

19 October 2020

Dear Neighbours,

84 WEST HEATH ROAD, LONDON, NW3 7UJ

Re: Application 20/4748/FUL

We hope you are all keeping safe and well in this current climate. You may or may not have received the attached application from Barnet Planning which, if granted, will be a fundamental change to everyone's living environment for many years.

We know from the example of the site close by, namely 114 West Heath Road (near entrance of Golders Hill Park) when all the lovely trees were dug up by developers for a basement project where work continued causing noise and disruption for two years, with total disregard and mayhem to the surrounding neighbourhood, which eventually led to the excavation being filled in.

Does anyone know what percentage of flats are being allocated to social housing? Is it 50 percent. No figures have not been supplied.

Attached is a proforma letter for your convenience to fill in and send off. A SAE has been included for your ease. This should be sent in as soon as possible.

Your support in this matter is necessary and greatly appreciated. Each voice is important.

Westheath Action Group



2 November 2020

Dear Fellow Resident,

We hope you are staying safe and well as we approach lockdown.

Attached is a photo of the site notice outside 84 West Heath Road (the school and old nursing home).

If you were able to read it it says HAVE YOUR SAY which we hope you have already done and if not you will need to do so very quickly.

The majority of us seek peace and quiet in our lives and to enjoy the Heath and surroundings. The developers have entirely different ideas and seek to excavate two floors below ground and build 45 flats, take up the greenery at ground floor with buildings and put a garden on top i.e. six floors up overlooking the whole area.

How might you be affected?

- A. If you use West Heath Road don't be surprised for the next 2/3 years to be delayed by large lorries taking away spoil and delivering equipment. They will be parked up on a dangerous blind bend in the road awaiting to enter and exit the building site.
- B. There will be dust, pollution and lower air quality.
- C. There will be constant noise permeating for a distance from machinery and digging with associated dust and fumes.
- D. Your health is likely to be at risk.
- E. This is NOT a residential building site AND has never been. The owners and developer knew exactly what was being offered before they bought it. This site has a usage of C2. Community use as e.g. a school or nursing home. Under Barnet's own rules there needs to be marketing as a C2 use for a substantial period up to two years before any consideration can be given for a change to another use. NO SUCH marketing has been undertaken.
- F. The more detailed a scheme is presented the easier it is misunderstood (by the public/lay councillors and local residents). The easier it passes through without comment or objection.
- G. If you were to build a small extension or need to prune or take out a dead tree there will be so much red tape and prevention of overlooking – how so – how does a



building with a garden six floors up overlooking the neighbourhood meet the high standard that Barnet apply to individual owners?  
H. So many mature trees, foliage and scrubs will be lost (see specialist report) forever.

If you want to have your say then write straight away with your objection to:-

(1)

John Mclean  
Planning and Building Control  
London Borough of Barnet  
2 Bristol Avenue  
Colindale  
London, NW9 4EW  
Or Email: [planning.consultation@barnet.gov.uk](mailto:planning.consultation@barnet.gov.uk)

(2) Copy in your councillors with your views

The councillors to also email are:

Cllr Eva Greenspan – [cllr.e.greenspan@barnet.gov.uk](mailto:cllr.e.greenspan@barnet.gov.uk)

Cllr S. Ryde - [cllr.s.ryde@barnet.gov.uk](mailto:cllr.s.ryde@barnet.gov.uk)

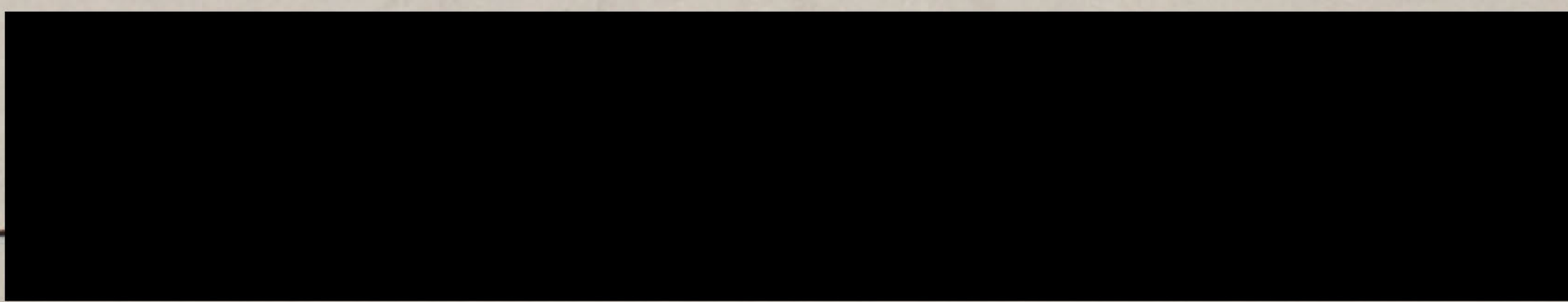
Cllr P. Zinkin - [peter.zinkin@gmail.com](mailto:peter.zinkin@gmail.com)

(3) Tell your:-

MP – Mike Freer  
Mr Mike Freer  
212 Ballards Lane  
Finchley, N3 2LX

[mike.freer.mp@parliament.uk](mailto:mike.freer.mp@parliament.uk)

Please copy us into your letter. Do you want to be part of the action group?

Kindly let us have your contact details. 

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West Heath Action is a representative group of 25 local residents (numbers growing quickly) residing all along West Heath Road and the side turnings off.

We welcome your constructive comments and enclose just some further ideas which have been floated for consideration by concerned residents.

1. We take a joint initiative under human rights to have quiet and peaceful enjoyment of the properties we own.
2. We make an application of disclosure under freedom of information for all communications between developer and planners.



