

**A discussion about  
Transport for London's  
Proposals for the**

**Total Development of the  
Conservation Area  
of Green Lane and  
Station Approach**

## **Who are we?**

We are a dedicated group of long-standing Northwood residents and business owners who have brought Northwood's Voice into being because of our deep concern over the proposed major redevelopment in Northwood involving complete demolition of the TfL estate in the Conservation Area and the total loss of the livelihoods of the present businesses on Green Lane and Station Approach.

The proposed Conservation Area development will be a travesty if it is permitted. We will lose another piece of the town, the skyline will become more crowded, with more traffic and less parking.

## **The history of the proposed development by TfL**

Transport for London decided to develop their Northwood Estate in 2008. They have made little investment in their Northwood Estate for years. Their development partner presented pre-application development plans to Hillingdon Council in December 2011 via a company "Quod" on behalf of Bride Hall. These were criticised by the Hillingdon planners over the complete loss of the Conservation Area and the removal of the businesses. Specifically, the loss of community assets such as the dentist and small enterprises including the local car repair business were mentioned. It was pointed out to the applicants the extent of the demolition could not be supported in conservation terms, as there is a presumption in favour of retaining buildings that contribute to the character of the conservation area. Any replacement buildings would need to conserve and /or enhance the character and appearance of the conservation area. This new scheme, Option 2 (though the supermarket is missing) is no different to the first scheme presented in 2011 in terms of total demolition with the loss of 20 businesses with associated jobs. Hillingdon Planning stated that the scheme presented in December 2011 on behalf of Bride Hall/TfL was far too extensive in its demolition of existing buildings, over large in terms of site coverage, overall height and bulk

## **What happened in 2014/15**

A company named Make-Good, commissioned in June 2014 by TfL, began a consultation process via a subsidiary company named Northwood-Futures with exhibitions and workshops. Two options 1 and 2 were presented; neither retained any of the character buildings on Green Lane and Station Approach. In effect both options showed the harm to the character of our Conservation Area in favour of intense development on this Conservation Area site.

## **A brief overview of the proposals**

- These proposals are likely to bring 500 new residents on this small site, with only 23 dedicated parking places for the buildings on the north of the site and 34 to the south of the site for the 22 town houses.
- The attractive 2 storey buildings that lie on a slope down to the car park will be

demolished, and current plans show them replaced by 4 storey modern buildings built on a raised platform on flattened land . These will be very prominent and overlooking the existing established residences on other roads.

- Options 2 states “The Piazza” as being of high quality. However, it appears to be narrow and will be extensively shaded as it is built up on 3 sides except to the north, which will be open. At the south end it will only be 15m (50ft) wide overlooked by a 4 storey block. It is hard to visualise this as a pleasant new urban space.
- The new approach road will mean a new set of traffic lights so we will end up with 2 sets of traffic lights and a roundabout in a short length of Green Lane.
- The shops and residents on the current site will be forced out. No help has been offered to the businesses. They will most likely not be able to return at the market rents that will be expected at the completion of the development. They will have to bid on the open market for any new unit.

In spite of requests to TfL they have constantly refused to show an alternative proposal to Northwood residents to renovate, beautify and improve the Green Lane/Station Approach within the Northwood Town Centre Conservation Area incorporating the present buildings into a development along with proposals for retail and residential development of the tube car park with underground commuter parking. This could be accomplished along with a new step free tube station incorporating the plans for development on the bridge and the original Blockbuster site.

**We do not believe that it was even explained to people at this stage that the proposed development site lay within a conservation area.**

Northwood residents and businesses would gain nothing from this large scale development and will have to suffer the inevitable noise and disruption during the works and increased traffic congestion following it, and end up losing our buildings which define the special character of Northwood from our Town Centre. Only TfL gains from this development. And yet, as a consequence of the public participation process, TfL attempt to claim that local people support the plans showed in Option 2.

## **Exhibition of June 27, 29 and July 1, 2015**

The exhibition was designed to show the progression of Option 2. In fact it left many details and questions unanswered.

