



STATEMENT OF COMMUNITY INVOLVEMENT

60 THE BISHOPS AVENUE

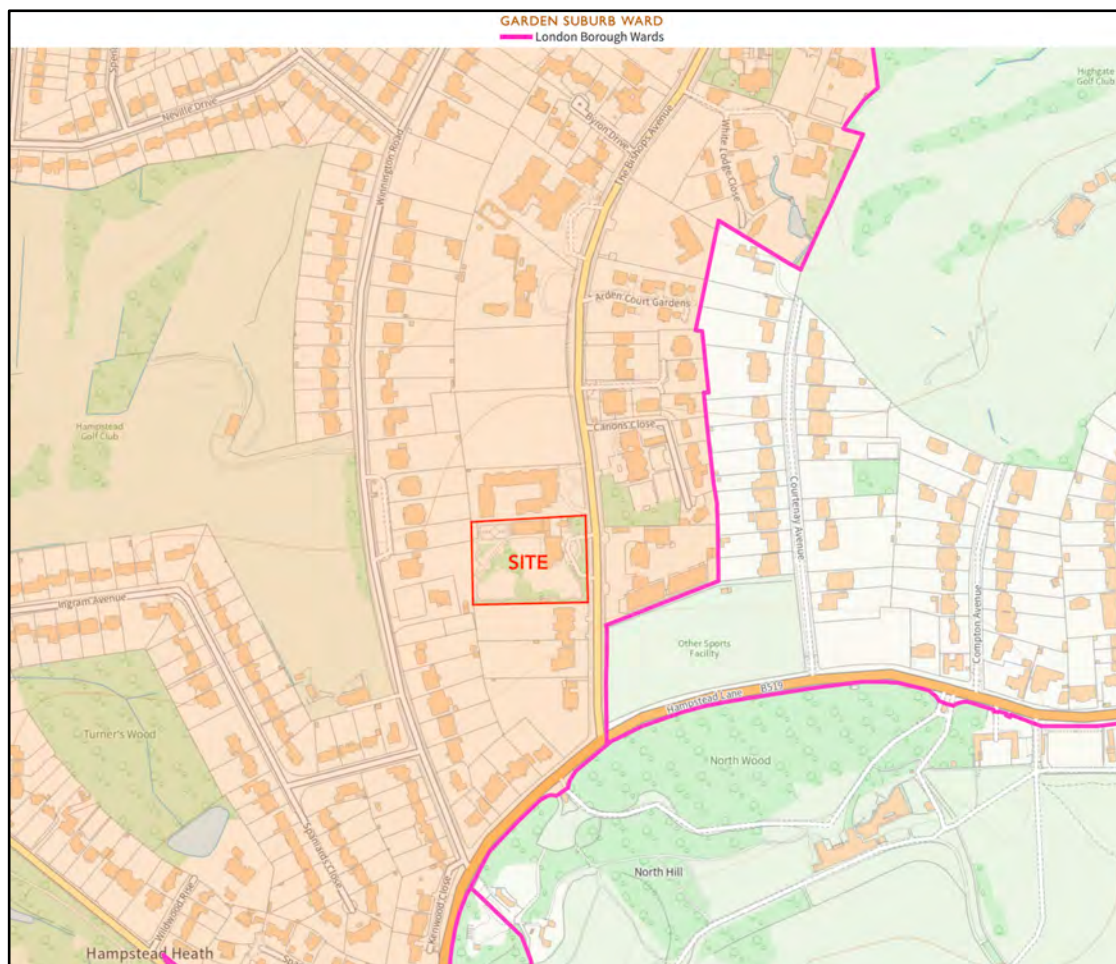
LONDON N2 0BE

JULY 2026

Polity
ENGAGING LOCAL COMMUNITIES

1. Introduction and background

- 1.1 Polity Communications Ltd ('Polity') was appointed by Dane Court Developments LLP ('the Applicant') to coordinate and implement pre-application community consultation and involvement relating to new proposals for 60, The Bishops Avenue, London N2 0BE
- 1.2 Polity is a community involvement consultancy founded in 2004 which specialises in regeneration and the built environment. We act as a third-party facilitator, offering a 'bridge' between applicants and the local community, using various face to face and digital communications methods to engage with and involve residents, civic groups, businesses, elected representatives and other relevant stakeholders.
- 1.3 The boundary and location of the Site are shown in the plan below and aerial photograph overleaf.



Location plan showing application site



Aerial photograph showing red line boundary of application site

Existing site and local context

- 1.4 The 1.1 hectares (2.74 acres) application Site is located at the south-western corner of the Garden Suburb ward within the administrative area of the London Borough of Barnet.



Aerial view of Site looking south towards the Hampstead Lane junction

- 1.5 Located on the western side of The Bishops Avenue at its southern end, the Site is approximately 150 metres from the Hampstead Lane junction.
- 1.6 The Site neighbours 62, The Bishops Avenue (Jersey House) to the north and the recently constructed Signature care home at 58, The Bishops Avenue to the south.
- 1.7 Opposite the Site on the eastern side of The Bishops Avenue is the Buxmead residential development. The western boundary of the Site neighbours the rear of residential properties on Winnington Road and Danewood Drive, off Winnington Road.
- 1.8 The entirety of the Bishop's Avenue falls within the Hampstead Garden Suburb Conservation Area. This was designated by the local authority in 1968 and was one of the first conservation areas in the country.
- 1.9 The Bishop's Avenue was constructed around 1887 on land which had at one time been part of the Bishop of London's hunting park. Dane Court, completed in 1900 in a Neo-Jacobean style with its turret and stone door case, was one of the first residential properties constructed on the Avenue.



View of front of existing Manor House, gate house and annexe

- 1.10 The Site benefits from two access points off The Bishops Avenue and currently comprises the manor house, a gate house and an annexe which extends westwards.

- 1.11 The rear of the manor house has modern extensions, and the garden is partially framed to the north by the modern annexe building.



View from garden of annexe and rear of manor house

New vision for the Site

- 1.12 The Applicant has assembled a Design Team led by award-winning architects Squire & Partners to create a new residential development of exceptional quality.
- 1.13 The vision is to retain and refurbish the historic locally listed manor house and its gate house and introduce a new annex, an additional complementary gate house and four new villas within the grounds. A particular focus of the emerging proposals is to curate a beautiful, landscaped garden which will provide an outstanding setting for the existing and proposed buildings.
- 1.14 At the outset of our pre-application engagement with the local community and key stakeholders we described the key features and benefits of the proposed redevelopment of the Site and used various virtual and face-to-face channels to communicate these as widely as possible.
- 1.15 In Section 3 of this Statement of Community Involvement, we describe the channels we used.

Key features and benefits

1.16 In broad terms, the vision for the Site seeks to offer a number of benefits which are both expressed in design, environmental and socio-economic terms. These were summarised by us in the pre-application engagement programme as:

- Retention and enhancement of the existing manor house and its gatehouse, ensuring that the now vacant site is maintained and does not fall into disrepair;
- Protection of the historic building's character and its contribution to the Conservation Area;
- Remodelling of the rear of the manor house, removing the rear modern glazed extension and its replacement with a new façade which sits more comfortably with the original building;
- Introduction of a new annex to replace the existing annex on the northern side of the manor house. This new building to be drawn back from the northern boundary of the site to allow for a new vehicular access route;
- Provision of a new gatehouse close to the southern access into the site off The Bishops Avenue which complements the existing gate house located at the northern access;
- Introduction of four new villas (Ground + 4 storeys in height) which will be situated along the western and south western boundaries of the site;
- Overall, some 54 new apartments (reduced from the 63 shown during the pre-application consultation) all for private sale within the existing and new buildings ranging in size from one to three-bedrooms;
- Planting of some 38 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;
- Retention of the highest quality trees at the site, removal of generally lower quality trees and planting of a rich variety of new trees as part of the new landscaped gardens;
- Positioning and treatment of windows on the new building elevations facing neighbouring boundaries to minimise overlooking;
- Continued use of both the existing vehicular access points to the site off The Bishops Avenue;

- Car parking to be provided at surface level (six spaces including two accessible spaces) and also with a basement located below the new Villas (61 spaces including six accessible spaces) accessed via the new paved vehicular route along the northern boundary of the site. The level of parking has been retained despite the reduction in the number of residential units during the pre-application consultation programme. Generous cycle parking provision is also included;
- Design of an exceptional landscape setting featuring new planting and character areas which will provide green spaces for residents to enjoy and bringing enhanced biodiversity;
- Improved environmental sustainability by ensuring that the proposal is low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy (air source heat pumps and discreetly concealed solar panels); and
- Appropriate financial contributions under a legal agreement, subject to viability, for local employment opportunities, open space, playspace, affordable housing, transport and biodiversity.

Description of development

- 1.26 The precise details of the proposed development at the Site are set out in the Design and Access Statement and Planning Statement which form part of the planning submission and the formal description is:

Conversion and extension (including demolition of rear modern extensions and internal remodelling) of Manor House to create 7no residential units and associated communal amenity space;

Replacement of existing swimming pool extension with 3 storey above ground Annex to Manor House to create 5no residential units;

Refurbishment of existing Gate House 1 to create 1 residential unit;

Erection of 2 storey Gate House 2 to create 1 residential unit;

Erection of 5-storey above ground building (Villa 1) to create 9no residential units;

Erection of 5-storey above ground building (Villa 2) to create 9no residential units;

Erection of 5-storey above ground building (Villa 3) to create 13no residential units;

Erection of 5-storey above ground building (Villa 4) to create 9no residential units;

Overall provision of 54no self-contained units.

