

Golders Green Station Planning Brief

Dear Neighbour,

As you may be aware, Transport for London [TfL] have asked Barnet Council to prepare a planning brief to help shape any future development of Golders Green Bus & Underground Stations, the marshalling yard, depot and sidings.

LB Barnet has produced a draft Planning Brief. The Brief has to be approved by LB Barnet's Policy and Resources Committee and then it would be contained in their plans for the future. It is clear that TfL are thinking of making a planning application, the scale of which is unknown.

The Brief divides the area into two sites [see: p6 of the Brief]:

"Site A" in red, comprises the bus station including the kiosks and the separate bus turn, the green areas and the roads leading up to the junction of Finchley Road, Golders Green and North Road. It includes the Clock Tower War Memorial. This is an area of 2.2 hectares = 5.4 acres.

Potentially the War Memorial is to be moved. Potentially a mixed use development of retail units and homes will be built but to be kept below the height of the Hippodrome. The Brief gives living density figures that equate to a minimum of 500 flats. 40% would be "affordable housing". The Brief believes that this proposal will help rejuvenate Golders Green town centre.

"Site B" in yellow, comprises the Underground Station, railway depot, shunting sheds & sidings. This is an area of 8.1 hectares = 20 acres.

Potentially this is to be redeveloped into homes. The Brief gives living density figures that equate to a minimum of 800 flats plus some houses. 40% would be "affordable housing". Site B is to be predominantly car free with no ability to park in nearby CPZ areas during the restricted hours. The brief says that "new vehicular access" will be provided from Rotherwick Road or "Corringway Court" [sic] i.e. Corringway or Corringham Court [para 6.2.6].

Additional building above the underground station is envisaged which may create even more density of flats.

Some thoughts:

- Some development of the centre of Golders Green and the bus station might be welcomed by many. But retail space is hardly in short supply at the moment in this area - we've got a full suite of charity shops already. Reading between the lines the real purpose of TfL seems to be to build at least 800 flats plus some houses on Site B.
- The total number of flats and houses would be a minimum of 1300 with a likelihood of at least 4000 people living in them. The worry some may have is the effect of a new village with no realistic prospect of better infrastructure.
- At para 6.3.5 of the Brief it says there may be scope for a tall building.
- Houses, apartments, shops and offices in or near the edge of the area could be affected by issues such as drainage/subsidence, light problems, overlooking, environmental, traffic & safety.
- Impacted roads are e.g. North End Road, Hampstead Reach [old Chandos tennis club], Waterlow Court, Heath Close, Reynolds Close, Heath View, Corringway, Corringham Court, Corringham Road, Rotherwick Road, Middleton Road and Hampstead Way.
- What is your view about listed houses in the Suburb, in Rotherwick Road or in Corringham Road being demolished to make way for vehicle access?
- What is your view about more cars using Corringway or the entrance of Corringham Court and surrounding roads?
- Parking - the development is hoped to be largely car free but there will be nothing to stop parking in CPZ areas save during 2 hrs. Roads outside CPZ areas may find cars permanently parked. How will that affect the Heath?

THIS WILL AFFECT YOUR HOME AND REQUIRES YOUR ACTION BEFORE 11 MAY 17

- What is your view about the War Memorial being re-sited?
- TfL have told LB Barnet they are seeking to redevelop the bus station in anticipation of improving and increasing the services offered. However, TfL have recently reduced the bus services through Golders Green bus station while saying that the changes are part of a “wider programme” which will include increased services elsewhere.
- The building of this large development would take at least 5 years.
- Even the uncertainty of whether or not something happens is unsettling for many residents.

This is your opportunity to provide reasonable responses. You can explain your opinions. **It is important to have as many responses as possible from individuals even if living in the same residence.**

The Planning Brief can be read online at:

<https://barnet.moderngov.co.uk/ieDecisionDetails.aspx?Id=6553>

The **meeting of residents** on **Thursday 27 April 2017 at 7.30pm** in Fellowship House, 136A Willifield Way, NW11 6YD will give you an opportunity to hear more and decide how to express your opinion.

Your response to the draft Brief must be in by **11 May 2017 at 5pm** and can be by e-mail to: forward.planning@barnet.gov.uk

Please join with the many residents (already over 200 have registered interest with us) who object to this potential development plan. We have been in contact and will liaise with the HGS Trust and HGS Residents Association.

Register your interest by sending your name, address and e-mail to Ronnie Jaffa at: ronnie@jaffa.org.uk

We are seeking expert opinion on a variety of issues including planning, environment & heritage.

We are inviting each residence to **donate £30** or more.

Donations to:

Golders Green Station Action Group

Bank sort code: 070093

Bank Account Number: 33333334

Please provide your name and first line of address as a reference for the payment.

If you wish to pay by cheque please contact Ronnie Jaffa at: Ronnie@jaffa.org.uk

Thank you,

Jeremy Charles, Stanley Rom, Ronnie Jaffa, Dr Chris Phillips, Bernard Jackson
Local residents on the working committee of the Golders Green Station Action Group