

Welcome



The masterplan for West Hendon is a significant estate regeneration project providing over 2,000 new homes on slopes overlooking the Welsh Harp Reservoir. It aims to reconnect a once isolated site with the surrounding streets and spaces.

The development provides mixed tenure housing, new public parks, a community centre and commercial spaces for cafes and shops. Buildings range from mansion blocks to terraced streets to a tall signature building. Being built by Barratt London over six phases, diversity is at the heart of the scheme, from a 21- storey multi-unit building to individual terrace houses, and variations in contemporary yet contextually aware architecture.

The development is being delivered in six phases over a period of nearly 20 years, beginning in the early 2010s. Significant highway works underway on the A5 corridor and adjoining roads to mitigate the impact of the development and to allow the stopping up of Perryfield Way, which presently facilitates the right turn from the northbound A5 to Station Road, linking to the A41 at Hendon Central.

The works are being carried out in conjunction with Barnet Council and Transport for London. We recognise that residents and businesses in the area will be affected by the highway works. This drop-in session has been organised by Barratt Metropolitan LLP and Barnet Council to allow residents and businesses to view the highway works proposals and ask any questions they may have.

Scheme Headlines

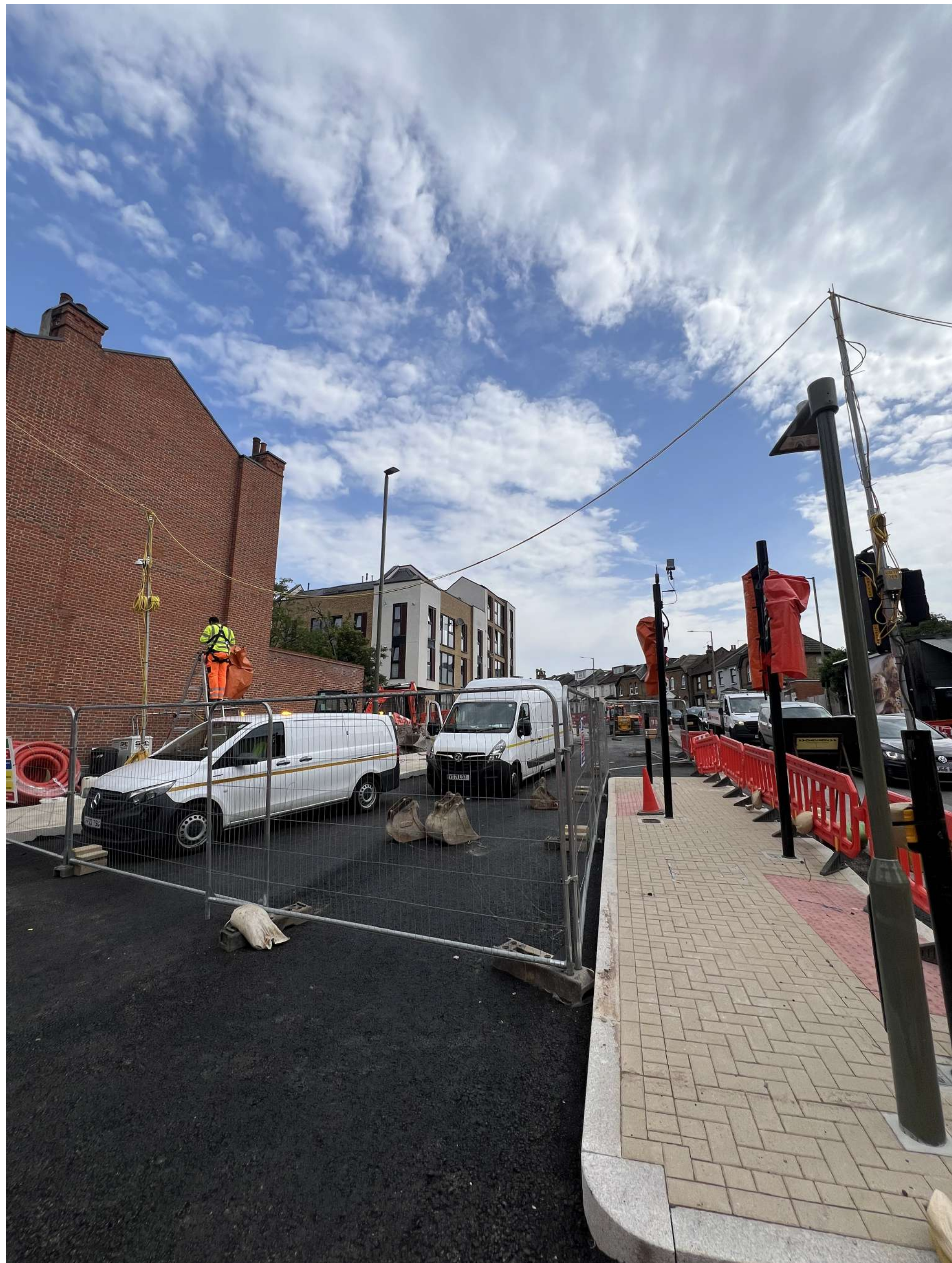
- ➔ 9,455 sq.m resurfaced carriageway
- ➔ 1,440 sq.m widened carriageway
- ➔ 5,340 sq.m upgraded footways
- ➔ Upgraded street lights
- ➔ New street trees
- ➔ Improved access to Station Road
- ➔ New pedestrian crossings
- ➔ Better bus stops

