

# West Hendon Playing Fields

Designing a transformational greenspace  
for the local community

**Competition Brief**

July 2022





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# Introduction

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- 1.1 The London Borough of Barnet (the 'Authority') is seeking to appoint a sole service provider (the 'Provider') to deliver proposals for improving the West Hendon Playing Fields on its behalf for a two-year period with the option to extend subject to budget constraints and performance. The proposed value of the contract is between approximately £500,000 and £700,000. There will be no minimum spend threshold on this contract due to the discretionary nature of utilising design and creative services and the contract value does not represent guaranteed spend.
- 1.2 The London Borough of Barnet (LBB) in partnership with the Landscape Institute is launching a two-stage design contest to select an outstanding designer or team of designers to prepare design proposals for a wide ranging and comprehensive package of improvements to transform the West Hendon Playing Fields from its current form to an exemplary destination park which forms a well connected centrepiece to the local community and wider catchment area.
- 1.3 Acknowledging that first and foremost this is a park project, LBB have selected the Landscape Institute as a partner to help stage and manage the contest. This arrangement also reflects the aim that the design teams entering the contest will be led by a Landscape Architect.
- 1.4 The design contest will be held in two stages. The first stage will be open to all. Entries will be judged against a set of criteria defined later in this brief. The scoring will be undertaken by a judging panel and the three highest scoring entries will be shortlisted and invited to proceed to stage 2 of the contest.
- 1.5 The Stage 2 brief is contained within this specification for reference. On submission of a compliant entry each shortlisted entrant will receive an honorarium of £10,000. The entries from the shortlisted teams will be evaluated by a judging panel against a predetermined set of judging criteria and the winning entrant will be the highest scoring entry.
- 1.6 LBB intends to award a contract to the winning entrant for the development of the winning scheme up to and including RIBA Work Stage 3 and including the submission of a planning application. This work will include participation in a public engagement process and pre-application talks with the Local Planning Authority (LPA). The requirement is specified in detail in section 6 of this document.
- 1.7 The contest is open to suitably accredited professional teams. It is not open to student teams.
- 1.8 This document defines the brief for Stage One and Stage Two of the contest as well as the requirement for the winning entrant. This document should be read in conjunction with the plans and other documentation forming the suite of documents.

# Background

- 2.1 Barnet has a great collection of parks and open spaces and these are an important part of what makes Barnet a green borough. People who live and work in Barnet enjoy access to formal parks and gardens, wild landscapes, extensive areas of greenbelt and leafy river valleys.
- 2.2 West Hendon Playing Fields is a large public open space located in the London Borough of Barnet near to West Hendon. The park contains a range of amenities and facilities including two tennis courts; a popular playground and football pitches all set within a traditional park setting making it one of the largest recreation grounds in Barnet. There is a free car park and also a bowling green with its own pavilion.



**West Hendon Football Pitch**



**West Hendon Tennis Court**



**West Hendon Bowling Club**

# Background

2.3 Barnet Council has in recent years, developed a series of key strategic documents designed to shape the delivery of sport and physical activity services and facilities in parks and open spaces across the Borough. These include a Playing Pitch Strategy (2017), a Parks and Open Spaces Strategy (2016-2026) and the Fit and Active Barnet Framework (2016-2021).

2.4 The Council is seeking to implement some of the recommendations made by these strategies by exploring the development of new sports hubs at three identified strategic sites – Barnet Copthall, West Hendon Playing Fields and Barnet / King George V Playing Fields.

2.5 Section 106 contributions arising from the regeneration of the West Hendon estate have presented an opportunity to improve the facilities on the playing fields and surrounding areas with the aim of promoting and increasing participation in sport and physical activity in the locality and raising the profile of the SSSI.

2.6 The West Hendon Playing Fields (WHPF) Project aims to deliver significant improvements to a flagship greenspace within the London Borough of Barnet. Through improvements to the quality of the park; the introduction of a community sports hub; assorted indoor and outdoor recreational facilities and improvements to connectivity within and around the site, the Council is aiming to create a premier open space within North-West London for both residents and visitors alike.

2.7 The West Hendon Playing Fields is located within the A5 corridor, a significant area of growth within the Borough. A regenerated WHPF will offer a significant placemaking contribution to the wider area through ecological improvements, a wide-ranging health and wellbeing offer, and

improvements to cycle and pedestrian routes through the park and local area.

2.8 The scheme aims to support the Local Authority’s wider strategy, meeting the current Barnet Plan’s four key priorities:

<p><b>Clean, safe and well-run - a place where our streets are clean and anti-social behaviour is dealt with so our residents feel safe; providing good-quality, customer-friendly services in all that we do</b></p>	<ul style="list-style-type: none"> <li>• Improvements to the quality of parks infrastructure</li> <li>• Operational arrangements introduced to a site to ensure security, safety, maintenance and longevity</li> <li>• Ecological improvements to a Site of Special Scientific Interest, increasing awareness of the natural environment</li> </ul>
<p><b>Family friendly - creating a family friendly Barnet, enabling opportunities for our children and our young people to achieve their best</b></p>	<ul style="list-style-type: none"> <li>• An informed and well-researched facility mix which caters for all age groups and considers all stakeholders</li> <li>• Improved offer for younger people, including improved junior pitches and new, accessible community facilities</li> </ul>
<p><b>Healthy - a place with fantastic facilities for all ages, enabling people to live happy and healthy lives</b></p>	<ul style="list-style-type: none"> <li>• Development of facilities to promote healthy and active lifestyles among residents</li> <li>• Inclusion of free-to-access facilities alongside more specialist options, to provide a unique offer to local residents</li> <li>• Improvement to community facilities</li> </ul>
<p><b>Thriving - a place fit for the future, where all residents, business and visitors benefit from improved, sustainable infrastructure and opportunity</b></p>	<ul style="list-style-type: none"> <li>• Improvements to cycle and pedestrian routes through the park, increasing Barnet’s offer in terms of active travel</li> <li>• A significant placemaking contribution to the wider West Hendon regeneration works</li> <li>• Improvement to facilities for existing local businesses</li> </ul>

# Background

## 2.9 West Hendon Playing Fields

2.9.1 West Hendon Playing Fields in its current form is a well-used community and sporting resource. It offers a range of outdoor leisure facilities, including football pitches, tennis courts and a cricket square. It is also home to a nursery, martial arts club and lawn bowls club, situated within a building (The Pavilion) in the north-east section of the site. There is a significant ecological contribution from the site itself and its surroundings.

