

Stonegrove & Spur Road

Background

Stonegrove and Spur Road Estates are situated in the northwest of the Borough adjoining the London Borough of Harrow. They were built between the mid 1950s and the 1970s. The estates are surrounded by traditional suburban housing to the east, west and south, and to the north lies the green belt.

The estates have many of the problems associated with post war public housing, including poor access and parking arrangements, and are not suitable for improvement.

The current Stonegrove and Spur Road Estates are made up of 603 homes with a combination of one to three bed flats and maisonettes arranged in a mixture of medium and low rise blocks. There are currently 476 tenanted properties, of which 324 are secure tenancies and the remaining 137 properties are leaseholders of whom 72 are resident.

The vision

The overall aim now is to create something special at Stonegrove. The partners want to provide a place which local people value, and where they will want to spend time; a community which will improve over time; creating homes which are welcoming and well thought through; a well designed and built development connecting the existing neighbourhood with new streets, public spaces and community facilities.

The proposal

Residents and the council agreed that the regeneration of the estates will involve the demolition of all the current housing and the provision of new high quality homes. The scheme will provide a new balanced, mixed tenure community, that incorporates high standards of design, facilities, open spaces, and community amenity. The scheme will create job and training opportunities for the local residents.

The masterplan

The approved masterplan will see the creation of a new neighbourhood of 937 homes reflecting the housing needs of local people. It also proposes the creation of a community square for local events, a new community hall and a church, safe and proper parking, high quality landscaping, changed traffic access, private and communal gardens and spaces, distinct neighbourhoods with interconnecting roads and pathways respecting the adjacent streets, sustainable buildings and management arrangements for the new neighbourhood.

The partners

Barnet Council has long been committed to the regeneration of these estates. As both the local authority and the landowner, it has played a leading role in the design and development process.

Barratt Homes is delighted to be working with Barnet Council to deliver a regeneration scheme which provides well designed homes for local people. Quality is very important. Barratt Homes has worked in partnership for many years with local authorities, housing associations and local communities. Peter Murphy the Development Director is also leading the team with Barnet on its West Hendon regeneration scheme, which emphasises Barratt's commitment to regeneration in the borough.

Family Mosaic has been involved in the regeneration of Stonegrove and Spur Road since 2001, when it was selected by the council as the housing association partner for the project. Family Mosaic has participated in the design and development process, and will be responsible for the development and long-term management of the affordable homes in the new neighbourhood.

Barnet Homes will continue to manage the existing homes on the estates until the regeneration programme is delivered. It will work closely with the partners to assist in the rehousing of residents.

The **Partnership Board** for the regeneration programme was formed in 2004 and its membership is made up of existing representatives and people who have been co-opted. The board is chaired by Cllr Anthony Finn, Barnet Council's Cabinet member for regeneration

Issues

There are a number of issues which the partners are aware they must address carefully, including:

- Changes in levels across the site
- Distinct and different boundary conditions
- Insufficient off street parking
- Replacing the majority of the services on site
- Responding in design terms to the new Academy building
- Maintaining and enhancing existing mature trees and hedgerows
- The lack of access points to the site

Height

It is envisaged that the mixture of buildings will change in scale across the site.

- Relatively high buildings can take advantage of the spectacular views, but must be sited to reduce visual impact outside the site, and not overshadow new and existing homes.
- High buildings should be away from the site boundaries and overlook significant open space.
- Changes in levels between adjacent buildings will be exploited for roof terraces.

New homes

There are 171 two and three storey houses, laid out in streets that are an extension of the existing street pattern to the south. Over half the flats are in three and four storey blocks interspersed with a number of high blocks. The tallest is nine storeys.

The houses will all have front and back gardens while all the flats will either have a balcony or a ground floor terrace.

Each area of the new development will have a mix of unit sizes and tenure types. New accommodation will be matched with the rehousing needs of existing residents.

All homes will have a dedicated car parking space.

Sustainability

Delivering a sustainable scheme is a key objective. The aims are to:

- Use sustainable and recycled materials where possible
- Minimise the amount of waste sent to landfill
- Reduce carbon emissions from onsite operation
- Reduce water demand
- Encourage waste recycling
- Create an accessible development
- Create a safe environment

Landscape & community facilities

The landscape is a key feature. The layout is designed so that homes generally overlook green spaces. Wherever possible, existing trees will be retained. There will be new trees on Green Lane and the frontage of Stonegrove. There will be more trees overall.

- Spaces between buildings will provide linked attractive areas
- There will be facilities for all the community in communal areas
- A community hall and a church/nursery provision will be built

Traffic

Spreading access along points on Spur Road, Stonegrove, Green Lane and Kings Drive will reduce the impact of traffic which is at present an issue on Green Lane. Roads will make access easy for residents while avoiding rat running and through traffic. Pedestrian routes will be clearly defined, overlooked and safe.

Phasing

The project will be delivered in phases over five years, starting in March, 2008. The first phase of 141 homes will be built on vacant land west of the Academy using a new, direct access off Spur Road. When these homes and others on Sterling Avenue are completed, a start will be made on rehousing residents. This will ensure residents only have to move once and that demolition and construction can be carried out with the minimum of disruption in a cost-effective way.

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