

APPENDIX 4

Burnt Oak, Colindale and The Hyde Placemaking Plan

Consultation responses

Introduction

This document summarises comments and feedback received during two engagement events undertaken in connection with the Burnt Oak/Colindale/The Hyde Placemaking study as follows:

30 June - Asda - Queensbury Ward

4 July - The Hyde - Fryent Ward

Management/ Maintenance

‘Stricter parking control/enforcement’

‘Alley back of Springfield mount shops is disgusting’

ANTI-SOCIAL BEHAVIOUR

- Burnt oak broadway problems - don't go there anymore - address parking, more aesthetically pleasing.
- Brent council should take responsibility for edgware road
- More local police
- Get rid of the tramps
- People drinking on the street - using street as toilet
- People sleeping homeless at the end of our road (Wakemans hill avenue)
- Not a lot to do apart from the park - make it up to date
- Drinking
- Off licence selling in mornings
- Anti-social behaviour

RUBBISH - CLEANLINESS

- Rubbish - dirty - remove stuff from pavement
- Looks messy - graffiti
- Public toilets - pub clearing out time
- Buildings old [Burnt oak] - Paint shop-fronts + make more of assets
- Alley back of Springfield mount shops is disgusting - I've lived with it for 45 years and now its worse than ever. It's a dumping ground, rat infested, hotel for tramps. Please, please, please do something.
- Alley Springfield mount - why go to the trouble and expense of erecting gate (very good) and not bother to maintain them - that's a waste of money.
- Thousands of people going through [xx ally] - close it and walk around - private property
- keep it clean
- Springfield mount 'eyesore' - local traders and residents to take responsibility
- I have lived in this are for 56 years. The service road that is at the back of the shops with the entrance from Springfield mount has become a lot worse, inhabited by tramps.
- Rubbish and streets need cleaning up
- Alleys on Wakemans hill a state
- Burnt oak streets - cleanliness and issue
- Cleaner streets
- [The Hyde] Improve street cleanliness
- Area needs a good clean-up
- Street cleanliness and tidiness - fly tipping
- Improve cleanliness
- Alleyway at Springfield mount - very poor - rats
- Rubbish, alleyways
- Enforcement action required - takeouts - rubbish
- Street cleansing on Wakeman hill
- Rubbish on streets

PARKING

- More sustainable parking in the area - free
- Stricter parking control/enforcement (esp on side roads)
- Lack of long term parking
- Currently unregulated parking
- No parking meters [The Hyde] - but maximum stay (1-2 hours)
- Get high street parking - introduce parking meters or short 15mins parking
- Buisness permits for parking - limited number
- Traders could pay pre-paid charges (up to 5 hours) in a booklet form that they could give to their customers (if electronic payment is the only option, perhaps the traders could pay for some one-off codes that they could give to the customers when paying parking charge by text)
- The Ford staff use up a lot of the parking spaces on The Hyde because there is no on site parking for their staff
- The traders don't mind parking meters as long as the charge is not too high and not to escalate a lot after a year.
- The traders prefer coin operated meters.
- Free parking after 4pm
- Parking permits for businesses
- Parking Issue - car drivers are put off visiting the high street because parking is difficult (compared to supermarkets & retail parks)
- Burnt Oak road to station - car parking problem (busy road)
- Barnet residents concerned about parking in surrounding plots
- Ford staff - no parking for staff - park at the Hyde
- The Hyde parking - tickets given to customers - paid by shopkeepers. Up to 5 hours (1-4 hours)
- More parking - enforcement on grove park
- Proper car park at the back [The Hyde] - Formalise car park
- Parking meters should be reintroduced
- Parking for businesses is essential
- Where can the Hyde shoppers park if improvements are going ahead?
- Car park behind - not used properly - not in good condition
- Convenience shopping - short stay only
- Parking is an issue [the Hyde]
- Parking used by shopkeepers - nowhere to park for customers

Roads

'Dangerous junction'
the hyde

'Difficult to cross the
road - and drive'
Burnt oak

BUSSES

- Busgate 'would be perfect'
- Please close stag lane - but let busses through
- public transport - circular bus would be good
- Route no. 305 needs to be more frequent on Sundays and in evening
- Bad bus connections - Burnt oak to the rest of Brent eg Wembley
- bus lanes 4-x/ 24h confusing
- Shift the bus stop [Wakemans hill] a lay-by could be created
- Bus lane priority is good for public transport but problematic for traffic

- Traffic bad on A5 - usually asda junction - Sunday especially at tile shop - cars can't get out
- Definitely improved - very congested, no other alternative - speed bumps on back routes