2.9.2 However, there are significant and obvious weaknesses in need of addressing, as follows:

- The site is unwelcoming, with little visual appeal and it lacks an overarching identity;
- The built infrastructure, including the aforementioned nursery and bowls club, is rundown;
- The facilities are of a poor quality, with the tennis courts, play areas and playing pitches all in need of refurbishment or replacement;
- Access to the site is poor, with connections between the playing fields and neighbouring areas in need of improvement;
- Circulation routes within the site for cyclists and pedestrians are limited;
- Drainage within the site is poor, with circulation routes and playing pitches occasionally left inaccessible after heavy rainfall;
- There is a lack of coherent site-wide management capable of bringing together the various functions in an efficient manner;
- The maintenance of the site is subsidised annually by the Council;

2.9.3 Through regeneration of the site, the expected benefits of the project are to:

- Contribute towards the Greenspaces and Leisure Medium Term Financial Strategy (MTFS) and recovery plans by generating income;
- Enable greater use of the site;
- Promote a fit and active lifestyle for residents, and
- Preserve areas of ecological importance.

## 2.10 Masterplan Background

2.10.1 The Parks and Open Spaces Strategy 2016 to 2026 was agreed at the meeting of the Environment Committee in March 2016. An agreed action was to “create new Sports Hubs with good quality facilities”, and a number of sites were subsequently identified.

2.10.2 At the meeting of the Environment Committee on 13 July 2017 it was agreed that:

- Masterplans would be developed for both West Hendon Playing Fields and Barnet Playing Fields so as to create a Sports Hub
- Blended funding streams are pursued for the development of these Sports Hubs in line with the agreed Greenspaces Capital Investment Programme and the Playing Pitch Strategy (2017) for Barnet
- Authority would be delegated to the Strategic Director for Environment to procure appropriately qualified external support to develop the Masterplans for the sites in accordance with the Council’s Contract Procedure Rules.



# Background

- 2.10.3 The Sport, Leisure and Culture Consultancy (SLC) were appointed in 2018 to undertake a feasibility study and develop draft Masterplans for the two sites. The work was reported to the 14 March 2019 Environment Committee and it was agreed that a public and stakeholder consultation exercise would be undertaken. SLC undertook this work in 2019 and final Masterplans were produced. The outcomes of the consultation were reported to the 12 March 2020 meeting of the Environment Committee, which showed that 72% of respondents were either 'supportive' or 'very supportive' of the Masterplan.
- 2.10.4 Recommendations that the final Masterplans be approved for the two sites were unanimously agreed by committee, and it was agreed that an outline business case would be brought forward for approval once finalised.
- 2.10.5 In December 2020, SLC were commissioned to review the financial models available to the Council, assessing the impact of borrowing on the scheme. The appraisal information was submitted to Policy & Resources Committee in February 2021 as part of a request for £1.4m of CIL monies to develop the scheme's business case. This submission was approved and thus included within the Council's capital programme.
- 2.10.6 In June 2021, an Outline Business Case was presented to the Council's Policy and Resources Committee and subsequently approved. Approvals included authority to proceed with procurement exercises and preparation of an outline planning application for the site.
- 2.10.7 It was decided that the ambitious aspirations for the site combined with the allocated budget and the park's prominence and significance within the borough justified staging a design contest as a means of selecting the most highly qualified team with the most fitting and ambitious proposals.

## 2.11 Site description

### Site visit

- 2.11.1 Contest teams should visit the site in order to develop a good understanding of it, its context, the prevailing conditions, the opportunities and constraints and the issues which will need to be addressed as part of the contest.
- 2.11.2 Visits will not be accompanied by the client and no notice is required. Car parking is available on site and the park is open all day. Please note that access into The Pavilion will not be possible at this stage.

### Site location

- 2.11.3 West Hendon Playing Fields (WHPF) is located in the south-western corner of the Borough and shares a boundary with the London Borough of Brent. It lies adjacent to the Welsh Harp reservoir. The boundaries of the site are shown on the boundary plan provided as part of the contest pack. As shown on the plan, Woodfield Park is included within the contest boundary.

# Background

## Site designations

2.11.4 West Hendon Playing Fields is designated as Metropolitan Open Land. The adjacent Brent Reservoir (Welsh Harp Reservoir) is a Site of Special Scientific Interest (SSSI) and a Local Nature Reserve (LNR).

2.11.5 The Brent Reservoir SSSI designation is due primarily for its importance to breeding wetland birds and in particular for significant numbers of nesting great crested grebe. The diversity of wintering waterfowl and the variety of plant species growing along the water margin are also of special note for Greater London.

A Welsh Harp Vision document with associated Action Plan is currently being developed by the Canals and Rivers Trust in collaboration with the London Boroughs of Barnet and Brent.

## Site description

2.11.6 West Hendon Playing Fields is an important and reasonably well used sporting, recreation and community resource with strong links to adjacent areas of significant ecological interest. The site currently provides a series of outdoor and indoor facilities to support existing sports clubs. The football pitches are used by six local teams and the Council-owned pavilion is occupied, through separate tenanted areas, by the Chin Woo Martial Arts Club and Hendon Bowls Club. The pavilion also hosts Parkside View Nursery which is well used by the community and helps meet local demand for children's nursery places.

2.11.7 The playing fields and wider site have strong ecological interest being located adjacent to the Welsh Harp / Brent Reservoir, a designated Local Nature Reserve and Site of Importance for Nature Conservation. The site also forms a

buffer zone to the Welsh Harp / Brent Reservoir which is a designated Site of Special Scientific Interest (SSSI), providing a vital habitat for wildlife.

2.11.8 The current site is unwelcoming, appears unloved and is characterised by rundown built infrastructure, poor quality facilities, poor access and circulation routes and an overarching lack of identity. It is made up of a series of unconnected functions operating in isolation and with an apparent lack of overall site management. This has resulted in a disparate, disjointed and incoherent offer.