Basement 1 to include external car ramp to ancillary cycle parking, motorcycle parking and car parking (x61 spaces), refuse store, plant and storage rooms.

Basement 2 to include plant and amenity space

6 off-street surface visitor spaces, landscaping, refuse/cycle stores, replacement of existing substation and associated plant.

2. Community involvement programme – principles

Guidance on involving the community in pre-application proposals

- 2.1 The Applicant and its Design Team reviewed the London Borough of Barnet's ('the Council') Statement of Community Involvement (adopted 2025) and to ensure that the Council's expectations were met in terms of pre-application community involvement.
- 2.2 By virtue of the proposed number of new homes proposed (more than 10) and the size of the site proposed for residential development (greater than 0.5 hectares), the application is defined by the Council as 'major'.
- 2.3 The Applicant and its Design Team decided that they wished to respond positively to the key paragraphs contained in Section 4 of the Council's SCI relating to pre-application consultation for major applications which state that:

4.17 It is important to consult on a wider scale for major, or potentially controversial proposals, before and during pre-app because these proposals are likely to have a significant impact on the environment and/or on the local community; and the development is likely to attract significant public interest.

4.18 In addition to immediate neighbours, applicants should also consult more widely including any appropriate, Residents Associations, groups such as the Neighbourhood Forum, local Conservation Area Advisory Committees (CAACs), and those which represent the interests of specific parts of the community - for example, in terms of ethnicity, nationality, faith, all ages including older people, disability, sexuality and gender.

4.19 Undertaking pre-application discussions or pre-application consultation helps inform the advice applicants receive from the LPA, removes uncertainty from the process and any requirement for further revisions after the application is submitted. It is the applicant's responsibility to carry out pre-application consultation.

4.20 As part of pre-application discussions, we expect the applicant/agent to agree the extent and type of pre-application consultation with us to make sure that the consultation process proposed is suitable. Whilst the consultation will be undertaken by the applicant, the LPA may recommend suitable methods. In some circumstances the developer may be encouraged to consider the potential for co-design with the community. Where pre-application consultation is carried out, applicants should prepare a report summarising the type of consultation carried out, the key issues raised and how these have been taken into account in the scheme development. This report should be submitted with any subsequent planning application.

- 2.4 Prior to implementation of the community engagement programme, we met the expectations of the Council set out in paragraph 4.20 above by sharing a summary note of our intended approach. The Council's Principal Planning Officer, Alissa Fawcett reviewed our programme and indicated to the Applicant's planning advisers that it was appropriate.

National guidance

- 2.5 For almost fifteen years, emphasis has been consistently placed at national level on early engagement in the planning process to allow feedback to be fully taken on board before planning applications are finalised.
- 2.6 This was a key guiding principle of the Localism Act (2011), and the importance of front-loaded community involvement is maintained as a best practice principle in the most recent relevant iteration of the National Planning Policy Framework (NPPF), December 2024.
- 2.7 This retains unchanged paragraphs from the previous version of the NPPF (December 2023), indicating that the Ministry of Housing, Communities and Local Government under the new Labour Government continues to recognise the importance of proactive engagement with local communities as part of the town planning decision-making process.

- 2.8 The key paragraphs under section 4 ('Decision-making') of the NPPF in relation to pre-application engagement and frontloading state:

40. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

41. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any preapplication services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.

Summary of key objectives of the community involvement programme

- 2.9 The programme was designed to meet the expectations of both the London Borough of Barnet and guidance issued at national level by employing a mix of traditional (face-to-face) and digital channels to allow neighbours to:
- have access at an early stage to clear information about the proposals for the Site and the design process leading to an eventual planning application;
 - put forward their own ideas and feel confident that there is a process for listening to, recording and considering feedback;
 - comment on the design and content of proposals prior to submission and receive appropriate responses from the design team; and



- understand how the submitted planning application had responded to and evolved as a result of feedback received during the course of the programme.

2.10 The process followed, feedback received and the responses from the Applicant and its Design Team are described in the following sections.

3. Community involvement programme – tactics

Assessment of context of site and emerging proposals

- 3.1 The programme sought to employ tactics and channels of communication with local stakeholders appropriate for pre-application community involvement in planning and for the scale and extent of the intended planning application.
- 3.2 Prior to programme implementation we visited the Site and the surrounding area to ensure that we had a good understanding of the locality and in particular the neighbouring properties on the Site's boundaries.
- 3.3 We also researched local community and political stakeholders to ensure that they were informed about our programme and given the opportunity to participate in it if they wished to do so.

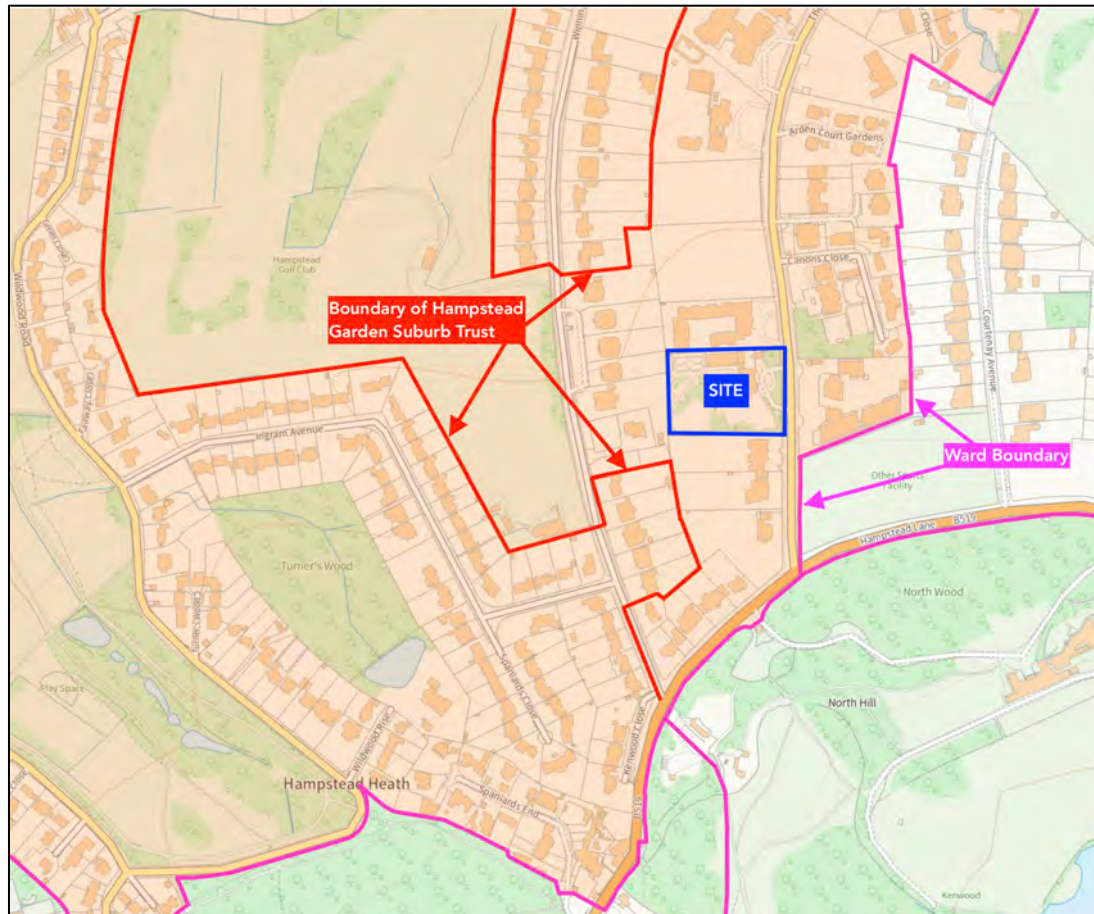
Local elected representatives

- 3.4 We followed our normal practice of contacting local ward councillors setting out our intended approach and providing a copy of the community letter before its distribution.
- 3.5 We emailed Councillors Grover and Mire on 13th April, seven days before the distribution of the letter. We also offered the opportunity of a face-to-face or virtual briefing.
- 3.6 We received no response to our email, but the approach was made at a time when local election campaigning was underway, meaning that members were likely to be busy.

Hampstead Garden Suburb Trust

- 3.7 The Trust was identified as a key stakeholder, given its role and interest in maintaining and preserving the character of Hampstead Garden Suburb.
- 3.8 The Site is within the Hampstead Garden Suburb Conservation Area but just outside the boundary of the area administered by the Trust, as shown in the map below.

- 3.9 Given the proximity of the Site to the Trust's area, we decided to make an approach offering a briefing. Contact was made on 13th April 2026.



