

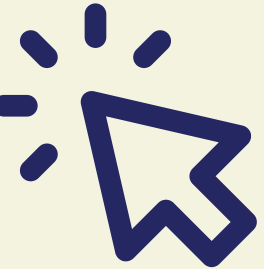


# Welcome

Welcome to our final exhibition before submitting our planning application for the future of Edgware Town Centre.

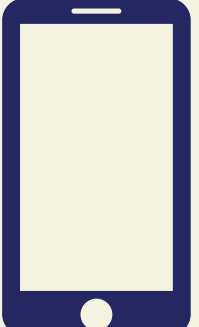
After presenting our emerging masterplan proposal in March 2023, we are ready to show you how our designs have evolved and responded to feedback from the local community.

Since we began engaging with the local community in Edgware we have:

-  Held **over 120 different engagement events** and meetings
-  Met **over 1,400 members** of the community in person
-  Had **over 17,000 visits** to our consultation website

## At this exhibition, you can:

 View our final designs and share your feedback by speaking to one of the project team and filling out a hard copy feedback form

 Use the QR code here to fill in our online feedback form



 Email us at [edgware@ballymoregroup.com](mailto:edgware@ballymoregroup.com)

**ballymore.**

 **Transport for London**

Gustafson  
Porter +  
Bowman

**Howells**



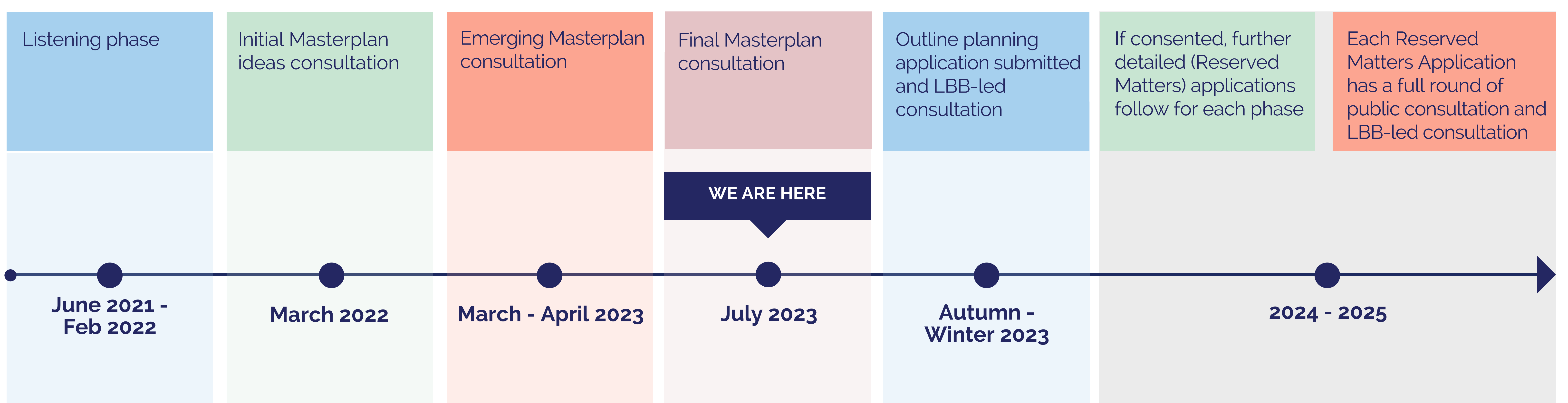
CGI of proposed Town Square and cinema



CGI of Station Square looking into the site from Station Road

## How to have your say

There are still plenty of opportunities to have your say on the proposals



**ballymore.**

 **Transport for London**

**EDGWARE  
TOWN CENTRE**

# Why regenerate Edgware?

This is a once in a generation opportunity to create a thriving new town centre at the heart of Edgware and address some of the biggest challenges facing the area.



Opportunity to breathe new life into the declining town centre, with improved shopping, leisure facilities and community and health spaces.



Deliver over 3,365 new homes and 463 student living units of different types and sizes and create a fantastic place to live for Barnet residents for years to come.



Radically improve local infrastructure, with a brand new transport interchange with new cycling and pedestrian routes, making Edgware town centre much safer and healthier.



Create amazing new green spaces including a new park, playground for all ages and open to access to a nature park that has been closed off to the public for the last 100 years.

Aerial CGI of the proposals

## Planning Policy



Edgware has been identified in planning policy at both a London-wide and local level as a place where significant amounts of new housing and commercial spaces can be delivered.

## Barnet's emerging Local Plan



The emerging Local Plan identifies Edgware as a Growth Area which has the capacity to deliver 5,000 new homes. Both the shopping centre and station sites are included as site allocations – meaning that planning policy requires these sites for redevelopment, and to deliver a significant number of new homes and jobs.

The adopted Edgware Growth Area SPD also identifies the shopping centre and station sites as the main development opportunity in the town centre with the potential for taller buildings.

## The London Plan



The London Plan directs development towards well-connected town centres such as Edgware. It says that higher density development should be promoted in locations such as Edgware which have excellent connections to jobs, services, infrastructure and amenities.

# Our design approach

Our design puts sustainability at its core and responds to local characteristics, context and planning policy.

The site has been identified as a location for tall buildings in Edgware's Local plan due to its excellent public transport connections and capacity for new homes.

Including taller buildings in our designs means we can make a significant contribution to the need for new homes while providing all the things the community wants such as new green spaces, leisure, retail and health and wellbeing.

## Edgware Design Code

We have been inspired by local architecture and Edgware's history and have used this to create a design code to ensure our commitment to quality design. This will inform the future design and development of our detailed Reserved Matters Applications. This will be submitted as part of our planning application and will be publicly available to read.