Highway Works

The highway scheme is designed to achieve the following:

- ➔ Removal of the gyratory system of Perryfield Way, reducing traffic circulation on residential streets.
- ➔ Make Station Road two way between West Hendon Broadway and Wilberforce Road.
- ➔ Allow traffic to turn from West Hendon Broadway into Station Road.
- ➔ Change direction of traffic flow on Wilberforce Road and Herbert Road to discourage through traffic from using them.
- ➔ Improve pedestrian and cycle crossing facilities.
- ➔ Improve the public realm.

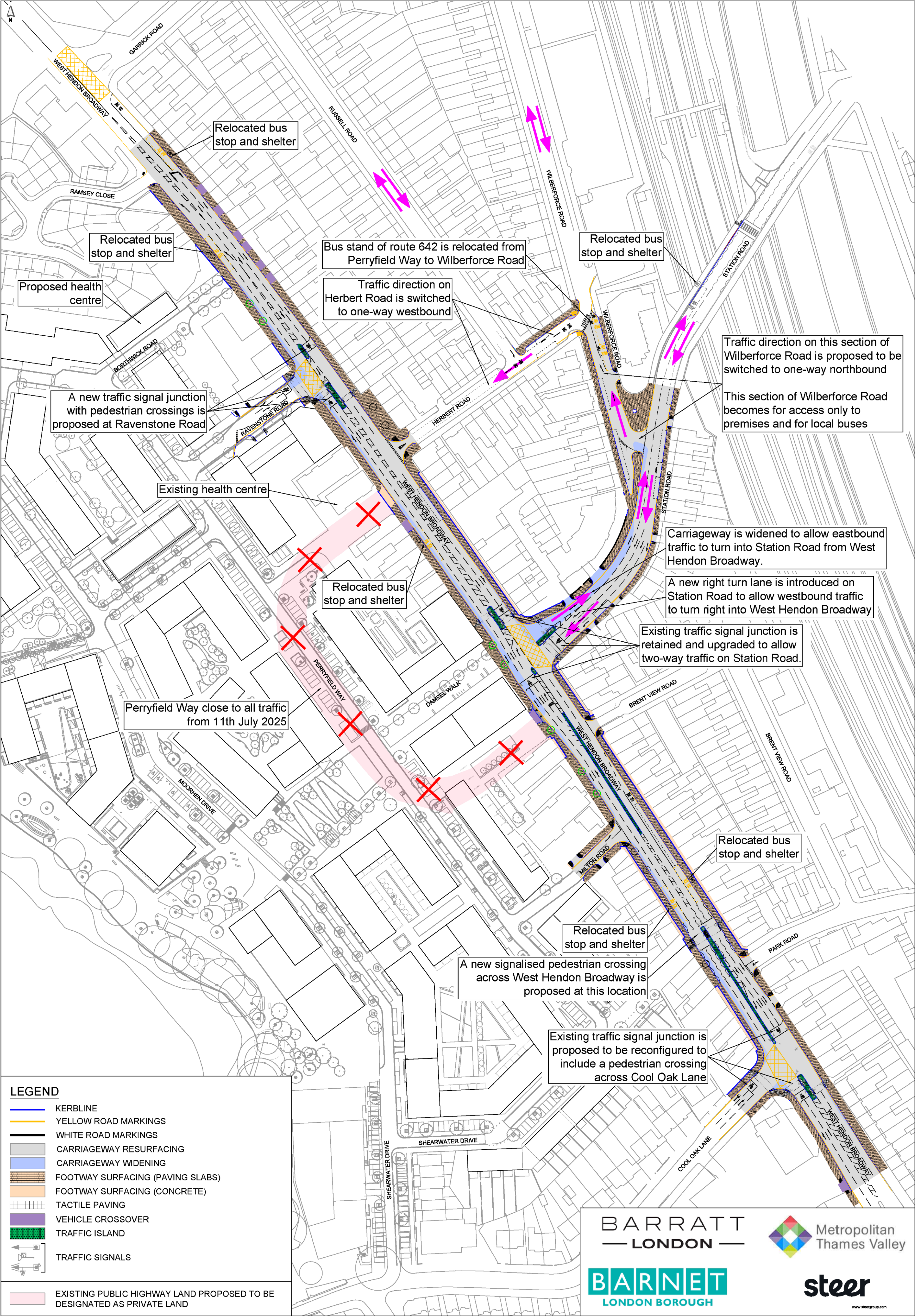
These works will allow Perryfield Way to be permanently closed to traffic and stopped up as public highway.