2.11.9 Despite the weaknesses of the current site, there are clear opportunities to develop facilities and services which not only meet local need for improved sports and community facilities but exploit the unique nature and location of the site, particularly linked to its SSSI designation. As well as developing a new sports hub and community facilities for local residents, there is a clear opportunity to improve basic pedestrian and cycle route connections to and around the wider site. There is a prospect of providing a 'destination offer' which attracts visitors from further afield.

## Site maintenance

2.11.10 West Hendon Playing Fields are maintained by the Council's Streetscene service, which maintains all Council parks and greenspaces.

2.11.11 There is not a management plan for the park.

## Site analysis

2.11.12 The following site analysis is extracted from the SLC Masterplanning Options Appraisal Report. The full report should be read in order to gain a comprehensive understanding of the site.



# Background

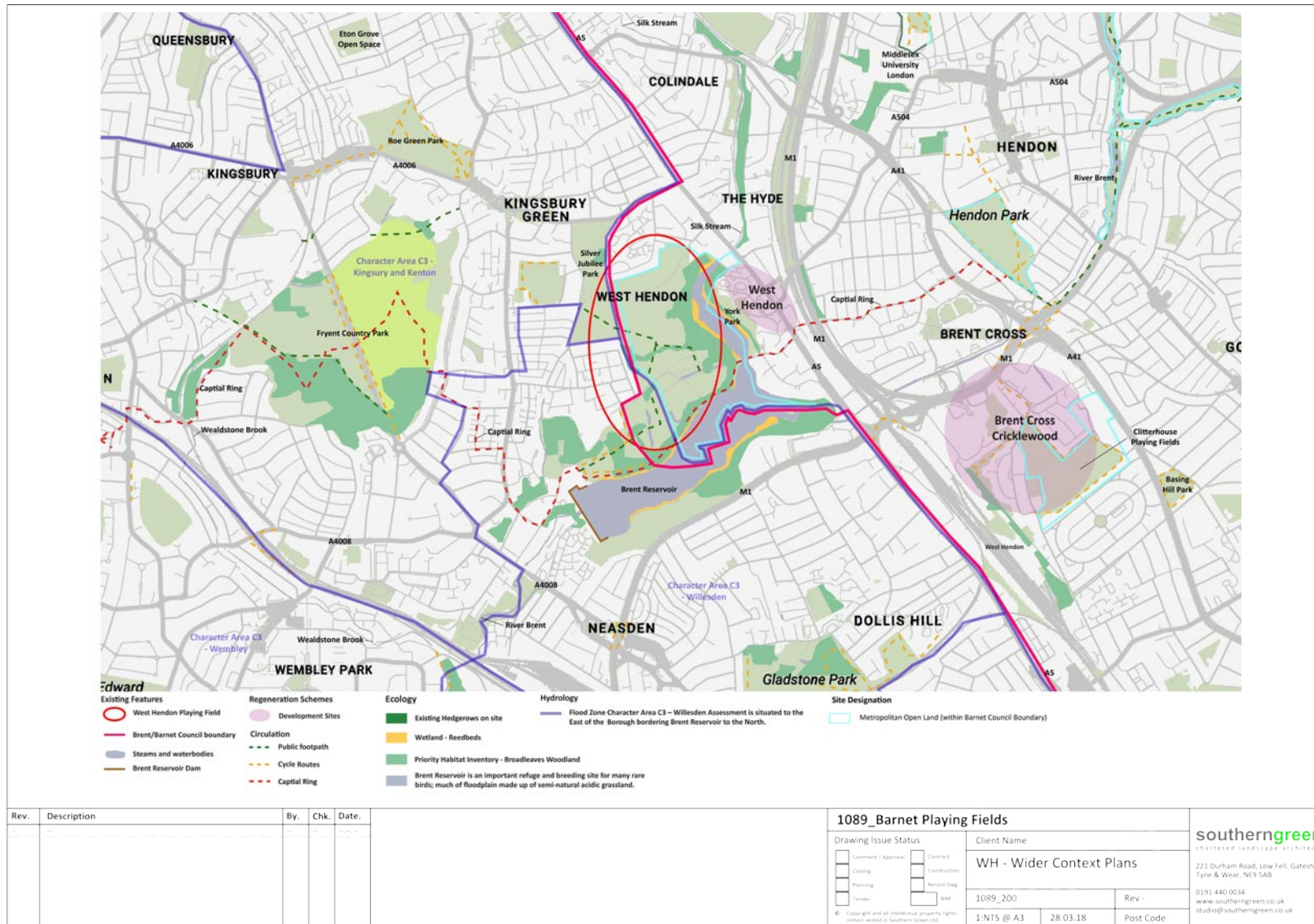
- 2.11.13 WHPF consists largely of playing fields set out over a gently sloping site but also includes informal grassland and woodland on elevated ground to the south. At the northern end of the site, a ‘pavilion’ provides changing accommodation, a nursery, a martial arts dojo and facilities for Hendon Bowling Club. The pavilion is located adjacent to a 6-rink grass bowling green and tennis courts and a play area are located to the north of the pavilion and car parks to the north east.
- 2.11.14 Vehicle access is restricted to a single point of entry from Goldsmith Avenue at the north-east corner of the site. Pedestrian access is provided at seven points around the site although the pathways are generally of low quality and poorly signed with poor connections to surrounding pedestrian routes.
- 2.11.15 The site is one of several green spaces located to the east and north of the Brent Reservoir including Silver Jubilee Park, Woodfield Park, West Hendon Allotments and Welsh Harp Open Space.
- 2.11.16 The site has strong ecological interest and outside the playing fields zone, the site is covered by the Brent Reservoir designated Local Nature Reserve and Site of Importance for Nature Conservation. The site also forms a buffer zone to the Brent Reservoir which is a designated Site of Special Scientific Interest (SSSI), providing a vital habitat for wildlife.
- 2.11.17 WHPF is used for organised sports and informal recreation, serving residents from surrounding communities including Dollis Hill, Neasden, Brent Cross and Kingsbury Green. The site is close to significant new high-density housing developments at West Hendon to the east for which the site will serve as the main recreational resource and would also serve residents and visitors of the nearby Brent Cross regeneration scheme.

2.11.18 The site has great potential to be developed as a major recreational focus for adjacent communities through the improvement of facilities, improved access and the establishment of a new identity. There is also great potential to exploit the site’s woodland areas and ecological interest through interpretation, signage, activities and education.

