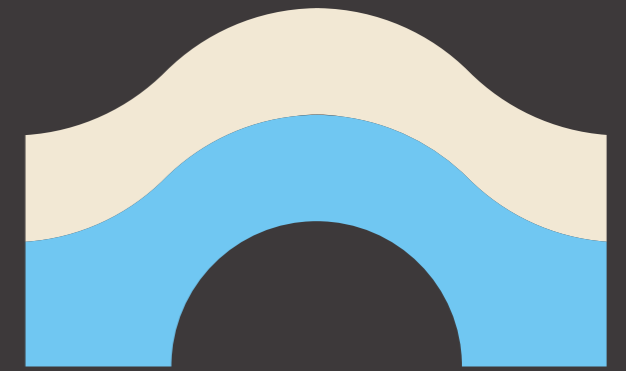
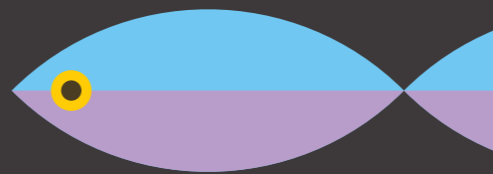
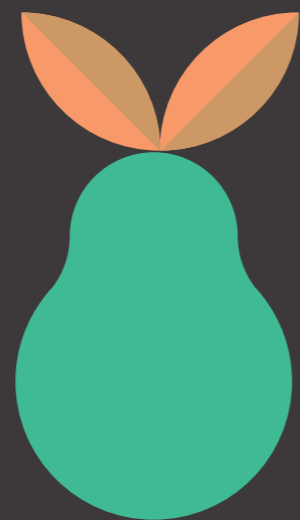




BURNT
OAK
LOOKING
FORWARD



A plan
for Burnt Oak
town centre.
October 2016



CONTENTS

1.0 Executive Summary p3

2.0 Introduction p5

About the project
About the design team
About Burnt Oak
About the methodology

3.0 Appraisal p6

Summary of appraisal findings
Local demographic
Business consultation
Town centre survey
Observational analysis
Community engagement & feedback

4.0 Town Centre Plan Vision p11

Guiding principles
Burnt Oak 'Hot Spots'
Hot Spot 1: Community Cluster
Hot Spot 2: Station Arrival
Hot Spot 3: Watling Avenue Parades
Hot Spot 4: Burnt Oak Broadway
Physical development opportunities
Place-based commissioning actions
Business Action Plan
Onwards town centre plan

5.0 Next steps p26

6.0 Appendices p29

Consultation feedback
GLA design review feedback
Health impact assesment
Development sites in detail
Watling Avenue car park site
Observational analysis
Business consultation
Town centre survey
Landmark audit
Burnt Oak in context
Town centre boundary
Conservation areas and listed buildings
Community and leisure
Land use
Reported crime



Aims for the Burnt Oak Town Centre Plan

The London Borough of Barnet appointed a design team to deliver a plan for Burnt Oak town centre in November 2015. The council have secured funding from the GLA's High Street Fund to deliver a number of short term proposals, which form a key part of the overall, longer-term plan.

The main aims of the project are to:

- establish a distinct identity for Burnt Oak which celebrates its unique character and assets both historically and in present time
- form a business action plan that will strengthen existing economic assets whilst also diversifying its economic base
- develop a set of design proposals that will transform the streetscape of the town centre, making it a pleasant place to visit and dwell for both residents and businesses
- develop an understanding on how potential development sites could be intensified and encourage growth for the area that is sensitive to its historic context
- establish the phasing and resources needed to deliver improvements to the area, which will be implemented over short, medium and long term timescales.

Burnt Oak Town Centre Now

Burnt Oak town centre is situated across three boroughs Barnet, Brent and Harrow. The town centre has retained its characterful buildings and landmarks, however many are in a poor state. The shop parades have architectural value but the shops units are in need of improvement and tend to have disorderly displays on the street.

In recent times Burnt Oak has had a transient population consisting of diverse migrant groups. The businesses in the town centre have a tendency to respond to new populations coming in by changing their produce to suit. The town centre contains a range of community assets that are fully operative including the Library and Love Burnt Oak.

Urban Appraisal

The design team carried out a number of technical studies and on-site appraisals to identify the issues and opportunities within Burnt Oak town centre. This evidence base provided key information about local demographics, community assets and local policy which affects current and future development of the area. In-depth observations revealed how people currently use the town centre including pedestrian, cycle and vehicular movement, along with other social activity on the street.

Research/Survey Findings

A number of surveys provided the team with a useful insight into local people's opinion of Burnt Oak town centre. A shopper's survey revealed that people generally have a negative opinion of the town centre, will visit often but only for a short amount of time for convenience shopping. A consultation survey with the local businesses revealed that over 30% of businesses have been in the area for over 10 years and the majority are independent.

Place Based Commissioning

There are a number of 'place-based' actions within Burnt Oak town centre, that have been, or are to be undertaken by various council departments:

- Providing business support such as food hygiene audits, visual merchandising and trade waste audit.
- Community support including the introduction of neighbourhood planning and Burnt Oak Opportunity Support Team (BOOST) offering job support
- Improved waste management including an environmental audit in the Silkstream area and litter picking carried out by Community Pay Back participants.
- Supporting health and wellbeing by introducing Community Health Champions and consideration of investment into local parks.

Short- Term: High Street Fund Proposals

The plan identifies four 'hotspots' within the town centre which will be the focus of public realm enhancements, supported by the GLA High Street Fund. The focus upon four key areas aims to maximise the transformative impact with the available budget.



Hotspot 1: Community Cluster

The northern end of the town centre contains a cluster of community assets including Burnt Oak Library, Love Burnt Oak, the International Gospel Church, medical centre and the entrance to Watling Park.

Currently the junction that connects these assets is cluttered with guard railings and traffic-dominated. The public realm surrounding these landmarks is poor and currently offers little to the street. The plan aims to enhance and celebrate community assets by improving their identity and accessibility. This will be achieved by improving the forecourts of key buildings such as Burnt Oak library, along with the addition of planting and street furniture, including a community noticeboard.



Hotspot 2: Station Arrival

The public realm outside Burnt Oak Station is cluttered and dominated by the bus stops and an untidy kiosk. The station building itself is charming and deserves to have a complementary and rationalised forecourt. The railway bridge walls are currently blank apart from a small tiled motif. This offers an opportunity for distinctive gateway artwork.

The plan will address the cluttered area outside Burnt Oak station and celebrate the charming station building. The consolidation of street furniture alongwith a new kiosk will create a clear and tidy forecourt entrance to the station. An investigation into a direct crossing into the station and the relocation of bus stops will begin to address ease of pedestrian movement.



Hotspot 3: Watling Avenue

The buildings along the high street have retained their original character, however the shop units can appear cluttered and untidy. The street itself is traffic-dominated and the footways are also cluttered with disorderly posts and amenities.

The plan aims to support businesses along Watling Avenue through visual branding and marketing workshops, along with a select number of light-touch shopfront improvements. This will be complemented with the decluttering of the streetscape as well as the addition of street furniture and planting placed in key locations along the high street.

Hotspot 4: Burnt Oak Broadway



Burnt Oak Broadway is even more dominated by traffic and parked cars, yet contains a vibrant set of shops. People use the service road as a footway as the existing pavement is too narrow in places owing to extensive shop displays.

The plan proposes an opportunity to trial the relocation of Watling Market and new healthy food stalls on Burnt Oak Broadway.

Long Term: Onwards Town Centre Plan

The Burnt Oak Town Centre Plan also includes long term proposals which have the potential to be implemented once funding has been secured. This includes the following interventions:

- Improvements to the highways to help ease pedestrian, cycling and vehicular movement. Proposals include: the introduction of the crossing at Burnt Oak station; the reconfiguration of Stag Lane/Burnt Oak Broadway junction; a raised junction by the community cluster; and upgrades to cycling links throughout.
- Building upgrades to help restore locally listed buildings such as Silkstream Parade and other landmarks within the town centre, as well as reactivating vacant properties.
- Public realm enhancements to improve the quality of the street environment and create spaces for people to spend time. Interventions include: decluttering and rationalising the streetscape throughout the town centre, whilst introducing softer informal planting and street furniture; area wide wayfinding in co-ordination with new development in Colindale; and enhancements to Watling Park.
- Identification of forthcoming development sites including: the former Watling Market car park site; and the current Tesco site located on Burnt Oak Broadway.

Business Action Plan

The proposals for the Burnt Oak Town Centre Plan are accompanied by a Business Action Plan to support local enterprise. To launch the business support programme all businesses were invited to attend a two-hour event, alongside the 'Burnt Oak - Looking Forward' exhibition.

The design team are supporting the set-up of a business network which they will continue to support during the High Street Fund project. During the project, the aim is to create a structure to enable businesses to sustain a monthly meeting network in the long term.

As part of a programme of business training, independent businesses will be invited to engage in workshops and conversations about marketing, brand identity, food hygiene and visual display. There will be small grants allocated towards delivering improvements to a number of independent businesses who are fully engaged with the project. This support will be delivered in synergy with the shop front improvement interventions along Watling Avenue.

A handyman team comprising local tradespeople will be assembled to improve the appearance of businesses in the hot spot areas by removing external business clutter, including stray cables, signage and redundant fixtures and fittings.

Businesses will be introduced to the benefits of the employment project BOOST. Businesses will be signposted to the BOOST project, and the apprenticeship scheme will be promoted at every opportunity.

Community Engagement

The Burnt Oak Town Centre Plan initially responded to local feedback gathered from a survey led by the Burnt Oak Residents Association (BORA), a consultation led by Love Burnt Oak at the Burnt Oak Multicultural Parade and Festival 2015.

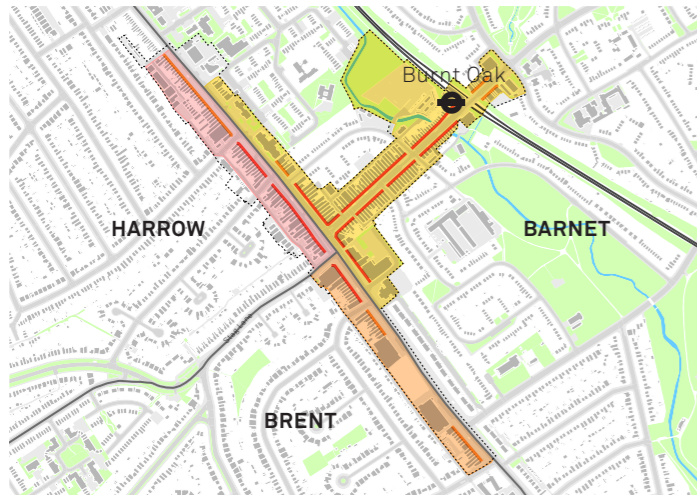
In February 2016, the 'Burnt Oak Looking Forward' exhibition was held as a focus for community



feedback on the emerging Town Centre Plan proposals. Over 100 people attended the exhibition over the course of the weekend. The Town Centre Plan proposals respond to, and incorporate this feedback.

