Burnt Oak Broadway, Edgware

CLIENT

London Iron Works Ltd.

LOCAL AUTHORITY

Barnet Council

SCHEME DESCRIPTION

Redevelopment to provide 14 storey residential building comprising 100 units

SERVICES

Planning Applications
s106 Negotiation

CASE STUDIES

Residential

Iconic 14 storey building secured in suburban location



To facilitate redevelopment at 100 Burnt Oak Broadway, we were tasked with identifying a potential developer who would likely succeed in marrying the freehold in Tesco's Burnt Oak Metro store with the retailer's remaining leasehold interest in order to maximise potential, transactional value and secure a disposal. We identified London Iron Works Ltd because of their successful regeneration schemes in East London and our positive contacts there.

We were retained to lead the town planning negotiations with Barnet Council. The decision was made to push the boundaries associated with a tall building of 14 storeys, comprising 100 units, rather than settling for something more characteristic of other contemporary development in the suburbs, i.e. circa 6 storeys. The site abutted a conservation area and the regeneration of the adjoining public house had been constrained by this, including through an adverse appeal decision.

The strategy devised connected the wider local need for housing-led regeneration with the creation of a positive 'signal of investment' on the only available site along the short, but critical, frontage to the A5. Whilst the Council welcomed this general approach, considerable concern was expressed about the height of the proposal in relation to the

typical neighbouring 2/3-storey suburban ‘high street’. Successful analysis and negotiations convinced the Council that there was no adverse harm. Despite Member scepticism, a ‘car free’ solution with a fast track 35% affordable offer, secured Council and GLA buy in.