Inspiration from local architecture

## Design Code Key Principles

Key priorities that have influenced the design of our proposals



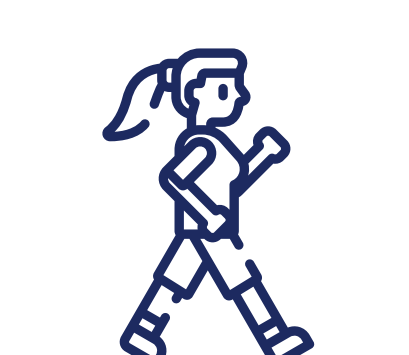
Creating walkable, cyclable, safe and social streets



A green and biodiverse town centre



Reintroducing retail alongside a new cultural offering to the town centre



Increased mobility across the site and throughout the town centre



A hierarchy of buildings which provide an outstanding architectural statement whilst supporting way-finding across the development



A sustainable town centre embracing net zero principles



High quality architecture that reflects Edgware's existing heritage and character

# Height & density



We have heard your feedback about the number of homes and the height of the proposed buildings.



CGI showing marker building and Station Square

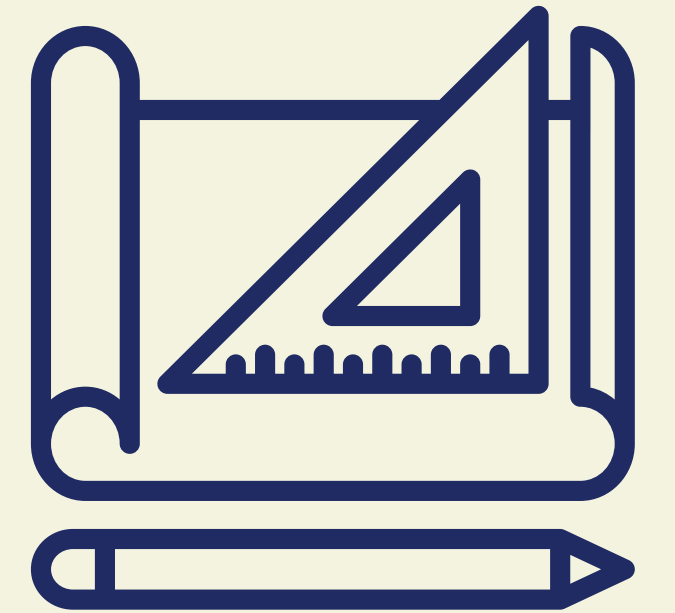


CGI showing proposals from Heming Road



Diagram showing building typologies and heights

## Our design response



We want to deliver new homes for Edgware, addressing the need for housing in the community but appreciate local concerns.

**We have reduced proposed heights throughout our engagement with the Council, however retaining tall buildings allows us to deliver all of the benefits to the community, which will serve the local area for years to come.**



Across 25 buildings we are now proposing to build up to 3,365 new one, two, and three bedroom homes, as well as 463 student units. This is a reduction from 4,000 homes proposed in March 2023.



The marker building will be a feature of the design and frame the new town square.



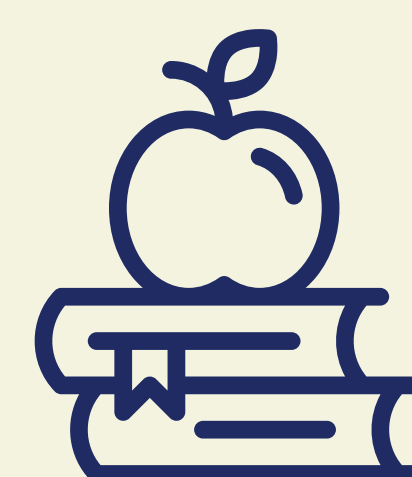
Taller buildings have been sensitively located to the northern edge and centre of the site to minimise the impact on existing homes.



On the southern edge of the site, heights step down to between 5 and 9 storeys, ensuring height blends and integrates with properties in the area.



Using the Greater London Authority's (GLA's) population model, the 3,828 new dwellings could accommodate around 7,000 residents.

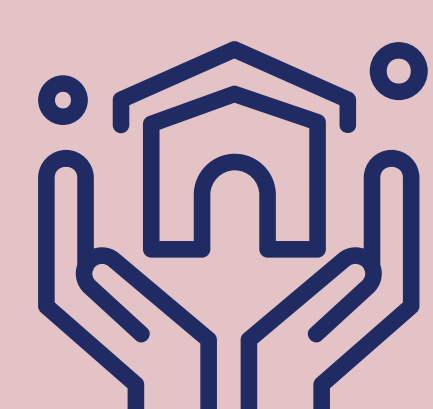


New infrastructure such as health, schools, transport will be improved to accommodate this.