A series of monthly Business Traders meetings were held between March and June 2016 in partnership with Retail Revival, engaging with local shopowners and giving them a platform to raise issues about the area. In August 2016, a 'Family Fruit Fun Day' was held on Watling Avenue - which included a number of free fruit-themed craft activities, including face painting, a smoothie-making bicycle and a high street treasure hunt trail with inflatable fruit.

About the project



Burnt Oak town centre boundary

The London Borough of Barnet wish to deliver a town centre plan and improvements for Burnt Oak town centre. LB Barnet secured funding through the GLA's High Street Fund to support delivery of short term proposals and development of a long term plan.

Aims and objectives

The main aims of the project are to:

- establish a distinct identity for Burnt Oak which celebrates its unique character and assets both historically and in present time
- form a business action plan that will strengthen existing economic assets whilst also diversifying its economic base
- develop a set of design proposals that will transform the streetscape of the town centre, making it a pleasant place to visit and dwell for both residents and businesses
- develop an understanding on how potential development sites could be intensified and encourage growth for the area that is sensitive to its historic context
- establish the phasing and resources needed to deliver improvements to the area, which will be implemented over short, medium and long term timescales.

About Burnt Oak



View north up Watling Avenue

Burnt Oak town centre is situated across three boroughs which include: Barnet, Brent and Harrow. The town centre evolved in the 1930's following the extension of the Northern Line to Edgware, and the subsequent development of the Watling Estate. This residential development is now a conservation area and adds significant character to Burnt Oak. The development of the main shop parades followed demands from the households of the Watling Estate.

Burnt Oak today

Burnt Oak has a unique topography that defines both the town centre and the surrounding residential areas and green spaces. The town centre has retained its characterful buildings and landmarks, however many are in a poor state. The shop parades have architectural value but the shops units are in need of improvement and tend to have disorderly displays on the street.

In recent times Burnt Oak has had a transient population consisting of diverse migrant groups. The businesses in the town centre have a tendency to respond to new populations coming in by changing their produce to suit.

The town centre contains a range of community assets such as Burnt Oak Library and Love Burnt Oak that are fully operative.

About the methodology

Urban appraisal

The methodology for developing proposals within the Burnt Oak Town Centre Plan was to gather a comprehensive evidence base which combined meaningful and ongoing community engagement, with a thorough analysis of both the users, and the current environment of the town centre. This included the following:

- An appraisal of the town centre, investigating its historical development, alongwith what is there on the ground today, and local planning policies affecting its current and future development
- A study of the local demographic using Census data
- On site observational analysis of how people use the town centre ie. their movement and social interaction
- Gathering opinions of both local residents and business owners through in depth surveys and consultation events and workshops

Place-based commissioning

Barnet Council are approaching the regeneration of their town centres by implementing a number of 'place based' actions. This process involves a collaboration between various council departments, local community groups and organisations who aim to address a number of issues which are specific to each town centre. The proposals within the Burnt Oak Town Centre Plan are complemented with, and work alongside the place-based actions, which cover a range of issues such as: the health and well being; community and business support; and waste management.

Development of proposals

In response to the evidence base, the team identified four 'hotspot' areas to focus public realm enhancements supported by the High Street Fund. This focus aims to maximise the transformative impact of the funding available. These proposals support and prepare for the interventions set out in the onwads town centre plan.

A business action plan has been drawn up in response to early business consultation and current standards within the town centre.

About the design team

The team is led by architecture and urbanism practice, We Made That, supported by Retail Revival and Maddison Graphic.

We Made That

Established in 2006, We Made That is a young, energetic architecture studio delivering projects in the public realm. All our work is public and we aim to make imaginative and considered contributions to the built environment through socially engaged design processes. The relationship between local communities, development and creative practice is a particular focus of our work and we believe that - handled correctly - it can lead to enriched, exciting and engaging environments.

Retail Revival

Retail Revival Ltd was formed in 2009 to help towns deal with social and economic issues including empty shops and low footfall. Their client base is extensive and their work remit is diverse, activities include:

- Business engagement, training, mentoring and support
- Consultation, need identification and private sector engagement
- Economic development
- Development of business networks
- Marketing and promotions
- Town centre management projects and event delivery

Maddison Graphic

Maddison Graphic is a UK based studio formed in 2006 by brothers Alfie and Edward Maddison. The studio design for print, screen, and the environment. Emphasising efficiency and clarity, their work employs a wide range of design disciplines and processes to craft original and tailored projects.

3.0 APPRAISAL

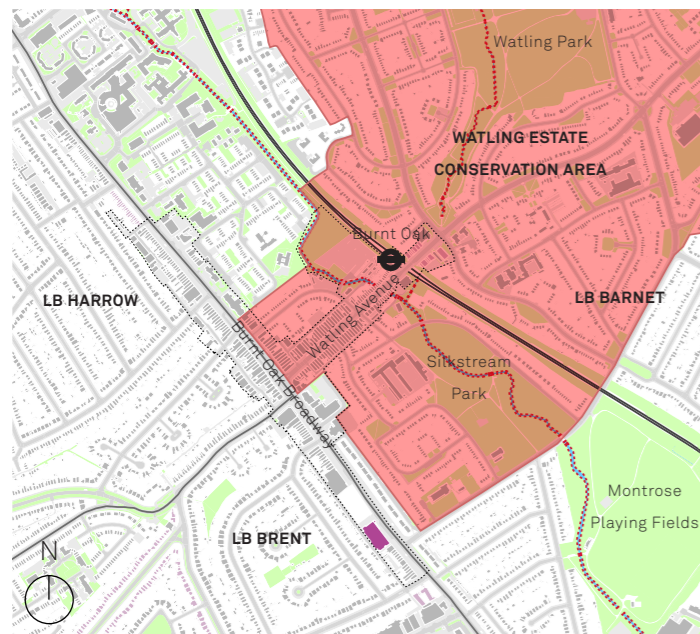
An in-depth urban appraisal provided the team with a comprehensive evidence base to develop proposals from. The process investigated the historic development of Burnt Oak, the current offer and activity within the town centre, and local policy which affects current and future development. Below are the key research findings from this appraisal.

Town centre boundary

Burnt Oak town centre crosses over three borough boundaries with each borough providing their own town centre boundary. The plan area incorporates all three borough's town centre boundary areas.

Conservation and listed buildings

A significant part of Burnt Oak's centre sits within the Watling Estate Conservation Area. The only listed building within the boundary and surrounding area is a Grade II listed building, previously used for Mecca Bingo on Burnt Oak Broadway. It was originally built as a cinema in 1936 and currently sits vacant. The Silkstream Parade, a small row of shops located next



Conservation Area & Listed Buildings



Historic view of Watling Avenue shopping parade

to the library are locally listed, as is the International Gospel Church.

Despite the Silkstream River being a site of borough importance for nature conservation, its overall ecological status has been classified as moderate and needs to improve to "good" by 2027. The chemical and biological quality of the Silk Stream also declined to poor by 2006.

Historic development

Historically, Burnt Oak was farmland and home to the Hendon Union Workhouse along with a few village amenities. The name first appears at 'Burnt Oak Farm' which is presented on maps from the 1800's. Another historic landmark highlighted on these maps, which still remains today, is The Bald Faced Stag. The building itself has been redeveloped.

The Watling Estate was completed in 1931 following the extension of the Northern Line to Burnt Oak in 1924. The main shopping parade along Watling Avenue was developed shortly after families had moved into the estate, in response to a desperate need for local shopping facilities.

Community & leisure provision

The appraisal unveiled a wealth of community and leisure facilities in Burnt Oak which are sited within

the town centre and just beyond its boundary. However the current public perception is that there is not enough provision in this area.

There are a large number of community groups and organisations operating locally, of which a number have bases within the town centre. These include Love Burnt Oak, the International Gospel Church, Sangam Association of Asian Women & Community Barnet and BOOST.

Land use

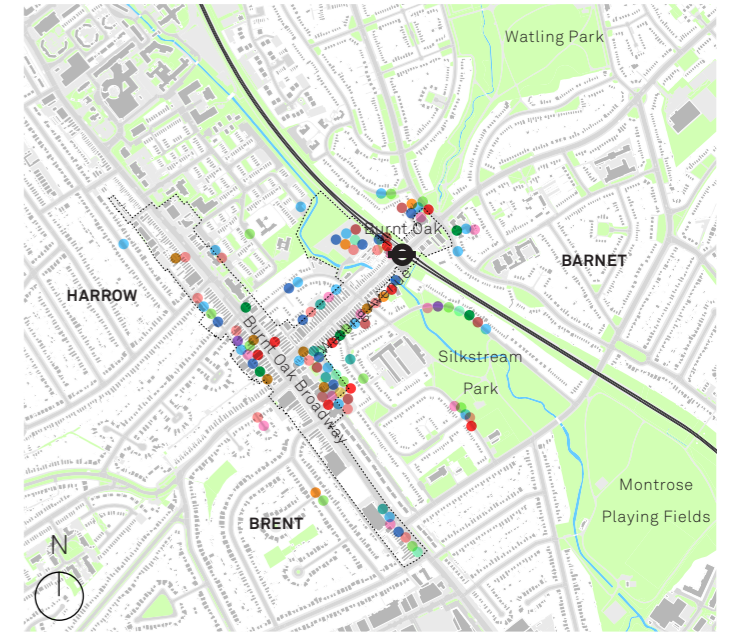
A map of the current land use in Burnt Oak revealed a relative lack of diversity in the town centre offer. There is a strong predominance of A1 retail units over other A-type use classes such as cafés and eating establishments.

Vacancy & empty property

On-site mapping in November 2015 revealed 17 vacant properties from a total 292 properties within the study area boundary. This equates to just under



Community & Leisure Provision



Reported crime
(6 month period up to September 2015)

6% vacancy, below the current London average of 8.7%. However, there are a number of high-profile vacant sites which have a negative impact on the character of the town centre, including the Grade II Listed former-Mecca Bingo hall, the Bald Faced Stag pub and The Lansdowne pub, which was destroyed by fire in December 2014.

As set of data from the LB Barnet's Empty Properties team highlighted 16 unoccupied residential properties in the town centre, 6 of which are empty and the remaining 10 being second homes.

Reported crime

The team collected statistics about the occurrence of local crime for both a period of 6 months from the metropolitan police online database. Once the data was mapped it became clear that the geographical focus of crime was located in the back alleys behind the high street, and the area around Tesco.

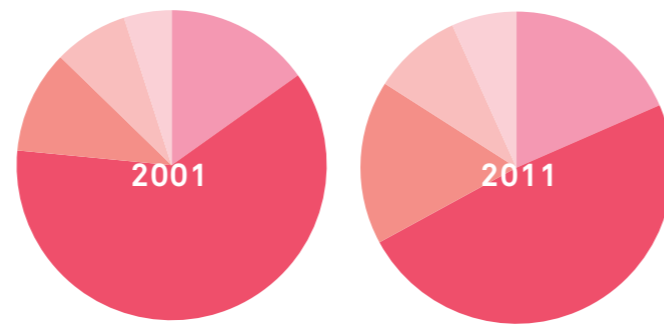
LOCAL
DEMOGRAPHIC

Economic activity

The comparison between the Census data in 2001 and 2011 highlights the diverse and transient nature of the population within Burnt Oak as well as the decline of full time employment. Other statistics revealed that Burnt Oak has a predominantly young population, with 70% of residents under the age of 44 (in comparison with 58% nationally).