For the attention of Mr John Mclean  
Planning and Building Control  
2 Bristol Avenue  
Colindale  
London, NW9 4EW

Date: 21.10.20  
From: [REDACTED]  
4 EDEN CLOSE  
NW3 7UL

Dear Mr Mclean

**Ref: Application reference 20/4748/FUL**  
**84 West Heath Road, London, NW3 7UJ**

My/our comments on the above are as indicated below:-  
(tick accordingly)

- ☒ No council notes of any pre application and no positive feedback has been given to residents.
- ☒ The current use of this property is C2 (nursing home, school etc). This has protection under the current Barnet Council Local Plan. Under that plan, "only under exceptional conditions they would allow the loss of such use" and in the event that it could be demonstrated it could not be put this use. There is no evidence provided of this and no advertising of the site for the permitted use has been undertaken.
- ☒ The planning statement contains no such assessment of the land use principal.
- ☒ The applicant claimed in statement of community involvement to have undertaken consultation. This is the first time that the application has been seen let alone discussed.



- ✓ The application is aggressive and hideous. It has no regard to planning policy consideration of compatibility with local context and character (The immediate surrounding is characterised by family sized housing and not multi storey apartments). Certainly not in keeping with the ethos of the area.
- ✓ The premises have significant historical relevance and knocking down this beautiful Victorian property would be unthinkable.
- ✓ There is a genuine and increasing lack of care home spaces in London. This site has permission for care home and could be restored as such use. Care home spaces are reaching crisis point with a 8% decrease in spaces in London. Why is Barnet allowing change of use when this is a viable site for a care home paying market rate as opposed to elevated cost for big commercial development. [www.telegraph.co.uk/news/2017/10/04nine-ten-areas-have-shortage-care-home-places-within-five-years](http://www.telegraph.co.uk/news/2017/10/04nine-ten-areas-have-shortage-care-home-places-within-five-years)
- ✓ The proposed roof terrace from its position '6' floors up will overlook all neighbouring properties, taking away the residents right to privacy and quiet enjoyment. If garden space is required it should be incorporated into the landscaping and not provided up high as a result of over developing the building mass.
- ✓ It seems extraordinary that planning was found to be non compliant on the premises when it 'partially complied with being a boarding school and C2' use, but the ratio of day to overnight students was not felt to comply. The school was told that there was 'no way' that planning officers could grant leniency and a school which supported children with special education needs in the area was therefore forced to disband to smaller premises causing many pupils to go to less suitable schools. This proposed use, which is purely of financial benefit to the developers and does not comply in any way with C2 use should not be granted permission.
- ✓ Eden Close is the closest premises to the site it is a high end housing development. They were not invited to a local stakeholders meetings. Why?
- ✓ Feedback on the Applicants proposed redevelopment of the site suggests that there is good support for the scheme, with many local residents welcoming both the Applicant's involvement and the change of use from education to residential. Again there is absolutely no evidence of this.



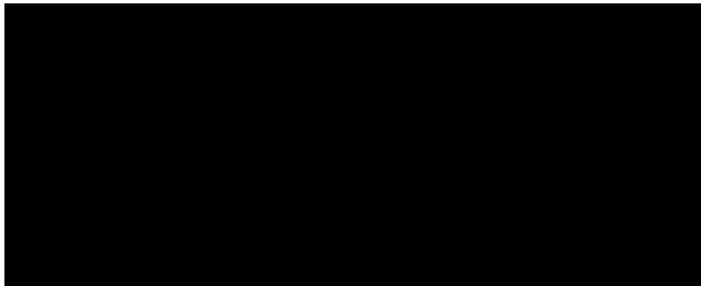
Additional comments

The last thing this area needs is ANOTHER basement, disturbing water tables, wildlife and the larger environment. The traffic on West Heath is terrible at the moment. The addition of ANOTHER

Would you please kindly acknowledge this representation and keep me/us advised at all times.

Please also advise of any zoom meetings that could be participated in and kindly pass these comments on to the councillor(s) who sit on the planning committee.

Yours sincerely,



53 cars would  
make it  
even

more  
polluted

and  
unbearably  
congested.

Are we  
learning nothing  
in the current  
climate of  
environmental  
destruction,  
poor quality  
air, unnecessary  
basement space?

This property  
should be used for  
what it was  
intended. NOT and  
7 story  
monstrosity.







## **DRAFT LETTER TO BARNET COUNCIL PLANNING DEPARTMENT**

Dear Fabien & Josh

### **Ref Heathside 84 West Heath Rd London NW3 – Residents Consultation**

You are aware of the Residents Consultation supervised by Kanda. We have also been in direct discussions with the nearest and most affected neighbours - 10 Westover Hill and 12 Westover Hill. The Planning Application has been drawn up after their full input. Both have confirmed that they do not have an objection to the Planning Application.

Due to the strong pressure being exerted by some residents to object to the Planning Application, Messrs Mirchandani and Markham (copied in by recorded mail) do not wish to write in directly. They are happy for the Planning Committee to be advised of their view i.e. that they have no objection to the Application but would like their names redacted from this letter and all records available to the Public.

For your information, their emails are:

[dipak@miroche.com](mailto:dipak@miroche.com)

[howard@howardsmarkham.co.uk](mailto:howard@howardsmarkham.co.uk)

Please do let me know if you need any further information.

