International Ltd
Xtra Room Conversions Ltd
Yeates Design & Architecture
Yiannis Pareas
Your Design Consultancy
Youth Board
Yvonne and Manfred Alweiss
Zakaninki Projects Ltd
Zanghellini Holt Architects

APPENDIX 1a

Sustainable Design and Construction SPD - Planning and Development Forum

Tuesday 12 December 2006
NLBP Conference room
6.30pm – 8.30pm

Minutes of the Forum

Apologies

Councillor Melvin Cohen – Lead Member for Planning and Environmental Protection

Present

Councillor Andrew Harper – Design Champion
Stewart Murray – Director of Planning and Environmental Protection
Martin Cowie – Major Projects and Design Manager
Julian Hart – Lancefield Consulting

Alissa Fawcett – London Borough of Barnet; Ann Currell – London Borough of Barnet; Anthony Savidis – Consultant; Ben Halevi – S.Ilan Architectural Workshop Ltd; Bill Tyler; Cathy Munonyedi – London Borough of Barnet; Chantelle Bordetstead; Christine Southam – Friends of the Earth and Resident; Clive Cohen – London Wildlife Trust (Barnet Group); Cllr Andreas Tambourides – London Borough of Barnet; Cllr Brian Salinger – London Borough of Barnet; Cllr Jim Tierney – London Borough of Barnet; Cllr John Hart – London Borough of Barnet; Cllr Julie Johnson – London Borough of Barnet; Cllr Kate Salinger – London Borough of Barnet; Cllr Maureen Braun – London Borough of Barnet; Craig Carson – St Georges; Daniel Hope; David Howard – Federations of Residents Associations in Barnet; Dennis Pepper – Friends of Windsor Open Space; Derrick Chung – West Hendon Residents Association; Dianne Murphy – London Wildlife Trust (Barnet Group); Elizabeth Fitzgerald – West Hendon Residents Association; Elizabeth Robinson – London Borough of Barnet; Eshan Karunatileka – London Borough of Barnet; Fabien B Gaudin – London Borough of Barnet; Geoff Merry – LB Haringey; Habib Neshat – London Borough of Barnet; Helen Bangs – London Borough of Barnet; Jane Blackburn – Trust Manager Hampstead Garden Suburb Trust; Keren Lewin – Resident; Kevin Fehler – Stern, Tohm, Fuller Architects; Mani Khuroya – Local Developer; Marian Hossell – Head Teacher Brunswick Park; Michael Lai – London Borough of Barnet; Mike Dawson – The Finchley Society; Mike Tucker – NODIE representative; Mr and Mrs Nash – Disability Action in Barnet; Mr Gilmore; Mr McKenny - Whetstone Society; Neil Goldberg – London Borough of Barnet; Nicholas Brill - Brill and Owen Architect; Nick Lynch - London Borough of Barnet; Nikos Savidis – Architect; Paul Cook – AccentBDA Ltd RIBA; Peter Kyte; Peter Pickering – Finchley Society and Hendon and District Archaeological Society; Phil Fletcher – Barnet and Enfield Friends of the Earth; Philip Osei-Mensah – London Borough of Barnet; Ralph Haynes – London Borough of Barnet; Rimonit Tidhar – London Borough of Barnet; Rita Brar – London Borough of Barnet; Robert Newton – Finchley Local Agenda 21; Sean Johnson – London Borough of Barnet; Stephen Cooper – The Finchley Society; Terry Hines – RIBA; Tony Godwin – FLD Architecture; Vijaya Ram – London Borough of Barnet

Agenda

Item 1

Introduction by Councillor Andrew Harper

Item 2

Presentation by Julian Hart – Lancefield Consulting

Item 3

Presentation by Martin Cowie – London Borough of Barnet

Break for Light Refreshments

Item 4

Stewart Murray – London Borough of Barnet

Item 5

Question and Answer Session

Question 1

Would you apply the same criteria to a household extension? You cannot apply the same principles to all types of development.

Response

It is difficult to apply guidance across the scales. This SPD has a degree of trial and error which will allow us to refine the process based on how best to deliver, this is a starting point. Barnet will be producing additional Design Guidance Notes which will give additional guidance to smaller development.

Question 2

Design is great but what about the materials that will be used in developments under the new guidance? The building trade is about 20 years behind everyone else. Are the materials going to be sustainable in 20 years time?

Response

Materials are being considered. In the document there is a section which goes into the materials being used. Under resources there is a section about the life cycle of material being used. The Governments review of building regulations will ensure the new guidance is brought in line with the building industry.

Question 3

Concern is not with document which is very well put together, what concerns me is the burden of work on the part of the borough which arises from ensuring that all these aspirations are complied with. Are the aspirations actually realisable bearing in mind the restraints the borough has in terms of resources?