The percentage of unemployed individuals in Burnt Oak has remained above average compared with the rest of LB Barnet.

9% of the economically active population are unemployed (a rise of 1% since 2001). Self-employment has risen by 6% over this 10 year period.

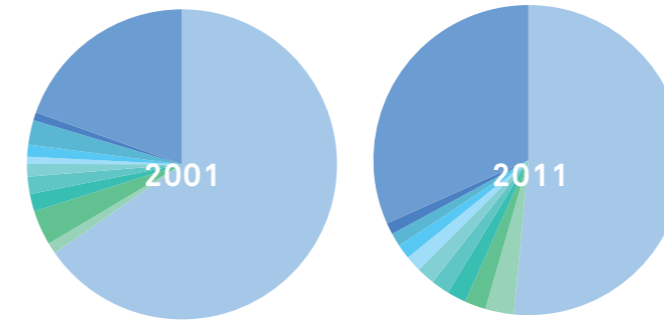


- KEY
Census 2001
People aged 16-74 who are economically active
- Employees Part Time
 - Employees Full-Time
 - Self-Employed
 - Unemployed
 - Full-Time Student

Country of birth

The Census data reveals there is a diverse population within Burnt Oak.

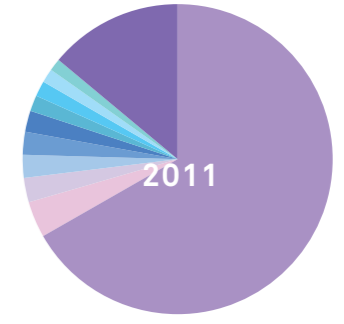
Between 2001 and 2011 there was an increase in populations originating from India and the Philippines. Both the Romanian and Polish populations have also seen a significant increase.



- KEY
Census 2001
- England
 - Scotland
 - Ireland
 - Nigeria
 - Kenya
 - Somalia
 - Iran
 - Hong Kong
 - India
 - Sri Lanka
 - Other
- KEY
Census 2011
- England
 - India
 - Ireland
 - Somalia
 - Philippines
 - Nigeria
 - Ghana
 - Sri Lanka
 - Kenya
 - Iran
 - Other

Main language

The majority of the population state English as their main language but there are also a diverse range of other languages spoken in the area, Romanian being the second largest.



- KEY
Census 2011
- English
 - Romanian
 - Polish
 - Gujarati
 - Persian/Farsi
 - Nepalese
 - Somali
 - Arabic
 - Portuguese
 - Pashto
 - Other

RESEARCH FINDINGS

Business consultation

Of the possible 260 businesses in the area, 200 businesses in Burnt Oak were invited to participate in a business survey in August/September 2015.

The following conclusions were made from the survey:

- The majority of participating businesses are expecting turnover to increase or remain stable in the next 12 months.
- A large portion of businesses are independent and are micro in size, employing 5 or fewer full time employees
- Most have been trading in Burnt Oak for over 10 years, 11 have been trading in town for 1-5 years and just 2 have been trading less than 1 year.

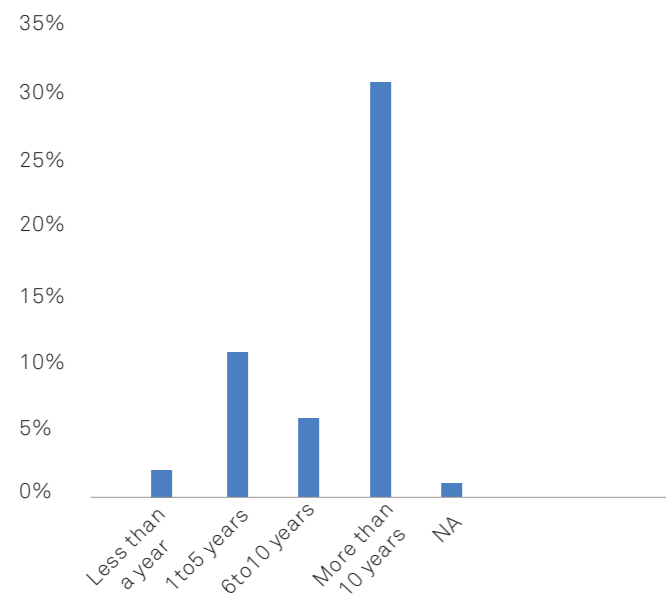


Fig. 3 Length of time businesses have been trading in Burnt Oak

- Businesses in Burnt Oak seem capable of diversifying their services to meet the ever-changing needs of the local demographic. However a number of businesses do run the risk of alienating some cultures.

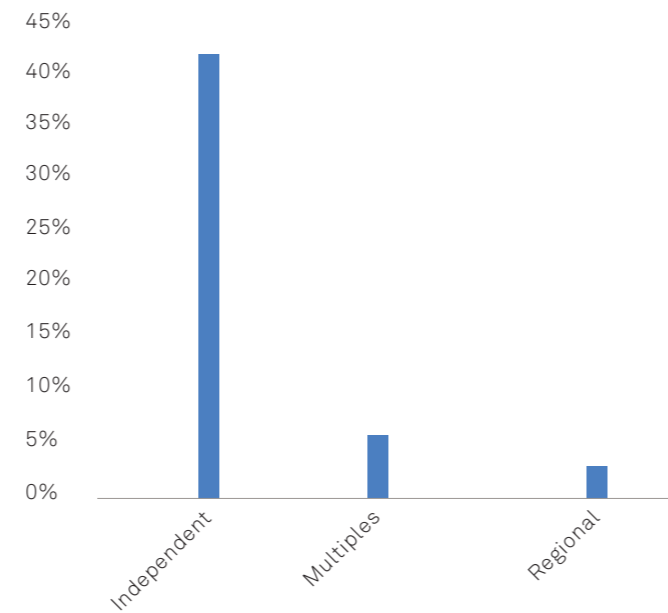


Fig. 1 Classification of businesses interviewed

- Businesses need marketing support to help them diversify and expand their product ranges to close the gaps in provision and prevent shopper migration to other towns.
- The appearance of neglected businesses and the public realm is providing a negative perception of Burnt Oak and effecting business growth.
- Local authority powers do not appear to be implemented to control business hygiene, health and safety, pavement-display methods, advertising, parking enforcement and fly tipping. Respondents felt there was a lack of business regulation which enabled new businesses to 'do what they want, when they want'.
- The majority of businesses fill vacant staff positions informally using word of mouth or posters in shop windows. Some businesses find it difficult to find the right staff, mainly owing to applicants lacking the skills required.

Town centre survey

A shopper's survey was designed by Retail Revival and Barnet Council to understand the views and shopping habits of visitors to Burnt Oak High Street. Below summarises the views of the first 100 people that agreed to participate in the survey.

- The majority of people interviewed for this survey were using Burnt Oak for convenience shopping, work or for another reason that included taking children to school or catching public transport out of the town. They were frequent visitors, spending less than two hours and £20 in the town per visit.

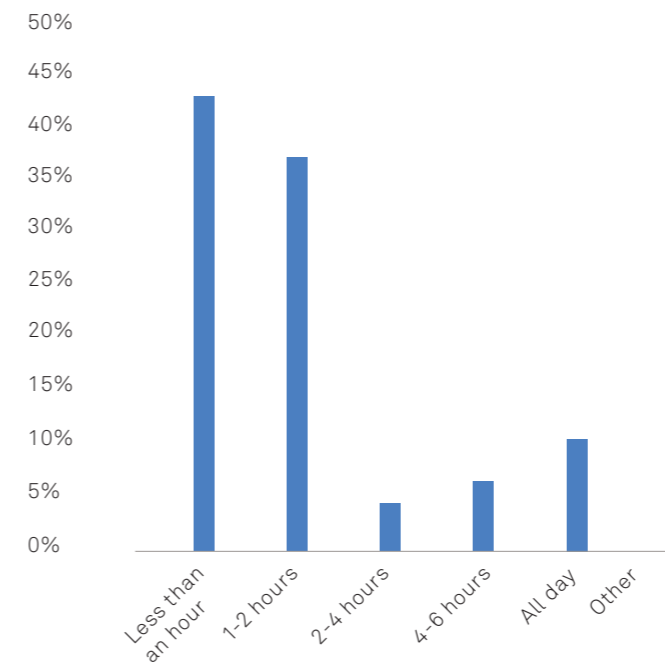


Fig. 7 How long did you spend in the town centre today?

- The majority of respondents were not spending long in the town centre, most were visiting Burnt Oak for less than an hour (43%).

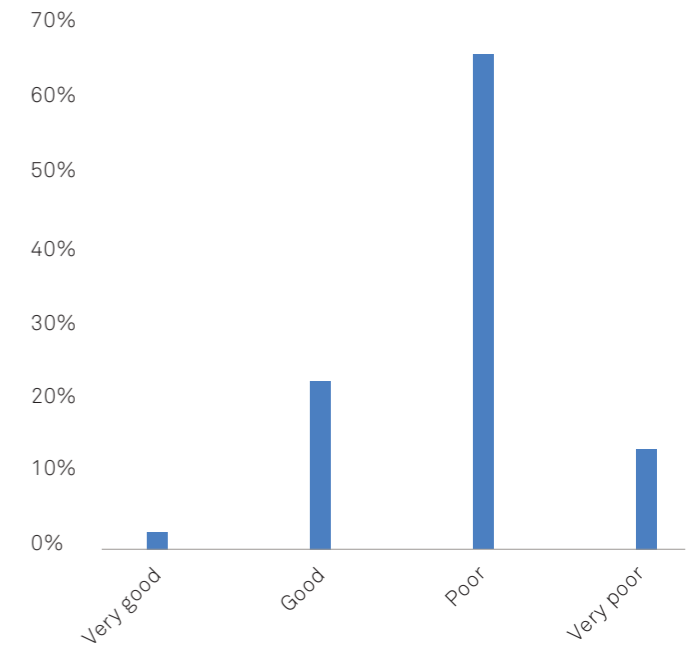


Fig. 9 How do you rate the cleanliness of the town centre?

- The majority of respondents lived in Burnt Oak, they had used public transport or walked to town. They enjoyed the ease of walking around the town and the transport links.
- 79% of respondents felt that the cleanliness of Burnt Oak was poor or very poor. In particular people disliked the cages on the shop fronts, goods spilling onto the pavements from shops, litter, urine in the streets and in the gateway to the market place, and spit on the pavements.
- Many people were disparaging about the market and the leisure and cultural activities, particularly those for children and younger adults.
- There was a desire for the area to become cleaner, safer, more family orientated with a greater variety of shopping, entertainment and cultural facilities.

OBSERVATIONAL ANALYSIS

The adjacent set of images provide an insight into how people currently use Burnt Oak town centre, alongwith potential issues caused by their environment and other users.

The study revealed that a number of issues including extensive displays on shop forecourts, high amount of traffic, parking and street clutter create a poor environment for pedestrians using the high street. A number of times pedestrians are seen trying to informally cross the traffic dominated road, or walking in the road owing to narrow footways.