Yours Sincerely

Anil Varma

Director

Harrison Varma Projects Ltd



Contact	Address 1	Address 13	Address 12	Address 2	Address 3	Address 4	Address 5	Town	Postcode
The Occupier	The Lodge	e Lodge		Cenacle Close	Barnet			LONDON	NW3 7UE
The Occupier	Suite 2-5	ite 2-5		Business Centre	120 West He Barnet			LONDON	NW3 7TU
The Occupier	Suite 14	ite 14		Business Centre	120 West He Barnet			LONDON	NW3 7TU
The Owner / Manager	Heathside High School	athside High School		84-86 West Heath Road	Barnet			LONDON	NW3 7UJ
The Occupier	Flat D	at D		157 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat C	at C		157 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat C	at C		179 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat B	at B		179 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat B	at B		157 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat A	at A		179 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat A	at A		157 West Heath Road	Barnet			LONDON	NW3 7TT
The Occupier	Flat 9	at 9		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 8	at 8		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 8	at 8		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 7	at 7		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 7	at 7		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 6	at 6		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 6	at 6		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 6	at 6		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 6	at 6		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 5	at 5		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 5	at 5		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 5	at 5		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 5	at 5		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 4-6	at 4-6		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 4	at 4		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 4	at 4		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 4	at 4		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 4	at 4		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 3	at 3		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 3	at 3		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 3	at 3		Horizons Court	51 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Flat 3	at 3		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 3	at 3		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 2	at 2		79 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 2	at 2		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 2	at 2		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 2	at 2		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 2	at 2		Horizons Court	51 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Flat 2	at 2		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 1a	at 1a		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 11	at 11		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 10	at 10		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 1	at 1		Horizons Court	51 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Flat 1	at 1		75 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 1	at 1		36 West Heath Road	Barnet			LONDON	NW3 7UR
The Occupier	Flat 1	at 1		Oak Lodge	67 West Hea Barnet			LONDON	NW3 7AP
The Occupier	Flat 1	at 1		79 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Flat 1	at 1		61 West Heath Road	Barnet			LONDON	NW3 7TH
The Occupier	Apartment 7	artment 7		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 6	artment 6		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 5	artment 5		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 4	artment 4		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 3	artment 3		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 2	artment 2		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	Apartment 1	artment 1		Oracle Apartments	63 West Hea Barnet			LONDON	NW3 7TH
The Occupier	99 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	98a West Heath Road	a West Heath Road		Barnet				LONDON	NW3 7TU
The Occupier	98 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TU
The Occupier	97 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	95 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	93 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	91 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	90 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7UJ
The Occupier	9 Westover Hill	Westover Hill		Barnet				LONDON	NW3 7UH
The Occupier	9 Cenacle Close	Cenacle Close		Barnet				LONDON	NW3 7UE
The Occupier	9 Carlton Close	Carlton Close		Barnet				LONDON	NW3 7UA
The Occupier	89 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	88 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7UJ
The Occupier	87 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	85 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	83 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TN
The Occupier	81 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TH
The Occupier	8 Westover Hill	Westover Hill		Barnet				LONDON	NW3 7UH
The Occupier	8 Elm Walk	Elm Walk		Barnet				LONDON	NW3 7UP
The Occupier	8 Eden Close	Eden Close		Barnet				LONDON	NW3 7UL
The Occupier	8 Cenacle Close	Cenacle Close		Barnet				LONDON	NW3 7UE
The Occupier	8 Carlton Close	Carlton Close		Barnet				LONDON	NW3 7UA
The Occupier	77 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TH
The Occupier	75 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TH
The Occupier	74 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7UJ
The Occupier	73 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TH
The Occupier	72 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7UJ
The Occupier	71 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7TH
The Occupier	70 West Heath Road	West Heath Road		Barnet				LONDON	NW3 7UJ
The Occupier	7 Westover Hill	Westover Hill		Barnet				LONDON	NW3 7UH
The Occupier	7 Eden Close	Eden Close		Barnet				LONDON	NW3 7UL
The Occupier	7 Cenacle Close	Cenacle Close		Barnet				LONDON	NW3 7UE



[illegible]



The Occupier	14 Westover Hill	Westover Hill	Barnet	LONDON	NW3 7UH
The Occupier	14 Elm Walk	Elm Walk	Barnet	LONDON	NW3 7UP
The Occupier	126 West Heath Road	6 West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	124a West Heath Road	4a West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	124 West Heath Road	4 West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	12 Westover Hill	Westover Hill	Barnet	LONDON	NW3 7UH
The Occupier	12 Elm Walk	Elm Walk	Barnet	LONDON	NW3 7UP
The Occupier	12 Cenacle Close	Cenacle Close	Barnet	LONDON	NW3 7UE
The Occupier	116 West Heath Road	6 West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	112 West Heath Road	2 West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	110 West Heath Road	0 West Heath Road	Barnet	LONDON	NW3 7TU
The Occupier	11 Cenacle Close	Cenacle Close	Barnet	LONDON	NW3 7UE
The Occupier	101 West Heath Road	1 West Heath Road	Barnet	LONDON	NW3 7TN
The Occupier	10 Westover Hill	Westover Hill	Barnet	LONDON	NW3 7UH
The Occupier	10 Elm Walk	Elm Walk	Barnet	LONDON	NW3 7UP
The Occupier	10 Cenacle Close	Cenacle Close	Barnet	LONDON	NW3 7UE
The Occupier	10 Carlton Close	Carlton Close	Barnet	LONDON	NW3 7UA
The Occupier	1 Westover Hill	Westover Hill	Barnet	LONDON	NW3 7UH
The Occupier	1 West Heath Gardens	West Heath Gardens	Barnet	LONDON	NW3 7TR
The Occupier	1 Elm Walk	Elm Walk	Barnet	LONDON	NW3 7UP
The Occupier	1 Eden Close	Eden Close	Barnet	LONDON	NW3 7UL
The Occupier	1 Cenacle Close	Cenacle Close	Barnet	LONDON	NW3 7UE
The Occupier	1 Carlton Close	Carlton Close	Barnet	LONDON	NW3 7UA
The Occupier	1 Beechworth Close	Beechworth Close	Barnet	LONDON	NW3 7UT
The Occupier	1 Beaumont Gardens	Beaumont Gardens	Barnet	LONDON	NW3 7TF



## **Draft Response to Consultation Heathside 84 West Heath Road London NW3**

### **1. Background**

Harrison Varma, Woolf Architects and Kanda Associates undertook a comprehensive consultation with:

a. Barnet Planning

Four pre-application meetings were held with Barnet Planning including with Fabien Gaudin, Josh Mclean and Konstantinos Kalogeropoulos. Demolition of the existing building was accepted by Barnet at the initial pre-app meeting and the 2015 pre-application meetings. The building has not been listed in the Barnet 2020 Heritage List. Fabien Gaudin advised Community Involvement and Kanda were retained to undertake a best practice Consultation Forum.

b. Residents Consultation

Three meetings were held over MS Teams and recorded. Attached is the list of invitees and a list of those attending together with file notes. The main issue concerning Residents is West Heath Road is a very busy road and this was raised many times. We made it clear that this was not a matter for us and Residents should take this up with their Councillors or Barnet Highways. This concern is the reason for many of the objection received since the scheme was submitted.

