

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

## EDGWARE COMMUNITY HOSPITAL, LONDON HA8 0AD



**PLOT A - UNCONDITIONAL SALE**  
**OUTLINE PLANNING FOR UP TO 129 UNITS**



**PLOT B - SUBJECT TO PLANNING SALE**  
**FEASIBILITY STUDY FOR C. 150-200 UNITS**



# OPPORTUNITY SUMMARY

## PLOT A & B AT EDGWARE COMMUNITY HOSPITAL IS A SUBSTANTIAL RESIDENTIAL-LED DEVELOPMENT OPPORTUNITY SPLIT ACROSS TWO PLOTS.

- Plot A extends to approximately **1.5 acres (0.6 ha)** and Plot B extends to approximately **3.9 acres (1.6 ha)**.
- Plot A: **Outline planning permission** for a residential-led scheme of up to **129 units**.
- Plot B: **Favourable pre-app** for a scheme of **c. 150 to 200** units over 6 buildings.
- Currently the site serves as a range of healthcare and educational facilities. These are being consolidated to **unlock development on the site and enhance the overall hospital setting**.
- Located 0.6 miles (12 minute walk) from Burnt Oak underground station (Zone 4) providing **services into Central London in approximately 20 minutes**.

Offers are invited on an **Unconditional basis for Plot A** and a **Subject to Planning basis for Plot B**. Some of the capital funds for Plot A are expected to contribute towards infrastructure upgrades for both plots.



Plot A – proposed scheme for outline planning permission



Plot B – indicative scheme

# DEVELOPMENT CONTEXT

## THE KEY DRIVER OF THE PROPOSED DEVELOPMENT IS TO OPTIMISE THE USE OF THE HOSPITAL LAND WHICH IS SURPLUS TO REQUIREMENTS FOR HEALTHCARE PROVISION.

This optimisation and the release of surplus assets for development is to enable investment into the existing estate on site to provide modern accommodation and new improved healthcare facilities. The hospital is currently inefficiently used and sufficient space is available for all of the clinical services, which are delivered by various NHS trusts.

The North Central London Sustainability & Transformation Partnership (“STP”) has set out that no more space is needed for clinical services at the hospital and that there is currently under-used space on the Site and the existing back-office functions could be accommodated more efficiently across the site.

### ECH hospital site currently provides the following facilities:

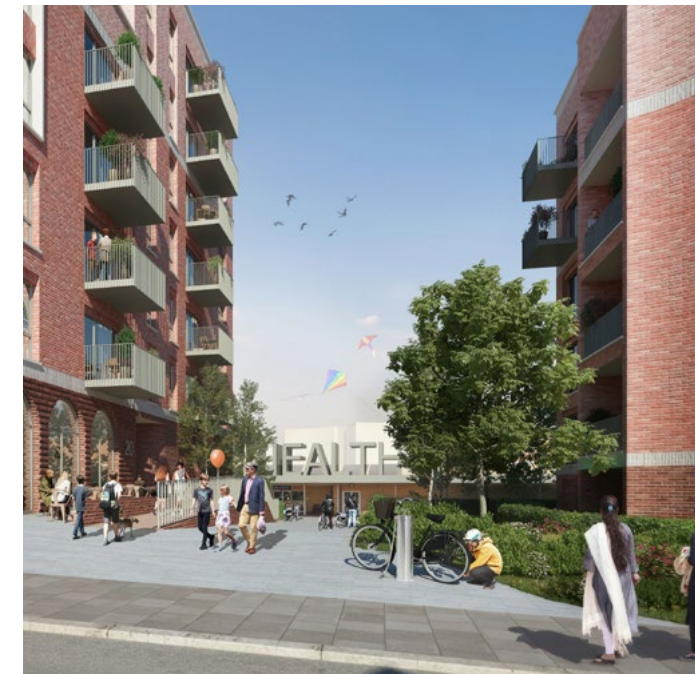
- Rehabilitation inpatient services;
- Maternity;
- Breast Screening;
- Day surgery;
- Mental health services;
- Administrative offices;
- Third sector organisations; and
- Specialist education provision.