Response

Barnet is looking at training people and developing specific skills and enforcing the role that new development has in meeting the new standards of sustainability. We are on a learning curve but we will be putting some of the burden of ensuring it is carried out back on the development industry and will be expecting the developers to make contributions to ensure they are carrying out their design according to the applications that has been agreed.

Question 4

Concerned with Barnet's tree policy. The document is good for street trees but not good for planning trees. Please issue the consultant with a copy of London's Life-force document to take on board the issues. I am also concerned with wind turbines and the recent evidence published by the RSPB which suggests birds are being killed by the wind turbine blades. The blades of the turbines need protecting.

Response

Biodiversity and the natural environment is a key concern of sustainability and a copy of the document will be passed onto the consultant.

Question 5

I am an Architect and developer and responsible for 100 of houses/flats in your borough. The aspirations tied up in the document will carry additional costs. Costs in terms of quality will be painful and will have to be paid by residents. Barnet will have to decide if it wants to be a borough that says yes more swiftly to development to meet its 33,000 dwellings or whether it wants to be very cautious and not meet its dwelling targets. Developers will not want to develop in Barnet because of what they will face.

Response

We are not going to rush and build unsustainable buildings. Cost is an issue and achieving sustainability initially will cost, however the cost of doing nothing is much greater. Quite a few developers are coming on board. You can do a lot to your building without much cost.

While there are some areas of cost which cannot be avoided, one thing I have learnt about working on development schemes, is that the best thing to do to achieve sustainable development is to spend a little bit more time in design process rather than rushing into things, you actually start finding synergies instead of conflict.

Question 6

The picture painted by the document is a science fiction scenario. Too many homes, too few hospitals, grid locked roads and effectively made of over developed high rise flats. This is unacceptable.

Response

Development is happening anyway whether we plan for it or not. This document is for planning it right. We have to manage what the development industry is feeding the market. The Council is involved in regeneration and we have a social and wider responsibility to our residents. What we are doing is raising the stakes for the development. If we do not take forward sustainable design in all its senses, then the threats become real. It is up to all of us to take responsibility.

Question 7

I note under the strategy and checklist of information that it requires a lot already laid out in building regulations. Flushing toilets – a planning or building control concern? At a speculative stage of the planning process we are being asked to provide an immense amount of detail to the planning authority. Are planners being trained to assess what is being put forward?

Response

The Planning system is going through fundamental changes which are greatly more complex. At a national level the planning system is an easier target for change than building regulations. In due course the government will improve the building regulations. This has left an interesting situation. Fully agree that it is a difficult time and we need to try to change the level of quality achieved in design. We will be lobbying the government to up the review of building regulations. The key challenge is how we are going to assess these new regulations and hope that the Government will give new training to planners.

Question 8

All development problems can be solved by making a simple law. Allow development up to four stories on existing houses. This would sort out the pressures on the green belt. I have experienced problems of dealing with inexperienced planners. Heads of Planning do not communicate with staff. This wastes time at early application discussions.

Response

The issue of 5 floors on every property may not go down well with everyone in the room! Obviously it is our intention to make best use of the land but we have to keep the suburbs enhanced. Barnet does offer a pre-application advice service and to sort out issues early before the architects submit their plans. There is bound to be some comings and goings before the plans is approved.

Question 9

Barnet being a forward thinking borough, why do you not have one of these – Access guideline Accessible Housing by LB Waltham Forest in 1999? It makes life easy for planners and residents.

Response

Design and disability is integral. We do refer many of the design applications to a disability adviser. Accessibility is inclusive in sustainable design.

Question 10

About a year ago we complained about growth in the borough and the lack of any measures being put into place to control it. Barnet will take its share of growth and we need to manage it in a sustainable way. The new 3 strands policy was the answer of the problem. Unfortunately the 3 strands do not come any way near this. Mislead when it was produced. We were told that the new SPD would feed into the 3 strands. The SPD is a highly aspirational document. If planners fail to require certain standards then they are ignored. I am very disappointed as it is a good document but the checklist has more than one interpretation. Merton and Croydon are ahead of Barnet, there are a number of tools we can use which are not represented in this document. Research has been done by housing associations which shows all this and why don't you use some of their research in this document.

Response

If we are going to overtake those boroughs, which already have a sustainable design, it will take time. The SPD will have to have bite. We have the power to refuse planning permission for unsustainable developments. This allows local planning authorities to reduce poor design. We cannot achieve all of this in one document and Barnet is going to be rolling out leading edge approaches to ensure sustainable design and construction throughout the borough.