c. Direct Consultation with no. 10 & 12 Westover Hill

Specific discussions were held with no.10 & 12 as these residents expressed most concern during the Residents Consultation. To keep these residents satisfied a substantial variation was undertaken to the intended scheme to the final planning application. These residents have confirmed that they would not object the Planning Application although due to pressure they do not wish to visibly support the scheme – see attached draft email.

d. Consultation with Local Councillors

Individual Teams Meetings were held with Cllrs Shimon Ryde, Peter Zinkin and Anne Clark explaining our proposals. We explained that a Care Home Scheme was unlikely as operators were aware Barnet had approved large Care Home schemes at Hendon Hall Hotel and The Bishops Ave. We were told by Peter Zinkin to only submit a residential scheme and we proceeded on this basis. We also informed the Councillors Residents concern about traffic and West Heath Rd and were told to avoid any further discussions about this.



## 2. Consultation Response after Submission

- a. Nearly 60 objections have been received to date. And these are tabulated on the attached.
- b. There has been an extraordinary drive to create a “herd objection” with someone “creating” the West Heath Action Group anonymously and claiming an unsubstantiated membership. Pressure has been exerted on residents to submit objections with nearest residents afraid of being identified as non-objectors.
- c. The initial unsigned letter dated included a standard pro-forma letter and a stamped addressed envelope for residents to mail in an objection was sent to all residents in the vicinity is attached. Neighbours have been informed that a concerted effort with many objections will stop this and any other development.
- d. This was then followed up by a second letter together with a pro-forma letter and a stamped addressed envelope. Designed to scaremonger with some odd comments:
  - a. ***“So many mature trees foliage and shrubs will be lost (see specialist report)”*** – exactly the opposite with not one single tree or major shrub lost in the planning scheme.
  - b. ***“The more detailed a scheme is presented the easier it is misunderstood by the public/lay councillors and local residents. The easier it passes through without comment or objection.”***
- e. The pro-forma letter asks for the school to remain – many individuals sending the letter in are the same ones who objected to the school and staged a concerted campaign to stop the use of the school.



### **3. Proposed Response by Harrison Varma**

- a. We are not sure any further engagement will pacify the residents. Based upon the responses it appears that the residents will object to any development as a substantial number of complaints relate to quiet enjoyment from construction, dust, traffic before and after the development.
- b. Most of the residents who attended the Consultations have not objected and those that have had pressure exerted on them to join in and object.
- c. Kanda and Harrison Varma's have not received a response to their emails to the address used on the West Heath Action letterhead requesting a meeting.
- d. We understand that Kieran Hodgson of Iceni Projects has been retained by the residents of Eden Close. We have reached out to him and are due to speak to him at 3:00pm Weds 2<sup>nd</sup> Dec.
- e. Harrison Varma regardless is prepared to engage with the residents who were involved in the original consultation and those who responded post the planning application being registered. An online survey can be undertaken – see [Link](#) This will ask a series of questions with the aim to find out whether objections relate to any redevelopment rather than traffic, noise and air pollution etc.
- f. We would welcome a discussion with Barnet Planning to agree a way forward.



#### **4. Key Objections**

- a. This is a concerted campaign is designed to influence by numbers of objections rather than the quality. All these standard letters have been dealt with as one objection.
- b. All other objections have been individually itemised and have a response.

#### **c. Key Objections**

- i. *Change of Use* – Residential was accepted by Councillors and Barnet Planning. Care Home operator have not been keen to consider due to recent consents.
- ii. *Demolition of a Victorian Building* – Barnet has not locally listed this as a heritage building, substantiated by Stephen Levrant Associates, confirmed in two pre-apps.
- iii. *Loss of trees* – there are no loss of any major trees
- iv. *Construction Matters* – CMP has been submitted by John Ward HV's Construction Director at Wellgarth Road (highly commended by neighbours) and Buxmead.
- v. *Overlooking* – Please see the attached the roof top garden plan – this has been inset by 1.8m and designed to avoid any looking down.
- vi. *Height of the building* – Verified views show that the impact is minimal even though the number of storeys. This is the same storey height as consented in The Oren.
- vii. *Number of Car Parking Spaces* – increased to satisfy neighbours who attended the consultation
- viii. *Air quality, noise, pollution, constructors parking across my drive etc*
- ix. **Traffic issues during and post construction, accidents in the road**

#### **d. Objections in Standard Pro-Forma**

- i. *No notes of any pre-app*
- ii. *Change of use from C2* – covered before
- iii. *Lack of consultation, Eden Close not invited and no evidence that the record of consultation is untrue* – Kanda (independent consultation consultants) communicated to nearly 200 residents. The number of participants for the residents' consultation is in line with others undertaken by Kanda. This begs the question why undertake the independent consultation if residents ignore the communication and react upon receipt of a planning application.



- iv. *Property is hideous* – The Design Council were retained as independent advisors and have approved the construction due to the limitation imposed on design after consultation with neighbours
- v. *Victorian Building* – covered before
- vi. *Lack of Care Homes* – happy to reconsider subject to Barnet Council's views and availability of an operator
- vii. *Proposed Roof Terrace overlook properties* – see sketch from Woolf



**From:**Andy Goodchild  
**Sent:**Fri, 18 Dec 2020 18:17:17 +0000  
**To:**Mclean, Josh [REDACTED]  
**Cc:**[REDACTED];Gaudin, Fabien  
**Subject:**[WA: 2031] FW: 2031] RE: 2031 - Landscaping and Arboricultural Approach and Analysis  
**Attachments:**2031-PL-ARB Report & Analysis\_201218.pdf

Dear Jonathan and Josh,

Many thanks for your time today.

Please find attached a copy of the report we presented this morning.

As discussed, in addition to the changes presented, we will also update our design to provide a 3m gap along the north-west boundary (Eden Close side) to provide a landscaped area which sits a current ground level to enable a circular walk to be achieved around the building.

We will issue a full set of planning drawings to reflect all the changes early next week.

Have a good weekend.

Regards,

[REDACTED]  
On Behalf of Wolff Architects Ltd.

