

# Redevelopment of the Former Peel Centre, Colindale

## Outline Estate Management Strategy

August 2014



PC31

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## FOREWORD

This foreword explains the following:

- The type of application that has been submitted;
- The documents that have been submitted; and
- What happens next?

### The Application

A Hybrid Planning Application ('the Application') has been prepared for the redevelopment of the former Peel Centre site ('the Site') and is submitted by Redrow Homes Limited ('the Applicant'). A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site.

This Foreword, which appears at the front of every submission document, has been prepared to explain how the many submission documents fit together in order to help stakeholders and interested parties navigate the Application.

The paragraphs below explain the documents that have been submitted within the Application and the inter-relationship between them.

### The Documents

The Application includes a number of documents that are submitted for approval which relate to the Proposed Development in its entirety, with others that pertain only to the outline or detailed components.

The paragraphs below explain the purpose of each document, how they inter-relate with one another and how they have been used to define the Proposed Development.

A number of documents are submitted for approval ('the Primary Control Documents'), whilst others will provide background, illustrative and supporting information ('the Secondary Control Documents') to help the London Borough of Barnet (LBB) and Greater London Authority (GLA) to reach their decision as to whether to grant permission for the application being made.

A Planning Application Specification Document is submitted to describe the Hybrid Planning Application.

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## The Primary Control Documents

The document submitted for approval in respect to the entire Application is:

- **Red Line Boundary Plan**, identifying the extent of the Application Site (within which development is proposed) and the extent of land within the ownership of the Applicant.

The detailed component of the Hybrid Planning Application includes the following documents which are submitted for approval:

- **Detailed Plans, Sections and Elevations**, setting out in full how the detailed components will be developed, including full details on matters of layout, scale and appearance of the buildings, landscaping and access arrangements; and
- **Detailed Development Schedule**, setting out the quantity and mix of development proposed for the detailed components within the context of the site-wide allowable quantity and mix.

The outline components of the Hybrid Planning Application are set out within three Primary Control Documents, which define the Specified Parameters of the Proposed Development and are submitted for approval. These are as follows:

- **Parameter Plans**, defining the extent of the proposed routes, spaces and buildings against allowable deviations/tolerances. Each of these component parts is identified as a Development Zone which is identified by a letter (e.g. Development Zone A) or a number (e.g. Public Space 1). While not a legal requirement, these are submitted at the request of LBB and GLA;
- **Outline Development Schedule**, setting out the type (uses) and quantity of development that could be provided within each of the Development Zones (as identified in the Parameter Plans) within the context of the site-wide allowable quantity and mix; and
- **The Design Principles Document**, provides overarching guidance for future design teams involved in the preparation of Reserved Matters Applications for the development of the outline components, including buildings, landscape/public realm and routes. Future Reserved Matters Applications are likely to need to comply with the Design Principles Document if they are to be considered acceptable. Matters that have been reserved for approval at a later date in respect to the outline components are layout, scale, appearance and landscaping.

While these documents must be read together to understand the development potential of each Development Zone, the Design Principles Document sets out how the Hybrid Planning Application is organised, and is likely to provide the best starting point for the reader.

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## The Secondary Control Documents

In addition to the above, a range of other documents are submitted to provide information to help the LBB and GLA to consider the proposals and determine the Application. A full suite of supporting documents is submitted which relates to both the outline and detailed components of the Hybrid Planning Application.

A number of these documents make commitments and recommendations in order to make the Proposed Development acceptable (including for example the Energy Statement). Where this is the case, it is clearly stated, along with the mechanism for securing the commitment (e.g. through a planning condition). The documents are as follows:

- **Illustrative Masterplan**, providing an indication of what the overall Proposed Development could look like. It is not submitted for approval, but shows one way in which a development of the type and scale proposed might fit within the Specified Parameters for the outline components, for which Planning Permission is being sought;
- **Planning Statement**, explaining how the Proposed Development responds to the planning policies of London Borough of Barnet and the Mayor of London. It also sets out why the Proposed Development is being promoted and what benefits are expected to flow from it.
- **Design & Access Statement (DAS)**, statutory document explaining the design evolution of the Proposed Development (the detailed and outline components). It explains how the amount, scale, layout, appearance, landscaping, and inclusive design and community safety issues have been developed. It includes a landscape strategy, details of the access design, and the evolution of the Illustrative Masterplan. It also includes illustrative design principles for the student housing and driving school sites, along with a demonstration of how the masterplan could respond to future works to the roundabout on Colindale Avenue, and the Transport for London (TfL)/London Underground Limited (LUL) preferred option for improving Colindale Tube Station.
- **The Environmental Statement (ES) and Non-Technical Summary**, statutory documents containing the technical environmental assessments that have been undertaken to understand the likely significant environmental effects of the Proposed Development. These assessments are based on the Primary Control Documents, and, where appropriate, also test the Illustrative Masterplan. The ES takes account of the proposed variation in layout, scale and appearance of future development, and access arrangements as allowed for in the control documents and is based on the 'worst case scenarios' (which may vary from topic to topic).