- a) Moving the vehicular access to a new street will cause increased congestion on Green Lane. Two sets of traffic lights will be required disrupting the East/West flow along with the present roundabout. This was not shown on exhibition plans. The 331 bus is depicted in but not out. Questions over traffic control remain unanswered.
- b) There is increased density on the south of the site with the number of town houses increased from 17 to 22 on the same land area. Previously, 2 each were allocated.
- c) No figure is given for the development on the north site. Previously, Option 2 stated a mix of town houses and flats numbering 151. No figure was given at this

exhibition except to state 1-4 bedroom flats and duplexes.

- d) Option 2 gave a total of 12 retail units. No detail was given except that the total space planned was 1,460sq.m. Large units are shown of 400 to 600sq.m. These retail spaces are in excess of the areas the small shops occupy in Green Lane and Station Approach.
- e) It is evident that when the site is flattened, leveled and then the blocks built on its platform to bring parking below ground on two levels and then built up the blocks will start at the same level as Green Lane. The whole contour of the land will be lost as shown by Station Approach. The large buildings will be excessively high and prominent resulting in a high intrusion into the landscape of the centre of Northwood.
- f) The scheme over develops its site and is excessive for this small town.

**No attempt has been made to incorporate any of the present buildings.** The loss of the iconic Georgian style building standing at the corner of Station Approach/Green Lane is deplored. The reason given is that to incorporate any of the buildings would not give the financial return TfL are seeking.

**We think Northwood needs sympathetic, small scale and unobtrusive development that adds to the character of the town.**

## **Parking**

This is put under more pressure by this development. TfL will claim that there is no need to meet the standards for parking spaces and amenity spaces, They will argue because we are well served by public transport not everyone will drive in the flats/town houses on the North of the site.

All around the town centre, commuters working in Northwood struggle to park in the morning. There is congestion and residents search for parking when they go shopping, often having to leave cars in neighbouring roads. The Pinner/Rickmansworth road is a prime example with parking now prevalent on both sides of the road at the Northwood Golf Club area.

## **What Northwood's Voice can do**

We have no objection to change, but object to the loss of all of the present buildings, businesses, livelihoods and the number of jobs lost including 20 skilled jobs at one location. The money this brings to the local economy will be lost. No alternative options have been offered. Twelve residential tenants above the shops will have to find alternative accommodation.

The people of Northwood, in spite of so-called consultation, may have no alternative except years of demolition, noise, leveling of the site, deep excavation and massive heavy lorry movements to remove demolition material and excavated spoil. Combined with rebuilding it will disrupt the centre of the town for years possibly reducing the footfall for

[Northwoodsvoice.org.uk](http://Northwoodsvoice.org.uk)

the remaining businesses.

Whilst this is happening the cars using the tube car park will be seeking space on the other streets in the town.

Our commitment is to speak openly about the TfL development to all of Northwood residents and not just a small percentage that have visited the Northwood-Futures Shop and/or managed to attend a workshop. In our view it could account for only 6% of the population of Northwood.

TfL suggest that 80% of the population are in favour of Option 2 when in fact it is 80% of the 6% that attended the Northwood Future shop on Green Lane and the Workshops.

TfL openly admit that the only way to obtain the financial return they are seeking is to completely demolish and rebuild to a higher density with retail and residential in 4 storey blocks in the present conservation area. It must be kept in mind that the TfL Northwood Estate was bought in the 19th century for virtually a pittance in today's terms

There is no legal requirement on TfL requiring them to develop their Northwood land estate.

In our view, in spite of assurances to the contrary by TfL and others, we consider TfL have never changed their previous objectives to develop Northwood since they took the decision to develop Northwood in 2008.

TfL's current programme is designed to smooth the way to obtain their objectives by lulling the people of Northwood into a false sense of security.

**Save the Northwood town centre conservation area from overdevelopment.**

**[Working together](#)**

**PLEASE SIGN THE PETITION IN THE SHOPS OR ONLINE**

**At [northwoodsvoice.org.uk](http://northwoodsvoice.org.uk)**