---

WOLFF ARCHITECTS 

**London** 16 Lambton Place Notting Hill London W11 2SH T [REDACTED]  
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# 84

## WEST HEATH ROAD



### LANDSCAPING & ARBORICULTURAL APPROACH & ANALYSIS





## INTRODUCTION

The purpose of this document is to run through the approach to the trees and landscaping on the site and illustrate how the design was developed with regards to the following key issues via the 3 rounds of pre-application advice:

- Tree retention and protection in relation to RPZ's
- Working zone and construction
- Landscaping and amenity design

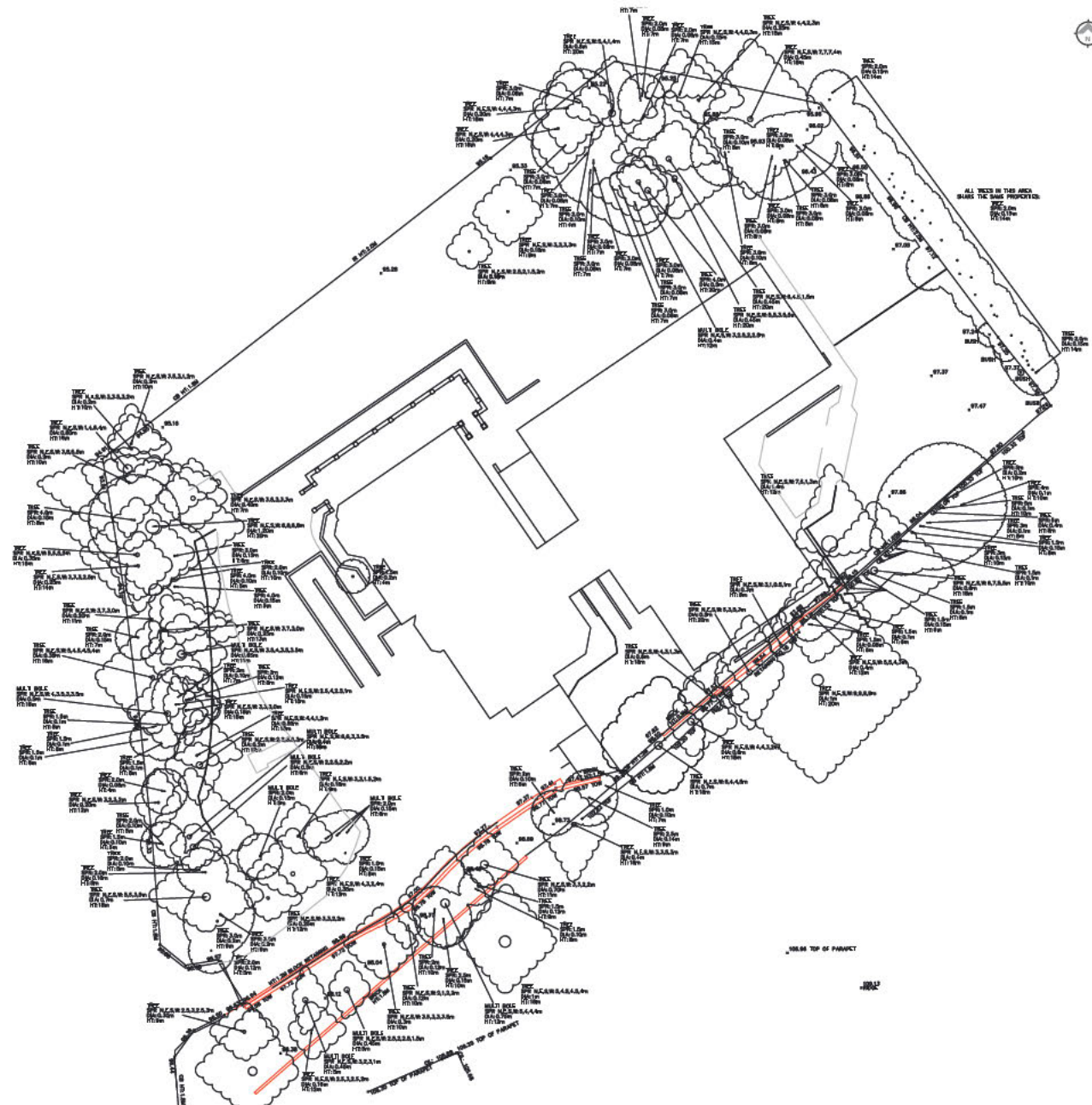




## 1.0 SITE SURVEY

Measured survey undertaken by independent surveying company, Warner Land Surveys Ltd.

The survey accurately plotted each of the tree trunk locations on the site and provided trunk diameter and also extent of canopy measurements in 4 directions for all trees