The Site and its relationship to the area covered by the Hampstead garden Suburb Trust

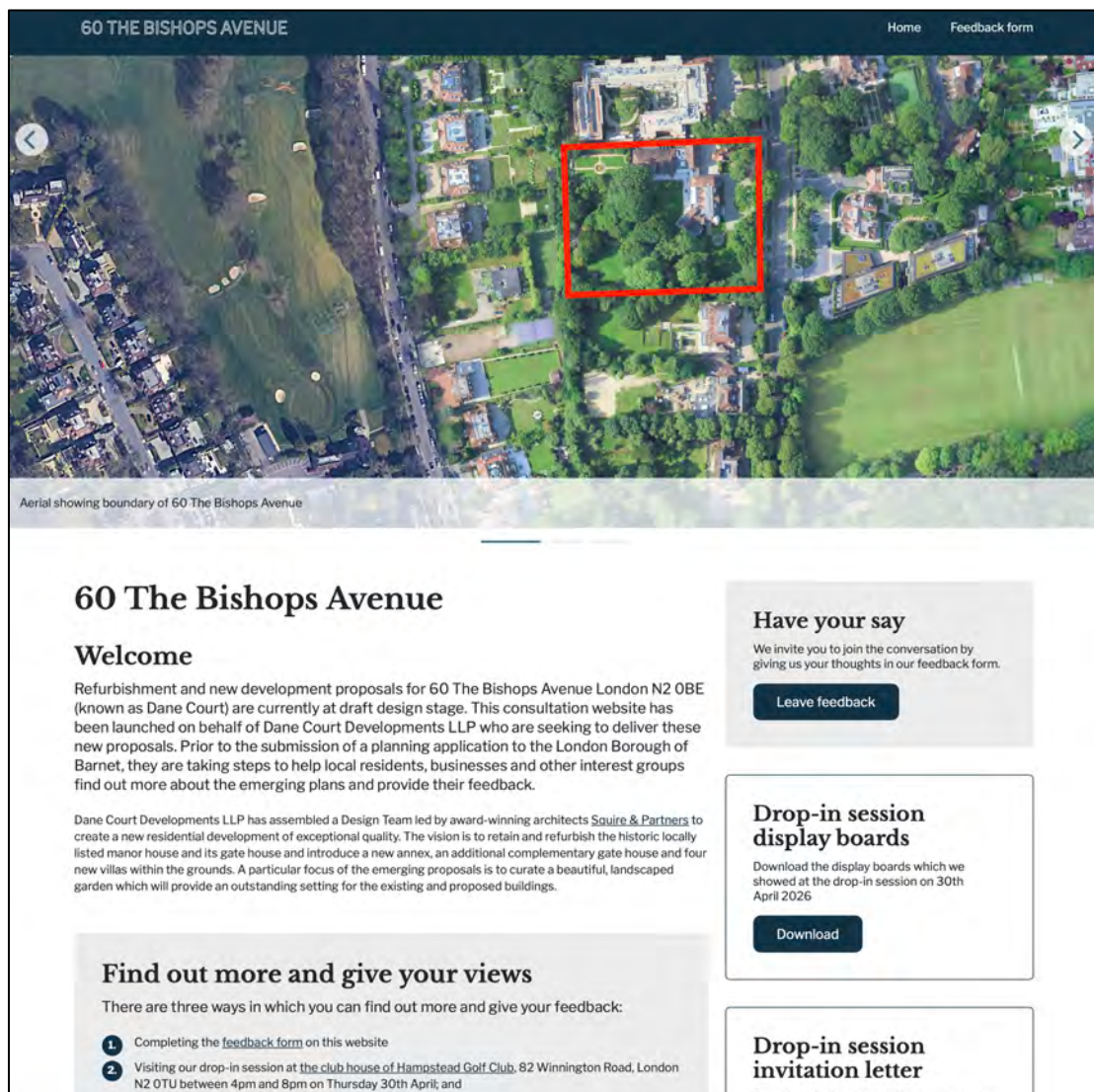
- 3.10 David Davidson, the Head of Architecture at the Trust responded positively to the offer of a briefing and suggested that it would be helpful if we could arrange a site visit.
- 3.11 The site visit took place just prior to the public drop-in session (see below) on Thursday 30th April with three representatives of the Trust and included representatives from the Applicant, the architects and planning advisers.
- 3.12 The Trust representatives also attended the public drop-in session.
- 3.13 David Davidson subsequently contacted us to indicate that the site visit was helpful in understanding the proposed scheme in the context of the landscaping and topography of the plot.

Consultation catchment and community letter

- 3.14 Initial publicity for the consultation programme was by means of a letter (**see Appendix A**) that was hand delivered door-to-door by Polity's dedicated street delivery team on 20th April 2026 within an identified catchment area (**see Appendix B**).
- 3.15 This catchment was selected by assessing the site and its locality and was formulated in such a way as to significantly exceed the neighbour notification carried out statutorily by the Council which is via a site notice.
- 3.16 The catchment was largely concentrated on both The Bishops Avenue and Winnington Road. Some 600 letters were distributed to business premises and residential addresses.
- 3.17 Our delivery team was careful to make arrangements with security/concierges present at a number of properties to make the delivery. This applied in particular to the managed properties closest to the Site on Winnington Road (Danewood Drive).
- 3.18 In the case of 58, The Bishops Avenue (the Signature Care Home), we contacted the company direct and shared information with the Director of Development and Construction.
- 3.19 Apart from signposting a dedicated website (www.60bishopsavenue.info - see below), the letter also included details of a drop-in session and a live online presentation ('webinar' – pre-registration only). Details of how to register for the webinar were prominently featured and a QR code was provided to make registration as easy as possible.

Website

- 3.20 The dedicated website was launched on 20th April 2026 to coincide with the delivery of the community letter. This contained summary information about the proposals for the Site and how to join the webinar and attend the drop-in session.
- 3.21 The website contained an online form which invited users to submit questions and comments.



Screenshot of part of dedicated consultation website

- 3.22 Following the drop-in session the information panels were also made available as a download. Following the webinar, a video recording of the architect's presentation as well as the presentation document shown at the webinar were made available as downloads.
- 3.23 Following the planning application submission key planning documents were also made available as downloads on the website to aid ease of access for those interested in viewing them.
- 3.24 Between launch on 20th April 2026 and 2nd July 2026, Google Analytics reveals that there have been 44 unique users of the website generating 471 separate sessions.

Drop-in session

- 3.25 The session was advertised by the community letter and also featured on the project website. The venue was the clubhouse of Hampstead Golf Club which was chosen due to its proximity to the Site and neighbours to the Site and the level access which it offered.



Drop-in session at Hampstead Golf Club

- 3.26 It took place between 2pm and 7pm on 30th April 2026. Aside from us, a senior representative of the Applicant was present as well as representatives of the architects and planning advisers. We talked through the proposals with visitors, answered questions and collected feedback.
- 3.27 Display boards showing the proposals were available ([see Appendix C](#)) and these were also sent by email (PDF) to attendees who requested them. They were subsequently made available as a download on the website.
- 3.28 There were 6 visitors during the session which included local residents and representatives of the Hampstead Garden Suburb Trust.
- 3.29 The feedback received from the drop-in session is contained in the summary in Section 4 below.

Webinar

- 3.30 A live online presentation of the emerging proposals was publicised via the community letter with pre-registration via a QR code or the website. This was held on Thursday 21st October 2025 at 1830 and was attended by a resident whose property neighboured the Site to the west.
- 3.31 A presentation was made by the architects via the screenshare facility on Zoom and there was a Q&A session where comments were also made about the proposed development, primarily in relation to its potential impacts on the western boundary to the Site including its height, scale and massing.
- 3.32 Following the webinar we took steps to provide further information to the resident that attended in relation to the intended western elevation treatment of the proposed new villas, clearly indicating the obscured and setback glazing which has been designed to prevent overlooking of neighbours and loss of privacy.
- 3.33 A PDF copy of the presentation made at the webinar (see **Appendix D**) along with a recording of the presentation were added to the project website.
- 3.34 The feedback received at the webinar is set out in Section 4 below.

Engagement with closest neighbours on Winnington Road

- 3.35 Following the drop-in session and webinar, we were approached on 20th May 2026 by representatives of one of the closest neighbours on Winnington Road indicating that they had become aware of the emerging proposals. They expressed some concerns and as a result of their further contact on 5th June 2026 we agreed to hold a special virtual briefing session where they could meet the Design Team.
- 3.36 The meeting was held via the Zoom platform on Tuesday 23rd June and involved a presentation by the architects (**See Appendix E**) followed by a Q&A/feedback session. Owners or representatives of the owners of 81, 83 and 85 Winnington Road attended.
- 3.37 During the session, the participants highlighted issues which had been previously raised with us by the other Winnington Road residents we met both at the drop-in session and the webinar.

- 3.38 The design team was able to share information on measures to obscure windows facing Winnington Road to protect privacy and prevent overlooking as well as proposed boundary treatments which had already been revised as a result of the previous feedback received from Winnington Road residents.
- 3.39 Participants questioned the proposed separation distances between the new buildings and the boundaries of their properties and suggested that this should be greater. Participants did specifically ask for the Design Team to reconsider these distances and suggested that the proposed villas be re-sited at least 10.5 metres away from the boundary.
- 3.40 The Design Team agreed to consider this prior to the planning submission and come back to the neighbours concerned with a written response, which they did. Post-registration of the planning application the Design Team also indicated that they would provide a detailed plan showing the precise distance between the western elevation of the proposed villas and the boundary with the Winnington Road properties.
- 3.41 The response – also summarised in the table below – explained that following review, the team was unable to act on that suggestion due to the pre-application discussions with Barnet Council which unequivocally revealed that the retention of the existing high-quality trees is a non-negotiable priority which would preclude such a re-siting.
- 3.42 The written response also reiterated what had been presented at the virtual meeting, namely that the proposed height, scale and massing have been tested to ensure that they fully comply with BRE Guidelines on overshadowing of gardens and the daylight/sunlight enjoyed in the internal spaces of neighbouring properties. As was offered at the meeting, we indicated that would be pleased to share the technical reports that demonstrate this at the point of the planning submission.
- 3.42 As a result of this further engagement, the Design Team decided to introduce further obscure glazing to a further nine windows which had not been proposed previously as the windows concerned were set back in wings of the villas and confined to ground, first and second floors only.