2.11.19 The following drawings within the SLC Masterplanning Options Appraisal Report and Feasibility Report illustrate the site analysis and should be viewed in conjunction with this brief:

- 1089 200 WH - Wider Context Plan
- 1089 201 WH - Adjacent Land Uses and Green Infrastructure
- 1089 202 WH – Schools
- 1089 203 WH - Character Areas
- 1089 205 WH - Designation Plan
- 1089 206 WH - Site Facilities Plan
- 1089 207 WH - Access & Circulation including Car Parking
- 1089 213 WH - Site Survey Summary
- 1089 214 WH - Visual Analysis
- 1089 215 West Hendon Site SWOT Analysis Strengths
- 1089 216 West Hendon Site SWOT Analysis Weaknesses
- 1089 217 West Hendon Site SWOT Analysis Opportunities
- 1089 218 West Hendon Site SWOT Analysis Threats.

# Wider Context Plan



# Background

## Site Character

2.11.20 The site is characterised by large expanses of amenity grassland, improved grassland and scattered with both mature and young broadleaved semi natural woodland.

2.11.21 The 33-hectare site can be broken down into four main character zones:

- A small developed zone of different uses located in the north east corner of the site which includes the pavilion, bowling green, tennis courts, play area and car parks. The area forms the main entrance to the site and is visually unattractive, lacking in identity and is subject to anti-social behaviour. The zone is also subject to flooding.
- A large open space occupying the majority of the site which are used for playing fields, a large proportion of which was a former land fill site. The sloping playing fields are marked out for use as football pitches but are subject to drainage issues, particularly those in the central western area of the site.
- A small area of broadleaved semi natural woodland on rising land to the south which also includes a single playing field adjacent to Cool Oak Lane.
- A large area of broadleaved semi natural woodland lies to the east bordering the reservoir as well as a significant area of improved grassland, in the south east corner of the site.

2.11.22 Please refer to drawing no. 1085 203 WH Character Areas in the SLC Masterplanning Options Appraisal Report.

## Site context

2.11.23 The site is surrounded to the north and west by residential development.

2.11.24 The Welsh Harp Reservoir lies to the south and east of the site. To the east and south of the reservoir are further residential areas.

2.11.25 New pedestrian bridges are planned across the Silkstream and as part of Cool Oak Lane Bridge to improve connectivity between the West Hendon estate and WHPF and surrounding green spaces. The bridges are not part of this brief but entries will need to consider accessible connections to the bridges, taking into consideration any changes in level.

2.11.26 The plans for the Silkstream bridge can be viewed on Barnet's planning portal, using reference 18/1163/RMA.

## Brent Reservoir

2.11.27 Brent Reservoir, also known as the Welsh Harp because of its shape, is a large open body of water adjacent to the southern and eastern boundaries of West Hendon Playing Fields.

2.11.28 The reservoir was built in the mid-19th Century to supply water to the Regent's Canal, however it has been extensively modernised with concrete walls and structures. At the western end is a sluice with concrete walkways and a control house over the water.

2.11.29 The Wembley Sailing Club occupies the North West corner of the reservoir with a complex of buildings and hardstanding. To the east, Cool Oak Lane bridge crosses the reservoir. Much of the reservoir is surrounded by small pockets of woodland and the site is a SSSI (refer to the ecology section). The reservoir has strong currents and is suitable for boating but not for swimming. Access is restricted in some areas such as the sluice and sailing club.



# Background

## Ecology

2.11.30 In March 2018 MKA Ecology Limited was commissioned to undertake a Preliminary Ecological Appraisal of West Hendon Playing Fields. The appraisal included a Phase 1 habitat survey, protected species scoping survey and desktop study of protected and notable sites and species in the area.

2.11.31 Brent Reservoir (Welsh Harp) is designated as a SSSI, LNR and Site of Metropolitan Importance. It is contiguous with the eastern and southern part of the West Hendon Playing Fields site. The reservoir provides a valuable habitat for wildlife and is recognised as an important bird breeding area.

2.11.32 Ultimately it will be necessary to consult with Natural England to demonstrate that there is no impact from the development upon the Brent Reservoir (Welsh Harp) SSSI, LNR and Site of Metropolitan Importance. As Habitats of Principle Importance, the broadleaved woodland and ponds should be retained as much as possible within the design scheme and any impacts minimised.

2.11.33 Suitable habitat was identified for roosting, commuting and foraging bats. Further assessment will ultimately be required to fully understand the potential impacts on any bats and to guide mitigation measures.

2.11.34 Suitable terrestrial and aquatic habitat was present on site for great crested newt although there are only four ponds within 500 metres of the site. An eDNA survey of the waterbodies on site will ultimately be required to confirm presence or absence of great crested newt. Should these confirm the presence of this species then population estimate surveys would be required.

2.11.35 Suitable habitat for reptiles in the form of discrete areas of semi-improved

grassland and woodland edge was present. A seven-visit survey will ultimately be required to establish presence or absence.

2.11.36 The development should consider foraging habitat for Hedgehog and seek to maintain access corridors within the masterplan linked through trees and scrub.

2.11.37 The woodland, scrub and hedgerows provide suitable habitat for badger and a disused sett was found during the site visit. On-going monitoring of this sett is required during other surveys and if activity increases a full survey may be required.

2.11.38 The potential protected species constraints will require careful and sensitive management in the development process. The presence of important habitats within the Site, and those adjacent to the Site (Brent Reservoir (Welsh Harp) SSSI, LNR and Site of Metropolitan Importance), presents exciting opportunities to create a sustainable development through the creation of a coherent network of ecologically rich habitats, including orchards, ponds and hedgerows. This could make a significant contribution to green infrastructure in the area.

2.11.39 Entrants should note that further ecological survey work is currently being commissioned and should be available at stage 2 of the contest.

## Trees

2.11.40 The park is well populated with trees and blocks of woodland. A tree survey is not currently available but may be available at stage 2 of the contest.

## Buildings

2.11.41 There are two existing buildings on site.

# Background

2.11.42 The first is The Pavilion which houses Parkside View Nursery and Hendon Bowling Club. A condition report for this building has been completed and will be available to entrants. The anticipation is that this building will be demolished and replaced with a new Community Sports Hub. However, entrants may feel that there is a case to be made for the building to be retained and modified for reuse. A more detailed brief for the proposed Sports Hub is given in the Design Brief section.