At times people will stop briefly to chat, but the lack of street furniture means people do not spend a large amount of time on the high street.

Another key observation was the number of cyclists choosing to ride on the pavement rather than the road, particularly around Burnt Oak station.



Large groups of people gather outside Burnt Oak station to catch the bus



Pedestrians tend to struggle whilst walking through Market Lane owing to a lack of pavement, and a number of cars travelling through a narrow space



Products displayed along the forecourts can make the footway narrow at times in this area



A number of cyclists are seen mounting the pavement around by the Silkstream Parade



People often stand in the carriageway waiting to cross the road at the junction between Watling Avenue and Barnfield Road



A number of pedestrians informally cross the road to reach the station and the bus stop



Along Burnt Oak Broadway pedestrians choose to walk along both the central median and the quieter road in between where there is more space

COMMUNITY ENGAGEMENT & FEEDBACK

The Burnt Oak Town Centre Plan has been developed using local feedback gathered from a survey led by the Burnt Oak Residents Association (BORA) and consultation led by Love Burnt Oak at the Burnt Oak Multicultural Parade and Festival 2015. A summary of some of the comments received is included on the drawing opposite.

The 'Burnt Oak Looking Forward' exhibition was held as a focus for community feedback on the emerging Town Centre Plan proposals. The exhibition also acted as a showcase for a series of portraits of business owners and operators ('Portraits of the High Street'), commissioned by LB Barnet from photographer, Shelley McPhee.

Over 100 people attended the exhibition over the course of the weekend. A record of all feedback is included as an appendix to this document. The final Town Centre Plan proposals respond to and incorporate this feedback.

A series of monthly Business Traders meetings were held between March and June 2016 in partnership with Retail Revival, engaging with local shopowners and giving them a platform to raise issues about the area.

In August 2016, a 'Family Fruit Fun Day' was held on Watling Avenue - which included a number of free fruit-themed craft activities, including face painting, a smoothie-making bicycle and a high street treasure hunt trail with inflatable fruit. The event was attended by over 100 visitors on the day.



4.0 TOWN CENTRE PLAN VISION

Guiding principles

The following 'Guiding Principles' have been developed on the basis of the Burnt Oak area appraisal and comments from previous consultation. These principles have been used to guide the development of the town centre plan proposals on the following page.



Celebrate forgotten heritage

Burnt Oak has a number of heritage assets, although many are in disrepair. The Town Centre Plan will support Burnt Oak's distinctive built character through building upgrades and refreshed public realm at the entrances to these assets.



Vibrant, not messy

Recognise how Burnt Oak's vibrant international offer significantly contributes to the town centre's identity, whilst also addressing issues such as visual clutter and lack of clarity of business offer. The plan will seek to support difference, whilst promoting 'visual good manners'.



Don't forget the back of house

The high street suffers from poor quality environment on side streets and rear alleys. Where possible this should be addressed through new development and ongoing management.



Enhance leafy links

The close proximity of Silkstream Park and Watling Park are a major asset to Burnt Oak, although links to them are in poor condition. Enhanced junctions and signage will act as way finding and improve the pedestrian experience.



Influencing development

There are a number of development sites in and around Burnt Oak. The plan will seek to influence them to maximise benefit to the wider town centre.



Improve walking & dwelling

The cluttered streetscape creates a poor environment for pedestrians and fails to provide places to stop and sit. Proposals will seek opportunities to increase 'dwell time' in Burnt Oak with seating, whilst also improving the pedestrian experience.



Go-ordinate across boroughs

Burnt Oak town centre sits across three boroughs which adds complexity to interventions and management. The team will co-ordinate with all three boroughs and local stakeholders to ensure a cohesive town centre plan.



Promote community provision

In the context of growth in the wider area, Burnt Oak's wealth of existing community assets stand to become increasingly important. Increasing the profile of the area's existing assets, whilst strengthening local networks will address poor perception of the current offer.

BURNT OAK

'HOT SPOTS'

- Community Cluster**
 - 1.1 Open up and enhance forecourts of community assets
 - 1.2 Graphic installation and new community noticeboard to blank wall of Burnt Oak Library
 - 1.3 Upgrade frontage of Love Burnt Oak building in co-ordination with new fencing to church perimeter
 - 1.4 Open up library green and introduce new planting
 - 1.5 Declutter the junction to enhance pedestrian experience
 - 1.6 Improve gateway into Watling Park by introducing new signage
 - 1.7 Improve access to church basement where community activities are held

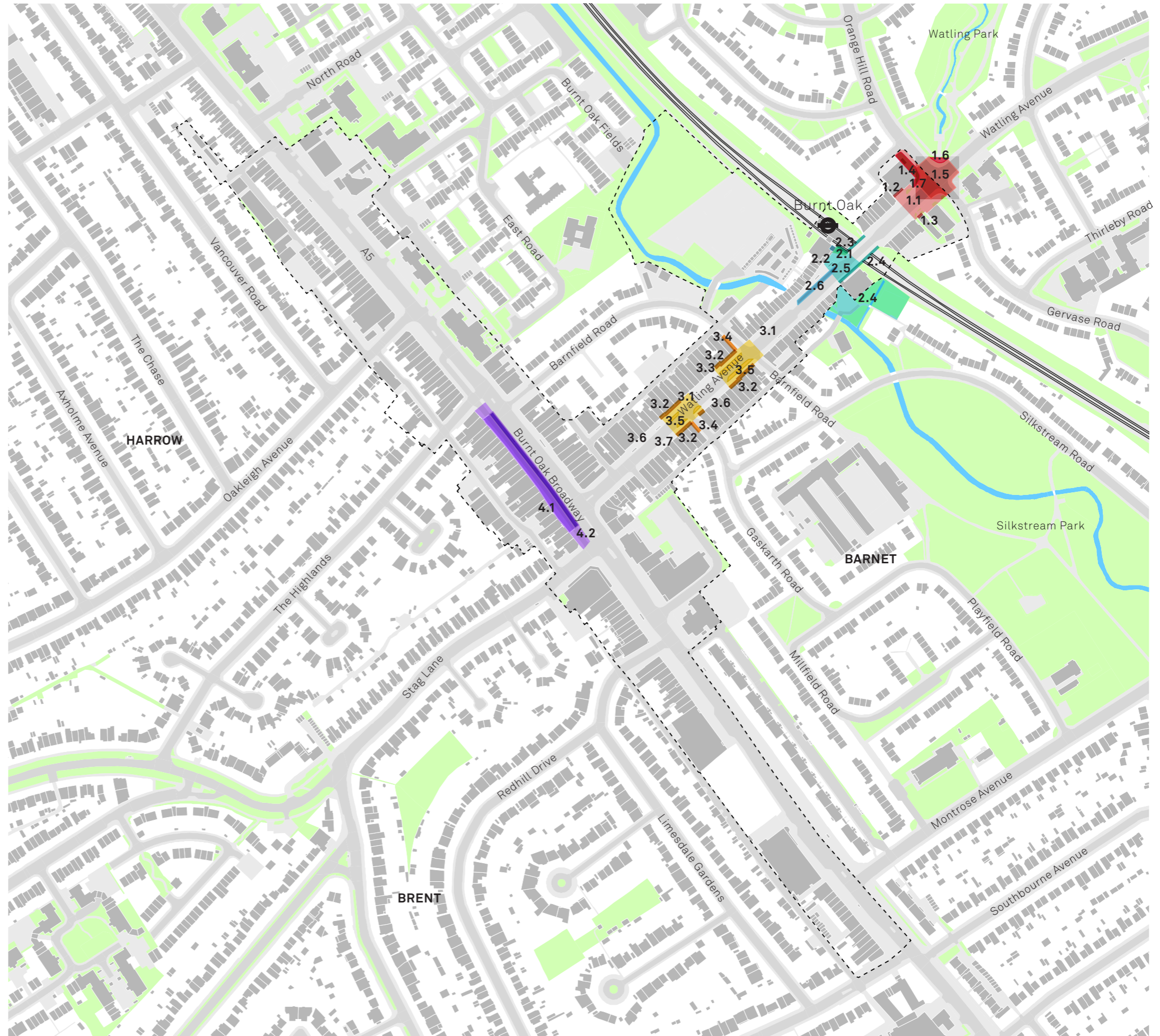
- Station Arrival**
 - 2.1 Introduce replacement kiosk structure
 - 2.2 Reclaim public space and rationalise furniture
 - 2.3 Graphic installation 'Burnt Oak' along the railway bridge walls
 - 2.4 Green space to be closed and cleared
 - 2.5 Investigate relocated crossing near station and amended bus stop configuration
 - 2.6 Upgrades to station retail unit facades

- Watling Avenue**
 - 3.1 Commence implementation of 20mph zone in town centre
 - 3.2 Light touch shopfront improvements including new awnings and fascias
 - 3.3 Shop design guide led and owned by local business group
 - 3.4 Graphic installation on flank wall of shops
 - 3.5 Public realm enhancements including new civic furniture and planting
 - 3.6 Decluttering along the whole of Watling Avenue
 - 3.7 Introduce handyman team comprising of local tradespeople

- Burnt Oak Broadway**
 - 4.1 Trial of partial closure of service road to enable wider footway and space for activity
 - 4.2 Opportunity to test the relocation of Watling Market