- 3.43 Even though it was concluded that the distance involved with these windows and their positioning relative to neighbours would not create any loss of privacy, it was felt that obscuring all windows on the western facing elevation should now be implemented for completeness.
- 3.44 In addition to this and as a further response to feedback, the boundary treatment was revisited with the Landscape Architects to ensure that the proposed screening by mature trees was maximised. The position of trees was adjusted to achieve a continuity of screening as suggested by the feedback from neighbours. This improved and strengthened boundary treatment was also tested to ensure that there were no unacceptable daylight/sunlight and overshadowing.
- 3.45 Participants in the neighbour session indicated that they felt that they had not been adequately notified of the drop-in session and webinar as they had not received one of the letters that our street delivery team had circulated.
- 3.46 We indicated that our street delivery team, which always comprises the same group of people on all our projects, use their best endeavours to inform neighbours through putting letters in external letterboxes (where available) or negotiating with concierges/security for onward distribution.
- 3.47 Other residents from Winnington Road did attend our drop-in session and webinar and this was as a result of receiving our letter.
- 3.48 As specialists in non-statutory pre-application community engagement we always seek to get the maximum participation of neighbours and stakeholders. If we become aware of any key neighbours or stakeholders who indicate that for whatever reason that could not attend a physical or virtual event, we will always take steps to arrange a further opportunity. We did that in this case.
- 3.49 With the specific exception of the suggestion by participants in this session that the western boundary villas should be re-sited away from the boundary, the other issues raised had already been recorded by the team and as set out below had been addressed either by the provision of information to neighbours or by revisions to the emerging scheme.

- 3.50 The new re-siting feedback received at this session with the closest neighbours on the western boundary of the Site was considered by the team prior to the submission of the application. Although this particular piece of feedback was revealed towards the end of our engagement programme, it was considered and a response given.
- 3.51 If this particular suggestion for a revision to the proposals had been revealed earlier in our programme through engagement with neighbours, it would not have resulted in a different response from the Design Team.
- 3.52 In all the community engagement programmes we organise, we generate feedback for consideration by the Design Team that can be addressed either through revisions or where revisions are not possible, we give an explanation why they cannot be included in a finalised planning submission. We have followed best practice and done that in this Statement of Community Involvement.

4. Key issues emerging from the programme and responses to feedback

- 4.1 The table below summarises the key issues and comments raised during the community involvement programme. These were gathered from the drop-in session, webinar and via email.
- 4.2 In line with the reporting suggested by the London Borough of Barnet's Statement of Community Involvement (see 2.3 above), the responses provided seek to demonstrate how the finalised proposals have responded to or have been influenced by the community feedback received.

Issue/comment	Commentary/response
Construction activity in the area has created congestion and, in some instances, unauthorised parking by construction workers on The Bishops Avenue and nearby streets. Can we have reassurance that the construction traffic and parking will be managed in a way which is sensitive to residents in the local area.	We understand this concern and it is clear from our observations of neighbouring sites that there is potential for nuisance to neighbours if construction activity is not managed appropriately. We will bear this comment in mind in the formulation of a Construction Management Plan and will also seek reassurances from any contractors that they will use considerate construction practices.
Is there sufficient parking on-site to meet the needs of both residents and visitors?	The parking provision seeks to meet the standards of Barnet Council. There is a balance to be struck between sufficient car parking provision and discouraging excessive vehicular movements to and from the redeveloped site. Although there has been a reduction in the number of the new residential units the same number of parking spaces has been retained. These issues are addressed in a Transportation Assessment which forms part of the planning application submission documentation.
The construction activity associated with the new Signature Care Home led to flooding associated with the water supply to the site. This adversely affected residents on Winnington Road. Can we have reassurance that this will not be repeated?	Thank you for bringing this to our attention as we were not aware of this previous issue on this unrelated neighbouring site. The objective of any construction activity will be to minimise impacts on our neighbours and appropriate care will be taken with the management of any water sources.
Are there any implications for neighbours related to the excavation of the basement to accommodate the proposed car parking?	There are no expected impacts on neighbours, and the construction process will be carefully managed and monitored.

Issue/comment	Commentary/response
The loss of some trees is noted, but from neighbours' point of view it will be essential to ensure that the screening offered by trees on the boundaries of the site is maintained and enhanced if possible.	Some 68 new trees will be planted. It is agreed that screening is very important in terms of protecting neighbour amenity. The landscaping plan forms part of the Design and Access Statement (DAS) and is a key document in the planning application submission. This explains that boundary landscaping has been carefully considered to ensure the privacy of both existing and new residents. We have made the DAS available as a download on the dedicated project website. Following feedback received at the drop-in session, webinar and the dedicated immediate neighbour virtual meeting. The Landscape Architects have taken steps to improve and enhance the screening along the Winnington Road boundary of the site.
The new buildings proposed on the boundaries of the site will mean reduced separation distances between the existing properties and those that are proposed. Concern that the separation distances are sufficient.	The design team recognised this as an important consideration and at the webinar and the dedicated immediate neighbour virtual meeting, we shared information on the actual distances between existing and proposed properties and made this information available on the dedicated project website. These distances are considered to be appropriate in terms of the context of the site and its relationship with neighbouring properties. Related issues concerning privacy, overshadowing and daylight/sunlight impacts are also therefore deemed acceptable in planning terms.
The proposed villas on the boundary of Winnington Road should be sited at least 10.5 metres away from the boundary. This is a requirement of Barnet Council.	The 10.5m from the boundary set out in Barnet Council's Residential Design Guidance relates to habitable rooms with clear glazing. All habitable rooms on the elevation facing Winnington Road feature obscure glazing. As a result of feedback received at the dedicated immediate neighbour virtual meeting, the nine windows located on the setback wings of the villas will now also have obscure glazing. All habitable rooms with obscure glazing facing towards Winnington Road have a clear glazed window on an elevation which does not face Winnington Road. This preserves the amenity of Winnington Road residents and assures the habitability of the new flats.

Issue/comment	Commentary/response
The villas on the Winnington Road boundary should be relocated westwards away from the boundary by at least 10.5 metres.	As indicated above the 10.5 m distance requirement from the boundary relates to habitable rooms with clear glazing. There are no habitable rooms with clear glazing within 10.5 metres of the boundary. The Design Team did revisit the possibility of re-siting towards the centre of the Site but concluded that the extensive pre-application discussions with Barnet Council unequivocally revealed that the retention of the high-quality trees is a non-negotiable priority which would prevent such a re-siting. The proposals were designed to meet the express pre-application advice given by Barnet Council officers.
Please provide a plan of the exact distances between the proposed villas and the western boundary of the Site.	This request was made at the dedicated immediate neighbour virtual meeting and was provided to all participants.
Given that the new buildings will overlook existing properties on Winnington Road, what measures are being taken to ensure that the privacy of existing residents is protected?	Aside from the sensitive boundary landscaping, specific measures proposed include frosted glazing of the windows on the elevations facing Winnington Road, meaning that future residents will not be able to directly overlook neighbours to the west. There were three clear windows on the wings of the three villas on the western boundary of the Site, which are set further back further away to the middle of the southern elevation of each building. As a direct result of feedback received at the dedicated immediate neighbour virtual meeting, these windows were changed to become frosted. Although not explicitly required to protect neighbouring amenity, this was a revision made to achieve uniformity of approach on the elevation facing Winnington Road. The elevational drawing was provided to the Winnington Road resident that raised this issue at the webinar to give reassurance on the overlooking issue and to demonstrate that the design team had carefully considered privacy issues. It was also presented to the dedicated immediate neighbour virtual meeting.

Issue/comment	Commentary/response
The retention of the old manor house is welcomed as it is an attractive building and local landmark.	Following pre-application engagement with the Council, the design team accepted the special quality and historical importance of the manor house. The proposals seek to retain the building as a key and prominent feature of the redeveloped site.
Concern that the proposed new buildings will cause unacceptable overshadowing of neighbours' gardens and potentially also result in unacceptable loss of daylight and sunlight to neighbours' properties.	This is considered in the technical Daylight/Sunlight report which forms part of the planning application submission. As requested, we have sent a copy of the report to the neighbour who raised this point during the pre-application consultation and offered to assist with any queries that arise from that. We have also placed the report along with other key planning submission documents on the dedicated project website. The report indicates that the relevant Building Research Establishment's (BRE) guidelines are met, with no unacceptable daylight/sunlight impacts. Similarly, the BRE's guidelines in terms of the 'sun on ground' enjoyed by neighbouring gardens is comfortably met.
The proposed new landscaping of the retained garden/open space looks attractive.	Noted. An attractive and high-quality landscape setting was a key priority for the design team.
The pre-application consultation was helpful in seeing the scheme in the context of the existing landscape and the topography of the plot.	Noted.
There was inadequate notification of the pre-application community engagement to immediate neighbours on Winnington Road.	This matter is addressed above at paragraphs 3.45 to 3.52.
Concern that the height of the proposed buildings on the western boundary is excessive. The land is lower along Winnington Road so the perception of the height is even greater.	The proposed 12m high hornbeam trees, along with the separation distance providing a breathing space, will soften the impact of the 17.67 m villas. The separation distances, boundary screening (improved and enhanced as a direct result of pre-application community feedback) and treatment of windows do not lead to unacceptable overshadowing, loss of daylight/sunlight or loss of privacy. Given the separation distances, it is also considered that the new development will not be in any way overbearing. The height of the proposals on the western boundary of the Site is not significantly different from other new neighbouring developments to the north of the Site on The Bishops Avenue.