The scheme includes:

- ➔ Upgraded traffic lights at Station Road and Cool Oak Lane junctions.
- ➔ Removal of traffic lights at the Perryfield Way and Herbert Road junction.
- ➔ New traffic lights at Ravenstone Road.
- ➔ New pedestrian/cycle crossing over West Hendon Broadway at the end of Stanley Road.
- ➔ New carriageway and footway surfacing.
- ➔ Upgraded drainage.
- ➔ Upgraded street lighting.
- ➔ New bus shelters.
- ➔ New trees.
- ➔ New cycle stands.
- ➔ Public art.

Highway Works



Delivery Plan—Stage 1

Progress so far

Following preparatory work that started in October 2024, we have now almost completed widening Station Road and the section of West Hendon Broadway through the junction with Station Road.

Over the next few weeks, the remaining work around the Station Road junction and on Wilberforce Road and Herbert Road will be completed. This will include resurfacing parts of West Hendon Broadway and Station Road and painting of new road markings. We are now installing the new permanent traffic lights at the Station Road junction.

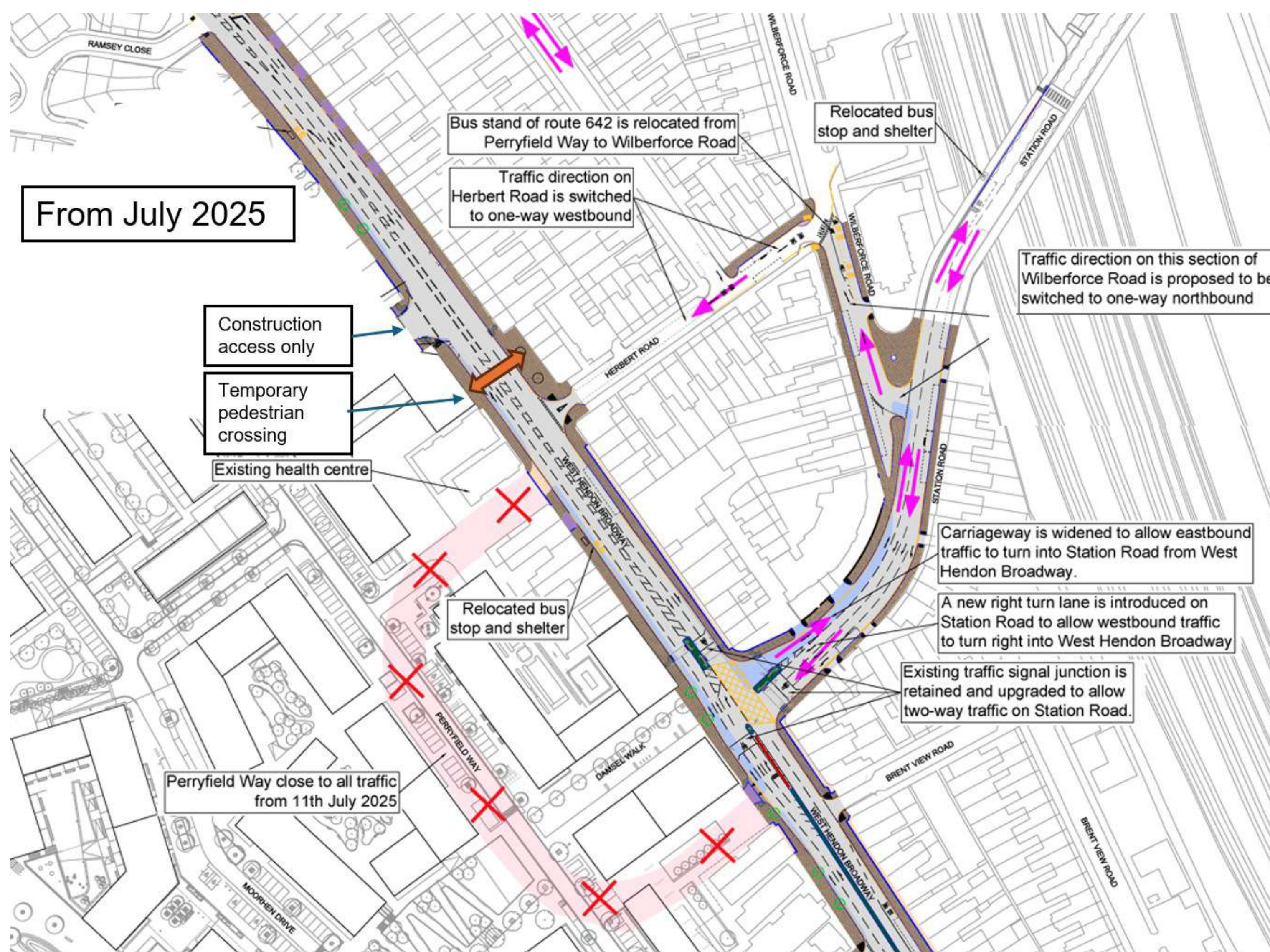
To carry out the work safely with minimal disruption to businesses and traffic, the resurfacing work will take place at night. We will write separately to residents and businesses that will be affected by this work.



