

Brunswick Park: Statement of Community Involvement

1.0 Introduction

- 1.1 The Statement of Community Involvement (SCI) report has been produced to support the planning application for a co-located facility comprising a Children's Centre, Nursery, Acorn Centre, a Library and Health Centre as well as a Pharmacy and Café and associated parking, landscaping and re-provision of metropolitan open land. The project includes the construction of a new, modern centre and the creation of publicly accessible open recreational space. The existing library and health centre lie on the corner of Brunswick Park Road and Osidge Lane, to the west of Brunswick Park Primary School (Western Site). It is proposed to demolish these buildings and convert the site to Metropolitan Open Land. The proposal also involves the demolition of the community hall on Osidge Lane.
- 1.2 The proposals have been developed in close co-operation with staff, the local community, interested community groups, officers of London Borough of Barnet and a wide range of relevant stakeholders.
- 1.3 The report identifies and summarises the public consultation that has taken place to date in relation to proposals put forward for the above development and the surrounding open space.
- 1.4 NHS Barnet and London Borough of Barnet have embraced a consultative approach for the development of the co-located facility by engaging with a wide range of relevant stakeholders. This process has included regular meetings with London Borough of Barnet to discuss the strategic development of the site as well as discussions with relevant statutory bodies, including the GLA, Sport England and the EA. Extensive consultation has taken place with staff and key stakeholders, as well as engagement with local councillors. LBB and NHS Barnet have produced a Joint Communications Strategy which is included in Appendix 1 of this document.

2.0 Overview

- 2.1 NHS Barnet and London Borough of Barnet have employed a number of consultation mechanisms to support the development of its proposals. This has enabled feedback from local residents, their elected representatives and other key stakeholders to be incorporated into the plans for the co-located facility and new Metropolitan Open Land.

- 2.2 Early consultation and engagement on the project started in autumn 2009. Implementation of NHS Barnet's and London Borough of Barnet's formal community engagement programme took place from February 2010 through to March 2010 and included a Planning and Development Forum held on 15th March 2010, as well as an exhibition held at Osidge Lane Library.
- 2.3 The engagement programme has served to fulfil four functions:
- To provide information on the development of the co-located facility
 - To secure feedback from key stakeholders, local residents and other interested parties on the co-located facility
 - To engage with the local community and provide an opportunity for residents living close to the site to give their feedback on the more detailed proposals
 - To explain how NHS Barnet and London Borough of Barnet incorporated comments and feedback provided by local residents, key stakeholders and visitors to the public exhibition into the plans as they evolve.
- 2.4 In summary, consultation methods included:
- A section on the NHS Barnet website, with proposal details and an online feedback response form for the public to use to ask questions or provide any feedback – www.barnetnhs.uk/brunswickpark and email address – reddevelopment@barnetnhs.uk and majorprojectsofficer@barnet.gov.uk
 - Meetings and discussions with officers at London Borough of Barnet and other statutory consultees including the GLA
 - Meetings, briefings and discussions with a range of key stakeholders to keep them informed about the progress of the evolving proposals
 - The distribution of a leaflet to homes and businesses in the vicinity of the site with information on the development programme
 - An exhibition in Osidge Library including opportunity for feedback
 - Planning and Development Forum meeting held in conjunction with London Borough of Barnet open to members of the public and a range of key

stakeholders to review current proposals for the development project, meet the project team and comment on the proposals

- 2.5 NHS Barnet and London Borough of Barnet remain committed to maintaining a dialogue with local residents, key stakeholders, elected members and officers. Further detailed information on NHS Barnet's consultation programme is contained within this document

3.0 Summary of Responses

Planning and Development Forum

- 3.1 The following comments were made at the Planning and Development Forum. General queries and comments were made by 12 residents:

- Why can't the existing site be used?
- Confirmation needed that it is definitely going ahead and when the start date would be.
- What input have strategic organisations had into the plans?
- Will the library be the same size as the existing?
- Will the café be affordable?
- Concern that the car park will be developed in the long term.
- Concern that the monochrome/dull aesthetics of the building are not suitable for the young and infirm.
- Will the car park be for users of Brunswick park as well?
- Will access to the park be maintained during construction?
- A desire to maintain the fencing as it is necessary to prevent the dumping of vehicles and the use of the area for anti-social purposes.
- Will the health centre be a polyclinic?
- Fears that the proposed parking provision is insufficient.
- What will happen to the existing car park during construction?

- 3.2 These comments were addressed by Martin Cowie and Julie Oldale of the London Borough of Barnet, and Robert Sprunt of Sprunt Architects. Minutes of the Planning and Development Forum are set out in Appendix 2 which detail the responses

provided at the meeting. In addition, information has been provided within the planning submission to further respond to some of the queries raised at this meeting. These are set out in blue ink within the minutes of the meeting set out in Appendix 2.