5. Conclusions

- 5.1 The community involvement programme for the new proposals at the Site was conceived with best practice in mind and with the objective of meeting the expectations of the London Borough of Barnet as well as responding to national guidance on good practice.
- 5.2 The programme was designed to be appropriate for the location and scale of the proposal which essentially provides for the retention of the existing locally listed building and the introduction of new villas within an enhanced landscape setting.
- 5.3 The target population for the programme was an extended catchment within the Conservation Area which covered both The Bishops Avenue and Winnington Road.
- 5.4 Our street delivery team, working with the on-site management of properties as required, used their best endeavours to ensure that residents/occupiers received our invitation letter. We aimed to ensure that neighbours were provided with an invitation to participate with clear routes signposted to discover more information, ask questions and give feedback.
- 5.5 On 20th May 2026, a contact was received by a Design Team member from an immediate neighbour who indicated that he had not been aware of the events organised by us to engage with the local community. As a result of a further contact on 5th June 2026, we organised a dedicated virtual engagement session for immediate neighbours.
- 5.6 We also took steps to engage with elected representatives and the principal civic group in the locality.
- 5.7 We took a hybrid approach which included the opportunity for both physical and virtual engagement with the Applicant and the design team. We are confident that our programme was accessible, offered various ways to engage and was transparent about the emerging proposal.
- 5.8 All of the comments received during the programme have all been reviewed by the Applicant and its design team and responses to key issues have been set out in this document.

- 5.9 In comparison with similar programmes we have delivered in London and elsewhere for proposals of this nature and scale, the level of participation by the local community was at the lower end, despite us following a well-trodden path in terms of publicising the programme. As mentioned above, we arranged for a dedicated briefing and feedback session with the closest neighbours to the Site on Winnington Road.
- 5.10 All areas have their specific circumstances, and it is our take that the self-contained nature of the Site meant that our programme did not elicit significant community interest outside of immediate neighbours. The retention of the principal historic building, the quality of the design and the number of substantial redevelopments of nearby sites may also have had a bearing on the wider community reaction to the proposals.
- 5.11 Despite the relatively low participation, the feedback that was gathered was valuable and revealed issues which the applicant and the design team had considered carefully during the design process.
- 5.12 Participants in the programme who neighboured the site to the west did raise questions and concern about height, scale, massing, privacy, overshadowing and daylight/sunlight impacts. Information was provided on separation distances and measures to prevent overlooking including, the positioning of windows, obscure glazing and boundary landscaping. On daylight/sunlight we undertook to supply residents with the relevant technical report with an additional offer to clarify any of the findings.
- 5.13 At the dedicated virtual session for immediate neighbours, a specific suggestion was made regarding the re-siting of the villas on the western boundary. This was considered by the Design Team and a response given which explained why this would not be possible given the need to protect valuable trees at the Site specifically highlighted by officers at Barnet Council.
- 5.14 Feedback received during the programme regarding the boundary treatment and potential overlooking led to revisions to the proposed tree planting on the boundary to enhance screening of the new buildings. It also led to every window facing Winnington Road being proposed for obscure glazing.

- 5.15 Other feedback related to car parking, traffic generation and construction management (particularly the operation of nearby construction sites) which was helpful local knowledge for the Applicant and the design team. Although the reduction in the number of residential units during the pre-application engagement programme was the result of marketing advice received by the Applicant, the change left the number of car parking spaces unchanged.
- 5.16 The retention of the manor house was welcomed as it was seen as an important historical landmark which contributed positively to the character of The Bishops Avenue. The design of the new development was generally well-received, and the landscaping plans were also seen as high quality and complementary.
- 5.17 We feel that the programme did reveal the key issues for the local community and that the process allowed these issues to be aired and considered at pre-application stage. The feedback was useful and much of it will no doubt feature in the Council's own post application statutory consultation.
- 5.18 On behalf of Dane Court Developments LLP and its Design Team, we would like to thank the residents and stakeholders that participated in our programme. Further appropriate engagement is possible during the post application period alongside the Council's own statutory consultation as required. We will also be available to respond to any requests for further information from the local community.



APPENDIX A: Invitation letter circulated to local community



Polity
ENGAGING LOCAL COMMUNITIES

Level 1,
Devonshire House,
One Mayfair Place,
London W1J 8AJ

T: 0800 246 5890

20th April 2026

Dear Resident/Neighbour,

60 THE BISHOPS AVENUE, LONDON N2 0BE (DANE COURT)

I write to invite you to find out more about the proposed redevelopment of the above site. 63 residential apartments are proposed in total in the retained manor house, its existing gatehouse and within a new annex, a second new gate house and four new villas, all set in a high-quality landscape.

FIND OUT MORE!

We are holding a drop-in session in the club house of Hampstead Golf Club, 82 Winnington Road, London, N2 0TU from **4pm to 8pm on Thursday 30th April 2026**. For those who can't make our drop-in we are holding a live presentation (webinar) via Zoom on **Wednesday 6th May 2026 at 6.30pm**. You can register for this by scanning the QR Code below or by visiting the project website.

www.60bishopsavenue.info



We would welcome any comments from local residents, businesses and other community-based groups prior to an application being finalised and submitted to Barnet Council.

You can also contact me or my colleague Lee Jameson on **0800 246 5890** (free to call) or by emailing contact@60bishopsavenue.info

Yours sincerely,

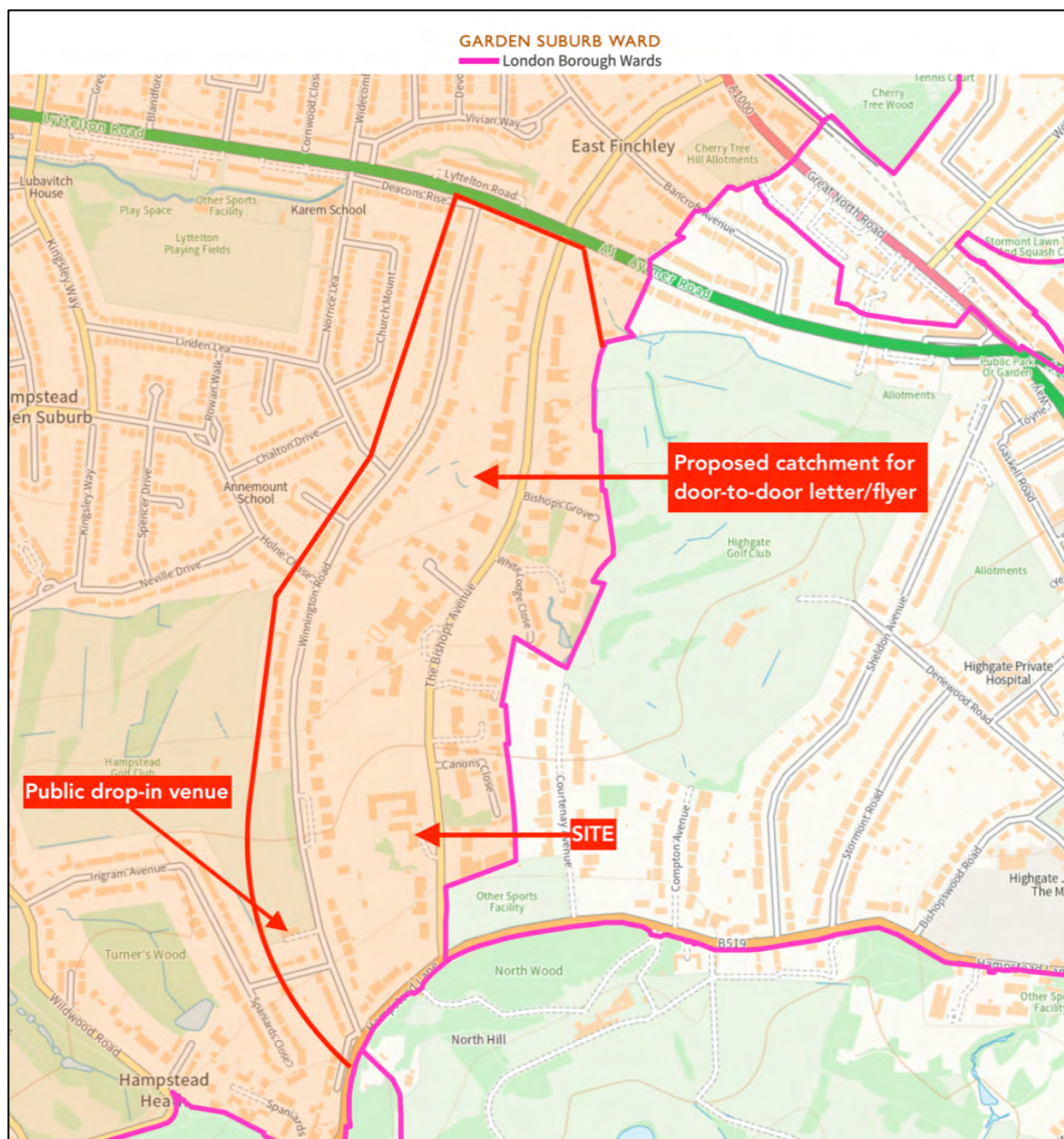
Martin Hughes
Director



SCAN ME

Find out more at www.60bishopsavenue.info

APPENDIX B: Catchment for delivery of community letter



APPENDIX C: Display boards shown at drop-in session

60, THE BISHOPS AVENUE

Welcome

Thank you very much for attending this public presentation by Dane Court Developments LLP of the refurbishment and redevelopment plans for 60, The Bishops Avenue N2 OBE.