- Burnt Oak Plan study area

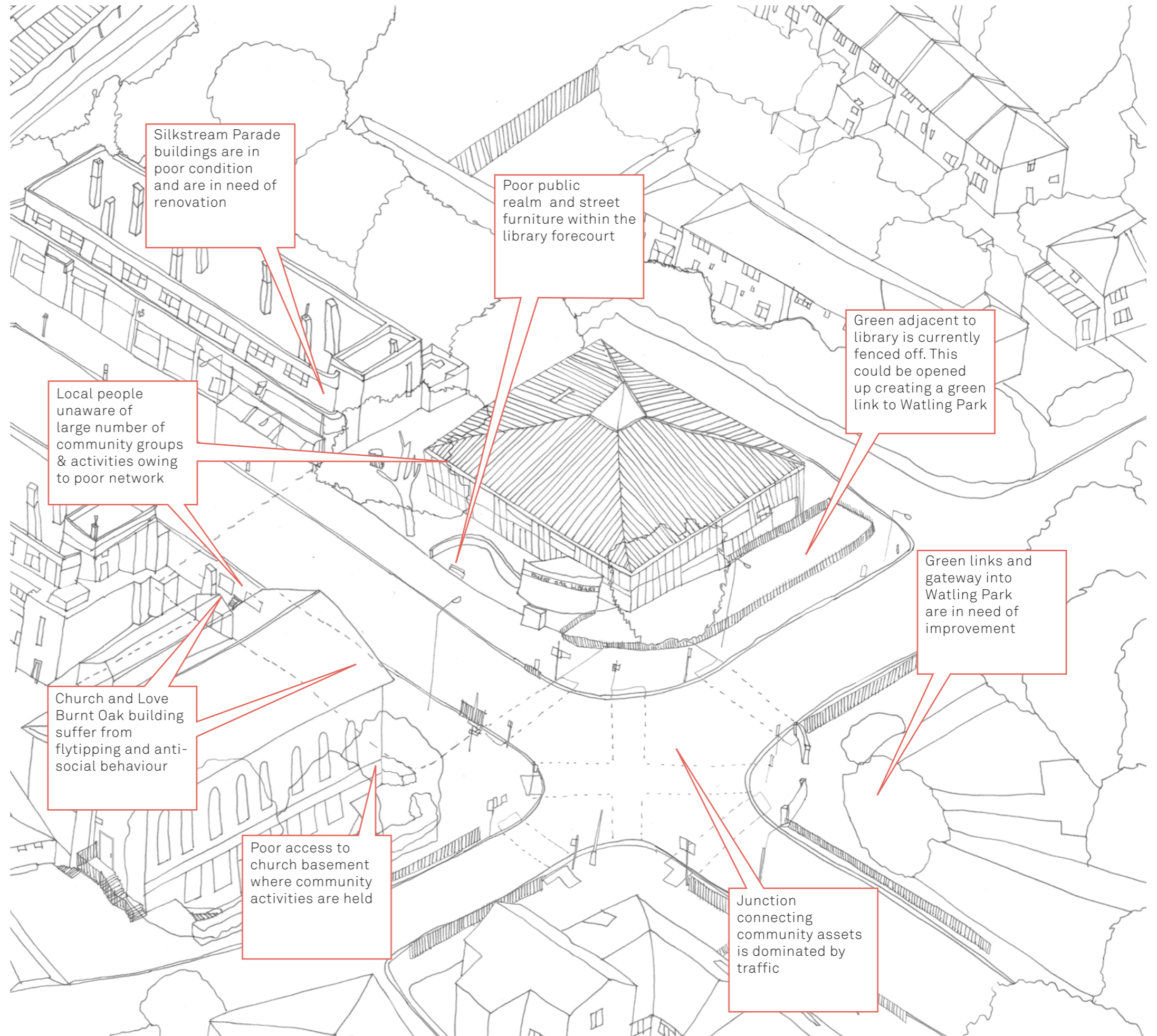
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HOT SPOT 1:
COMMUNITY
CLUSTER

Existing condition

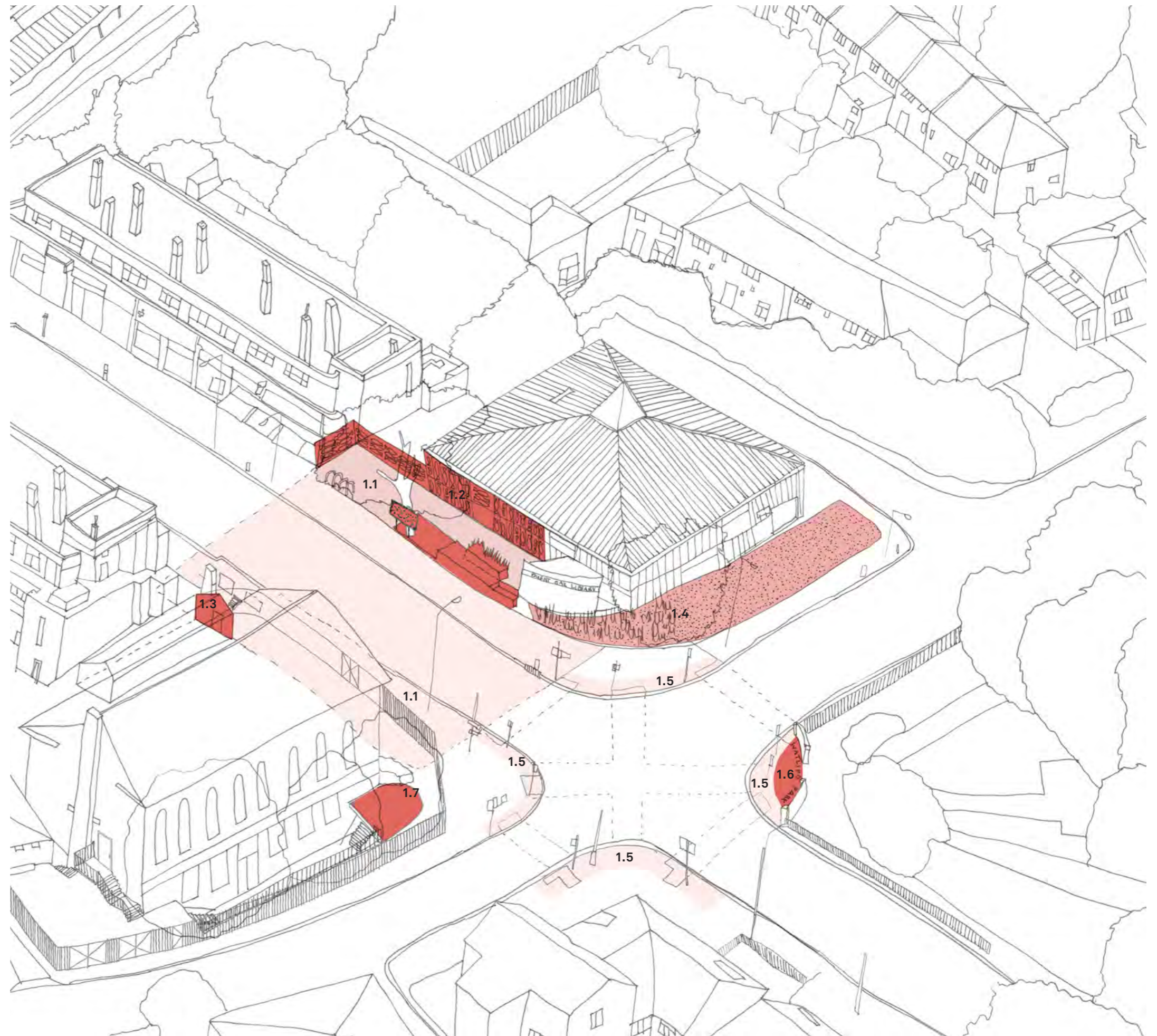
The northern end of the town centre contains a cluster of community assets including Burnt Oak Library, Love Burnt Oak, the International Gospel Church and a doctors surgery, along with the entrance to Watling Park. Currently the junction that connects these assets is cluttered with guard railings and dominated by traffic. The public realm surrounding these landmarks is poor and currently offers little to the street.



HOT SPOT 1:
COMMUNITY
CLUSTER

Proposed interventions

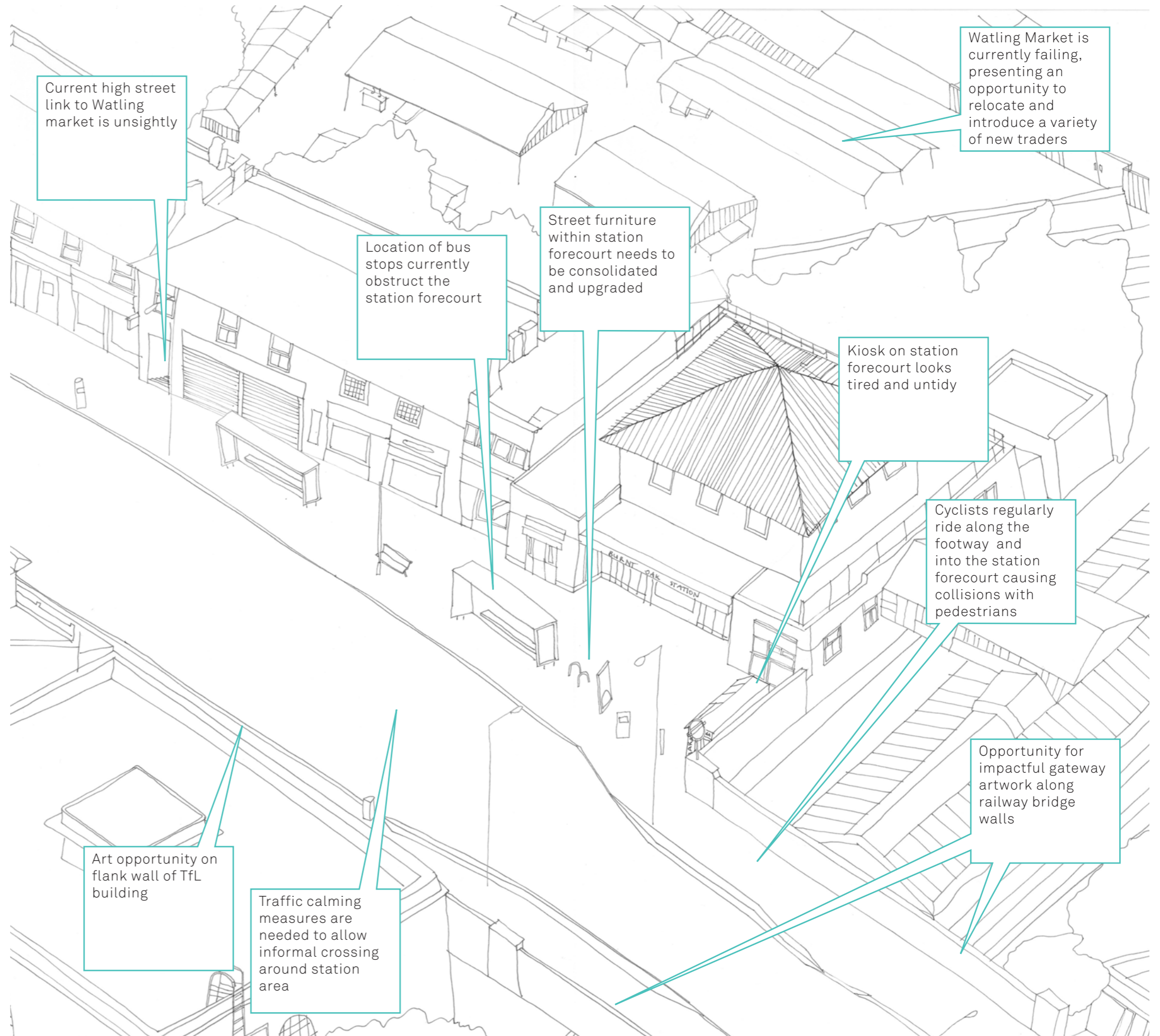
- 1.1 Open up and enhance forecourts of community assets
- 1.2 Graphic installation and new community noticeboard to blank wall of Burnt Oak Library
- 1.3 Upgrade frontage of Love Burnt Oak building in coordination with new fencing to church perimeter
- 1.4 Open up library green and introduce new planting
- 1.5 Declutter the junction to enhance pedestrian experience
- 1.6 Improve gateway into Watling Park by introducing new signage
- 1.7 Improve access to church basement where community activities are held