None of the healthcare facilities currently provided will be affected by the release of surplus land. In order to commence the delivery of the site wide strategy, some enabling works need to be undertaken by the successful purchaser and funded from Plot A/ Plot B redevelopments, which include the upgrading and replacement of critical hospital and site-wide infrastructure. The Plot A planning permission and the release of the surplus land is therefore for the purpose of laying the foundations for the future and enabling the delivery of Plot B.

### The enabling works that need to be carried by a future Buyer include:

- The relocation of the substation and the upgrading of the electricity network to provide enhanced supply to both the hospital and the residential proposals for both Plot A and Plot B developments.
- The replacement of the large back-up generator for the main hospital and electrical switchgear to be moved and relocated off the Plot A site;
- Carry out utilities diversions to separate and protect hospital supplies and the separation of services to disconnect Plot A from the site-wide underground services tunnel network.

- The re-modelling of the patient car park so that there is no net loss in provision;
- Improvements to public realm, pedestrian routes and access, green spaces and the quality of the areas surrounding the main hospital;
- Reprovision of car parking on Plot B which may include a leaseback of ground floor areas



# THE LOCAL AREA

**EDWARE IS A POPULAR LONDON COMMUTER LOCATION WITHIN THE LONDON BOROUGH OF BARNET.**

It is located 10.8 miles from Central London. Edware High Street is a busy local high street providing a wide range of amenities to the local area. There is a mix of both independent and national retailers as well as the Broadwalk Shopping Centre which is located in the centre of the High Street in Edware.

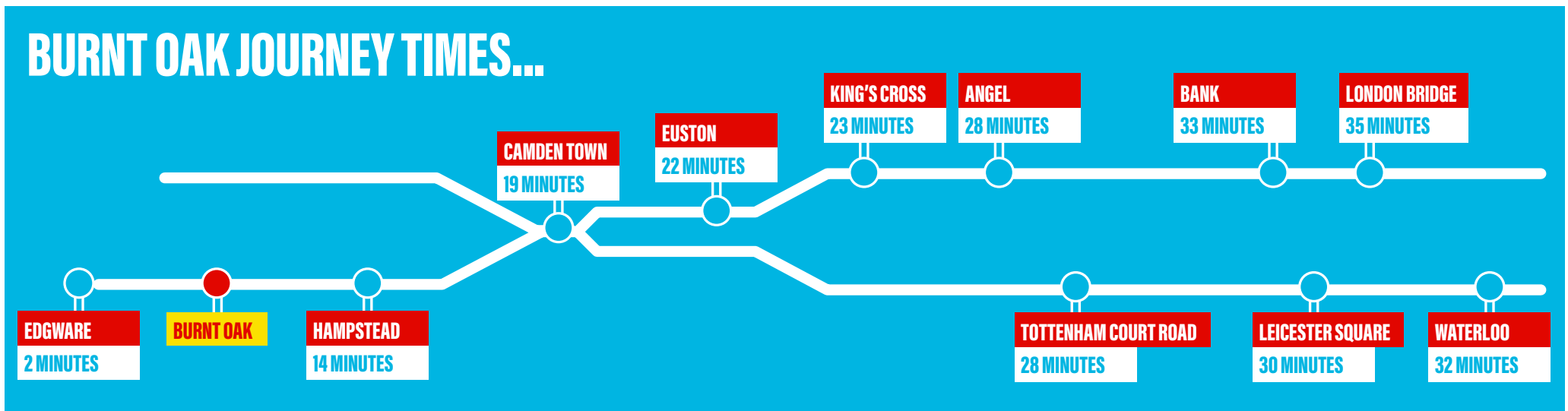
In addition, to retailers, the town centre provides a plethora of local cafes and restaurants. Edware town centre is set to undergo substantial regeneration in the coming years with a number of residential-led schemes being developed or in the pipeline.

The site at Edware Hospital is located between Deansbrook Road and Burnt Oak Broadway to the southwest of Edware in the suburb of Burnt Oak. The surrounding area is suburban in nature and provides good access to green space including the nearby Watling Park and Montrose Parks.



# TRANSPORT & CONNECTIVITY

The site is located approximately 0.6 miles (12 minute walk) from Burnt Oak underground station (Zone 4) and 0.8 miles (15 minute walk) from Edgware underground station (Zone 5) both providing services into Central London on the Northern Line. Both stations, and the surrounding area, are also accessible by a number of bus routes. Typical journey times from Burnt Oak underground station can be found on the graphic below.