Today, we are sharing information with the local community on the emerging plans for the site prior to submission of a planning application to Barnet Council.

Located on the western side of the Bishops Avenue, the site - also known as Dane Court - contains the locally listed manor house (completed 1895), its gate house (c.1905), garage (c.1930s), modern swimming pool block and gardens.

If we can help you with any questions, please do not hesitate to ask a member of the team. We would also welcome your feedback.



Aerial view of site with red line boundary



Find out more at www.60bishopsavenue.info

60, THE BISHOPS AVENUE

Context



View of front of manor house, gate house and side annex

The 2.74 acres (1.1 hectares) site is at the southern end of The Bishops Avenue, around 150 metres from the junction with Hampstead Lane.

The manor house, with its Neo-Jacobean styling was one of the early homes constructed on the Avenue and along with the entirety of The Bishops Avenue sits within a Conservation Area.

The site neighbours 62, The Bishops Avenue (Jersey House) to the north and the recently constructed Signature care home at number 58 to the south.

Opposite, on the eastern side of The Bishops Avenue, is the Buxmead residential development. The western boundary of the site neighbours the grounds of residential properties on Danewood Drive, off Winnington Road.



View of rear of manor house, rear extension, and side annex

60, THE BISHOPS AVENUE

Design vision



Illustrative sketch of retained manor house and gatehouse with new side annex

Leading architects Squire & Partners have developed a sensitive masterplan for the site which seeks to:

- Retain and enhance the existing manor house and its gatehouse;
- Protect the historic building's character and its contribution to the Conservation Area;
- Remodel the rear of the manor house, removing the modern glazed extension and replacing it with a new façade which sits more comfortably with the original building;
- Introduce a new annex to replace the existing annex on the northern side of the manor house. This new building is subordinate to the main house and drawn back from the northern boundary of the site to allow for a new vehicular access route;
- Provide a new gatehouse close to the southern access into the site off The Bishops Avenue which complements the existing gate house located at the northern access; and
- Continue the use of both the existing vehicular access points to the site off The Bishops Avenue.

60, THE BISHOPS AVENUE

Design vision



Illustrative sketch of new villas and new annex in landscaped gardens

The proposed masterplan also seeks to:

- Introduce four new villas (Ground + 4 storeys in height) which will be situated along the western and south western boundaries of the site;
- Provide some 63 new apartments overall for private sale within the existing and new buildings ranging in size from one to four-bedrooms;
- Plant some 85 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;
- Carefully position and treat windows on the new building elevations facing neighbouring boundaries to minimise overlooking;
- Locate car parking at surface level (six spaces including two accessible spaces) and also within a basement below the new Villas (61 spaces including six accessible spaces), accessed via the new paved vehicular route along the northern boundary of the site. Generous cycle parking provision is also included.

60, THE BISHOPS AVENUE

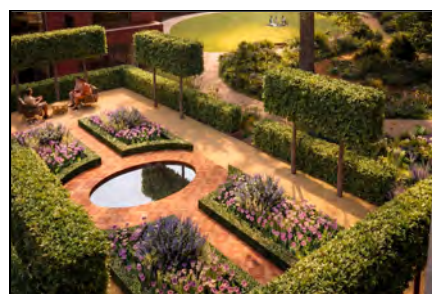
A beautiful landscape setting



Landscape masterplan



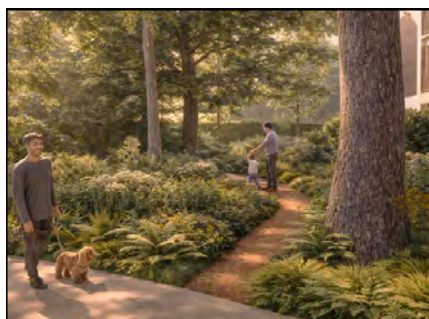
Welcome Gardens ①



Reflection Gardens ⑦



Blossom Walk ③



Woodland Trail ④

60, THE BISHOPS AVENUE

Benefits



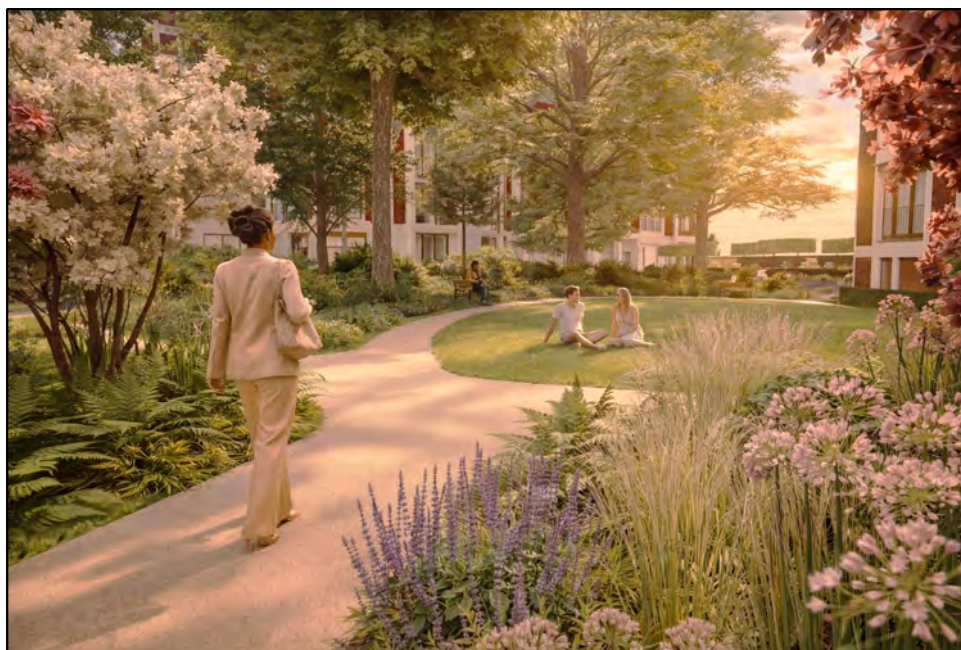
Woodland planting on boundary to protect privacy & neighbour amenity

The emerging proposals provide:

- A sensitive residential redevelopment of this urban site;
- Retention and enhancement of the existing locally listed building;
- Introduction of bespoke high-quality design by award-winning architects;
- An exceptionally attractive landscape setting with improved biodiversity;
- Retention of the highest quality trees at the site, removal of generally lower quality trees and planting of a rich variety of new trees as part of the new landscaped gardens;
- Positioning and treatment of windows on the new building elevations to minimise overlooking;
- Improved environmental sustainability: low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy;
- Financial contributions, subject to viability, for local employment opportunities, open space, playspace, affordable housing, transport and biodiversity; and
- New jobs and training opportunities at construction and operational stages.

60, THE BISHOPS AVENUE

What Happens Next?



Woodland Trail and lawn

Thank you very much for visiting our drop-in session today.

Our community engagement includes the launch of a dedicated website, a webinar and a public drop-in session.

Barnet Council will also carry out its own consultation on the finalised planning application.

This will take place after submission which is expected by the end of May 2026.

Please use one of our feedback forms to give us any comments on the emerging proposals, we would welcome your views.

If you would like more information our contact details are:



contact@60bishopsavenue.info



0800 246 5890 (free to call)



Find out more at www.60bishopsavenue.info

APPENDIX D: Architects' presentation made at webinar

SQUIRE & PARTNERS



60 The Bishops Avenue

Consultation
May 2026

24002

Aerial View
site with red-
line bound-
ary



Existing Building

View of front of manor house, gate house and side annex



Existing Building

View of rear of manor house, rear extension side annex



Design Vision

We have developed a sensitive masterplan for the site which seeks to:

- Retain and enhance the existing manor house and its gatehouse;
- Protect the historic building's character and its contribution to the Conservation Area;
- Remodel the rear of the manor house, removing the modern glazed extension and replacing it with a new façade which sits more comfortably with the original building;
- Introduce a new annex to replace the existing annex on the northern side of the manor house.
- Provide a new gatehouse close to the southern access into the site off The Bishops Avenue
- Continue the use of both the existing vehicular access points to the site off The Bishops Avenue.
- Introduce four new villas (Ground + 4 storeys), situated along the western and southwestern boundaries of the site;
- Provide 63 new apartments overall for private sale within the existing and new buildings (one to four-bedrooms);
- Plant 38 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;
- Positioning and treatment of windows on elevations facing neighbouring boundaries to minimise overlooking;
- Providing car parking at surface level (six spaces including two accessible spaces) and within a basement located below the new Villas (61 spaces including six accessible spaces) accessed via the new route along the northern boundary
- Generous cycle parking provision

Proposed Design
retained manor house and
gatehouse with new side annex



Proposed Design
new villas and new annex
in landscaped gardens



**Landscape
Masterplan**



Legend

1. Welcome Gardens
2. DDA Parking Bays
3. Blossom Walk
4. Woodland Trail and nature pond
5. Woodland Glade Loop
6. Woodland planting
7. Reflection Gardens