CYCLISTS

- not many cyclists now
- Transportation unit - cycling programs?
- cycle lanes good - getting to cycle lanes on north circular would be good

MOTORISTS

- [Burnt oak] Difficult to cross the road - and drive
- The road is too busy - person hurt
- Traffic on Wakemans hill avenue needs looking at
- Dangerous junction [the hyde] needs attention
- Hyde junction - dangerous - improve traffic lights
- bit worrying slip roads [the hyde]
- Make the road wider [Burnt oak - in response to proposal image]
- Need to keep stag lane open
- [Carlisle road] terrible road surface
- Cars cut through to Kingsbury from Stag lane
- The road should be widened
- Traffic - mostly drive through coming north - bus lanes, speed cameras - que into asda - could the bus lane stop sooner
- [The Hyde] one roundabout - with shared road surface?
- Stag Lane- Capitol way traffic lights? New roundabout should be introduced - top priority
- one way street [capitol way]
- Couple of cameras here [Kingsbury road junction] would be a good 'money spinner'
- Improvements to right hand turn at Kingsbury road
- Double yellow lines for stag lane to melrose Ave
- Rased table at junction of Melrose ave and Stag lane to slow down cars
- Concern that intensity of new development will adversely impact on traffic flow/ circulation
- Colindeep Lane - feel very strongly
- The hyde - stricter controls needed at this junction to minimise/ eradicate dangerous use of service roads as rat runs
- Dangerous junctions
- Sheaveshill avenue - problems with speeding traffic - there should be speed bumps
- The Hyde - one roundabout is better than two


PEDESTRIANS - CROSSINGS

- Straighter crossings good - if they can be made to work
- Make sure traffic light signals are working eg apex R-A not working
- [The Hyde] Less cars - more pedestrian focus
- people are lazy - they wouldn't walk
- Crossing - very dangerous at the moment
- Burnt oak Junction - people walking between buses - crossing south of the junction
- Outside tesco - problem - could there be another crossing south of the junction?
- difficult to cross the road [the hyde] - traffic from all directions
- More crossings over road - zebra crossing / traffic light crossings
- Dangerous junction at the spot where we had our tent [near the Hyde]
- [Burnt Oak] Difficult to cross the road
- On A5 - more safer crossings
- Crossings with medians are good - can cross safely - cars know what pedestrians are doing
- More pedestrian crossings between Hay lane and Sheaveshill Avenue
- Near misses as people step out of lane
- Need better crossings
- Difficult to cross the road [the Hyde] - Island at the wrong place

Proposals



'More trees'



'Improve pavements
- one thing that
would make most
difference'

GENERAL

- Does not go far enough
- 'that looks good'
- Option 2 better [the hyde]
- The Hyde - dreadful
- That's fantastic [The Hyde]
- About bloody time
- Maddening
- 'most of its on there'
- [The Hyde proposals] Really good - Safer
- Knock it down and start again
- people get used to how the area is
- Good luck!
- Good that someone is looking at it - has been neglected in recent years
- Mixture of stuff
- Enhanced planting/ streetscape/ seating in Colindale 'town centre' will improve appearance/ vitality of centre

PAVEMENTS

- Poor quality paving - needs improvements
- Improve pavements - one thing that would make most difference
- Pavement improvements - level and consistent
- New pavements along the Edgware road
- Improve paving
- Clutter on pavements - forced onto road
- Pedestrianise layout - stalls, loading time restricted or at rear
- Better paving
- Looks very nice wide pavement [The Hyde]
- Paving should be bigger blocks rather than smaller. Brick size - trip hazards

TREES

- Trees make people happier and improve air quality
- Planting trees is not a good idea - they create rubbish
- Fluffy white stuff is annoying (although it is good to have trees)
- Favourite idea is grove of trees - See more greenery (feels less industrial)
- More trees
- Few more trees
- More trees
- Need Trees
- More trees
- Lovely grass [Capitol valley photo]
- Greenery + open space (to support new homes)

FURNITURE - 'OBJECTS'

- No benches - cycle racks better
- Wide footways are dark at night [Burnt oak]- improve lighting eg outside peacocks
- street furniture too cluttered
- More flower beds
- More benches
- Water feature?
- untidy [Burnt oak]
- Wayfinding

Local Economy

'Glad to support local business'

'More active frontages - the area looks deserted'