HOT SPOT 2:
STATION ARRIVAL

Existing condition

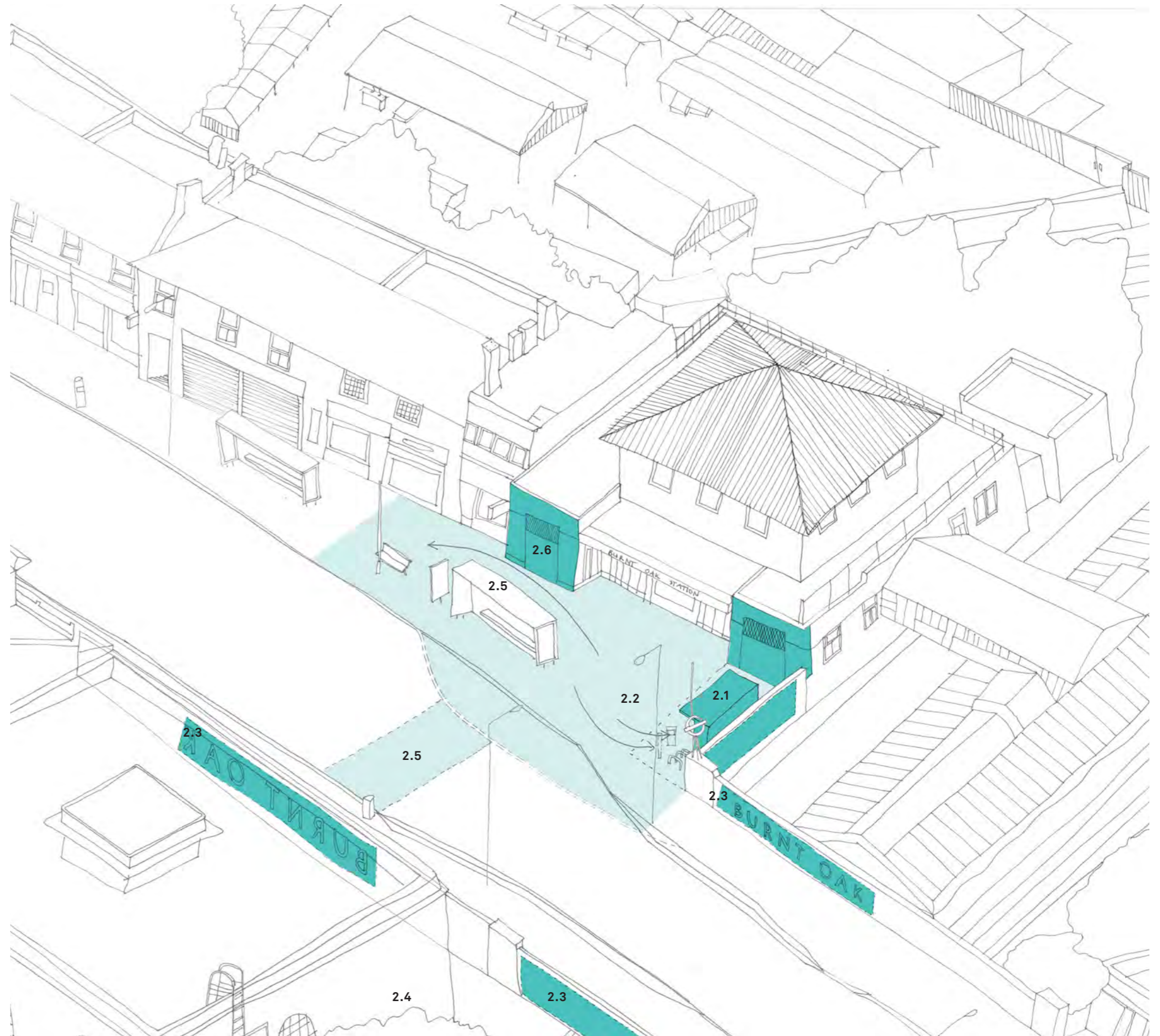
The public realm outside Burnt Oak Station is cluttered and dominated by the bus stops and an untidy kiosk. The station building itself is charming and deserves to have a complementary and rationalised forecourt. The railway bridge walls are currently blank apart from a small community motif. This offers an opportunity for distinctive gateway artwork.



HOT SPOT 2: STATION ARRIVAL

Proposed interventions

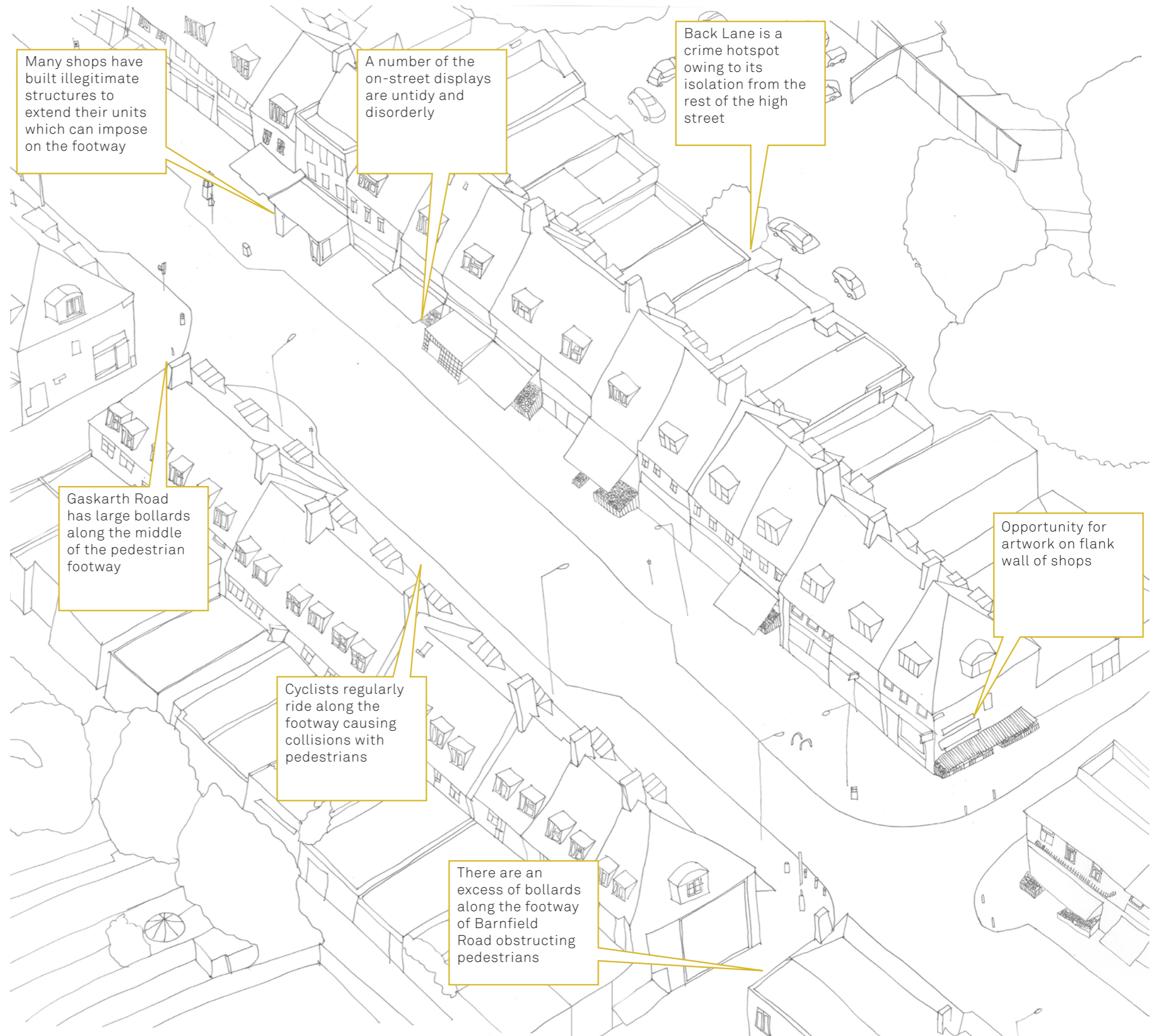
- 2.1 Introduce replacement kiosk structure
- 2.2 Reclaim public space and rationalise furniture
- 2.3 Graphic installation 'Burnt Oak' along railway bridge walls
- 2.4 Green space to be closed and cleared
- 2.5 Investigate relocated crossing near station and amended bus stop configuration
- 2.6 Upgrades to station retail unit facades



HOT SPOT 3:
WATLING AVENUE
PARADES

Existing condition

The buildings along the high street have retained their original character, however the shop units can appear cluttered and untidy, The street itself is dominated by traffic and the footways are also cluttered with disorderly posts and amenities.



HOT SPOT 3:
WATLING AVENUE
PARADES

Proposed interventions

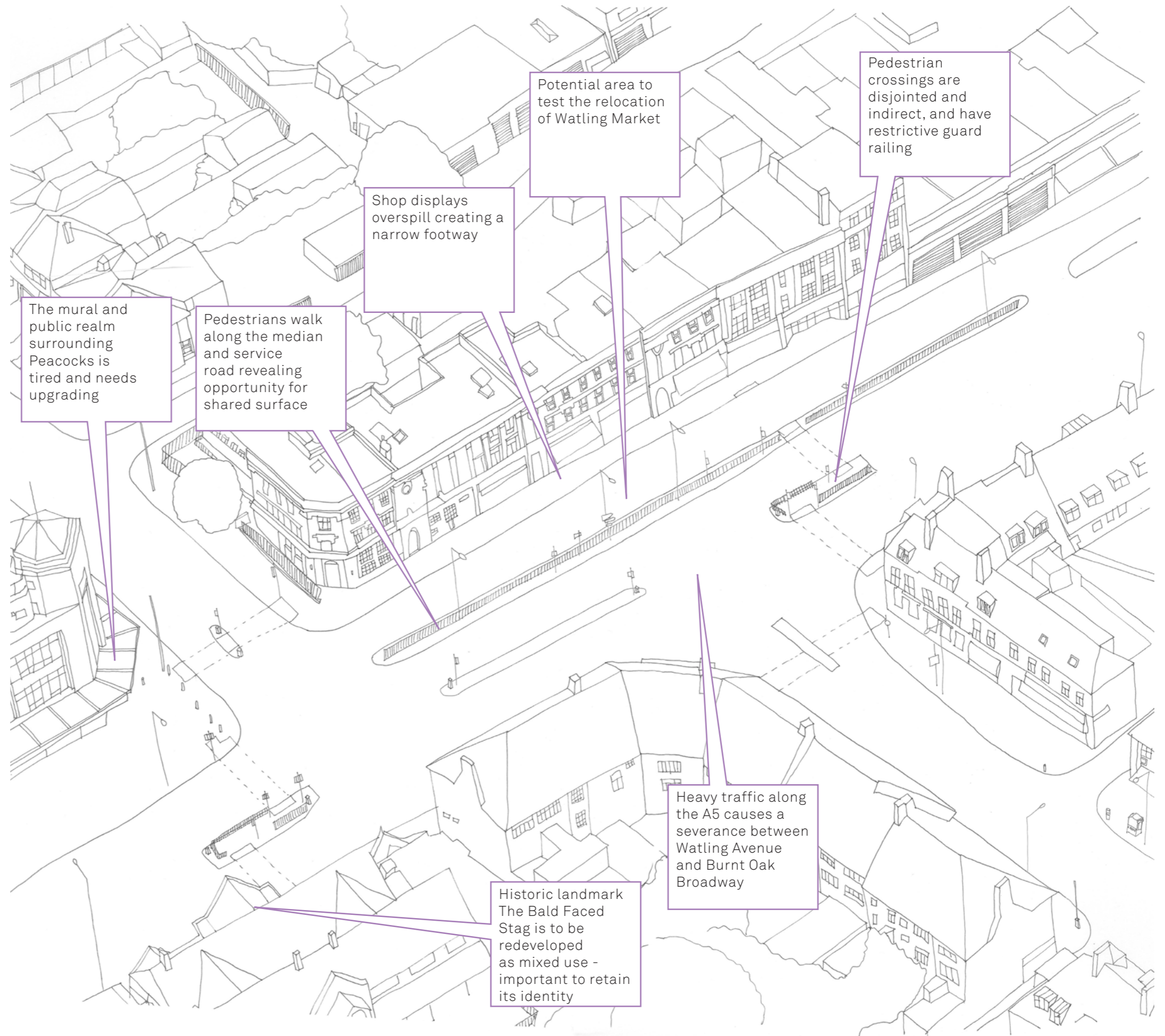
- 3.1 Commence implementation of 20mph zone in town centre
- 3.2 Light touch shopfront improvements including new awnings and fascias
- 3.3 Shop design guide led and owned by local business group
- 3.4 Graphic installation on flank wall of shops
- 3.5 Public realm enhancements including new civic furniture and planting
- 3.6 Decluttering along the whole of Watling Avenue
- 3.7 Introduce handyman team comprising of local tradespeople