During the works there will be temporary closures or diversions of footways, as well as lane closures. The location of pedestrian crossings may change from time to time. Most of the work will be done during the day but there will occasionally be a need for night work.



Traffic Switch



What will change?

- ➔ Perryfield Way will be closed permanently.
- ➔ The one-way section of Station Road will become two-way.
- ➔ The new traffic lights will be switched on and the current temporary lights will be turned off.
- ➔ The traffic lights at the junction of Perryfield Way, West Hendon Broadway and Herbert Road will be switched off.
- ➔ A temporary pedestrian crossing will be installed across West Hendon Broadway, north of Herbert Road.

Wilberforce Road and Herbert Road changes

- ➔ Herbert Road will remain one way, but the direction of traffic flow will be reversed.
- ➔ The one-way section of Wilberforce Road will be reversed so that traffic.
- ➔ All traffic joining West Hendon Broadway from Herbert Road will be required to turn left onto West Hendon Broadway. Only local buses will be able to turn right onto West Hendon Broadway.
- ➔ The one-way sections of Wilberforce Road and Herbert Road will be closed for two days over the switch weekend.

Planning the switch

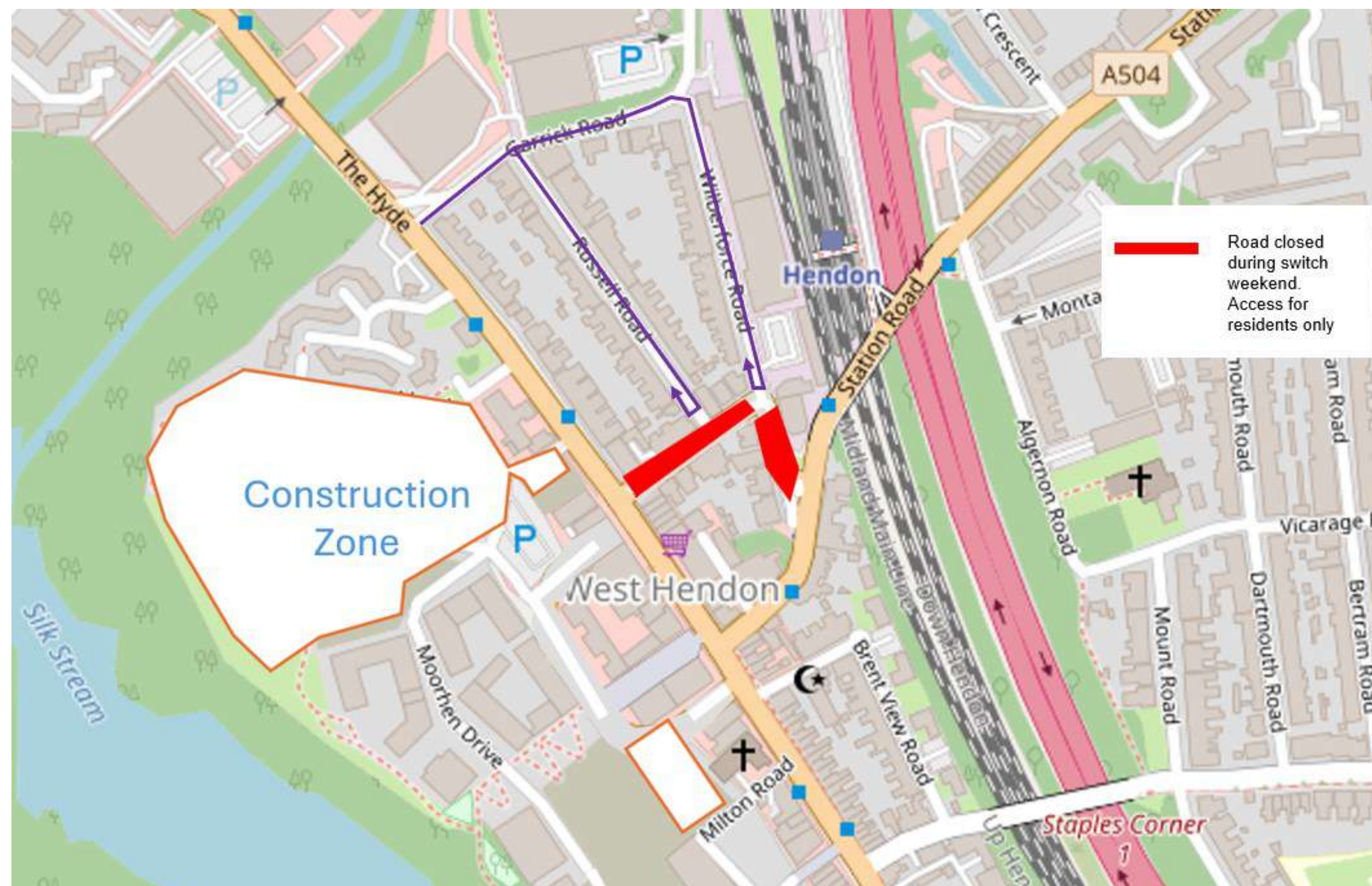
- ➔ The process for changing the road layout has been planned in detail between Barratt's works contractor, SBC Civils, Barratt's transport consultants Steer, Transport for London (who are responsible for the traffic lights) and Barnet Council officers to ensure that the change is made safely and efficiently.