### Homes for all

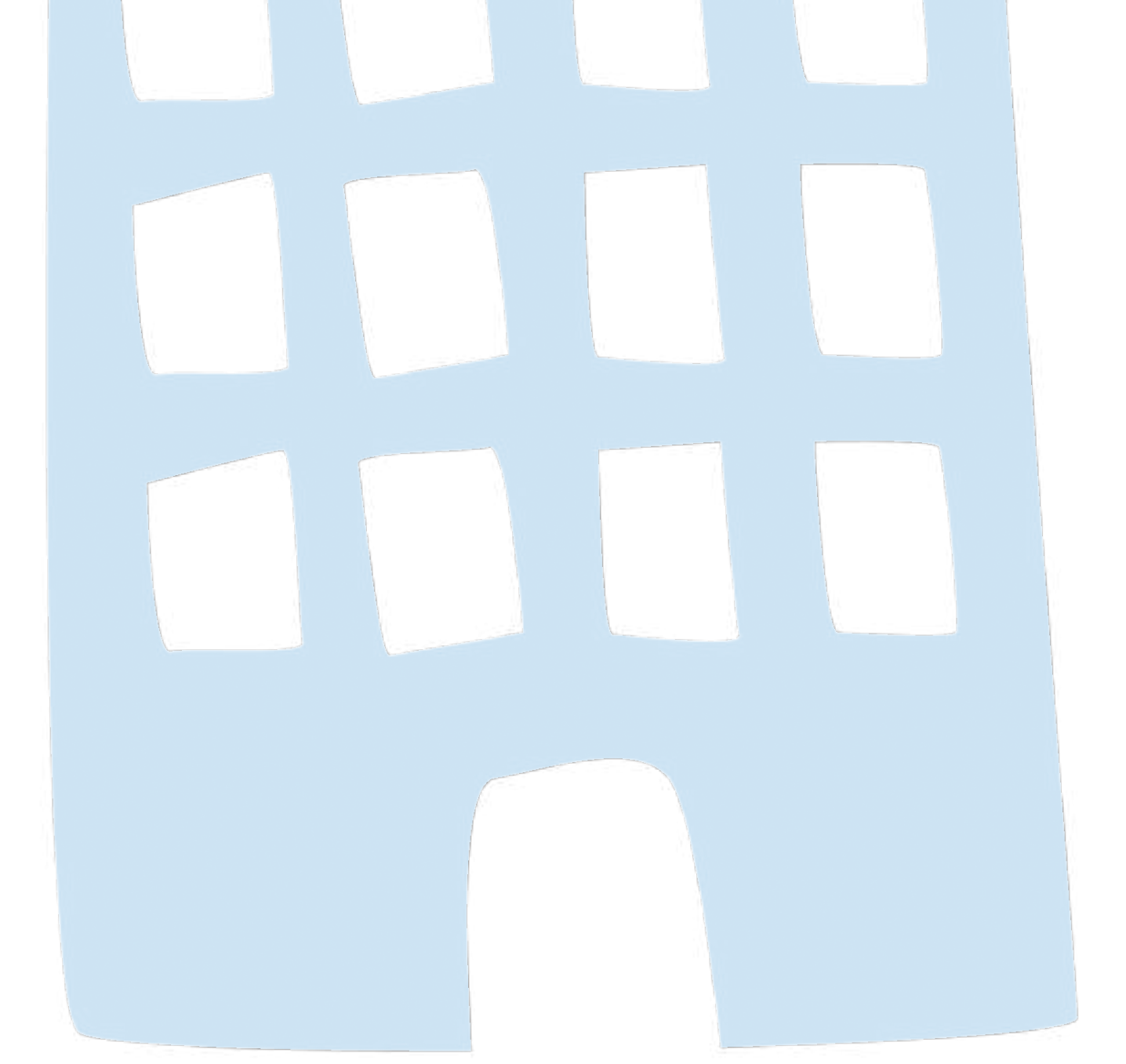
We will provide a variety of homes including: affordable rent, shared ownership, homes for first time buyers, accessible homes, family-sized homes and senior living apartments.



### Affordable Housing

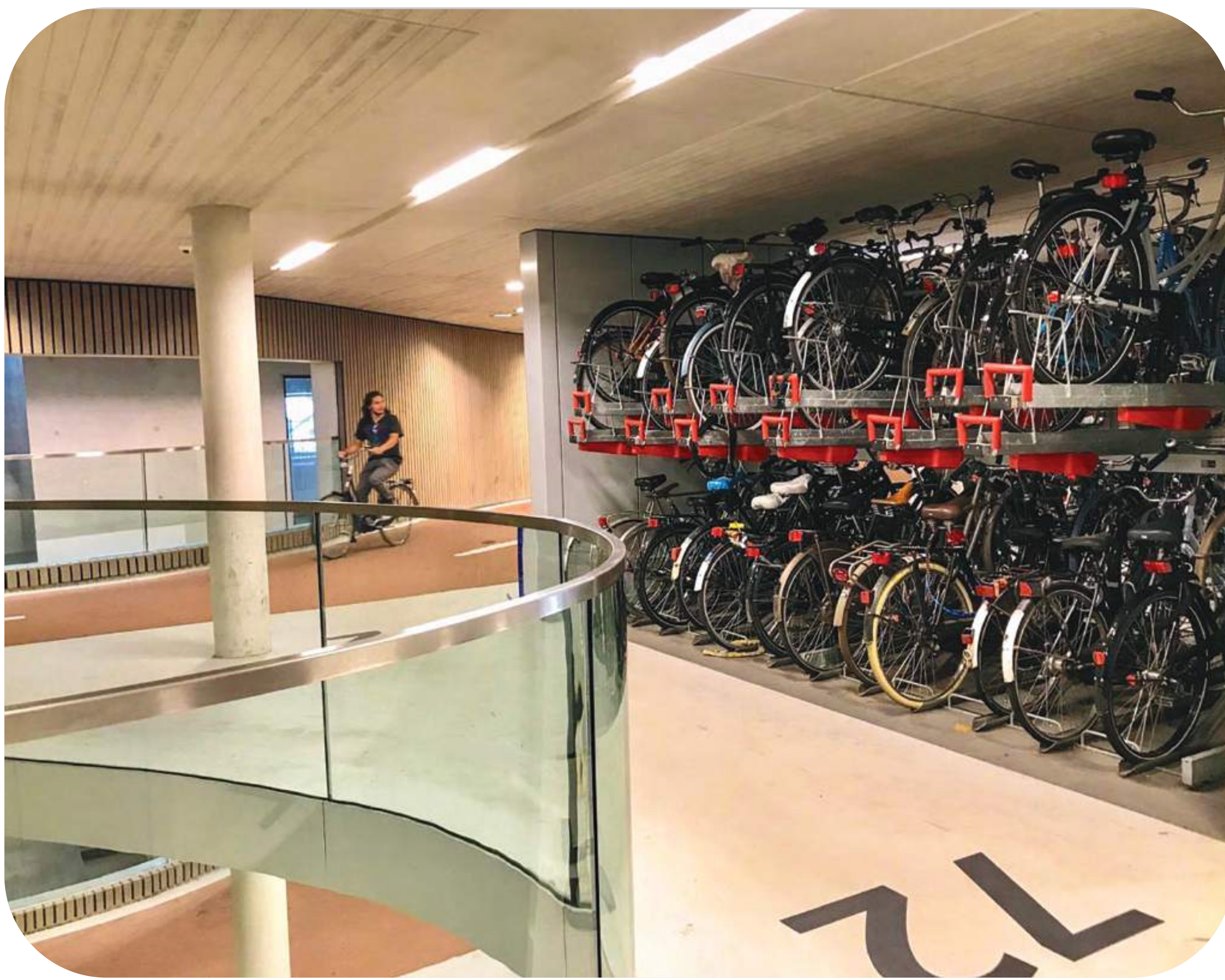
We are targeting up to 35% affordable housing subject to GLA grant - providing approximately 1,150 affordable homes, of which approximately half will be for social rent, making a significant contribution of 17.5% of households on Barnet's housing waiting list.