Questionnaire Responses

- 3.3 The following comments were received from the questionnaires that were available at the Planning and Development Forum, the exhibition at Osidge Library and on the NHS Barnet website. In total, 17 responses were received. The comments have been broken down into separate themes.

The Proposed Co-located Facility Comments

- Overall plans look good especially the green roofs and views over the park.
- Looking forward to enjoying the excellent range of new facilities and supports the proposals entirely.
- The revitalisation of the local area and better community facilities are worth the minimal loss of open space.
- Support for a more up to date library.
- Will the library be out of commission during the construction period?
- Fears that the quiet area in the library will be lost
- Is the library big enough?
- Health centre needed as soon as possible.
- Will the health centre be a polyclinic?
- Why can't the existing buildings be redeveloped?
- Why must more open space be lost?
- Against increased density in buildings.
- Desire to keep the facilities like the library where they are.
- Will the heating/ventilation be better than in other Barnet public buildings?
- Area currently used by library and health centre could be used for the new buildings.
- Public hall provision for local societies to hold meetings and activities for children.
- How long will the development take?

- 3.4 In response to the above queries, we have endeavoured to ensure that the above queries have been answered within the planning submission. In brief, we can confirm that the proposed library will remain in use while the proposed co-located facility is being constructed. It is aimed that the library will be the same size and will provide the same services as the existing library and that it will be improved and modernised.
- 3.5 The proposed Health Centre will not be a polyclinic but will be part of the Barnet NHS Hub and Spoke model with Finchley Memorial Hospital.
- 3.6 The Planning Statement sets out the reasons for the proposed location of the co-located facility. These relate to the work already carried out by the London Borough of Barnet for their Primary School Capital Investment Programme (PSCIP) for Brunswick Park Primary School in identifying a suitable site; the need for sufficient space for the facility and associated car parking and access; the unsuitability of the existing medical centre and library site for redevelopment given its irregular shape and levels differences; and the existing car park and access road off Osidge Lane being within the floodplain.
- 3.7 The Renewable Energy Report, BREEAM Assessment and Sustainability Assessment submitted with the planning application set out how the building will be heated and cooled sustainably, and how renewable energy is incorporated into the design of the proposal.
- 3.8 It is proposed that there will be rooms available within the co-located facility for community use.
- 3.9 Due to funding requirements, the development must be completed by 31st August 2011.

Security Comments

- Increased evening security.
- Intensification increases hooliganism.

- 3.10 The Design and Access Statement and Car Park Management Strategy in the Planning Statement set out how the design has taken account of security issues and how concerns raised by local residents have been addressed. The site has been designed to meet Secured by Design standards and will be well lit and incorporate CCTV. The new car park has been designed to encourage passive surveillance and overlooking and also to avoid misuse. Access to Brunswick Park from the car park is to be restricted through the use of bollards and landscaping to prevent unauthorised vehicles gaining access to the site. There are no proposed changes to the access road to Brunswick Park Primary School beyond the co-located facility at Phase 1.

Transport and Parking Comments

- Will the car park be free or pay and display?
 - What happens to the existing car park?
 - Hazardous parking already an issue on Nurserymans Road, fears that this will be exacerbated by the proposals.
 - Concerns that the pedestrian access to the new centre appears to be less convenient especially for elderly/handicapped.
 - Fears that there won't be sufficient parking.
 - Access road appears to be a long way from the bus stop which would be unnerving after dark.
- 3.11 The Car Park Management Strategy provided in the Planning Statement sets out how the proposed car park will be managed to ensure security. The existing car park at the health centre will be demolished and replaced with Metropolitan Open Land as part of this proposed development. 52 parking spaces are proposed which the Transport Assessment considers an appropriate level of parking for this facility, in line with planning policy requirements. The proposal will be well lit for pedestrians arriving after dark.
- 3.12 The access ramp on the frontage of the proposed co-located facility has been altered to provide two shorter ramps from either side of the frontage to address concerns made in relation to the accessibility of the proposal.

Environment/ Ecology Comments

- Surely it is green belt land?
- Loss of wildlife.
- The fields used to be a sewage farm, will this present problems when digging up the land?
- Area becoming more built up and less attractive.

3.13 The proposal is on Metropolitan Open Land which has similar restrictions to Green Belt land. The Planning Statement sets out the justification for developing on Metropolitan Open Land and the proposal includes replacement Metropolitan Open Land on the existing health centre and library site at Osidge Lane and Brunswick Park Road which will form a new and inviting entrance into Brunswick Park as well as creating a new, useable area of open space for the local community.

3.14 The proposals have been designed to fit in with the open character of Brunswick Park and the surrounding area. An ecological survey has been carried out on site and this accompanies the planning application. The site has been identified as having low ecological value but as being close to Pymmes Brook, a green corridor, and other areas of scrubland within Brunswick Park that have some ecological value. The scheme proposes on site ecological enhancements such as bat and bird boxes and green roofs and mitigation measures are proposed to ensure there is no detrimental impact to the surrounding areas of ecological value as a result of the construction phase or the development as a whole.