2.11.43 The second building is the Phoenix Canoe Club and Phoenix Outdoor Centre located next to the Welsh Harp reservoir. The Outdoor Centre runs a range of activities for schools, youth and community groups and the general public whilst Canoe Club offers a range of kayak and canoe courses and recreational activities for its members. This building is to be retained.

## Allotments

2.11.44 There is an area of allotments within the West Hendon Playing Fields known as the West Hendon Allotments. These include 133 plots and four small raised beds for disabled access. They are funded by a grant from Barnet Council. Demand for plots is very high and as a result there is a long waiting list.

2.11.45 The allotments are not included as part of this brief and are excluded from the contest site.

## Sports provision

### Football

2.11.46 There are currently 8 adult pitches, 1 junior 9 v 9 pitch, 1 junior 7 v 7 pitch and 1 junior 5 v 5 pitch 11 full size, 3 under 12's size and 1 under 7's size grass football pitches on WHPF.

2.11.47 The pitches are considered to be of 'standard' quality according to the PPS assessment.

2.11.48 Booking sheets provided by the council show that the majority of pitches are booked regularly on Sunday mornings for matches from September to April and there is one booked pitch on Saturdays. There are six different teams that appear to have regular bookings.

2.11.49 There is no evidence of bookings at other times in the week but given the naturally limited carrying capacity of grass pitches, particularly if they are of standard/poor quality, this is to be expected.

### Ball courts

2.11.50 There is one tennis court and one basketball court (converted from a tennis court) located on site. Both are in poor condition. They are free to access and do not require any booking and so there is no firm evidence to indicate the level of use.

2.11.51 Anecdotal evidence provided through the engagement process suggests that they have limited use, but this is likely to be primarily due to their poor condition.

### Bowls

2.11.52 Hendon Bowling Club occupy part of the pavilion building located at the north east of the site and have exclusive use of a 6-rink outdoor bowling green.

2.11.53 The club is currently in discussions with the Council regarding potential new lease arrangements under which they take responsibility for maintenance of the bowling green and repair and decoration of internal areas.

# Background

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2.11.54 The club is small but ambitious with national, regional and county players and offers league matches throughout the week, coaching sessions and casual 'roll-up' sessions.

2.11.55 They currently have approximately 50 members with plenty of capacity for additional members. The club has seen a growth in membership of c. 25% in recent years and is aiming to grow membership by 10% each year.

## Martial Arts

2.11.56 A martial arts club, the Chin Woo Athletic Association, occupies a further area of the pavilion building under a 20-year lease with the council from 2013.

2.11.57 The club website indicates that they run martial arts classes at the centre on weekday evenings and Saturday mornings.

## Nursery

2.11.58 Parkside View Children's Nursery occupies an area of the council-owned pavilion building through a lease with the council which runs until the early 2030s. The nursery hosts approximately 50 local children on weekdays.

2.11.59 The nursery owners invested approximately £120,000 into the building to refurbish and fitout the facility and currently pay a rent to the council of £34,000 per annum.

2.11.60 The nursery operates from 8.30am to 5.30pm each weekday and caters for the local community with the vast majority of children qualifying for funded provision. The nursery operates a waiting list and discussion with the nursery manager confirmed that there is strong demand for nursery places in the local area.

## Play areas

2.11.61 There is one play area within the park. This is in poor condition and consequently is not well used. LB Barnet carry out play area inspections and maintenance.



# Scope

## 3.1 Design Brief

### The Contest Site

- 3.1.1 The site is identified by the red line on the site plan. The site area encompasses the West Hendon Playing Fields. For Stage One, entrants are asked to focus on the area within the red line but should also think beyond the site boundary in terms of how the park may better connect to the local community, relate to its context, link to wider initiatives and strategies and contribute to the wider web of green infrastructure.
- 3.1.2 To summarise, the current site is unwelcoming and is characterised by rundown built infrastructure, poor quality facilities, poor access and circulation routes and an overarching lack of identity. It is made up of a series of unconnected functions operating in isolation and with an apparent lack of site overall management. This has resulted in a disparate, disjointed and incoherent offer.

### The Opportunity

- 3.1.3 Stage One is an ideas contest that invites entrants to showcase their visionary thinking. The contest represents a unique opportunity to contribute to the evolving discussion about the role that green spaces will play in creating better places to live; how access to good quality green space can help to address issues that our communities are facing and how to combat climate change.
- 3.1.4 Cities around the world often contain high quality public green space which help to reinforce the identity of the city whilst providing a range of appropriate amenities for local people and visitors alike. Sometimes parks contain features or host activities which elevate them to iconic status helping to

create identity and assure their success. We would like entrants to be ambitious and think creatively beyond the strict confines of the brief.

- 3.1.5 Despite the weaknesses of the current site, there are clear opportunities to develop facilities and services which not only meet local need for improved sports and community facilities but exploit the unique nature and location of the site, particularly linked to its SSSI designation. As well as developing a new sports hub and community facilities for residents, there is a clear opportunity to improve basic pedestrian and cycle route connections to and around the wider site. Thus, creating an exciting sport and community destination for residents which can support achieving improved health, social, community, educational, economic and environmental outcomes.
- 3.1.6 The scheme forms a core placemaking element of the wider regeneration of West Hendon which has seen development of 2000 new private and affordable homes. It will provide a valuable asset for use by local communities, generate new employment and volunteering opportunities and act as a much-needed positive addition to the area.
- 3.1.7 The improvement of WHPF aligns strongly with a number of Council strategies including the Fit and Active Barnet Framework, the Parks and Open Spaces Strategy, the Playing Pitch Strategy and the Joint Health and Wellbeing Strategy. It has been subject to extensive consultation and engagement with over 900 users, wider stakeholders and local residents with almost three-quarters being either supportive or very supportive of the overall development.



# Scope

3.1.8 The scheme will help to meet the specific needs of local sports clubs for grass football pitches (particularly junior pitches) and Artificial Turf Pitches as identified in the Council’s Playing Pitch Strategy. It will also provide local demand for free to access activities and facilities including a wheeled sports facility (skateboarding, scootering and BMX).