# Parking



It was clear from our previous consultation that parking is a key issue for the local community. We have heard that parking is important for residents and that you would like more information on how parking will work for people moving to the area.

## Balancing community demand with parking policy



Example of cycle hub parking

GLA policy recommends that developers **provide no parking on sites like this, which have a high Public Transit Accessibility Level (PTAL).**

LBB policy states well connected sites like ours **should be car free.**

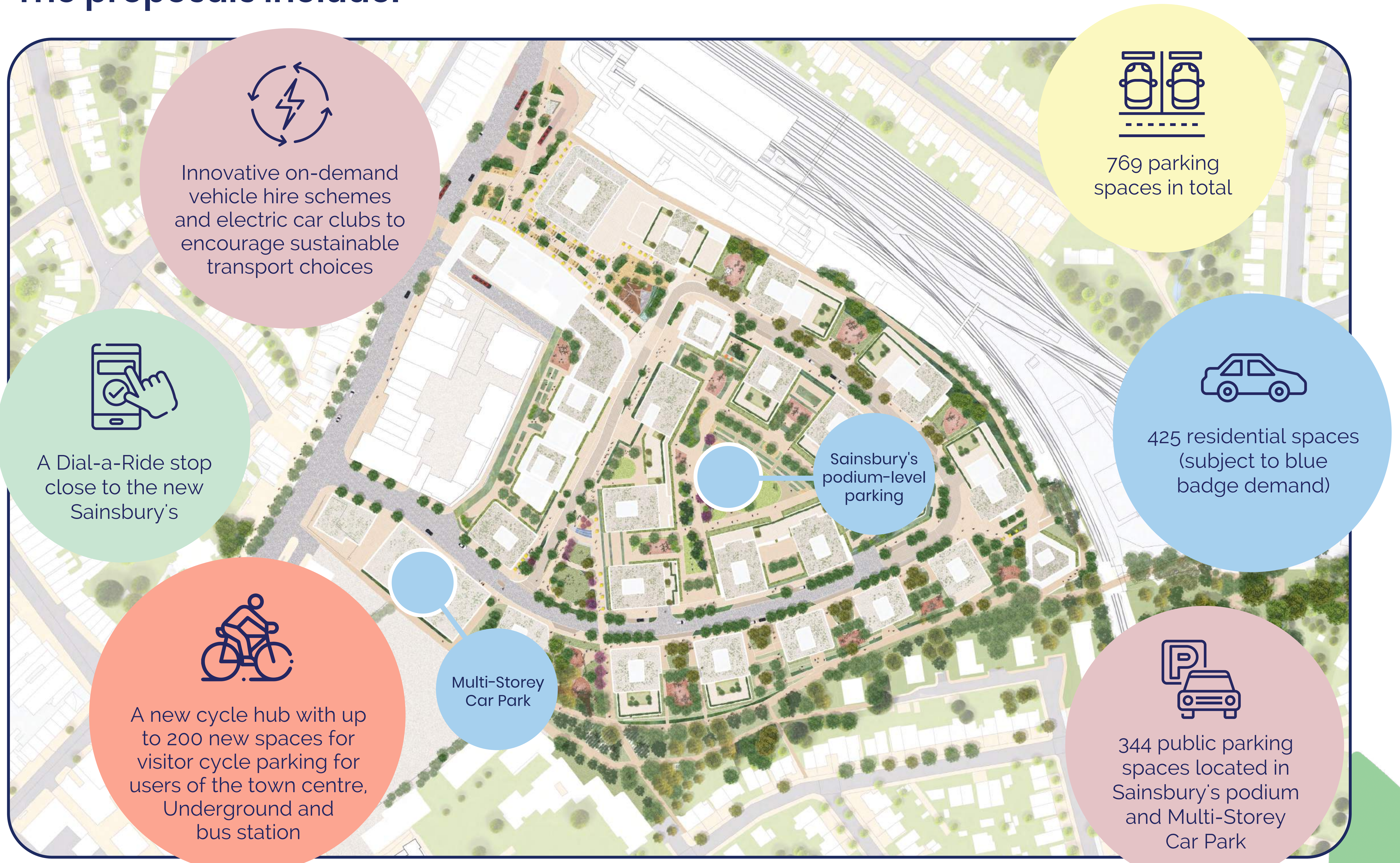
Despite this, and in response to local feedback, the **scheme provides 769 parking spaces.**

In addition **we will provide a new transport hub** with electric car clubs, vehicle hire schemes, cycle hub, Dial-a-Ride stop and improved bus facilities.

The inclusion of a new Multi-Storey Car Park allows the existing car park to be put to better use for the benefit of the community for years to come. In this space we can include health provision, new parks, retail, culture and new homes.

Detailed transport modelling is ongoing with the relevant authorities and a full transport assessment will be submitted as part of the planning application.

## The proposals include:



# Transport & connections

You told us that Edgware suffers from congestion and can be an unsafe environment for pedestrians and cyclists. We also heard that you would like more information about how the bus interchange will work.

## Transforming the experience of getting around Edgware

Our proposals will create a new sustainable transport hub that embraces all forms of travel. With a new cycle network, new walking routes, and a new transport interchange, Edgware will be an environmentally friendly place to visit and get around.