3.15 A ground contamination survey has been carried out and a report submitted with the planning application which sets out remedial works and mitigation measures required in relation to land contamination on site.

Indicative Masterplan - Phase 2 Comments

- Will be gym be open late at night?
- Already problems with parking in the area, proposal swimming pool will increase traffic demands.
- Will the swimming pool be for public use as well?

- Already two swimming pools close by is a third necessary?
- Fears that the access road and phase two are a 'fait accompli' with no chance to make any real objection.
- Desire for a more detailed description of facilities provided. For example is the pool for public use?

3.16 As a result of the public consultation exercise, the proposed access road within Phase 2, running through the new area of Metropolitan Open Land to Brunswick Park Road, has been removed from the plans and the access arrangements altered accordingly.

3.17 Phase 2 is indicative only. Should funding become available for this part of the project, local community members will be consulted fully on the proposed uses and management of these uses. It is however intended that they would be specifically for the public.

Petition

3.18 A petition was received signed by 67 people from 44 households locally. The petition set out the following comments:

- An increase in traffic along rear access road hindering access to private garages.
- Limited access to Brunswick Park School for emergency vehicles.
- Proposal is different to that originally submitted some years hence.
- Increased use of swimming pool and gym affecting residents' security.
- Introduction of two way traffic stranding those houses which back on to it on an 'island'.
- Lack of consultation with local residents and disregard for their wishes, especially moving the library.
- Corner plot which will be returned to Metropolitan Open Land will not serve a useful purpose for the community unlike the open space which the proposals will remove.
- Proposals will result in a reduction in market value of the surrounding properties.

- 3.19 The proposed development will not result in any changes to the access road to Brunswick Park Primary School as a result of development at Phase 1 beyond the proposed car parking facilities. Properties along Osidge Lane will retain access to their garages and emergency vehicle access to the primary school is retained as existing. The access road at Phase 2 has been changed to address residents concerns regarding the creation of a rat run and isolating the properties on Osidge Lane and now does not continue through to Brunswick Park Road but ends where it currently does, outside Brunswick Park Primary School.
- 3.20 The proposed scheme at Phase 2 relating to the swimming pool and gym is indicative only however any new development would be designed to Secured by Design Standards and would incorporate passive surveillance and CCTV to ensure security. Local residents will be consulted in relation to this phase should it come forward.
- 3.21 The existing open land at Brunswick Park in which the proposed co-located facility is to be located, is a sloping area of grassland adjacent to the boundary of Brunswick Park Primary School. The proposed Metropolitan Open Land at the corner of Osidge Lane and Brunswick Park Road will create a new access route to Brunswick Park which will improve the accessibility of the park as well as creating a new area of open space that will incorporate high quality landscaping and informal play area.
- 3.22 The planning submission cannot comment on market values of surrounding properties as this is not a material planning consideration.

Comment [MW1]: Although it will be affected during construction and we are talking about enhancing the road for the school

Women's Design Services

- 3.23 The architects consulted with Women's Design Services in relation to accessibility issues on site. The following main points were raised at this meeting:
- Length of access ramp at frontage of co-located facility;
 - Parallel parking bays are not ideal for disabled parking.
 - How the disabled parking bays will be managed;

- 3.24 Following comments made by the Women's Design Service, the entrance ramp at the frontage of the proposed co-located facility has been re-designed. There are now two ramps on either side of the entrance, both of which are shorter than that previously shown on the drawings. The parallel disabled parking bays have been altered so that they are now perpendicular to the building. These changes are set out in detail in the Design and Access Statement. The Car Park Management Strategy sets out how the parking on site will be managed. The parking bays will be monitored to ensure the disabled bays are used appropriately.

4.0 Conclusion

- 4.1 Communications and engagement work has been undertaken since the start of the development project. NHS Barnet and London Borough of Barnet have endeavoured to engage with as many service users, staff, local residents and key stakeholders as possible on all aspects of the new co-located facility.
- 4.2 Staff and service users were engaged very early on in the project to ensure that the design would be as user friendly and effective as possible. Local residents have been engaged and have been provided with avenues to provide feedback.
- 4.3 From this feedback, a number of issues have been raised, and in many cases these are the same and can be pulled together into several themes. These themes include parking provision, transport and access issues, security issues, environmental issues, and design/ landscaping issues.
- 4.4 NHS Barnet, the London Borough of Barnet and the design team have attempted to address as many of the concerns raised as possible either through amendments to the design, or through further information as submitted with the planning application. It is considered that the final proposals for the new co-located facility best reflect the feedback and suggestions from our key stakeholders.