How will the switch happen?

- ➔ **Shortly before the change is due to take place**, the one-way sections of **Herbert Road** and **Wilberforce Road** will be **closed** to traffic for about two days to allow residents to turn their parked vehicles face the new direction of travel.
- ➔ Traffic marshals will be available to allow residents access to their homes and to get their vehicles in or out, but it is important to close the road for safety reasons.
- ➔ These closures will also affect residents in **Russell Road** and the remaining section of **Wilberforce Road**, who will need to use Garrick Road.
- ➔ **At switch time**, traffic marshals will briefly stop traffic at key points while cones and barriers are moved to open new sections of road and to close Perryfield Way. At the same time, the new traffic lights will be brought into use and the temporary lights switched off.
- ➔ **After Perryfield Way is closed**, all vehicles will need to be removed. Access will be provided to existing businesses on Perryfield Way via Cool Oak Lane and Shearwater Drive, except for the Co-op loading bay and 179 West Hendon Broadway which will be accessed from West Hendon Broadway.

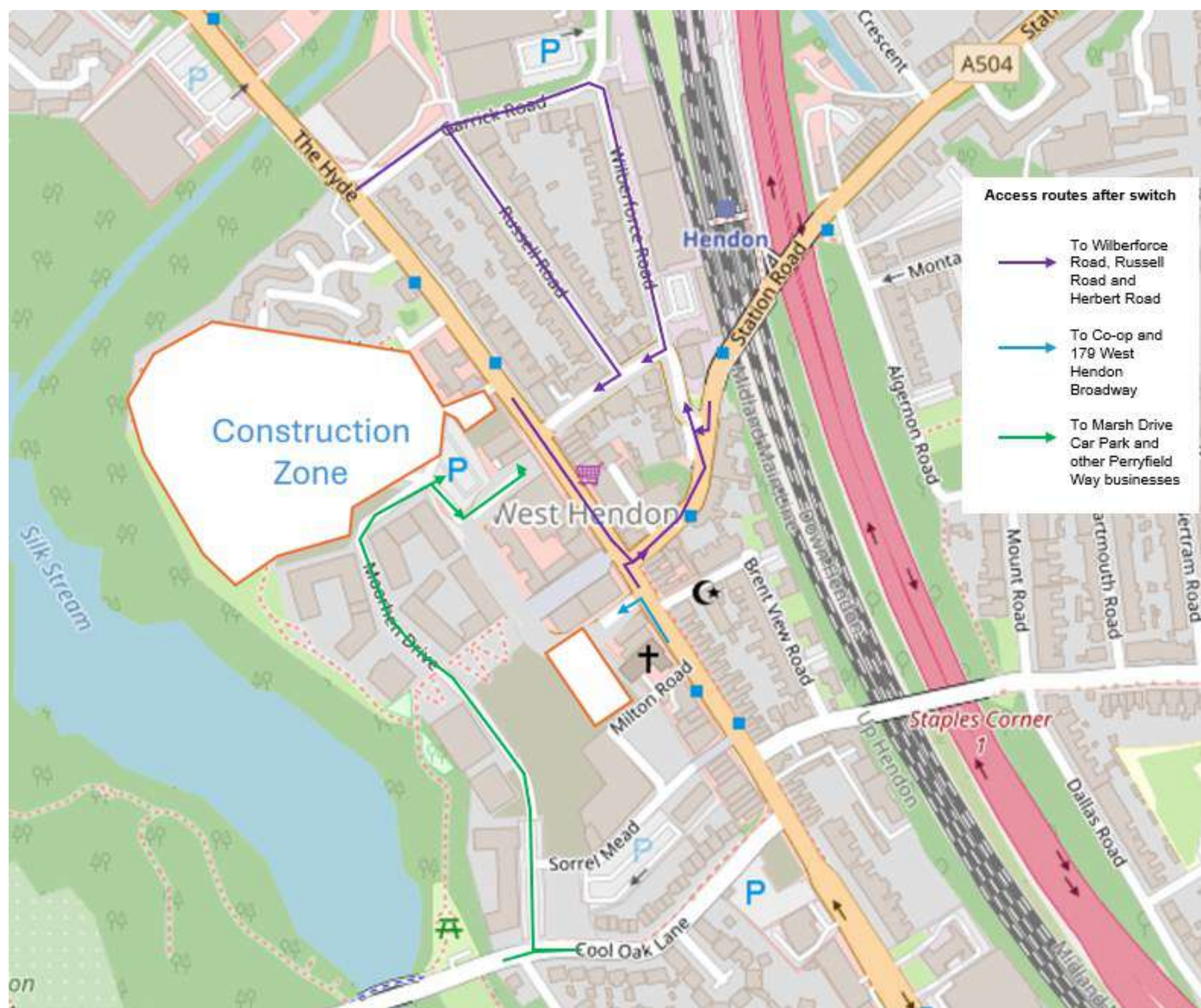
How do I get there?