We want to improve everyone's transport options, making people less reliant on their cars for short journeys, and helping Edgware transition into a cleaner, greener place.

### We are proposing:



Dial-a-ride, taxi drop off and a car club



A new bus turnaround with new stands for people to safely use the bus



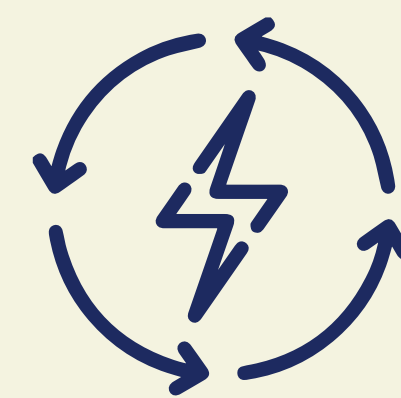
A new cycle network and cycle hub



New walking routes



EV charging and parking



Electrified bus fleet and promotion of active travel to improve local air quality



Moving the bus depot underground for storage. All passenger facing services will remain above ground

## Improving your bus experience

Moving the bus garage underground and creating a new transport hub and bus interchange will help create a better, safer passenger and pedestrian experience, while significantly improving air quality.



Aerial CGI of bus interchange and Station Square



Current Edgware Station exit



Proposed Station Square

# Health, education and community space



We have heard you would like more information about supporting infrastructure for the site. Supporting infrastructure for the local area will feature as a key part of the scheme. Let us tell you how this is being considered in the design.



## Ensuring Edgware is a thriving community

We want to make Edgware a more pleasant place for everybody. A place designed for people and community. Our Section 106 Agreement will raise significant funding which will be used locally to improve:



Schools



Station Road and nearby roads



Walking and cycling paths



New employment opportunities



Arts and culture



Environmental initiatives

## Healthcare

We are safeguarding 20,000 sqft which will be used for a range of health and wellbeing uses, such as **GP surgeries and dentists**.

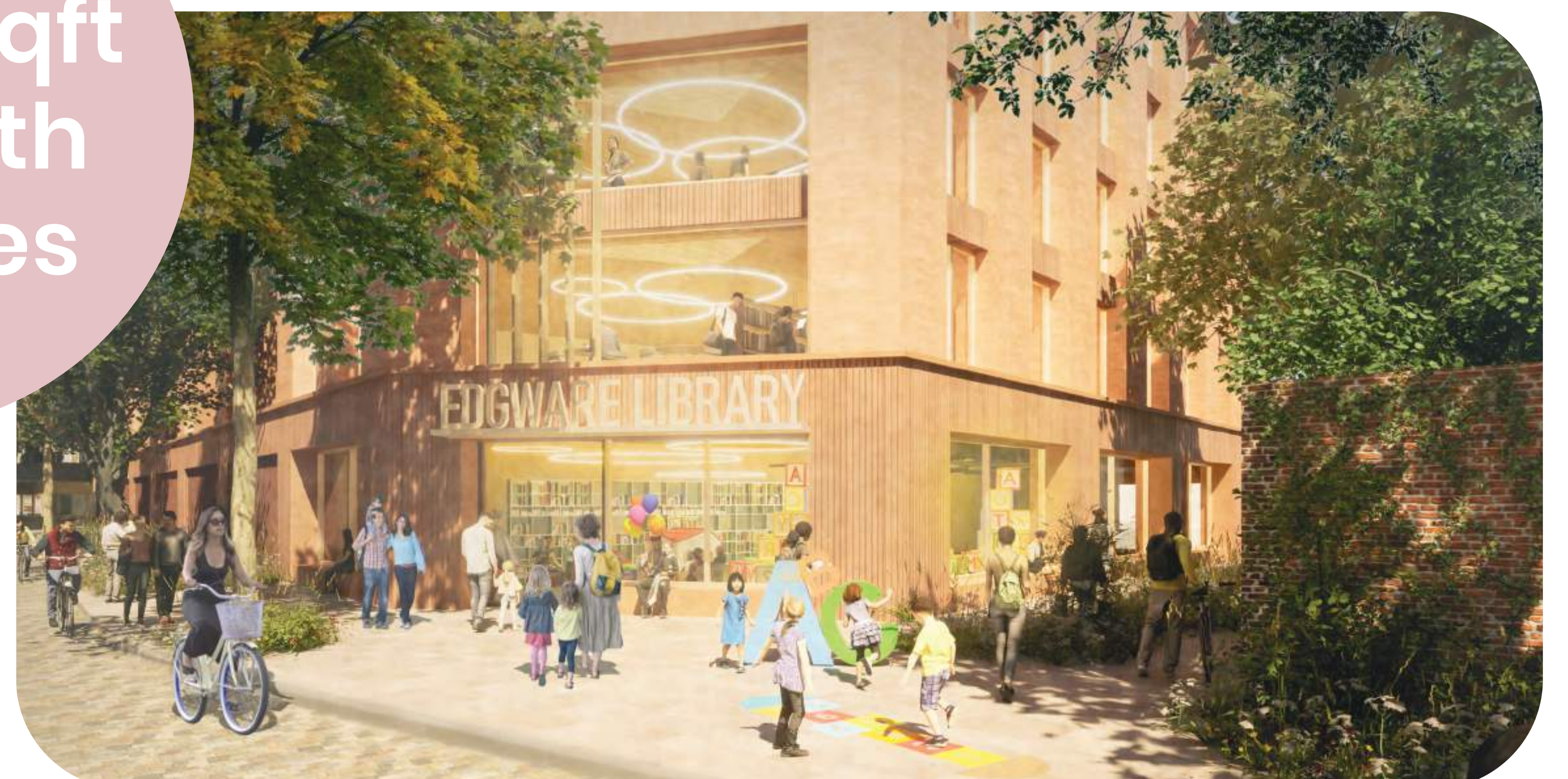
We are speaking to the NHS to understand their requirements, this will result in an offering bespoke to the needs of Edgware which will serve all residents.