3.1.9 Further benefits will provide improved indoor facilities for existing users including the bowls club, nursery and martial arts club, additional community meeting space and additional indoor activities such as softplay and climbing, providing more opportunities for local children and young people to be physically active.

3.1.10 The masterplan will capitalise upon the unique ecological interest of WHPF and the Welsh Harp and its designation as a Site of Special Scientific Interest (SSSI) by widening awareness through education and interpretation and by improving access to enable more people to learn about this important natural asset.

3.1.11 The proposed developments will revitalise the site providing valuable and much needed open space, enriching opportunities for local residents and communities and optimising its use through investment and providing a significant social return.

## Re-imagining the park

3.1.12 The contest asks entrants to develop ideas for re-imagining the park in order to transform it into a popular, well used destination. The park has a range of established and positive features which should be retained and enhanced but there are also a range of issues which need to be addressed as well as a mix of facilities to be provided. These should all be considered within the context of an ambitious, cohesive and comprehensive masterplan.

3.1.13 There are four overarching themes that entrants should consider and incorporate into their proposals:

THEME	OUTCOME
1. Climate change resilience	<p>Entries should demonstrate:</p> <ul style="list-style-type: none"> <li>• How the design is resilient to changes in weather patterns and other effects of climate change;</li> <li>• How the design may contribute to reversing the effects of climate change;</li> <li>• How proposals embed sustainability and low carbon principles into the design.</li> <li>• Noting that parts of the park are susceptible to flooding how can SuDS be incorporated into the designs as a positive design element?</li> </ul>
2. Health and wellbeing	<p>Entries should demonstrate:</p> <ul style="list-style-type: none"> <li>• How different types of activity are encouraged by and integrated into the design;</li> <li>• How communities can be encouraged to make healthy lifestyle choices;</li> <li>• How community food production in all its forms could be integrated into the design;</li> <li>• How a connection with nature and natural landscapes is promoted as part of the design;</li> <li>• How the proposal can deliver physical and mental health and wellbeing benefits for the community.</li> </ul>
3. Inclusive and accessible	<p>Entries should demonstrate:</p> <ul style="list-style-type: none"> <li>• How they promote equality and encourage social cohesion;</li> <li>• How they are accessible and attractive to all - how will the scheme engage every sector of the local demographic?;</li> </ul>



# Scope

	<ul style="list-style-type: none"> <li>• How they are truly inclusive and relevant for visitors of all genders, ages, abilities, backgrounds, cultures etc</li> <li>• How proposals will meet the diverse needs of the community;</li> <li>• How issues of adaptability are addressed including how communities of the future may want to live and how places can support 'cradle to grave' living;</li> <li>• How they are relevant to the local community whilst being attractive to visitors from further afield</li> </ul>
4. Biodiverse	<ul style="list-style-type: none"> <li>• Entries should demonstrate:</li> <li>• How the existing ecology is protected and enhanced;</li> <li>• How biodiversity net gain can be achieved. How will LBB's targets be met?;</li> <li>• How access to wildlife can be improved;</li> <li>• How potential impacts on the Welsh Harp SSSI and LNR have been avoided or mitigated.</li> </ul>

3.1.14 There are eight site specific objectives which entrants should consider and address as part of their entry:

ISSUE	OUTCOME
1. The site is unwelcoming, with little visual appeal and lacks an overarching identity	An attractive, welcoming park with a strong and distinctive identity.
2. The built infrastructure, including the nursery and bowls club, is rundown	Built infrastructure removed and replaced with a new building – the Community Sports Hub
3. The facilities are of a poor quality, with the tennis courts, play areas and playing pitches all in need of refurbishment or replacement	Facilities will be improved or replaced.
4. Access to the site is poor, with connections between the playing fields and neighbouring areas in need of improvement	Built infrastructure removed and replaced with a new building – the Community Sports Hub
5. Circulation routes within the site for cyclists and pedestrians are limited	Built infrastructure removed and replaced with a new building – the Community Sports Hub
6. Drainage within the site is poor, with circulation routes and playing pitches occasionally left inaccessible after heavy rainfall	Built infrastructure removed and replaced with a new building – the Community Sports Hub
7. There is a lack of coherent site-wide management capable of bringing together the various functions in an efficient manner	Built infrastructure removed and replaced with a new building – the Community Sports Hub
8. The maintenance of the site is subsidised annually by the Council	Built infrastructure removed and replaced with a new building – the Community Sports Hub

# Scope

3.1.15 The final facilities mix agreed for West Hendon Playing Fields is as follows:

## New Community Sports Hub

3.1.16 This will be a brand new building (or re-purposed existing building) on the site of the existing bowls club building. Entrants are free to choose what they consider to be the most appropriate architectural style. However, it should be emphasized that the Community Sports Hub will form a prominent feature at this important gateway into the site and therefore the design of the building is an opportunity to contribute to the delivery of a number of the site specific objectives

3.1.17 The building should be energy efficient, carbon neutral and affordable to operate. It should meet or exceed LBB's sustainability policies.

3.1.18 The indicative programme of use developed by SLC to inform the parking requirements for the current and proposed additional facilities has identified a requirement for 274 spaces during peak times. 236 spaces are indicated within the draft masterplan but this is not sufficient to meet the maximum number of cars projected through the programme of use. Therefore it has been recommended that the Council explores opportunities for developing a network of more sustainable transport routes to the site through improved cycle and pedestrian routes and connections from the surrounding areas and through improved public transport links.

3.1.19 Therefore, for the purposes of the contest entrants are expected to provide a minimum of 236 parking spaces within the scheme.