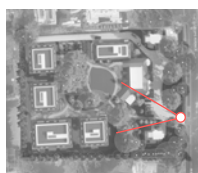
Landscape Characters

Welcome Gardens



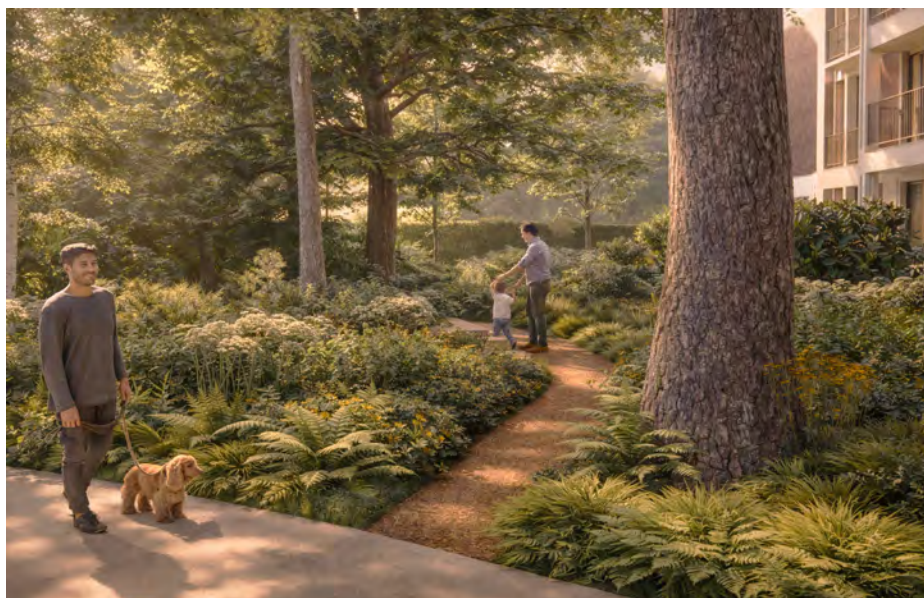
Landscape Characters

Blossom Walk



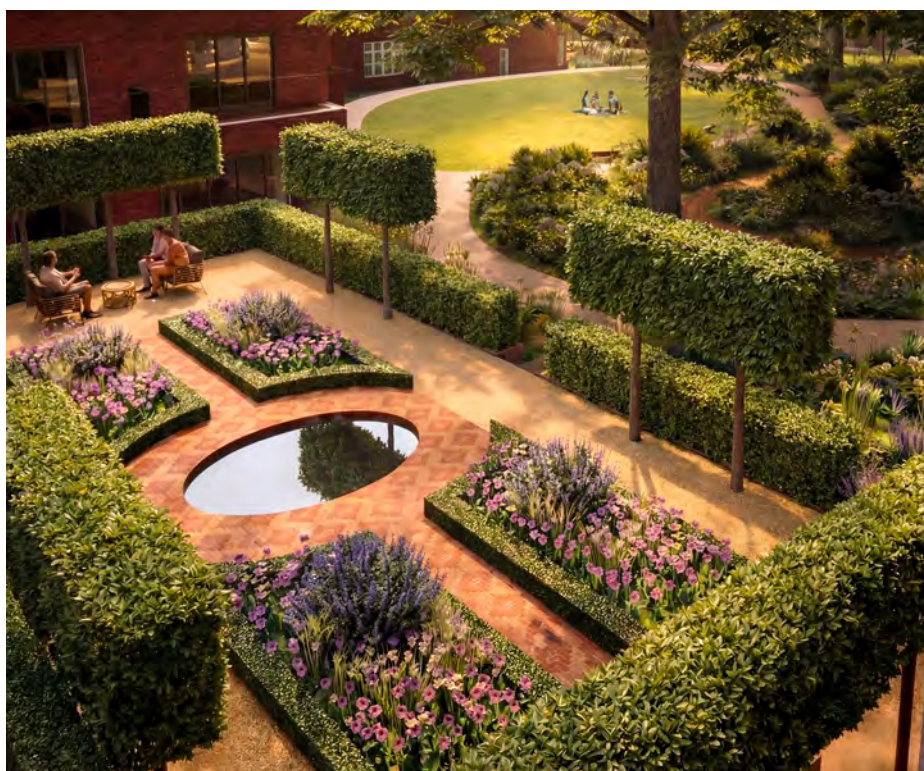
Landscape Characters

Woodland Trail

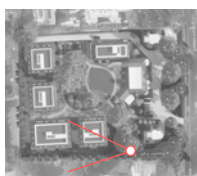


Landscape Characters

Reflection Garden



Landscape
West and Southern
Boundary

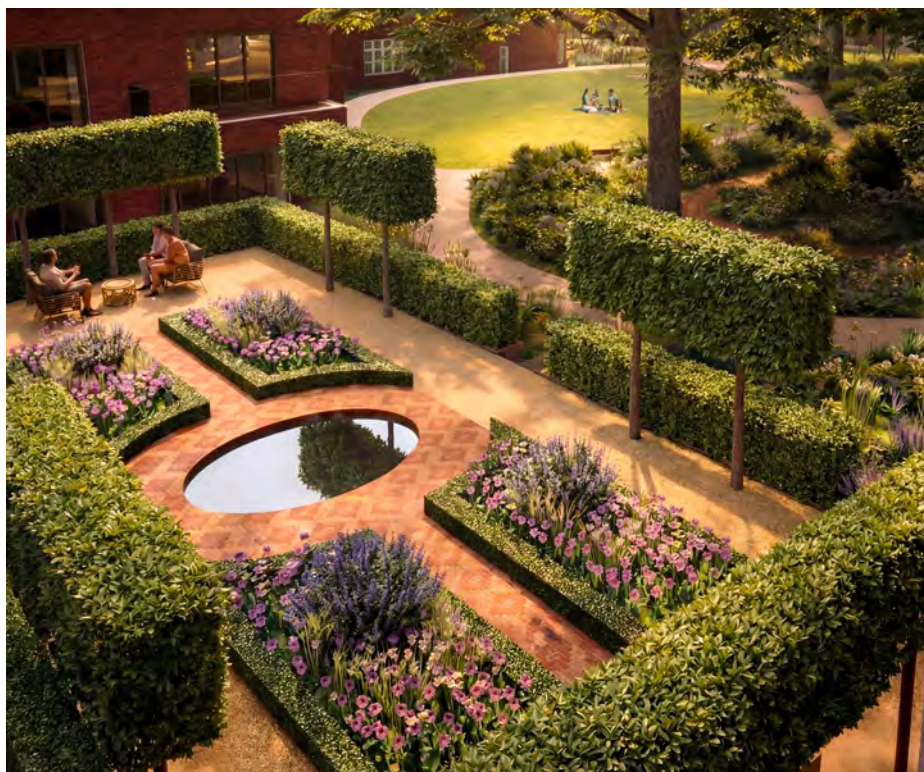


SQUIRE & PARTNERS

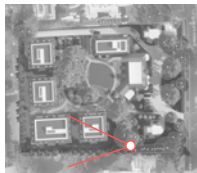
| Pre-App | Rev 0 | 20/04/26 | 60 The Bishops Avenue

Landscape
Characters

Reflection Garden



Landscape West and Southern Boundary



SQUIRE & PARTNERS

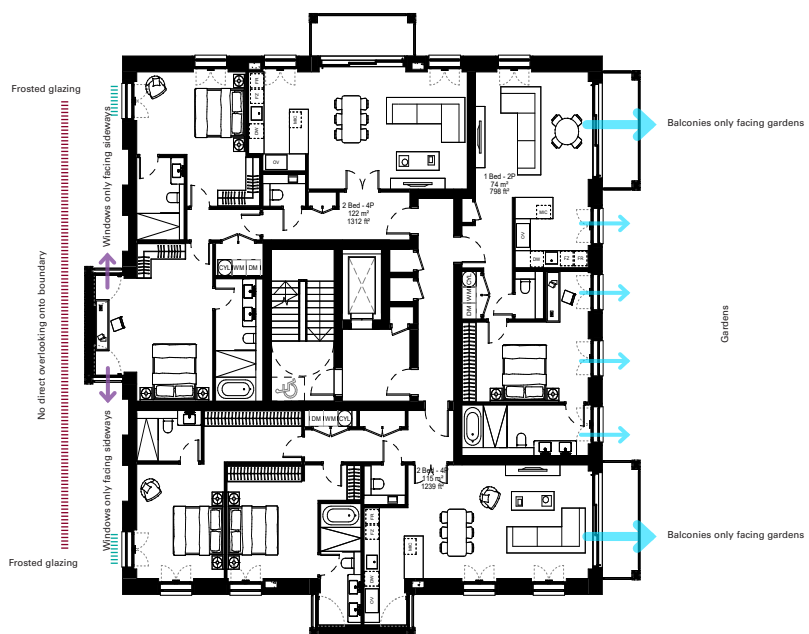
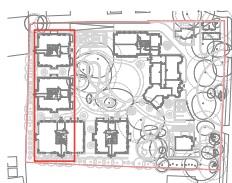
| Pre-App | Rev 0 | 20/04/26 | 60 The Bishops Avenue

Internal Layouts - Villas 1, 2, 4 Measures to reduce overlooking

Side windows

Balconies and windows not facing boundaries

Frosted windows



Typical floor

Aerial View
distances to
neighbouring
buildings



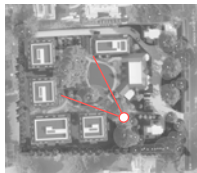
Benefits:

The emerging proposals provide:

- A sensitive residential redevelopment of this urban site;
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- Improved environmental sustainability: low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy;
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- New jobs and training opportunities at construction and operational stages.