## Schools

We have been speaking to Barnet Council on how to best improve schools in the local area through ideas such as improving the connection between Heming Road and Church Way with a new path.

However across the borough and the rest of London, demand for school places is currently falling and after carrying out thorough socio-economic studies with LBB, the **need for a new school has not been identified**.

20,000sqft  
of health  
facilities



The new Multi-Storey Car Park and new library and flexible community space

## Library and flexible community space

We will be providing a new, larger library and flexible community facility on site. This will be at least twice the size of the existing library and provide community spaces, as well as a diverse town centre community offering including café, pharmacy and working space, all delivered in the first phase of construction.

## Safety and security

As we progress through the planning process, safety and security will be at the heart of our designs. We will continue to work with the Metropolitan Police's Design Out Crime officers and using Secure by Design principles to ensure that all public spaces are safe and secure.

Ballymore retain ownership and management of all our sites and we are proud of our track record of long term stewardship and maintenance for future generations.



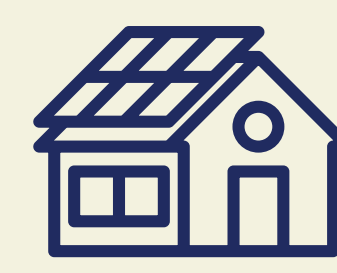
# Open, green spaces



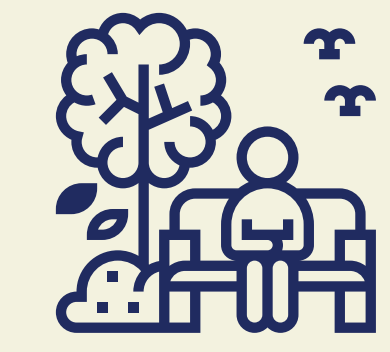
We have heard you are excited to see a sustainable development with new public green spaces open in the town centre that are currently lacking. We have also heard that you want public spaces in the town centre to feel safe and secure, and to be accessible for all.



## Our sustainability commitments:



9,000 sqm of green roofs and solar panels



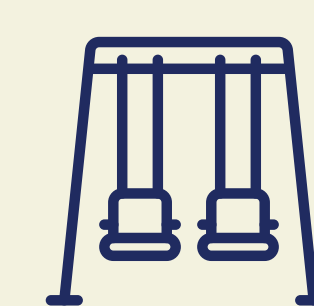
1.9 ha nature park



400 trees including retention of southern boundary



1.8 ha of planting - equivalent of 68 tennis courts



1 ha of play space - equivalent of 38 tennis courts



Significant improvement to local air quality through delivery of a 100% electrified bus garage



Divert 75% of waste from construction from landfill



Operate our site entirely on renewable energy sources including air source heat pumps

## Your journey through a greener town centre



More greenery and improved public realm on Station Road



New parks and green spaces including this at Edgware Green



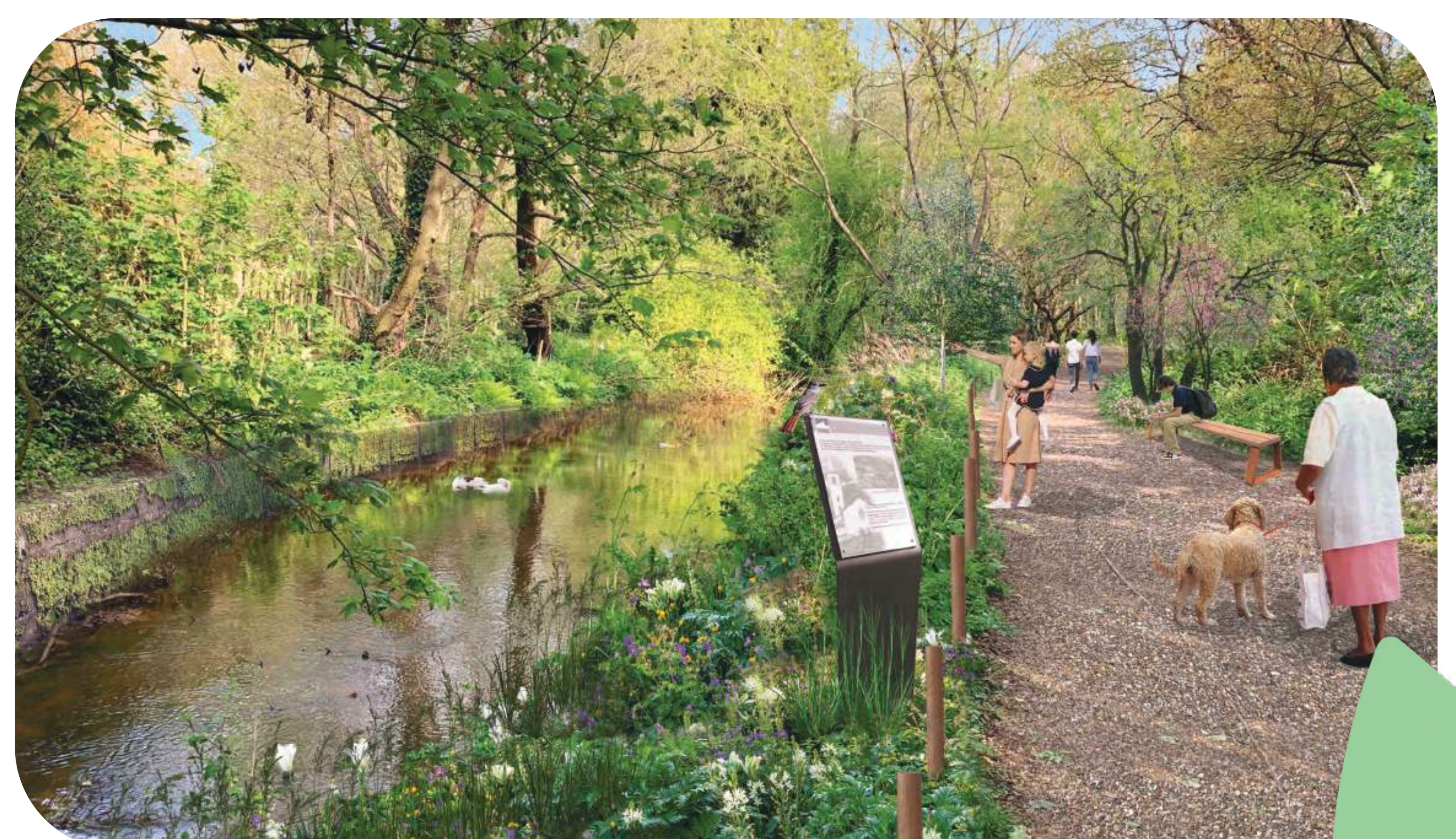
New play spaces for younger generations including Fairfield's Play Park