3.1.20 The Community Sports Hub will include the following uses. In addition entrants may suggest other functions:

- A café, kitchen and food storage area suitable for preparing and serving hot and cold snacks;
- Public toilets, including provision for those with disabilities and baby-changing facilities
- A clip and climb indoor climbing area suitable for both children and adults
- An indoor adventure soft play area
- A new nursery area with associated office, kitchenette, toilets and storage
- An open plan office area for community sports hub staff
- Multi-use community rooms with adjacent storage
- New facilities for Hendon Bowls Club, including function room, changing accommodation and toilets
- Multi-use activity studios suitable for exercise classes, martial arts, boxing, gymnastics etc
- Changing rooms to Sport England standards to support the sports facilities on site

### Improved and reconfigured football pitches

Grass football pitches to be reconfigures in accordance with LBB's Playing Pitch Strategy to create the following:

- 2 full size adult pitches
- 4 junior (U13/14) 11 v 11 pitches
- 1 junior 9v9 pitch
- 1 junior 7v7 pitch
- 1 junior 5v5 pitch

Surface, levels and drainage are to be improved throughout to FA standards

# Scope

<p><b>3G Artificial Turf Pitches (ATPs)</b></p>	<p>2no full size 3G surface ATPs are to be provided, each to be screened with robust fencing approximately 2 metres high with lockable gates, rebound boards and floodlighting, subject to planning conditions - pitch markings to include for small-sided and junior football</p>	<p><b>Outdoor Gym and Trim Trail</b></p>	<p>There will be freely available purpose-designed outdoor exercise equipment suitable for all ages with simple instructions and signage; the outdoor gym will be in an area overlooked by footpath and cycle routes to provide visual interest - this will then lead to a trail of fixed equipment sited on pedestrian and cycle routes, which will provide a planned training path</p>
<p><b>Multi Use Games Area (MUGA)</b></p>	<p>A multi use games area is proposed for year-round use with a porous macadam surface suitable for a range of sporting activities, including netball, basketball and five-a-side football; enclosed by 2m-high fencing and with rebound boards and floodlit, subject to planning considerations</p>	<p><b>Adventure Golf</b></p>	<p>Subject to specialist design, the adventure golf course is a year-round activity similar to mini golf, with fun features and obstacles, suitable for all ages and particularly family use - there will be low level lighting for evening activity; entry and priced admission will be controlled at a separate kiosk</p>
<p><b>Tennis Courts</b></p>	<p>Existing two tennis courts are to be resurfaced for general games use, and fencing - it is not proposed that floodlighting is installed; application of charging scheme to be confirmed</p>	<p><b>High Ropes</b></p>	<p>The layout and design of the high ropes course will require design input from a specialist operator with different sections suitable for all ages; the course is to be integrated to make use of the existing site contours and trees - it will feature a course of high-level platforms, some supported from trees or frames, linked by different types of rope access routes. There will also be zip wire routes for older children and adults.</p>
<p><b>Wheeled Sports Facility</b></p>	<p>Wheeled sports facility to be designed and constructed by a specialist operator for skateboarding, scootering and BMX</p>	<p><b>Woodland Nature Trail</b></p>	<p>The woodland nature trail will be integrated with the pedestrian and cycle trails and designed to stimulate and inform children and adults of the existing natural environment. There will be interpretive signage linked to images and educational content within the Community Sports Hub.</p>
<p><b>Bowling Green</b></p>	<p>The existing six rink bowls green for Hendon Bowls Club is of a good standard and the club has a good standing in its sport; it is proposed to be retained including its surrounding fencing and screening - the phasing of the Masterplan should allow play to be continued throughout the construction period</p>	<p><b>Sensory Garden and Community Garden</b></p>	<p>Two garden areas are proposed, which may be adjacent - the sensory garden will be designed to stimulate different senses through the use of colour, sound and smell which can be particularly beneficial for those with a range of disabilities.</p>
<p><b>Adventurous Play and Toddler Play</b></p>	<p>The current play area and equipment are of poor quality and are to be replaced; it is proposed that there will be a new play area for younger children and more adventurous play facilities and equipment designed to appeal to older children</p>		



# Scope

	The community garden is designed to be cultivated by members of the community who will take ownership of the area. It will provide an opportunity to be physically active, encourage community interaction and cohesion and can help tackle mental health issues linked to social isolation.
<b>Pedestrian and Cycle Routes</b>	New combined pedestrian and cycle routes are proposed to provide access routes in, around and across the site.

## Budget

- 3.1.22 The expected scheme capital cost is estimated to be £16.6m. Additional costs such as resourcing, professional fees and legal fees are estimated at £2.2m. Therefore the total project budget is £18.8m inclusive of contingencies.
- 3.1.23 The London Borough of Barnet has committed the required £18.8m to this project. This has mainly been generated through CIL/S106 monies.

# Contest Process

## 4.1 Introduction

4.1.1 The contest is to be run in two stages. It has been organised in such a way to attract multi-disciplinary teams who can demonstrate the capability to deliver the project to the highest standards. The teams should have experience of successfully delivering projects of a similar scope and size.

4.1.2 The design brief is considered to be comprehensive but not exhaustive. Contest entries should demonstrate how they comply with the design brief. Entries should also demonstrate a high level of innovation and creativity and how the proposal not only complies with the brief but will result in a scheme which elevates the park to a truly exemplary destination which will satisfy the needs of the local community but also attract visitors from a much wider catchment area. We are seeking a team who will comply with the brief but will also bring their own experience and creativity to the process. The entries should result in a scheme which creates a lasting, resilient and long term legacy.

## 4.2 Contest structure

4.2.1 The contest will follow a two stage process. This document constitutes the brief for both stages of the contest as well as the scope of work the contest winner will be expected to deliver.

4.2.2 Stage 1 will consist of submitting the following:

- The Selection Questionare.
- Preparation of a design statement.
- Preparation of preliminary proposals.
- Collusive Tendering Certificate.
- Contest/tender Declaration.

4.2.3 There will be no formal accompanied site visit for Stage One, however, entrants are encouraged to visit the site to familiarise themselves with it.

4.2.4 Stage 2 will consist of developing the design and submitting details of your team and process. Refer to section 5.10 for further details.

## 4.3 Awards

4.3.1 The three highest scoring entries for Stage 1 will be shortlisted and invited to progress to Stage 2 of the contest where they will develop their proposals in more detail. On submission of a compliant entry the shortlisted entrants will be awarded an honorarium of £10,000.00.

4.3.2 The winning team from Stage 2 will be invited to enter into a contract with LBB to develop the winning entry up to and including RIBA Work Stage 3 including the submission of a full planning application.

## 4.4 Entry requirements

4.4.1 Any submissions that do not meet all entry requirements will not be eligible for entry to the contest.

4.4.2 Entrants should consist of a multi-disciplinary team containing all of the disciplines required to deliver the brief. The full team does not need to be fully identified at stage 1 but the companies providing the core disciplines should be named. Teams will need to be fully defined at stage 2 of the contest.