HOT SPOT 4:
BURNT OAK BROADWAY

Existing condition

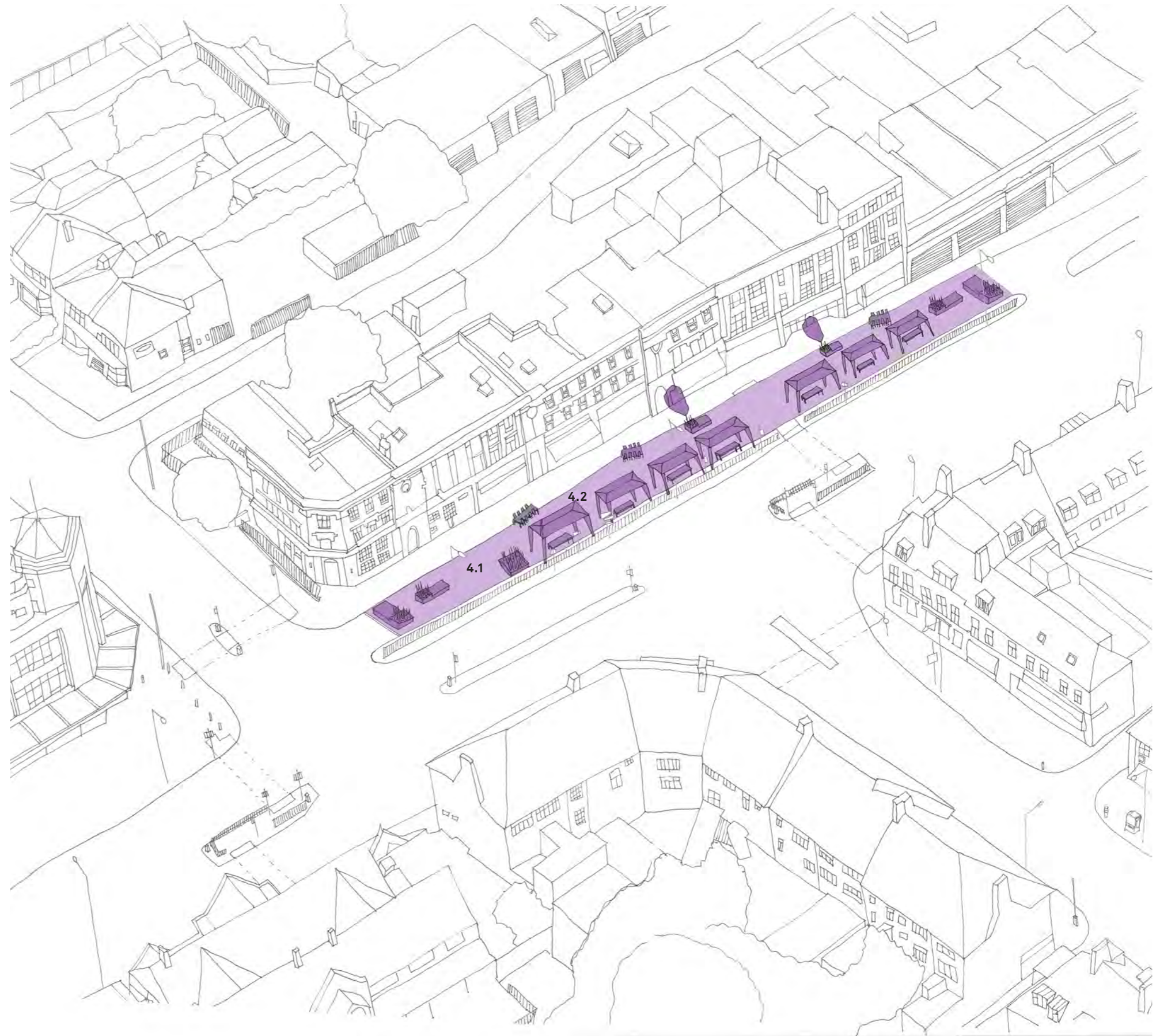
Burnt Oak Broadway is even more dominated by traffic and parked cars, yet contains a vibrant set of shops. People use the service road as a footway as the existing pavement is too narrow in places.



HOT SPOT 4:
BURNT OAK BROADWAY

Proposed interventions

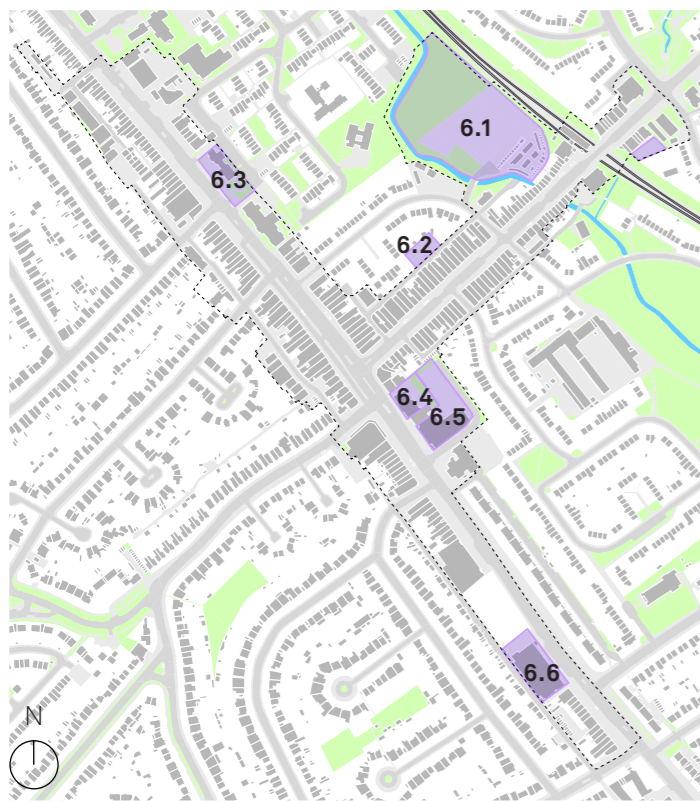
- 4.1 Trial of partial closure of service road to enable wider footway and space for activity
- 4.2 Opportunity to test the relocation of Watling Market



PHYSICAL DEVELOPMENT OPPORTUNITIES

This section of the Burnt Oak Town Centre Plan provides additional advice in relation to identified development sites in the town centre, with a specific focus on the Watling Market Car Park site.

In the table opposite is a list of the identified sites accompanied by a set of precedents which provide ideas about the suitable types of projects for these locations.



- KEY
- Development sites
 - Burnt Oak Plan study area

DEVELOPMENT SITE	EXISTING PHOTO	PRECEDENTS	
6.1 Watling Market Car Park site		<p>John Jones Arts Building, Islington David Gallagher</p> <p>Mixed use development which includes dedicated facilities for bespoke framing company John Jones alongside student accommodation and affordable housing units. Facilities include design studios and workshops.</p>	
6.2 Back Lane site		<p>Church Walk, Hackney Mikhail Architects</p> <p>Small residential development on the back street behind shopping parade.</p>	
6.3 Register office site		<p>Brandon Street, Southwark Metaphorm</p> <p>Residential development located on a small mixed residential and commercial street. Public realm fronting the development has been considered including precast concrete benches which line the front facade.</p>	
6.4 Redevelopment of The Bald Faced Stag		<p>Swan & Sugarloaf Hotel, Croydon Conversion of historic pub into supermarket on ground floor and residential above. Historic identity and signage retained, and commercial signage is sensitive to the building.</p>	
6.5 Tesco development site		<p>Church End, Brent Mae Architects</p> <p>Apartment block with commercial use on ground floor. Located on an existing car-park and adjacent to a popular market.</p>	
6.6 Opportunity to develop ex-bingo hall		<p>Open Youth Centre, Norwich Hudson Architects</p> <p>Redevelopment transforming a listed banking hall into a 24 hour support centre for young people. Includes areas for sports, socialising, studying and quiet areas.</p>	

WATLING MARKET CAR PARK SITE

Opportunities & constraints

The Watling Market Car Park site presents a number of challenges for development. Key constraints include its location within the Watling Estate Conservation Area, the site being within Flood Zone 3 and issues with accessibility due to there currently being only a single access point from Barnfield Road.



Market entrance from steps leading to high street



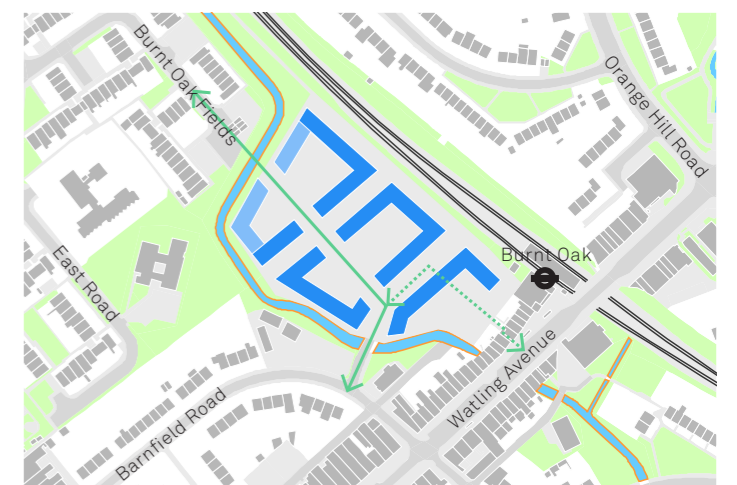
Car parking within site

Development layout options

The illustrative plans opposite indicate some suggested layout options and principles for the development. The set of principles include:

- The introduction of an additional site access from Burnt Oak Fields to the north of the site;
- A medium density development in accordance with the existing building heights adjacent to the site
- Investment into the Silk Stream to transform it into a pleasant local amenity.
- It is assumed that due to the site being within Flood Zone 3, that residential accommodation will not be acceptable at ground floor level.