# RESIDENTIAL MARKET COMMENTARY

The Borough of Barnet has seen strong house price growth in the last year with average prices in the Borough standing at £602,510 in March 2023, reflecting a year-on-year increase of 5.0% (Source: Land Registry). This rate of growth is outstripping the wider London growth rate of 3.0%. Specifically in Edgware, house prices stand at an average of £590,450.

There has been relatively limited new development in Edgware in recent years with most larger schemes located in nearby Colindale and Hendon. Prices within these locations are now in excess of £700 psf. There are a couple of emerging schemes in the pipeline in Edgware which will help to improve the character of the area.

These include Ballymore's planned regeneration of the Broadway Shopping Centre and Link City's regeneration of Burnt Oak town centre which will provide 350 new homes, commercial uses and a new library.



**£590,450 AVERAGE HOUSE PRICE**

**5.0% ANNUAL HOUSE PRICE GROWTH**

**C. £700 PSF NEW BUILD ASKING PRICES**



# DESCRIPTION

## EDGWARE COMMUNITY HOSPITAL ("ECH")

The existing site is located between Burnt Oak Broadway (A5) and Deansbrook Road (A5109) and extends to a total of 15.7 acres (6.4 ha). The site is currently occupied by various healthcare and educational buildings. The healthcare uses are being consolidated to unlock development on the site. The site abuts the London Underground train line to the east. The Silk Stream, a brook, runs through the eastern portion of the site.

The site provides two parcels for development known as **Plot A** and **Plot B**.

### PLOT A

Plot A is located on the western boundary of the site fronting Burnt Oak Broadway. The existing site comprises three vacant former healthcare buildings, surface car parking and an advertising board. Plot A extends to a total of approximately 1.5 acres (0.6 ha).

### PLOT B

Plot B is located towards the east of the site and comprises surface car parking, a chapel and a small residential block of 6 apartments. The Silk Stream runs through Plot B. Plot B excludes the 'H-shaped' Dennis Scott Building and Deansbrook House which are remaining on site in healthcare use. Plot B extends to a total of circa 3.9 acres (1.6 ha).

### LEGAL

The property is held under Freehold Titles NGL700188, NGL627670, NGL713691 and AGL525636 which are owned by NHS Property Services Limited. In addition, there is an electricity substation on Plot A which is held freehold by Eastern Power Networks PLC under title number AGL158306. It is anticipated that the developer of Plot A will relocate the electricity substation to facilitate development on the sites.

A transfer of part is proposed for the larger Freehold title (NGL700188) to accommodate the Plot A and Plot B development parcels, whilst allowing for sufficient access rights and easements for retained land.



# PLANNING & DEVELOPMENT

## PLANNING SUMMARY

A Town Planning Note produced by Montagu Evans is included within the Data Room. A brief summary of the planning background is as follows:

Parts of the site have been declared surplus to the requirements of the NHS. As a consequence, NHS PS has promoted development on the site both by way of a planning application in relation to the western part of the site (i.e. Plot A) and in LB Barnet's emerging Local Plan. In addition, NHS PS has tested the physical parameters for development of the eastern part of the site by way of the pre-application advice process.

The site represents a substantial residential development opportunity which will make a significant contribution to LB Barnet's housing supply. The redevelopment of Plot A and Plot B will help to optimise the use of the site, bring forward new residential accommodation and enhance the overall hospital setting.



## LOCAL PLAN

An examination in public into the Council's emerging Local Plan took place in autumn 2022. The Council are anticipating adopting their new Local Plan imminently. In the Regulation 19 Local Plan, the ECH site is proposed to be allocated and is referred to as Site 5 in the submitted draft Local Plan with the allocation covering the entirety of the ECH site.

The Local Plan also notes a number of constraints including the site's location in Flood Zone 3, the adjacent railway line and the Site of Borough Importance for Nature Conservation.

## INFRASTRUCTURE

It is envisaged that the developer of Plots A and Plot B will put in place the required infrastructure to enable the development of these plots, without prejudicing the functionality of the retained healthcare facilities. Further technical information on existing and potential amendments to utilities infrastructure is provided within the data room.