A number of topic based technical reports complete the suite of supporting documents, including for example the Transport Statement, Energy Strategy and Sustainability Statement.

The table below provides a complete schedule of the documents submitted as part of the Application.

REFERENCE	DOCUMENT TITLE
FORMS	
PC1	APPLICATION FORMS & CERTIFICATES
BACKGROUND DOCUMENTS	
PC2	PLANNING APPLICATION SPECIFICATION
PC3	EXISTING SITE LAYOUT AND SECTIONS
PRIMARY CONTROL DOCUMENTS	
PC4	RED LINE BOUNDARY PLAN
PC5	DEVELOPMENT SCHEDULE
PC6	PARAMETER PLANS (OUTLINE COMPONENTS)
PC7	DESIGN PRINCIPLES DOCUMENT (OUTLINE COMPONENTS)
PC8	PLANS AND ELEVATIONS (DETAILED COMPONENTS)
PC9	LANDSCAPE DRAWINGS (DETAILED COMPONENTS)
PC10	HIGHWAYS DRAWINGS (DETAILED COMPONENTS)
SECONDARY CONTROL DOCUMENTS	
PC11	ILLUSTRATIVE MASTERPLAN
PC12	PLANNING STATEMENT
PC13	DESIGN AND ACCESS STATEMENT (VOLUMES I, II, III)
PC14	ENVIRONMENTAL STATEMENT (VOLUMES I, II, III)
PC15	ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY
PC16	TRANSPORT ASSESSMENT
PC17	DRAFT TRAVEL PLAN FRAMEWORK
PC18	AFFORDABLE HOUSING & VIABILITY STATEMENT
PC19	RETAIL IMPACT ASSESSMENT
PC20	TOWN CENTRE USES OPERATOR REQUIREMENTS STATEMENT
PC21	OPEN SPACE, SPORTS AND RECREATION STRATEGY
PC22	WASTE MANAGEMENT PLAN
PC23	SUSTAINABILITY STATEMENT
PC24	ENERGY STATEMENT

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REFERENCE	DOCUMENT TITLE
PC25	FLOOD RISK ASSESSMENT
PC26	TREE SURVEY AND ARBORICULTURE STATEMENT
PC27	FOUL AND SURFACE WATER DRAINAGE ASSESSMENT
PC28	UTILITIES STRATEGY
PC29	VENTILATION AND EXTRACTION PRINCIPLES
PC30	CONSTRUCTION MANAGEMENT PLAN AND DELIVERY STRATEGY
PC31	OUTLINE ESTATE MANAGEMENT STRATEGY
PC32	STATEMENT OF COMMUNITY INVOLVEMENT

### What Happens Next?

LBB will formally consult on the Applicant's proposals for a period of no less than 21 days, during which time interested parties have the opportunity to make any representations that they may wish to.

If you are an interested party and you have any questions about the Application that has been made, please direct these in the first instance to the LBB case officer dealing with the Application, Josleen Chug (Josleen.Chug@barnet.gov.uk), or to Becky Cocker (Becky.Cocker@gva.co.uk) or Nick Alston (Nick.Alston@gva.co.uk) at GVA, the Applicant's planning advisors.

## 1. Introduction

- 1.1 This Outline Estate Management Strategy accompanies a Hybrid Planning Application ('the Application') dated August 2014. The Application seeks planning permission for a residential led mixed use redevelopment at the former Peel Centre site ('the Site') in Colindale in the London Borough of Barnet (LBB). The Application is submitted by Redrow Homes Limited ('the Applicant').
- 1.2 The Application is for part Full Planning Permission (with full details provided of layout, scale, access, appearance and landscaping) and part Outline Planning Permission (with all matters reserved except access). This strategy has been prepared by GVA on behalf of the Applicant.
- 1.3 This document presents indicative outline details of the Applicant's intended estate management arrangements for the Proposed Development, which focuses on establishing an Estate Management Company.