During road closures on switch weekend



- ➔ During the switch weekend, Wilberforce Road and Herbert Road will be closed as shown to enable the flows to be reversed safely.
- ➔ While the roads are closed, you can turn your car around in the street.
- ➔ After the switch has happened, make sure you drive out down Herbert Road to West Hendon Broadway.
- ➔ We currently expect these roads to be closed until after the Monday morning peak hour, however, if all vehicles are turned before then and it is safe to do so, we may open them sooner.
- ➔ If you know you will be away during the weekend, please contact the project team for assistance.

After the switch

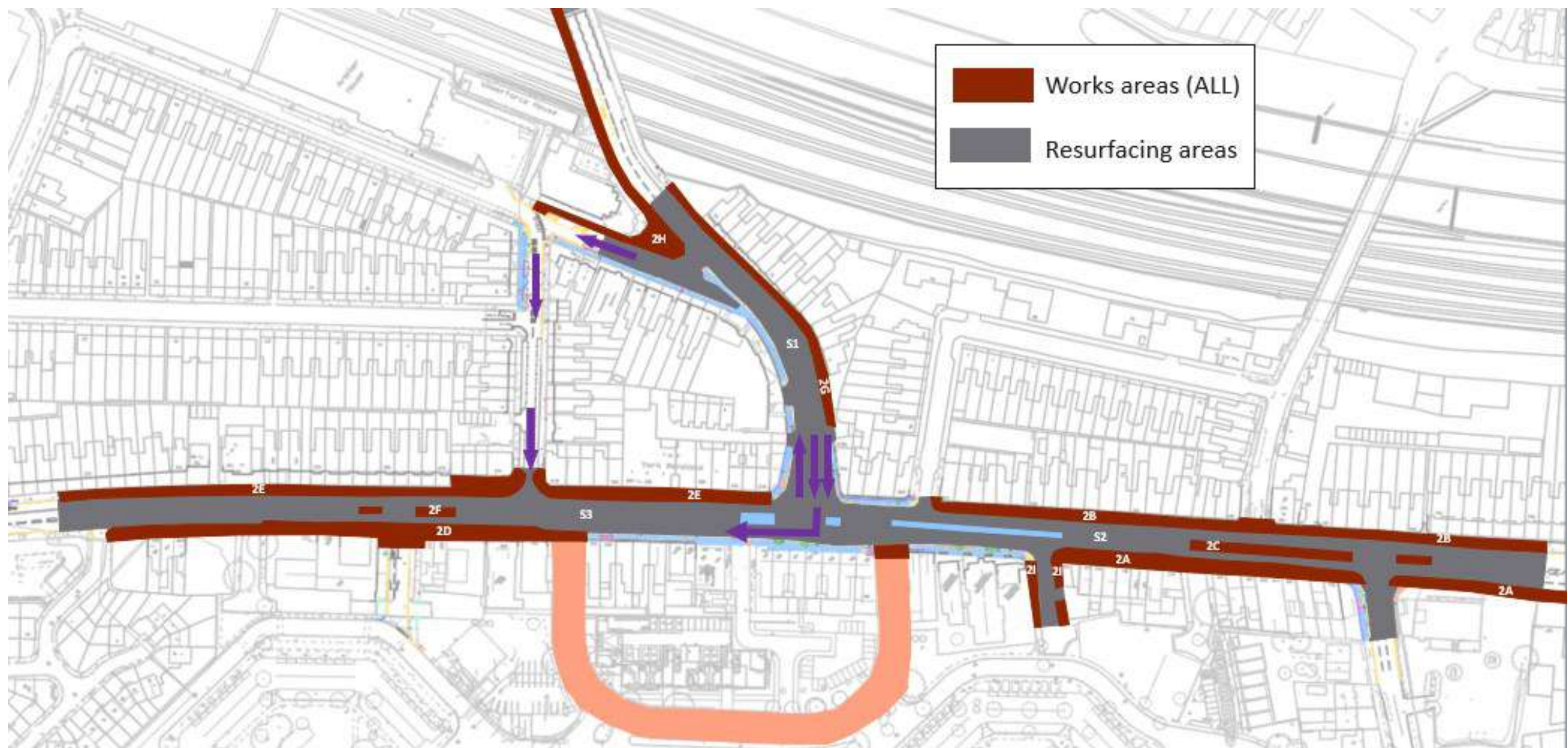


- ➔ Do not follow your sat-nav. It takes time for mapping organisations to update their maps and the directions you get are unlikely to be correct.
- ➔ Diversion signs will be in place to help people find their way.
- ➔ There will be no vehicle access to or from the West Hendon estate directly from West Hendon Broadway. Please access via Cool Oak Lane and Shearwater Drive.
- ➔ You will not be able to turn into Herbert Road from West Hendon Broadway. Please use Station Road and Wilberforce Road or Garrick Road to get there.
- ➔ The Marsh Drive car park will remain open after the switch.