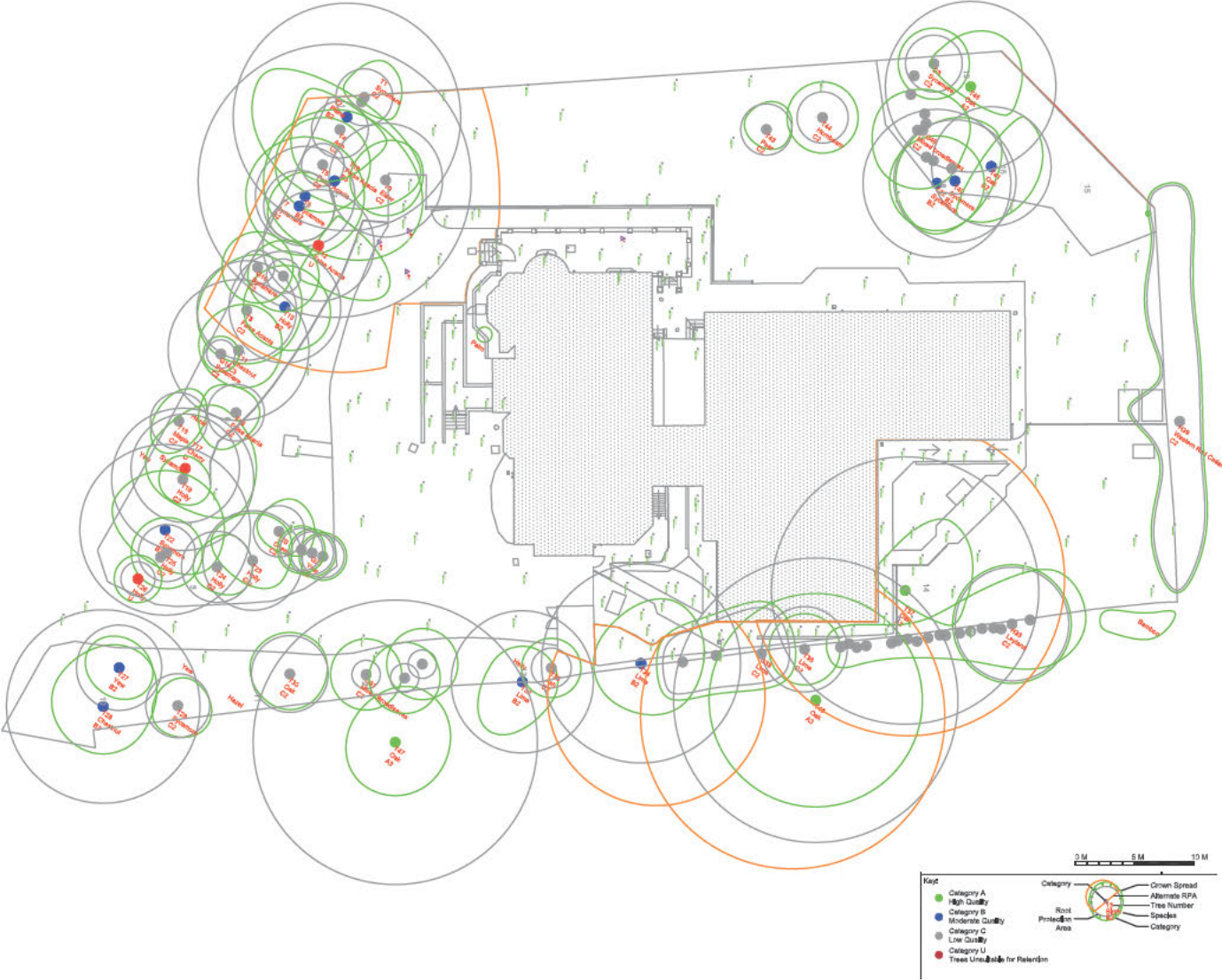




# 2.0 ARBORICULTURAL SURVEY

Arboricultural Survey undertaken by Adam Hollis of Landmark Trees to confirm trunk diameters to accurately establish the RPZ's (Root Protection Zones)

RPZ's and Survey information Survey information overlaid onto the existing and proposed architectural drawings





### 3.0 CONSTRAINTS

Outline of developable area calculated based on the RPZ's and 'Development Zone' plotted onto Architectural drawings.





#### 4.0 PLOT RATIO

Plot Ratio analysis (Footprint Area vs Site Area) undertaken for the local area to establish what an appropriate footprint size would be to fit in with the local context of the site.

A footprint ration of up to 35% was agreed to be acceptable during the pre-app process.





## 5.0 PROPOSED FOOTPRINT

Proposed Building footprint at ground floor level developed to sit within the Development Zone with an overall area which matches the local area average so it sits comfortably in the urban context.

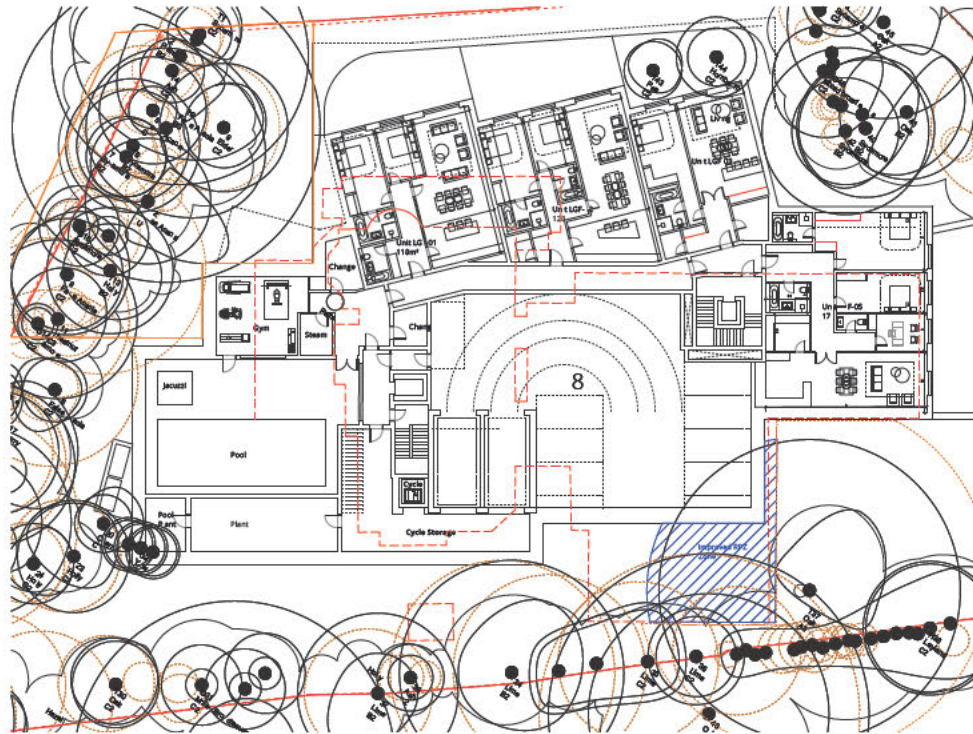
Proposed footprint Ratio for the submitted scheme = 33.8%