## 2. Proposed Strategy

2.1 It is intended that the buildings/blocks and common parts of the proposed development will be managed via the following bodies:

- London Borough of Barnet;
- An Estate Management Company; and
- Individual freeholders.

2.2 A breakdown of key maintenance/management responsibilities is set out in Table 2.1 below:

**Table 2.1**

	London Borough of Barnet	Estate Management Company	Individual Freeholders
Buildings/Blocks	-	✓	✓ (Freehold houses only)
Estate Roads	-	✓	-
Colindale Avenue	✓	-	-
Peel Link	-	✓	-
SUDS Infrastructure	-	✓	-
Parks, gardens, landscaping and street trees*	-	✓	-
Public squares	-	✓	-
Energy centre and district heating network	-	✓ (Likely to be operated by an ESCo or MUSCo, selected by the Applicant)	-
Primary school, nursery and MUGA	✓ (The school and associated MUGA would be transferred to LBB, as Local Education Authority)	✓ (Management of the terms of the Community User Agreement)	-

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## 3. The Estate Management Company

- 3.1 An Estate Management Company (EMC) will be formed by Redrow Homes Limited (the Applicant, developer and freeholder). This will assume responsibility for the management and maintenance of all buildings/blocks and communal areas in the Proposed Development, except the school/nursery and freehold houses.

### Status

- 3.2 The Peel Centre EMC would be a private not-for-profit company. The intention is that the EMC will act as estate manager for the life of the development (subject to statutory residents' rights). Redrow will own the freeholds and the EMC will maintain the buildings/blocks and communal areas identified in Table 2.1 in order to ensure that a quality environment is maintained for the benefit of future residents. The EMC will appoint specialist contractors/direct employees including cleaners, landscape gardeners, car parking management contractors, window cleaners, plant engineers, fire safety engineers, lift engineers, other maintenance personnel, and so on in order to discharge its estate management duties.
- 3.3 The Applicant will sell homes and commercial properties within the development on a long term leasehold basis, and will retain the freehold of the sold units, the buildings and the estate, with the possible exception of some houses which will be sold on a freehold basis. During the construction phase, the Applicant will retain management and maintenance responsibilities. Upon phased completion of the Proposed Development, the Applicant will transfer the management and maintenance responsibility to the appointed EMC.

### Funding

- 3.4 The EMC will be funded by means of a service charge levied on all homes/businesses within the Proposed Development. The obligation to pay the charge will be one of the covenants on the leasehold title of every new dwelling and commercial unit within the Proposed Development. It will therefore be paid by all future residents and occupiers.

### Community Engagement

- 3.5 The EMC will be run by a board of Directors, which will include representation from the Applicant. The EMC will provide appropriate support to encourage residents to establish an 'Estate Management Group' (or similar), which will act as a forum through which residents are able to participate in the preparation of annual

management/ maintenance works programmes and specifications (and hence associated service charge setting), and to provide feedback to the EMC.

- 3.6 It is anticipated that the group could include the following:
- Private residents representative;
  - Affordable residents representative;
  - Registered Provider representative;
  - Developer representative (during construction only); and
  - Representatives for the school.
- 3.7 The EMC will develop a resident's website which will be used to communicate estate management information to residents, encourage the participation of the above parties in the Estate Management Group, and enable residents to report issues direct to the EMC.
- 3.8 The Development Manager will also be based in an on-site Management Office, where residents will be able to contact the EMC directly.

## 4. Conclusions

- 4.1 As is evident from the details set out in this document, the Applicant is committed to the establishment of a robust estate management framework for the Proposed Development, which aims to ensure the highest standards of maintenance/management; foster social capital (community spirit); and avoid future estate liabilities on the Council.
- 4.2 The EMC is a key element in achieving the Applicant's objective of creating a high quality sustainable new community, where people will want to live and work. To ensure delivery, the EMC will be appointed by the Applicant, and an Estate Management Group will be established to encourage resident participation and ensure the accountability of the EMC.
- 4.3 Due to the outline nature of the majority of the planning proposals at this stage, the level of detail that the strategy goes to is necessarily somewhat broad – further details can be made available at later stages should the Council require it.