4.4.3 The design team should be led by a Chartered Landscape Architect and/or a Landscape Institute registered practice.

# Contest Process

4.4.4 The core Design teams are to include, the following core disciplines:

- Landscape Architect
- Architect
- M&E engineer
- Structural engineer
- Civil/drainage engineer

4.4.5 The wider Consultant teams are likely to include, but not limited to the following disciplines:

- Transport/ Highways Consultant
- Ecology Consultant
- Arboriculture Consultant
- Geotechnical Consultant
- Planning consultant

## 4.5 Stage 1 Submission requirements

4.5.1 To enter the West Hendon Playing Fields Contest, entrants are required to submit their entries electronically. Please refer to the Instructions document for details of how to submit an entry.

4.5.2 Entries submitted after the closing time and date will not be considered. Entrants are encouraged to familiarise themselves with the submission portal and ensure that they allocate sufficient time for the upload process to complete prior to the closing time.

4.5.3 Entries shall consist of:

- A completed Selection Questionnaire,
- A Design Statement
- Up to two A3 drawings which describe and illustrate the proposal.
- Collusive Tendering Certificate
- Contest/tender Declaration

4.5.4 All submitted material must include:

- Name of entrant or team.
- Name of entry

### Selection Questionnaire

4.5.5 Entrants shall complete and submit the Selection Questionnaire online

### Design Statement

4.5.6 Entrants shall produce a Design Statement. The Design Statement shall be a maximum of 6 sides A4. Arial 11pt text to be used. To be submitted as a PDF no larger than 100MB.

4.5.7 The Design Statement shall include:

- A demonstration of an understanding of the site and brief. It should show that the entrant appreciates the constraints and opportunities offered by the project;
- A description of the proposal and the rationale behind its development;
- How the proposal complies with the design brief and how the



# Contest Process

agreed themes and objectives have been explored and delivered within the design;

- A brief overview of the team members, structure and experience. It should demonstrate that they have the experience and passion to be able to deliver an exemplary scheme.
- May describe how the proposal is innovative – how it goes beyond the brief and incorporates new thinking or ideas not specifically mentioned within the brief;

## Drawings

4.5.8 Drawings shall consist of up to two A3 sheets to be submitted as PDFs no larger than 100MB. Included on the sheets should be:

- A visual representation of your idea including at least one plan view;
- Supporting text, diagrams, images and/or sketches to demonstrate the design rationale and how the proposal complies with the design brief. Precedent images may be used but must be clearly labelled as such;

4.5.9 The sheets can be presented landscape or portrait.

## 4.6 Stage 1 Judging process

4.6.1 A panel will judge and score the Stage One entries. Refer to the Evaluation Methodology for the evaluation matrix.

4.6.2 The panel and judging process will be managed by the Landscape Institute Competitions Office.

4.6.3 Unsuccessful entrants will be notified and feedback offered on request.

## 4.7 Judging criteria

4.7.1 Refer to the Evaluation Methodology for the evaluation matrix.

## 4.8 Timetable

STAGE 1	
Contest launch	19th July 2022
Deadline for Stage 1	30th August 2022
Submissions Judging	30th August - 2nd September 2022
Shortlisted entrants notified	Week of 5th - 11th September 2022
Unsuccessful entrants notified	Week of 5th - 11th September 2022
STAGE 2	
Shortlisted entrants invited to prepare Stage 2 entries	12th September 2022
Deadline for Stage 2 Submissions	12 noon 13th October 2022
Judging	14 October - 21 October 2022
Winner announced	Week of 31st October - 6th November 2022

4.8.1 Entrants must familiarise themselves with the timetable. Please ensure that you leave enough time for the submission process as late entries will be disqualified.

# Contest Process

## 4.9 Queries

4.9.1 Please refer to the `Clarification Process' section of the Instructions document.

## 4.10 Stage 2 submission requirements

4.10.1 The three highest scoring entries from stage 1 will be invited to participate in stage 2 of the contest.

4.10.2 The stage 2 submission will consist of the following:

- Completion of a new Selection Questionnaire.
- Developed designs of the stage 1 entry including the Community Sports Hub. Provide up to four A3 sheets consisting of plans, sketches and text to describe the scheme. At least one full sheet should focus on the building proposals.
- A fee proposal for developing the scheme. Refer to section 6 of this specification for the scope. Fees should be presented in the Pricing Schedule.
- A Design Statement
  - Design statement. Describe the rationale behind the development of the stage 1 scheme. Explain how the project themes and objectives have been further explored and developed.
- A detailed Method Statement containing the following sections:
  - Method statement. The Method Statement should cover the following areas:

- Your process for developing the design and producing a fully coordinated scheme up to and including RIBA work stage 3.
- Your communication strategy
- How you will ensure that the project is delivered on time and within the proposed fee?
- Your planning strategy
- What you consider to be the project specific risks and challenges and how you will address or manage these?
- Supporting work. What surveys and investigations are required to support your work?
- Draft Programme. Prepare a programme for taking the winning entry from instruction to submitting a planning application.
- Proposed team and experience. Project team staff to be named and CVs provided. Relevant experience of each team member and company to be summarised.
- Team structure.
- Case studies – Provide three case studies of similar work completed and built. Projects should have been completed within the past three years.

## 4.11 Other terms and conditions

4.11.1 The ownership of Copyright in the work of all participants in the contest will by default remain with the applicant or other author of the work, as per the Copyright, Designs and Patents Act 1988. However all entrants, by submitting their design, allow an irrevocable royalty-free licence to LBB and the Landscape Institute to use the materials in an online or live exhibition and

# Contest Process

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other activities relating to the contest.

- 4.11.2 The decisions of the judging panel in all matters relating to this contest will be final.
- 4.11.3 In the event of a member of the judging panel being unable to act through illness or any other cause, the organisers may appoint a replacement.
- 4.11.4 The organisers reserve the right to change the timetable at any time. The organisers reserve the right to change the parameters and programme for the contest and may choose not to select a winning team or appoint a team to take their proposals forward.
- 4.11.5 The organisers will not be held responsible for any costs incurred.





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