Landscape Characters

Woodland Glade Loop





APPENDIX E: Architects' presentation made at virtual meeting with immediate neighbours

SQUIRE & PARTNERS



60 The Bishops Avenue

Consultation
June 2026

24002

Aerial View
site with red-
line bound-
ary



Existing Building

View of front of manor house, gate house and side annex



Existing Building

View of rear of manor house, rear extension side annex



Design Vision

We have developed a sensitive masterplan for the site which seeks to:

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- Continue the use of both the existing vehicular access points to the site off The Bishops Avenue.
- Introduce four new villas (Ground + 4 storeys), situated along the western and southwestern boundaries of the site;
- Provide 54 new apartments overall for private sale within the existing and new buildings (one to four-bedrooms);
- Plant 38 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;
- Positioning and treatment of windows on elevations facing neighbouring boundaries to minimise overlooking;
- Providing car parking at surface level (six spaces including two accessible spaces) and within a basement located below the new Villas (61 spaces including six accessible spaces) accessed via the new route along the northern boundary
- Generous cycle parking provision

Proposed Design

retained manor house and gatehouse with new side annex



Proposed Design
new villas and new annex
in landscaped gardens



**Landscape
Masterplan**

Legend

1. Welcome Gardens
2. DDA Parking Bays
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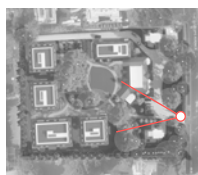
Landscape Characters

Welcome Gardens



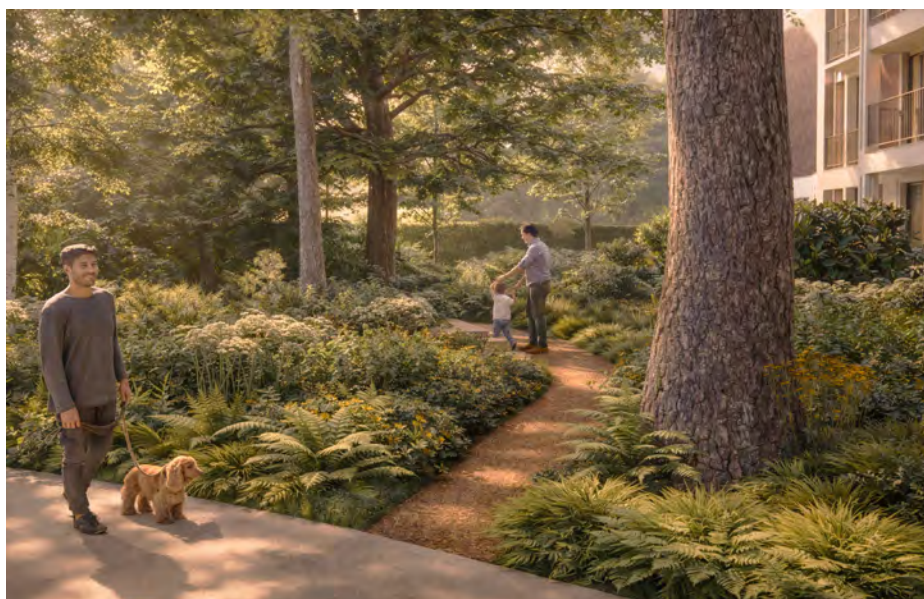
Landscape Characters

Blossom Walk



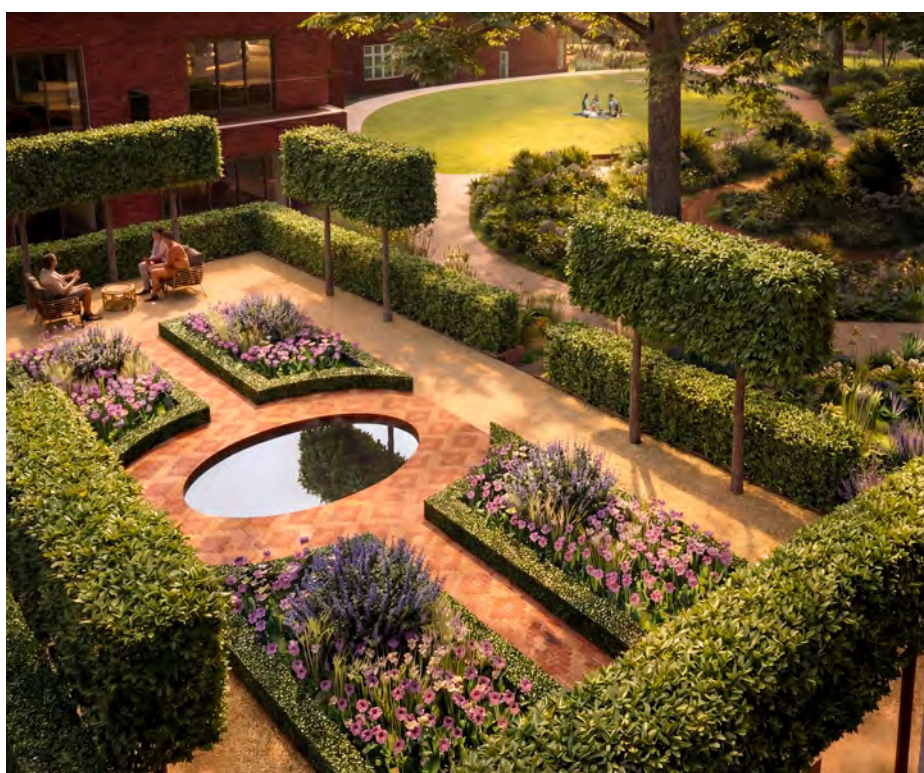
Landscape
Characters

Woodland Trail

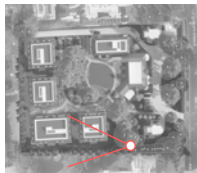


Landscape
Characters

Reflection Garden



Landscape West and Southern Boundary



SQUIRE & PARTNERS

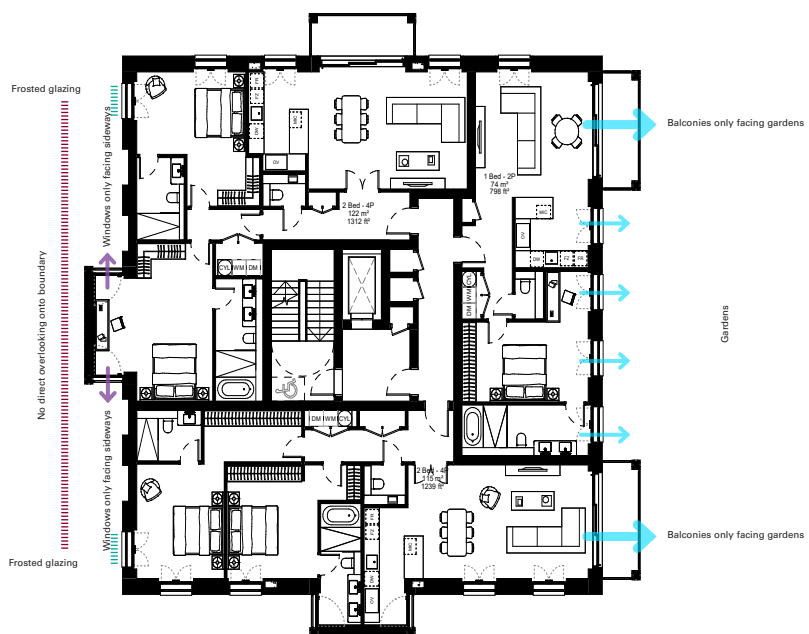
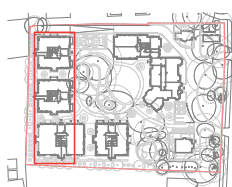
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Internal Layouts - Villas 1, 2, 4 Measures to reduce overlooking

Side windows

Balconies and windows not facing boundaries

Frosted windows

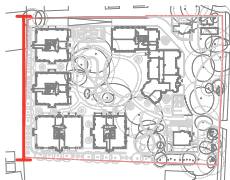


Typical floor

Facades - Villas 1, 2, 4 Measures to reduce overlooking



West Elevation



- Frosted windows
- Side windows



Boundary - Villas 1, 2, 4 Measures to reduce overlooking



Fig. 2.1 West and southern boundary

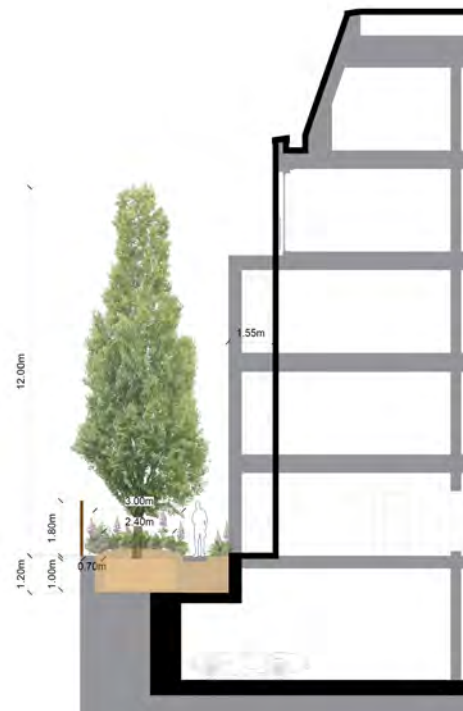


Fig. 2.1 Section FF (INTS)

Aerial View
distances to
neighbouring
buildings



Benefits:

The emerging proposals provide:

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Landscape Characters

Woodland Glade Loop

