

2 The Vision



Figure 3: Aerial view of the town centre north

The vision is 'to create a new gateway for London and a vibrant urban area for Barnet'.

A New Town Centre

The regeneration area will be the heart of a new mixed use development and provide a new town centre for Barnet. The new town centre will be developed on both sides of the A406 North Circular Road, along a new High Street.

Some radical alterations to the existing Brent Cross Shopping Centre are required.

Existing surface car parking will be consolidated into multi-storey and/or underground car parking and existing highway infrastructure will be rationalised. The River Brent will be realigned further to the south to create a new urban river as well as providing more flexible opportunities for development. The existing Brent Cross Shopping Centre will be integrated with new uses, creating an outward looking development based around a new network of streets and squares. The existing internal malls will become an integral part of the wider street network, allowing uninterrupted pedestrian movement into and through the development.

A new mix of uses will be introduced, attracting people to the area throughout the day and evening and creating a vibrant new destination.

The new High Street on the north side of the A406 North Circular Road will be an open air, car free environment. New shops will complement and add to existing ones. There will be an emphasis on lifestyle shopping, such as homewares, books, music and fashion. Potential exists for residential apartments to overlook the new High Street.

A New Commercial District

The High Street will cross the A406 North Circular Road over a new bridge to a major new commercial district, located close to a new railway station. As a brownfield site, with much improved public transport, the potential exists for a range of different buildings at greater densities than other places in the borough. Some of the buildings in the new commercial district will be high buildings. The new buildings will be of the highest architectural quality and built to the highest sustainability standards. They will act as physical, social and economic markers to the borough and London.

The employment potential of the area is enormous: on completion there will have been over 20,000 jobs created in offices, media, IT and construction. The size and complexity of the development means that there will be a requirement for a wide range of services from landscape gardening and building maintenance to hospitality and catering. The jobs will be for local people and for new people moving into the area. Training schemes will be offered to help local people access these opportunities.

A Sustainable Community

In the region of 10,000 new homes, for about 20,000 people will be built using the latest thinking and technology in the design of modern homes. Some of these will be affordable and will be spread across the regeneration area for local people and key workers such as police, nurses and teachers. There will be a range of apartments and houses, providing choice and quality for everyone. All new homes will have direct access either to communal open space such as courtyards or to a private terrace or balcony. Family homes will have their own private gardens, large terrace or balcony. These principles will apply also at West Hendon, where the current housing which is of a poor standard will be replaced with a range of new high quality accommodation to meet the demands of a variety of lifestyles, creating a more balanced and sustainable community. Residents will benefit from the significant enhancement of the surrounding open space and waterside environment and from the range of services offered by the vibrant new local centre at West Hendon Broadway, with improved links to Hendon Station.



High Quality, Useable Green Open Space

A new park will be created alongside Brent Terrace providing play areas and gardens. Clitterhouse Fields and Claremont Park will be improved and Clarefield Park will be reprovided with input from the local community, to create better sports pitches, gardens, areas for children's play, and new footpaths and cycle paths. A new riverside walk along the River Brent will be established, along with improved access to the Welsh Harp Reservoir whilst respecting its special nature. At West Hendon, a new York Park will be created to provide open space better suited to residents' needs, with links through to a new civic square and The Broadway.

New town squares will provide the setting for high quality architect designed buildings and offer places to sit and relax including the new Market Square, on the south side of the A406 North Circular Road around which a number of these land uses will be concentrated to ensure that the Square is vibrant and well used.

Streets and Routes for Pedestrians and Cyclists

The High Street, as a major new street, will provide a high quality setting for buildings and is the key organising element of the plan. It will integrate the areas to the north and south of the A406 North Circular Road. Throughout the development, traditional street patterns will be established.

The A5 Edgware Road and the Midland Mainline Railway are strong, existing physical barriers. A new bridge will overcome the effects of this, enabling existing and new communities to be connected together.

Specific routes for cyclists and pedestrians will be created throughout the area including a new pedestrian route that will link the High Street and Market Square to the Brent Cross Underground station. These public areas will be maintained to a high standard.

Quality of Life

Improvements or additions to existing facilities as part of the creation of a sustainable community are proposed within the Framework. These could include, crèches and nurseries, a multi-faith centre, health facilities and doctors' surgeries, and space for arts, sports and cultural facilities. There will be places for people to meet and there is an opportunity to establish a lifelong learning centre.



Freight and Waste

A new freight facility will be established to ensure that there is adequate capacity to move consumer goods by railway. The new facility will be connected to the West Coast Mainline and will be easily reached by Channel Tunnel freight trains.

A new waste handling facility will be provided. The facility will be railway linked and will provide opportunities for recycling for local residents and the sustainable disposal of waste.

Accessibility

The transport vision is based on encouraging people to come to the area by public transport. This will be achieved by improvements in the accessibility of the area that will include:

- an additional main line railway station and associated public transport interchange
- a new bus station with modern facilities and improved services
- a high quality transit system from Cricklewood Station to Brent Cross Shopping Centre and Brent Cross Underground Station via the new town centre

Some people will continue to come to the area by car, as they do at the moment and improvements to the highway network and new car parking are therefore proposed. Some of this parking will be underground and some will be on-street car parking or in multi-storey car parks. A traffic management regime will be put in place to control unauthorised car parking. Pedestrian and cycle links will be improved throughout the regeneration area.

Delivery

The Council and the GLA are committed to ensuring that the Framework is a deliverable solution with measurable benefits for everyone. It is a comprehensive approach to regeneration that embraces implementation on both sides of the A406 North Circular Road concurrently, and encourages the delivery of sustainable development for generations to come.

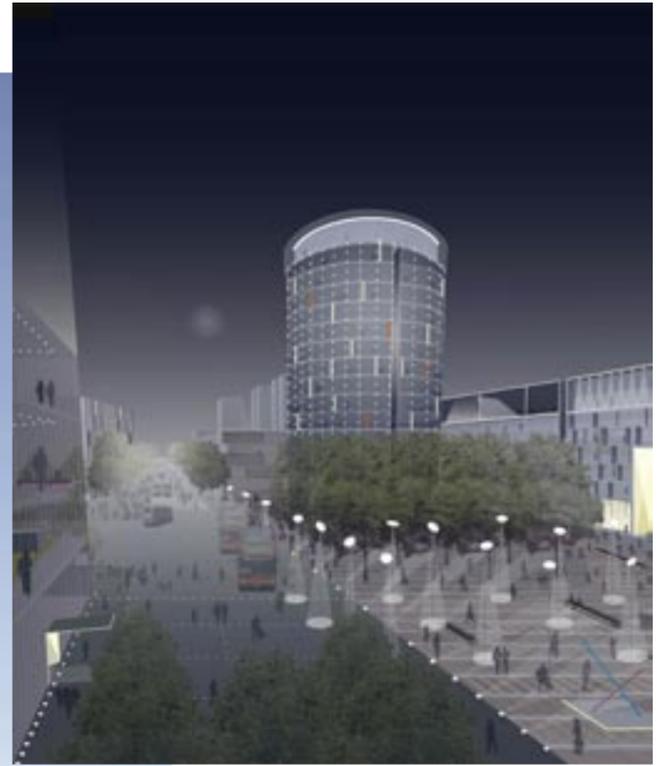


Figure 4: The commercial district