## WESTERN SITE – PLOT A

Planning permission has already been granted for development of the western part of the site (comprising land within the proposed site allocation).

Outline planning permission was granted on 7 September 2022 under reference 21/0274/OUT. The permission comprises demolition of existing building and phased redevelopment of surplus land to provide 129 residential units and flexible use commercial floorspace in buildings of 5 to 7 storeys.

## EASTERN SITE – PLOT B

In order to assess the site's remaining potential NHS PS undertook pre-application engagement with GLA Officers, accompanied by Officers of LB Barnet.

Pre-application advice was sought in relation to redevelopment of surplus hospital land to provide up to 200 residential units in six new buildings ranging from 5-10 storeys, landscaping including podium gardens and pocket park and improvements to the Silk Stream.

**FURTHER INFORMATION ABOUT THE DEVELOPMENT PROPOSALS FOR PLOT A AND PLOT B IS OUTLINED ON THE NEXT PAGE. >>>**





# PLANNING & DEVELOPMENT

## PLOT A

In September 2022, outline planning permission was approved (21/0274/OUT) for the demolition of the existing buildings and the phased redevelopment of surplus land to provide 129 residential units. The plans show a scheme of three blocks ranging in height from 5 to 7 storeys.

The scheme includes a small flexible commercial use (Class E) at ground floor in the middle block. The scheme includes a new public pedestrian access to the hospital between Block A2 and A3 adjacent to the commercial unit.

The plans include new infrastructure, specifically required to facilitate the development parcel. These infrastructure costs were used to agree the following options in relation to CIL / affordable housing.

### OPTION 1

0% affordable housing, subject to a review mechanism. In this instance CIL would be payable.

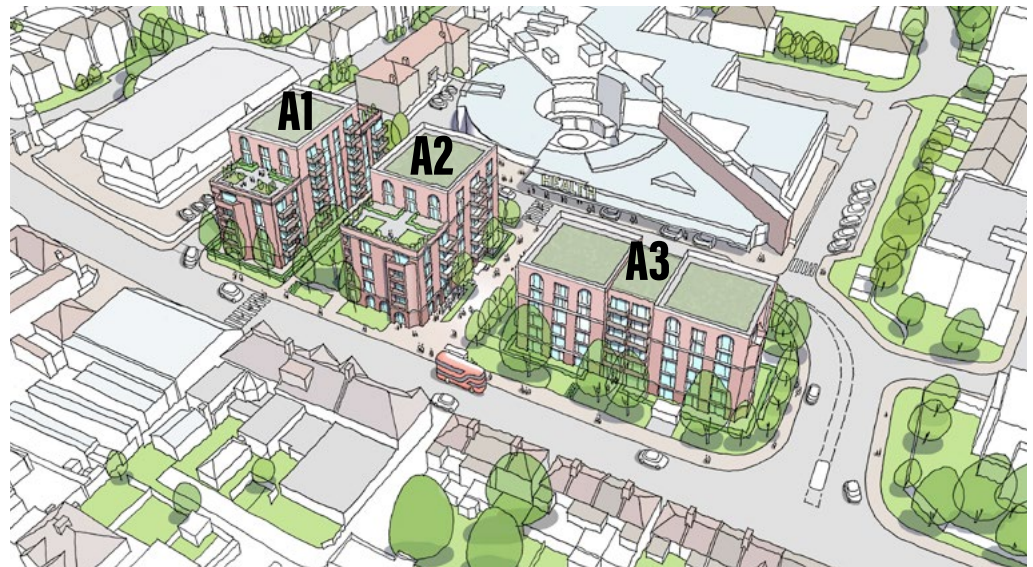
OR

### OPTION 2

Council would grant Exceptional Circumstances CIL Relief provided that the applicant commits to providing 10% affordable housing.

Reserved matters approval would be required by the purchaser prior to commencement of the development. The outline permission provides some flexibility to the purchaser to deliver a scheme to suit their requirements.

A copy of the S106 agreement is within the data room.