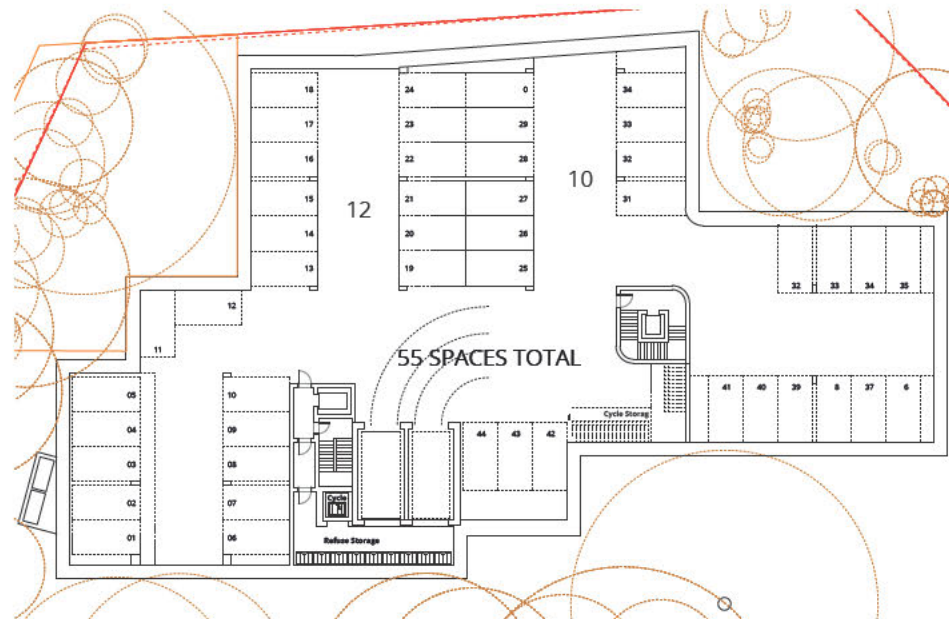


## 6.0 PROPOSED PLANS

Basement and Lower Ground Floor plans designed to sit within the development zone so that the lower floors do not have a negative impact on the RPZ's.



Lower Ground Floor Plan



Basement Floor Plan



# 7.0 EXISTING SITE ANALYSIS

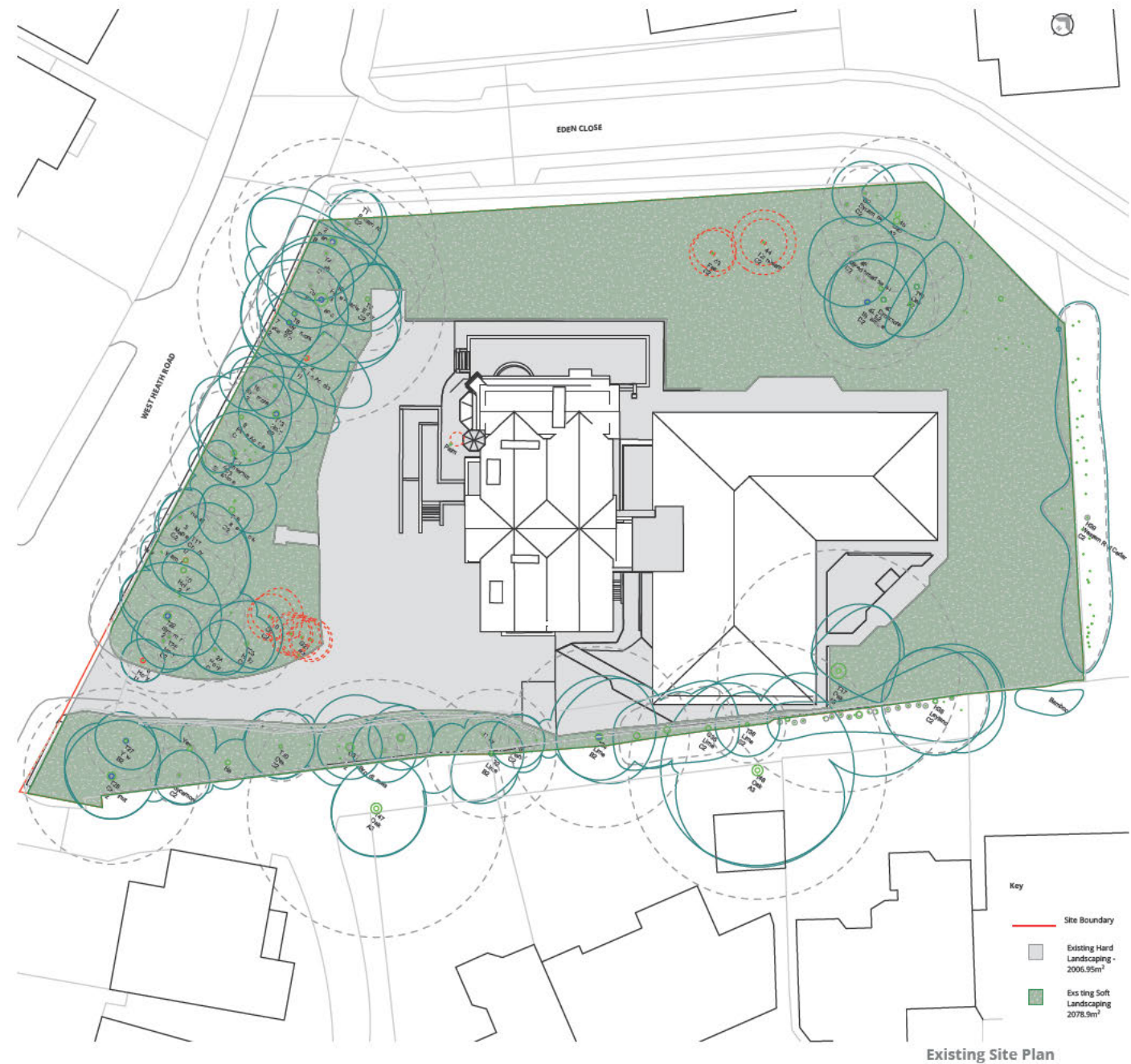
Analysis undertaken of hard vs soft and permeable landscaping on the site for the existing condition.