LOCAL SHOPS/ BUSINESSES

- Don't like encroachment on street [of traders]
- Very higglety pigglety [the hyde] - could do with improvements - shop-fronts tatty
- Work with local businesses to keep up to date with laws and regulations
- Edgware road has become a no-go area. Encourage the locals to support their local shops.
- Review business rates along Edgware road
- Support local businesses with better rates
- Stop giving alcohol licences
- Improve the quality of shops
- Need more stores spreading along the road
- Highlighting independent shops (street in reading) clubbed together
- No decent shops
- If it was nicer then more people would come here - should be using the local shops
- more upmarket shops
- [Burnt oak] Cluttered, too much going on - market is good
- [The Hyde] Active shop fronts
- In the past - butchers, bakers, fishmongers - A mix of stuff
- Glad to support local business
- [The Hyde] Security cameras
- Shop front improvements
- More active frontages for the Hurricane rooms - the area looks deserted
- Security should be improved
- Will new housing generate new shops
- Bit of a miss-match - improve shop fronts - more consistency

PROPOSED DEVELOPMENT

- More food shopping - too busy in asda
- Lighting not safe at night
- New developments in capital valley - good idea, brings work and enjoyment to the area
- Oriental city - terrible to look at
- Could there be something kid friendly?
- too many flats
- way too many flats
- Oriental city was the best thing ever here - really good
- [Oriental city] a great place to go on sundays, especially in winter - great food - bring it back
- excited to see what is going on - has been empty for ages
- Doctors and schools of Wicks site
- What's going on here - asda - Morrison competition
- Welcome Morrisons + Oriental city development
- Morrisons - good idea
- Oriental city - gap
- Surprised that Art Deco factory has gone
- More active frontages between the Hyde and Burnt Oak
- New developments = traffic congestion
- More publicity for grove park school swimming pool
- Better children's play areas
- Improved facilities and equipment for residents and shoppers
- like IKEA
- No more bookmakers
- Capital park management
- what's happening here? [Capitol way/ A5 junction]
- Sports - swimming pool - Indoor leisure facility
- Important to address housing problems
- More activities for youngsters
- Planning - converted garages for residential - Wakeman Hill

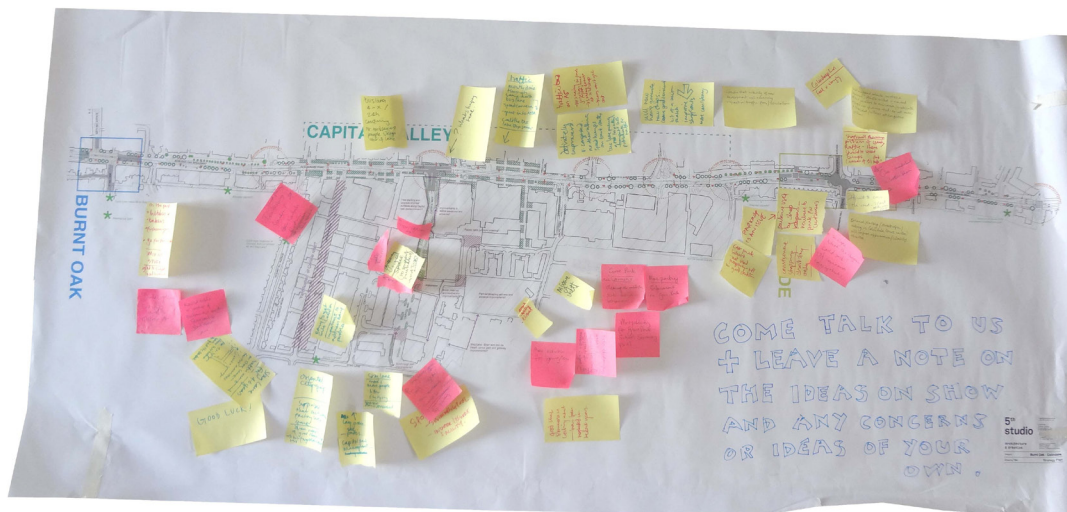


Left: Photographs of the three boards displayed as part of the public consultation - with comments



Left: Photographs of the diagrammatic plans displayed as part of the public consultation - with comments

4 July - The Hyde - Fryent Ward



30 June - Asda - Queensbury Ward



Right: Photographs given to the team during public consultation by a local resident to illustrate areas of concern

5th studio

Architecture & Urbanism

www.5thstudio.co.uk

Darkroom
Gwydir Street
Cambridge CB1 2LJ
+44 (0)1223 516009

Unit 14
21 Wren Street
London WC1X 0HF
+44 (0)20 7837 7221

5th Studio is a Limited Company
Registered in England
Company No. 3373123
VAT No. 711 206 489
5th Studio is a RIBA Chartered Practice