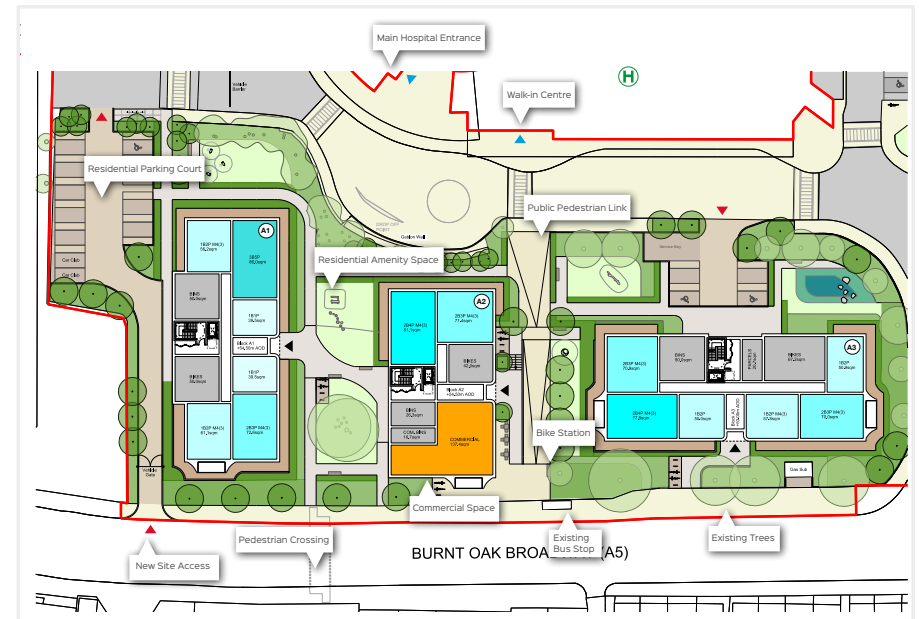
# PLANNING & DEVELOPMENT

## PLOT A - SCHEDULE OF ACCOMMODATION

### INDICATIVE SCHEDULE OF ACCOMMODATION - OUTLINE SUBMISSION

TYPE	UNITS	%	TOTAL NSA (SQ FT)
1 Bed	61	47%	32,697
2 Bed	61	47%	44,089
3 Bed	7	5%	6,544
Commercial	n/a	n/a	1,479
<b>TOTAL</b>	<b>RESIDENTIAL - 129</b>	<b>100%</b>	<b>84,809</b>

### GROUND FLOOR PLAN - OUTLINE SUBMISSION



# PLANNING & DEVELOPMENT

## PLOT B

Plot B is located towards the north east of the site. The Silk Stream runs through the centre of the site and is a key part of the boroughs nature conservation efforts.

A pre-application meeting was undertaken with GLA officers, accompanied by officers of LB Barnet. The pre-application scheme provided up to 200 residential units in six new buildings.

Since the pre-application meeting it has now been agreed that Deansbrook House, which is occupied by a breast screening unit, may form part of a later phase of development. This area had been envisaged to provide 40 apartments in one building but is now excluded from the sale of plot B.

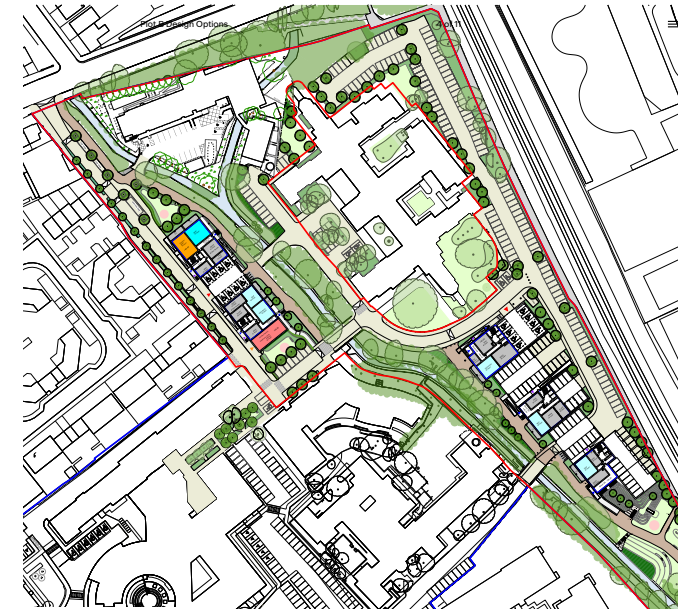
The scheme includes landscaping and improvements to the Silk Stream will be included in the plans. The Tate Hindle designed scheme shows buildings ranging in height from 5 to 10 storeys. A study has been undertaken since the pre-application meeting which looks to integrate a second stair core into each block, this study is included in the data room.