## Deans Brook Nature Park

We are creating public access to a brand-new 1.9 hectare nature park that provides new pedestrian and cycle routes to neighbouring communities in Mill Hill, Burnt Oak and Edgware Community Hospital while creating 3.5km of new healthy, sustainable, and easily understandable connections into Edgware town centre.

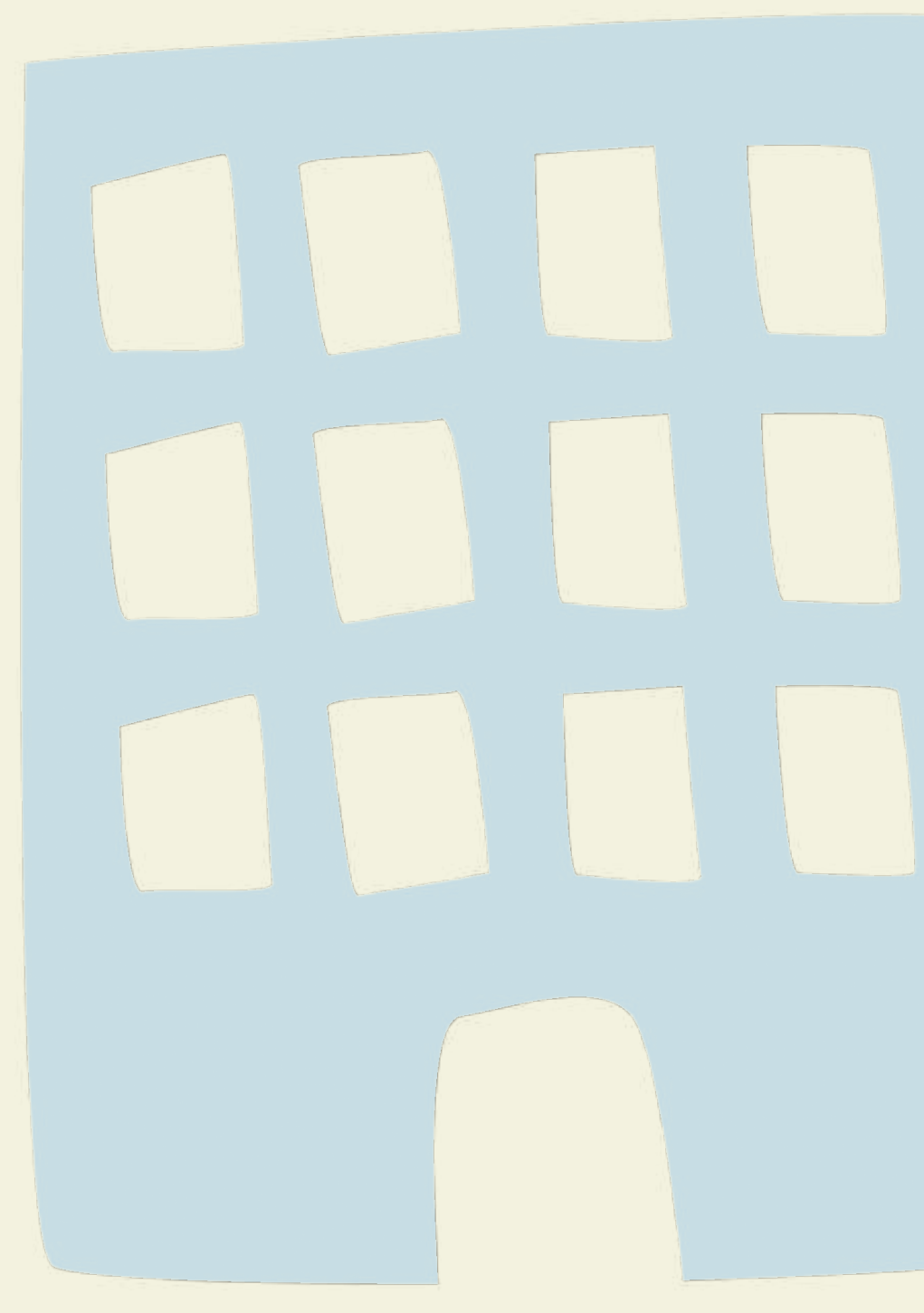


The new nature trail through Deans Brook Nature Park





# Retail and leisure



We have heard that you want better quality retail in Edgware and a place for the existing retailers that you value. We want to make more space for brand new shops and independent traders in Edgware, while continuing to support existing town centre retailers.