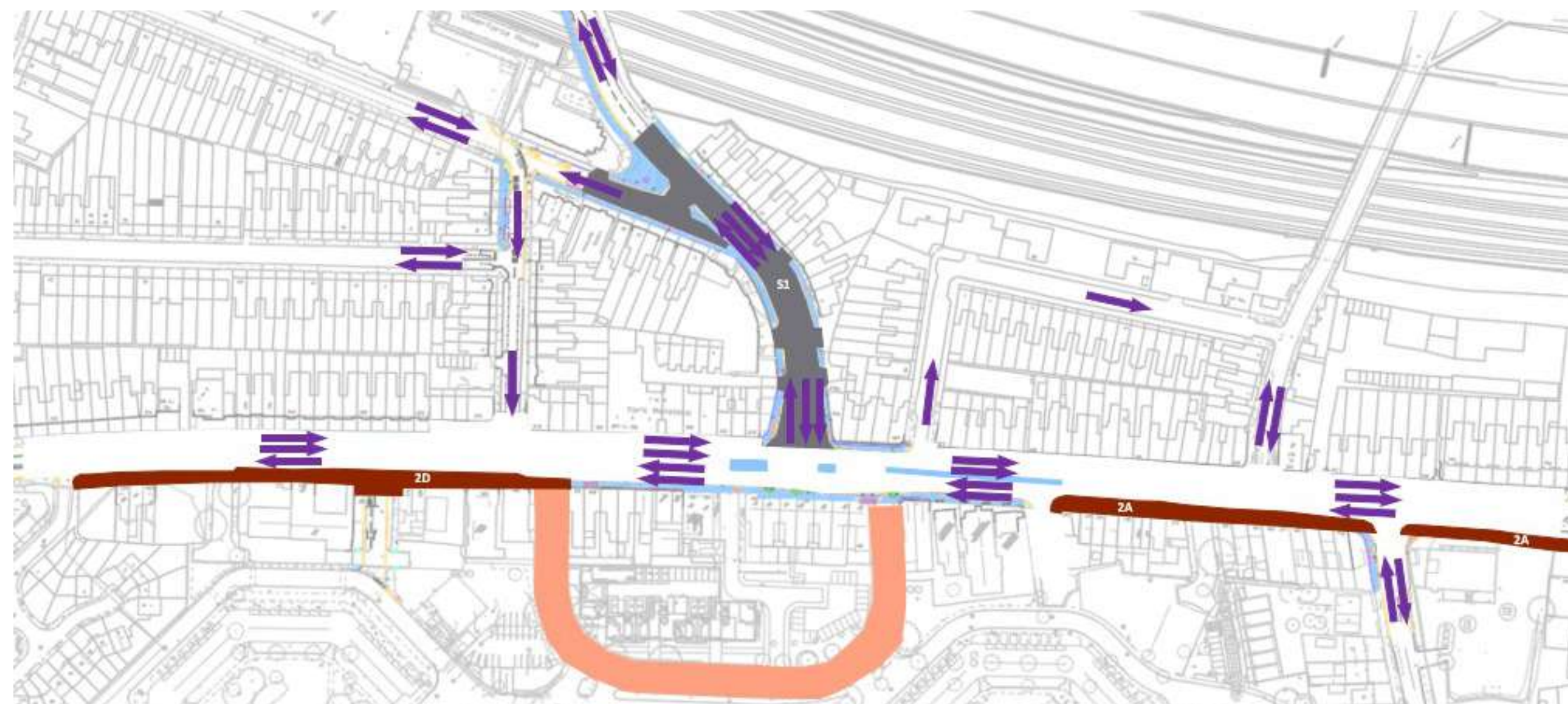
Delivery Plan—Stage 2

July 2025 to early 2026

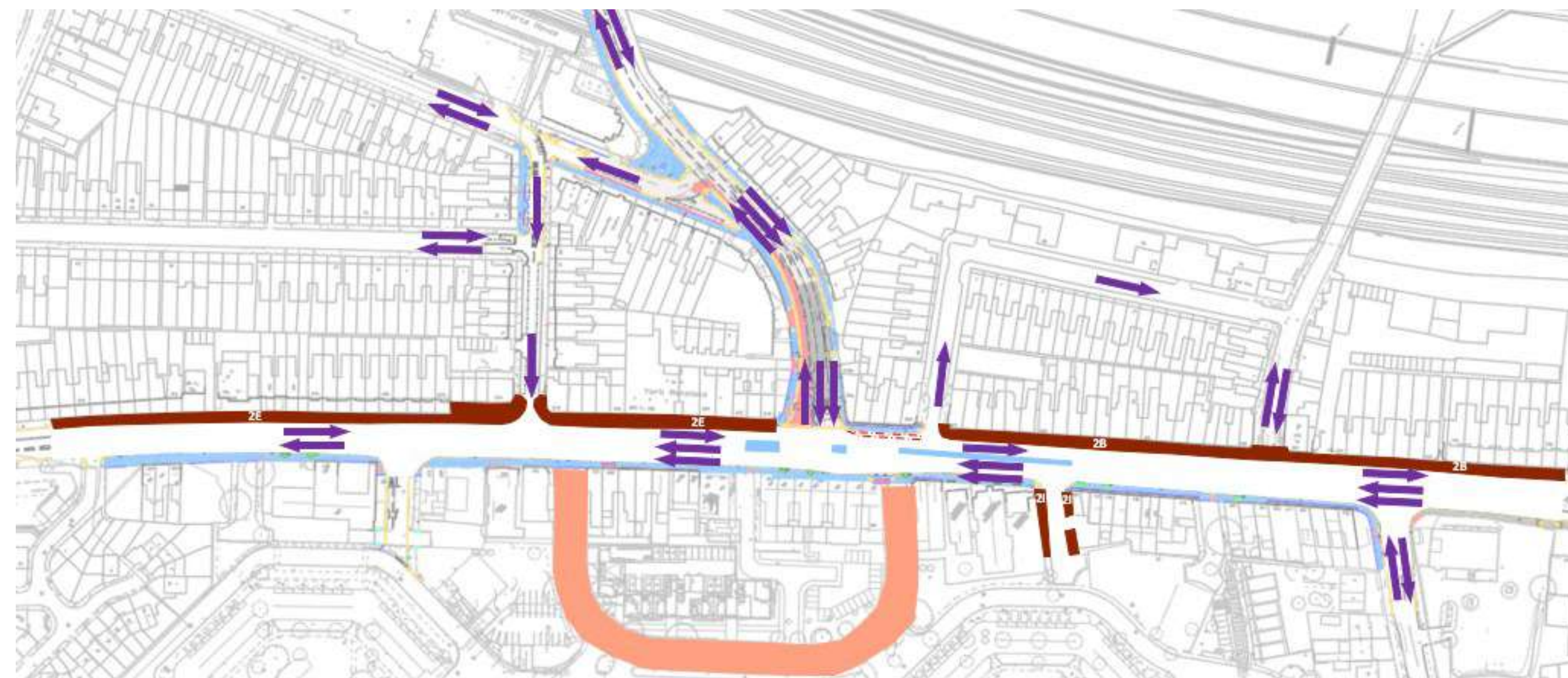
This period will include some works to finish the Station Road area that could not be carried out before the traffic switch in July 2025. The remainder of the programme comprises the improvement of West Hendon Broadway between Cool Oak Lane and Garrick Road.



We are proposing that the remainder of the northbound side will be reduced to a single lane to allow works to the western footway and along the carriageway.



When complete, the northbound will re-open to two lanes and the southbound will be reduced to a single lane to allow works to be completed on the east side of the road.



Carriageway Surfacing

Towards the end of the programme there will be a series of night-time closures to allow carriageway resurfacing to take place throughout the scheme.

Occasional changes to traffic management

During the works programme, there may be other short-term closures or night work to facilitate the works. We will communicate nearer the time with more details for those likely to be affected by this work.

What happens next?



Have your say

You can visit our website at

westhendonbroadway.co.uk

You can comment on the proposals by sending an email to

hendonwaterside@building-relations.co.uk

You can use the same email address if you wish to contact the project team during the work.

Next Steps

We will work to complete the project in early 2026.

We will provide further updates on our website from time to time.