The layout was conceived having regard to daylight/sunlight, urban greening factor targets, and local amenity and GLA playspace requirements. A strategy to raise the ground floor level of residential buildings, to address flood risk, was included in the pre-application scheme.

Vehicular access for residential units was shown from Deansbrook Road along with new connections across the Silk Stream for pedestrians and vehicles.

The GLA supported the application in principle, however noted a number of technical matters that would be required from a proposal which are outlined within the pre-application response and Planning Note.

The existing Plot B includes 6 units of staff accommodation, of which Vacant Possession is anticipated in early 2024. It is anticipated that at least 6 units of replacement affordable housing will be required before affordable housing policy kicks in.



# FURTHER INFORMATION

## TENURE

Freehold

## VAT

The Property is not elected for VAT.

## SERVICES

Further information on existing and proposed utilities infrastructure is available on the data room.

## EPC

Copies of the EPC's are available on the data room.

## DATA ROOM

A Data Room with further planning, legal, technical and bid information is available at the following link:

<https://edgware-hospital-development.co.uk/>

## VIEWINGS

Accompanied viewings will be conducted by the vendor's sole agent on selected dates. For details of viewing arrangements please contact Montagu Evans.

## METHOD OF SALE

Best offers 'subject to contract only' are invited for the freehold of the site. We will be seeking the following types of offers:

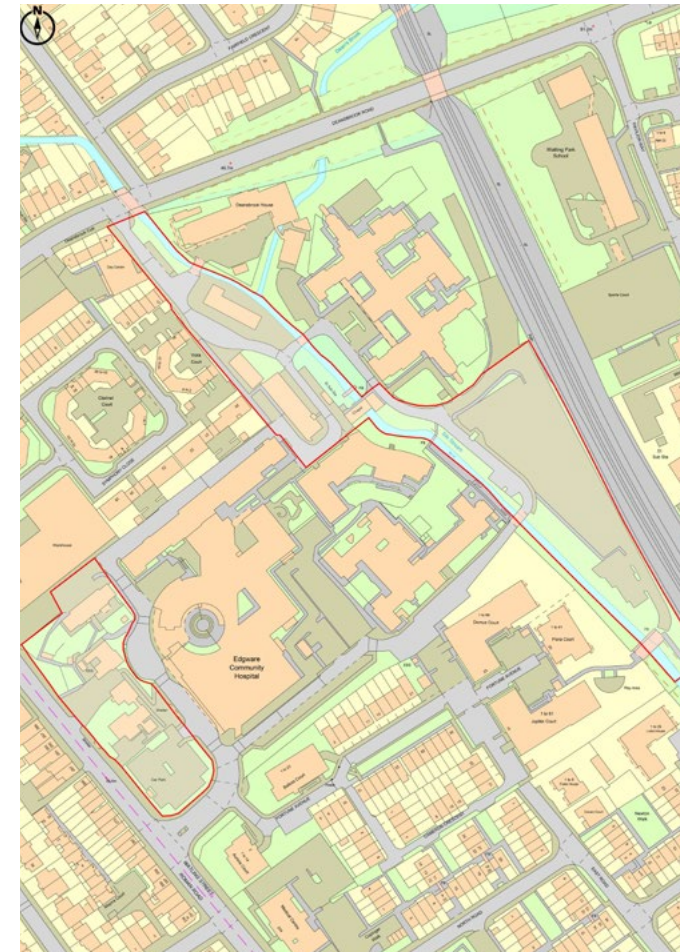
### PLOT A: UNCONDITIONAL\*

### PLOT B: SUBJECT TO PLANNING\*\*

*\*It is anticipated that the Plot A capital consideration will include infrastructure works for Plot A and B as well as a land payment.*

*\*\*Plot B to be subject to a leaseback of car parking.*

Offers that are conditional on other matters must set out the conditions in detail and the steps (including anticipated timescales) to discharge them. Offers are to be submitted via email on the bid deadline, which will be confirmed in due course but is anticipated in late September 2023.



# ENQUIRIES

For all enquiries and further information please contact:



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