## A new and exciting retail and leisure offer

We want to make Edgware Fun. We know that you want to see a good mix of retail and leisure in Edgware, with recognisable brands coming to the area, and plenty of space for independent shops and traders. There will be lots of space for all kinds of commercial offers across the ground floor of the site, including:



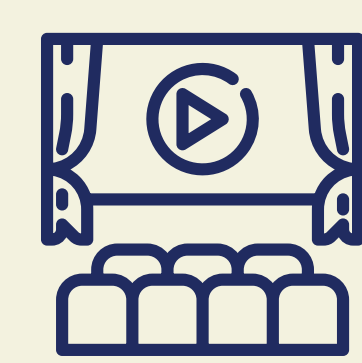
Food and beverage



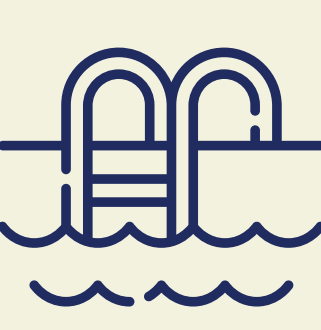
Retail



Offices



Cinema



Swimming pool and gym



Library with café

460,000 sqft of commercial space, over twice the existing amount.



CGI of proposed Town Square and cinema

Improved evening economy

## Edgware Business Improvement District

Ballymore and TfL are founding members of the Edgware Business Improvement District (BID), which aims to support the local business community and promote Edgware as a great place to live, work and visit. We will continue to work closely with the BID to deliver a range of interventions in the first five years.

More information available here: [edgwareyourhighstreet.com](https://edgwareyourhighstreet.com)

## Shopping during the construction phase

We remain committed to Sainsbury's being open right throughout construction, allowing local people to continue using the supermarket and dedicated parking, while the new one is being built.

We are also considering options for a range of potential meanwhile uses and events, including around the former Argos store on Station Road.



Station Road

# Phasing & construction: The first five years



You wanted to know more about how the Town Centre would develop during construction.



## Delivered in the first five years:

If successful, these proposals would be delivered through several phases of construction. Given the size of the site and what we propose to deliver, we estimate the process to take approximately 10 years, split across four phases. The first phase, over five years, prioritises the delivery of public spaces, retail, community and leisure uses to drive footfall to the town centre.

To minimise disruption to the community's use of the town centre, over the first phase over five years would deliver:

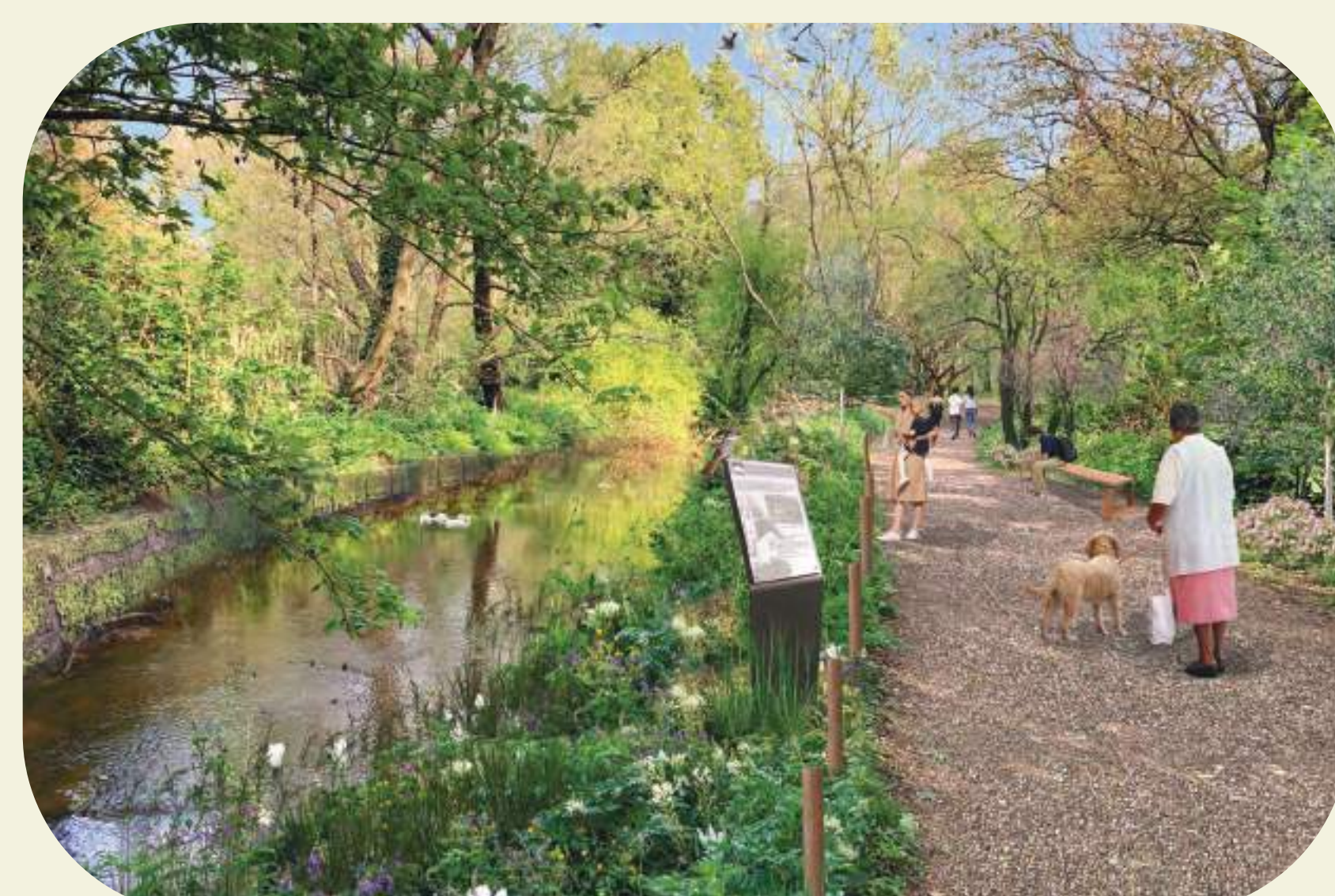
Completed town centre would create 1,400 full-time jobs



The construction process would create approximately 700 jobs a year



670 retail jobs and 160 community and leisure jobs



£80 million per year in additional Gross Value Added (GVA) to the local economy