Based on this early-stage, the development capacity of the site is estimated at 250-320 units.



KEY

Proposed building heights

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys

Public link between northern residential area, new development and high street

Restricted access to high street through proposed car park

Investment into Silk Stream and surrounding public realm

0 200m

PLACE-BASED COMMISSIONING ACTIONS



Below is a summary of 'place-based' actions within Burnt Oak Town Centre, that have been, or are to be undertaken by various departments within Barnet Council. A number of the actions are in collaboration with We Made That and Retail Revival as part of the Burnt Oak Town Centre Plan.

Community support

- Four 'Days of Action' were held in partnership with Community Safety, neighbourhood policing teams, the Home Office and other partners. The focus has remained upon crime and ASB control, sustainable commercial waste compliance and general cleanliness of the area.
- An additional 'day of action' as been requested as part of Keep Britain Tidy for the Queen's 90th birthday celebrations.
- In collaboration with Renaisi, local residents have been trained and supported in neighbourhood planning which is part of a project commissioned by the Department for Communities and Local Government (DCLG).
- Love Burnt Oak has supported over 100 residents in the past year through their Work Club, IT/ Wellbeing/ and Energy courses, Bridging the Gap motivation programme and events.

- Love Burnt Oak has trained and supported 10 local residents to become Community Health Champions to work with local GPs and community organisations to promote healthy living and appropriate signposting.
- In October 2014, Barnet Community Safety Team established a multi-agency problem solving panel which meets every six weeks for the most persistent and complex ASB cases.
- UK Immigration and Compliance teams are also working with us to deal with non UK based rough sleepers and unlawful employment in local businesses.

Waste management

- In August 2015 the Silkstream area was subjected to a refreshed environmental audit by the Community Safety Street Scene and Neighbourhood Policing Team officers.
- Following the audit a six point action plan was introduced as follows:

Phase 1: September – November 2015 (0-3 months)

1. Identification and robust case management of those responsible to act as a proactive deterrent for the area to those who may behave in such a manner (within 3 months)
2. A return to a normal appearance of the environment free from waste and debris. This appearance is to be sustained by Barnet Waste and Street Scene teams and Community Payback.

Phase 2: December – September 2016 (3-12 months)

3. Sustainment of street cleansing and maintenance for the agreed area by Barnet Waste and Street Scene.
4. Sustained intervention and support offered to those who continue to use the area for rough sleeping.
5. Sustained and robust case management of any party identified abusing the area for human, commercial or personal littering/waste.

Phase 3: - September 2016 onwards (12 months+)

6. Adoption of the locality and voluntary support by local residents and business in the area's litter picking and waste compliance programme by representatives of the local community to help sustain the cleanliness of the area. The ambition is to ensure that this is coordinated by the 'Love Burnt Oak' team using Community Payback as well as Barnet Council and partnership resources.
 - Community Pay Back participants have been engaged to provide regular additional litter picking. Our intention is that the Community Payback clean up days will be at the weekends and over the next 3 months and be slowly reduced to 'drop in' mobile litter picking sessions programmed over the following 9 months.
 - A proposed trial of street scene enforcement in collaboration with a third party contractor to address issues such as littering etc.
 - A proposed small scale trial of alternative waste collection approaches

Health and well being

- Community Health Champions and people working in local organisations in Burnt Oak have been trained in Tuberculosis awareness.
- Community Activators at Better Burnt Oak Leisure Centre have arranged sessions for the local community including basketball and walking
- Better Burnt Oak Leisure Centre have provided 25 complementary gym passes for BOOST clients who successfully stay in employment for 6 months or more
- The Parks and Greenspaces Plan considers how best to coordinate the investment in Montrose Park and Silkstream Park

Other issues

- A parking review of Colindale and Burnt Oak area will provide evidence towards the consideration

- of Controlled Parking Zones.
- A programme of checks on Houses of Multiple Occupation licensing will be undertaken.

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BUSINESS ACTION PLAN

Business action plan

- Business support has been offered to businesses in collaboration with Retail Revival as part of the High Street Fund (HSF) project. This includes advice and workshops focusing on visual merchandising, marketing, brand identity and recruitment.
- A food hygiene audit has been offered and taken up by 9 businesses. In total, 40 restaurants and cafes selling cooked food and drinks were offered support.
- Small pockets of funding from the HSF will be allocated towards delivering improvements to a number of independent businesses who are fully engaged with the project. This support is to be delivered in synergy with the shop front improvements intervention along Watling Avenue.
- The setup of a business network is also supported by the HSF and will be initially led by Retail Revival.
- Burnt Oak Opportunity Support Team (BOOST), a multi-agency jobs organisation, has brought together JCP, Barnet Homes, Benefits and Youth Services in one place. The team has engaged 411 local residents and supported 121 into work since mid-May 2015.
- Businesses will be introduced to the objectives and benefits of BOOST including the apprenticeship scheme.



ONWARDS TOWN CENTRE PLAN

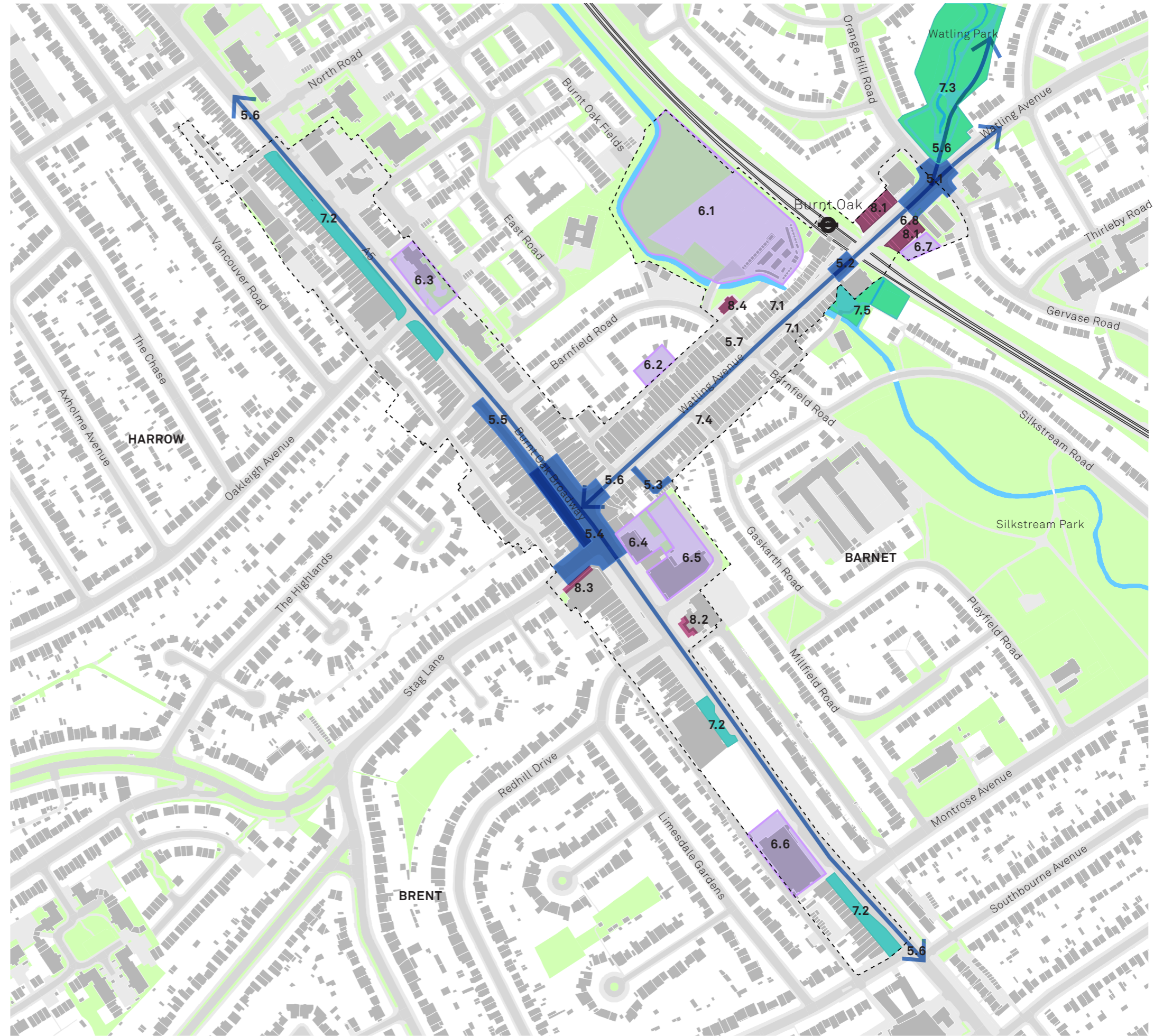
- Highway improvements**
 - 5.1 Introduction of raised junction connecting community assets
 - 5.2 Introduction of new crossing within the station arrival area
 - 5.3 Upgrades to pedestrian footway connecting high street to shops on Market Lane
 - 5.4 Reconfiguration of junction including providing direct and safe crossings
 - 5.5 Wider footway created by incorporating the median and service road
 - 5.6 Upgrades to cycling links and facilities
 - 5.7 Town-centre wider review of highways condition following LB Barnet parking review to include possible raised carriageway at crossing points

- Development sites**
 - 6.1 Mixed use development on market site
 - 6.2 Back Lane development site
 - 6.3 Register office development site
 - 6.4 Mixed use redevelopment of The Bald Faced Stag
 - 6.5 Tesco development site
 - 6.6 Opportunity to develop ex-bingo hall
 - 6.7 Reconstruction of church hall building
 - 6.8 Silkstream Parade redevelopment

- Public realm enhancements**
 - 7.1 Decluttering and rationalising of the streetscape
 - 7.2 Public realm upgrades along wide footways including softer informal planting and street furniture
 - 7.3 Watling Park enhancement
 - 7.4 Area-wide wayfinding in co-ordination with Colindale development
 - 7.5 Reclaim green space by developing potential links with Barnfield Primary School

- Building upgrades**
 - 8.1 Shopfront improvements to enhance Silkstream Parade development
 - 8.2 Artwork or introduction of active frontage along blank facade of church
 - 8.3 Upgrade artwork along wall of Peacocks building
 - 8.4 Reactivate vacant church on Barnfield Road

- Burnt Oak Plan study area



5.0 NEXT STEPS

Within the next 12 months the proposals supported by the High Street Fund will be developed and implemented. This will include the delivery of public realm and shop front improvements as set out in the hotspot areas, alongwith continued engagement with local businesses assisting with raising the standards of visual displays, branding and hygiene ratings. A number of place-based actions will also be implemented within this period.

Over the next 3 years the council will seek to implement further highways improvements and other developments that are set out in the Onwards Town Centre Plan. The establishment of a business association and town team for Burnt Oak is also a key priority over this time period.

Alongside these developments, the recently established Burnt Oak Neighbourhood Forum will be developing a Neighbourhood Plan for the area.



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