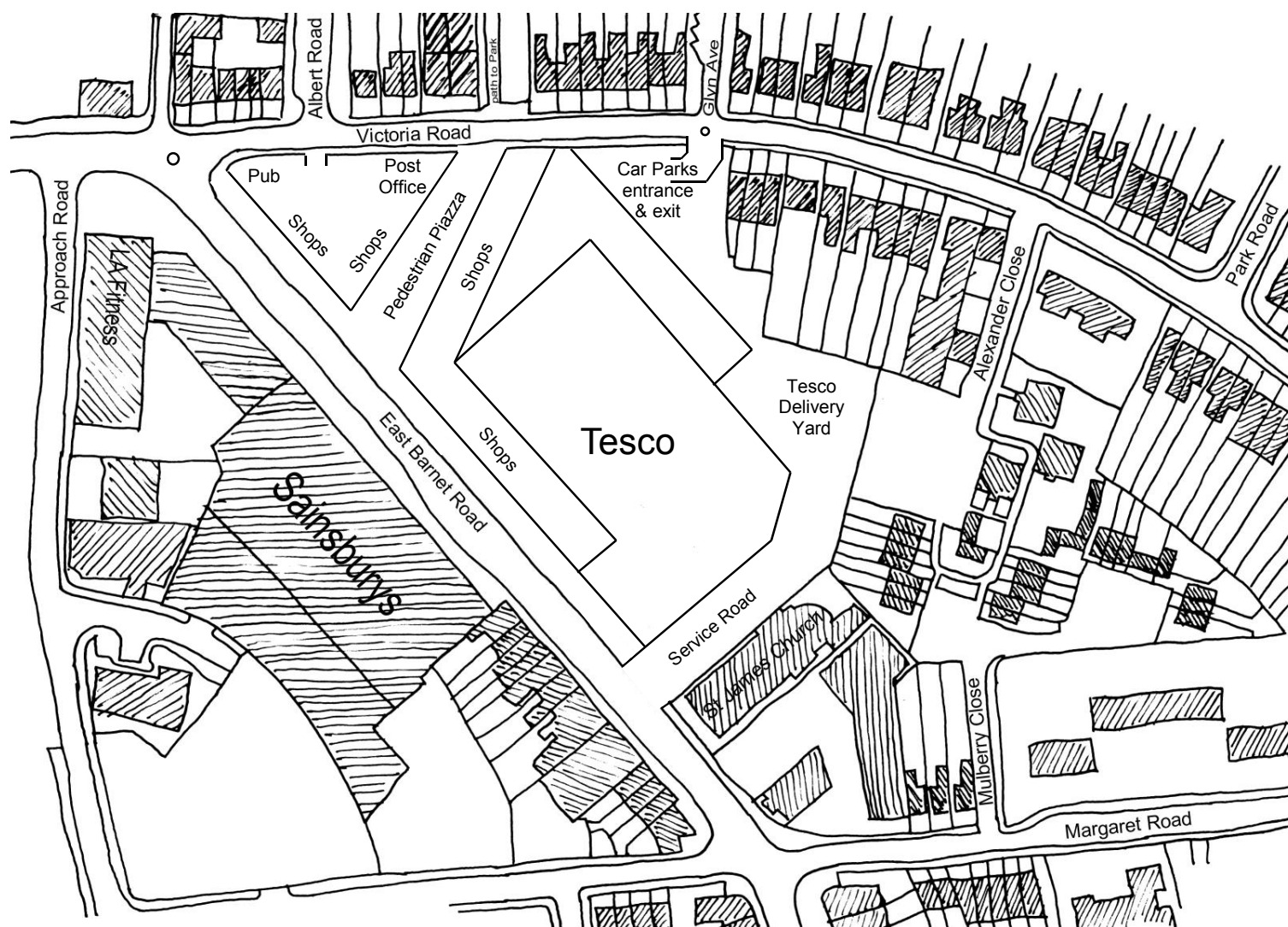


Tesco New Barnet Site Layout

Note: This is a completely unofficial sketch map to show the approximate ground level layout, based on plans seen at consultation sessions in early May 2008. Not to scale.



A summary of Tesco's plans from their consultation workshops in May 2008:

- complete clearance of the entire 'regeneration' site
- a 24 hour Tesco store (4500 sq m - approx one third bigger than Sainsburys)
- a series of shop units along a 20m wide pedestrian piazza that leads from East Barnet Road to the footpath to Victoria Park
- Shops, Post Office and Pub on a triangular block at the Victoria Road end of site - service access via Victoria Road (opposite Albert Road)
- Tesco store entrance via 20m wide double height unit at St James Church end of site - majority of store is set back behind new shops in East Barnet Road
- sub basement parking for 339 cars to serve the supermarket & shops (3 - 4 hours free parking for shoppers)
- basement parking for 253 cars to serve the residential development
- access to both car parks is via Victoria Road using a new mini roundabout at the Glyn Avenue junction - all cars leaving will have to turn left towards East Barnet Road
- delivery access to the supermarket from East Barnet Road via a 12m wide service road alongside St James Church
- at least 200 residential units in blocks ranging from 6 to 2 storeys high, above the supermarket and shop 'podium' level
- some 'town houses' in Victoria Road
- green roof to all buildings
- an area of 'public park' sloping up above the development, accessed from Victoria Road
- buildings fronting East Barnet Road to be set back to create a wider pavement and room for a bus layby
- no plans to widen Victoria Road (carriageway or pavements)

Tesco are planning a public exhibition of their plans in June. An application for planning permission could be made 'during the summer'. Projected construction time is 18 - 24 months, with an earliest possible start date of summer 2009 (should they receive planning permission and have successfully bought all the properties on the site).