Existing permeable landscaping -  
2078.9m<sup>2</sup>

Existing hard landscaping (inc. Footprint) -  
2006.95m<sup>2</sup>

Ratio of hard vs soft landscaping for the  
existing site is:

Permeable Landscaping	50.9%
Hard Landscaping (inc. Footprint)	49.1%





# 8.0 PROPOSED SITE ANALYSIS

Proposals developed to maintain a balance of hard vs soft landscaping across the site.

Proposed permeable landscaping -  
2454.28m<sup>2</sup>

Proposed hard landscaping (Inc. footprint)  
1631.57m<sup>2</sup>

Ratio of hard vs soft landscaping for the existing site is:

Permeable Landscaping	60.1%
Hard Landscaping (inc. Footprint)	39.9%

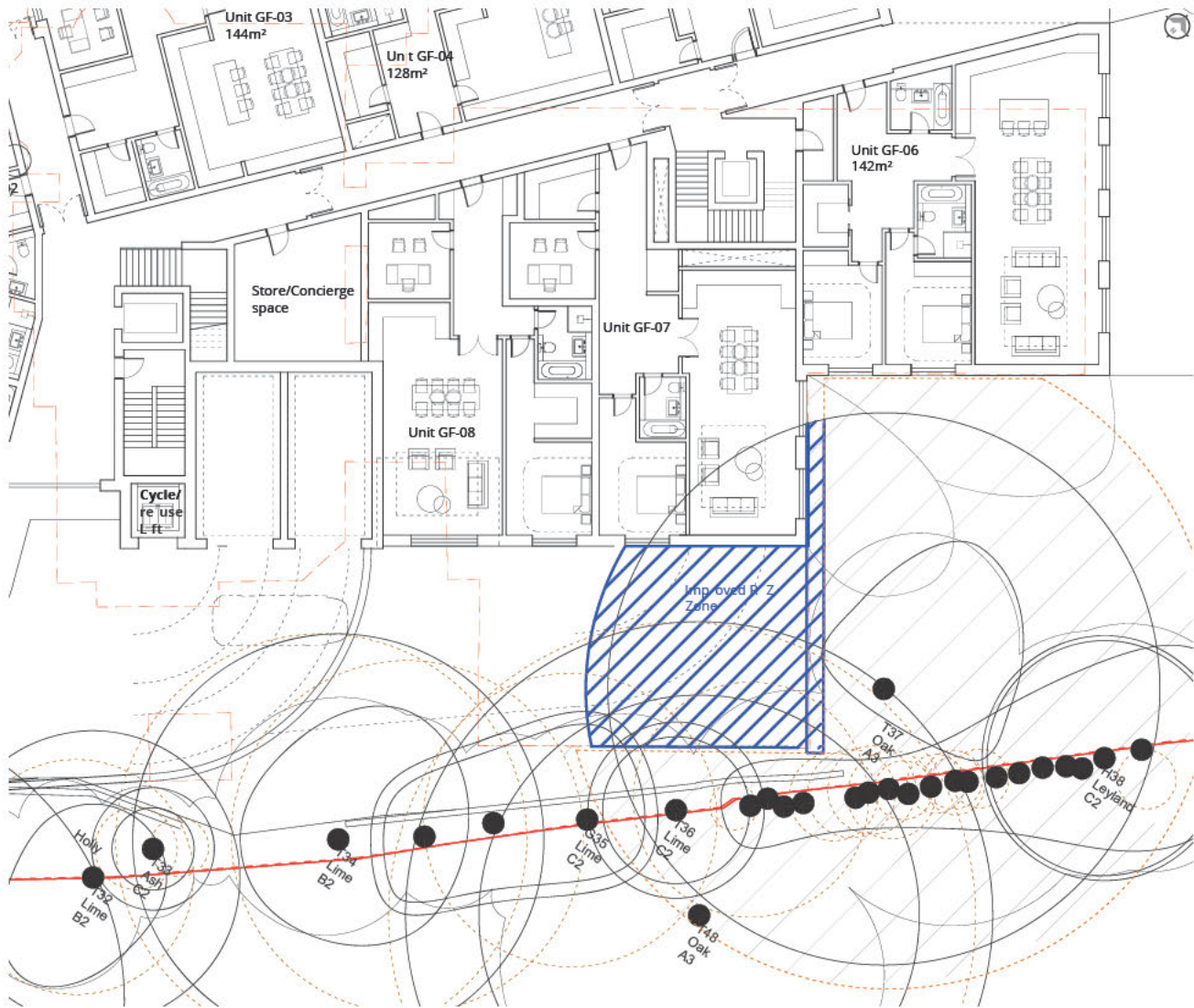




# 9.0 ROOT PROTECTION ZONE

## Improvement over Existing Situation 1 -

Significant improvements are offered to the RPZ of the Veteran Oak on the southern boundary by increasing the root zone around the tree.



Proposed Ground Floor



## 10.0 LANDSCAPING

Improvement over Existing Situation 2 –

Roof terraces and balconies have been added across most of the build form providing an overall increase in amenity space from 1177.67m<sup>2</sup> to 2965.5m<sup>2</sup> on the site.





## 11.0 LANDSCAPING

Improvement over Existing Situation 3 –

A variety of amenity spaces will be provided to the occupants.

Currently the site amenity space is mostly lawn with a small terrace area, the new scheme will provide; lawned areas; private balconies; communal roof terraces; and a circular path around the building at ground level.





## 12.0 CONCLUSION

- This is **NOT** a conservation area however all the mature trees on the site are being retained
- The proposed building sits within the developable area dictated by the RPZ's
- The proposed footprint is appropriate within the local context in terms of plot ratios
- Significant improvements to the protection of the trees are being offered
- The amount and variety of amenity spaces exceeds similar schemes of this type
- The proposals exceed the BRE guidelines for trees and policy requirements for Barnet Council
- The area of amenity space on the site has increased from circa 1,200m<sup>2</sup> to 3,000m<sup>2</sup> more than double
- A 1m working zone can be provided for the construction of the buildings
- Principles agreed via 3 pre-apps so should now just be discussing the detail
- The proposed footprint is less than 35% of the site area which was deemed acceptable
- The building has been adjusted to respect full RPZ's for all retained trees