Question 11

The current number of units per hectare and the cut back on storage in housing do not make people feel comfortable in their homes. It will inevitably put them back onto the streets which will lead to vandalism. If you do not invest now in the housing stock we are heading for problems.

Response

I agree inside design is as important as outside. These issues are what the council will be trying to address.

Question 12

Workshops with developers, architects and local people to take this plan forward?

Response

This is just the launch and we will be rolling out a number of specific focus groups.

Question 13

Impose underground cisterns to collect rain water and use the water as a domestic supply. It is done in other countries.

Response

Great idea but too far ahead of the game. Including this measure in the building regulations is the answer.

Question 14

Where are the cycling provisions included within this document?

Response

Cycling and other forms of transport are important and will be taken into force.

Item 6

The Next Steps

1. We will draw up the notes of tonight's discussion and they will be put on the website and sent out to attendees.
2. We will be organising focus groups to discuss the matters of the document further.
3. We will consider all the concerns expressed at the forum when revising the document.
4. The formal consultation ends on 10th January 2007 at 5pm. Please send your written representations to the forward.planning@barnet.gov.uk, alternative you can contact the planning policy team on 02083594990.
5. Following the formal consultation a revised document will be produced and will be sent to cabinet for member approval. We hope to have the final document published by June 2007.

End @ 8.50pm

APPENDIX 1b

Sustainable Design and Construction SPD - Consultation Workshop

Monday 29 January 2007

NLBP

11.00am – 12.30pm

Minutes of the Workshop

Present

Martin Cowie – London Borough of Barnet

Eshan Karunatileka – London Borough of Barnet

8 randomly selected representatives from local community groups, local developers and local architects.

Discussion Topics

1. Document language and structure
2. Environmental Standards
3. Noise requirements
4. Final comments and outcomes

Introduction

This focus group is to allow further consultation on the Sustainable Design and Construction document. It follows on from the consultation period, and the revised document will be taken to Cabinet on 8th May 2007

Discussion around document language and structure

Comment

The Three Strands policy is not the brochure, but the cabinet report; however the document is hyperlinked to the brochure.

Response

This has now been amended and the hyperlink removed.

Comment

The clarity of language makes it difficult and words such as 'may and should' are ambiguous. In the UDP when something is policy it is put in bold, this could be done with this document.

Response

Noted as a valid suggestion

Comments

1. *When a developer buys a plot of land they are looking for the key points and policies in a document.*

2. *This document can be interpreted in different ways, small developers will not be able to fight it, but big developers will.*
3. *It is possible to use language that is more definitive but still leaves a get out clause e.g. apart from in exceptional circumstances.*
4. *Some sections are good, e.g. p33 design and construction is clear and valid, and in general the document should be more practical and less academic.*
5. *There has to be a balance between flexibility and clarity.*
6. *Brent is using a scoring system to put a quantitative element on it.*

Response

There are the major and minor checklists in Barnet's document to assist.

Comments

1. *The checklist remains subjective, e.g. p52 uses the term 'genuinely'.*
2. *There is a lot of aspirational text which requires amending.*
3. *Or clear cut guidelines alongside the aspirational material.*

Response

There will be a review of the tone of the language used to make the document more robust.

Discussion around Environmental Standards

Question

Can we not adopt eco-homes / BREEAM standards, as in the London Plan? All developments should be made to reach levels 3/4 of the Ecohomes standard.

Response

There is no legal authority to compel these standards to be met.

Comment

Some Ecohomes/ BREEAM have been made policy, so it is possible.

Response

Cannot insist on excellence but LBB are pushing for it.

Comment

Camden's document is very dependant on individual officer's interpretation.

Response

Training will be provided to officers to understand implications of the document.

Discussion around noise requirements

Question

What has noise got to do with Planning, how can developers commit to minimising construction noise?

Response

It is essential that noise and similar issues are considered at the planning stage.

Final comments and outcomes

Final Comments

- 1. The document should be more practical and less academic.*
- 2. It needs to clarify what are key things and what are aspirational.*
- 3. The historical environment section should be extended beyond the conservation area to include locally listed buildings.*
- 4. It looks like an internal draft rather than a polished document, in terms of language and sentences that can be cut.*
- 5. The policies that should be in the document are, but they are hidden within it.*
- 6. Building Regulations are a duplicate and should not be covered in this document*
- 7. It should become a clear unequivocal document linked to industry standards.*
- 8. There is more to sustainability than just the environment.*

Concluding remarks:

Thanks to everyone for coming, this document is taken seriously and there are no easy answers. There has to be a balance between detail and leaving some grey areas. The structure of the document will be looked at again. This document will be amended and sent to Cabinet on 8th May 2007.

End @ 12.30pm