

27th August 2008

ASDA SUBMITS GASWORKS SITE PLANS

ASDA Stores Ltd have submitted a planning application to Barnet Council for a mixed-use regeneration development on the former gas works site off Albert Road, New Barnet. The proposals will create 400 new jobs and will help to meet borough housing requirements.

The ASDA proposals have been the subject of extensive public consultation and the supermarket is confident that it has reached the right regeneration proposals for the under-utilised, contaminated and partly abandoned site.

The site comprises of six acres and the proposals include:

- An ASDA supermarket with 3,906 m² (42,040 ft²) of retail sales floorspace, creating 400 new full and part-time jobs.
- Additional retail / community uses, comprising 1,890 sq metres of ground floorspace to be provided to the south of the store.
- 211 residential units, comprising of 1,2 and 3 bedroom apartments which will help meet forecast housing needs as stated in borough policy documents.
- Environmental improvements, including highways and environment improvements to Albert Road, and the creation of a pedestrian friendly environment on the frontage to Victoria Recreation Ground.
- Access and parking improvements for both vehicles and pedestrians into the site. The car parking provision is in line with LB Barnet policy and comprises of 420 spaces for shoppers, 211 spaces for residents, alongside 63 cycle spaces for the store and 211 for residents.

ASDA Property Communications Manager, Tom McGarry, said:

“We would like to thank everyone who attended our public exhibitions in June. Over 1,000 people attended and we received a lot of positive feedback.”

“Our scheme is in line with policy objectives and will regenerate a brownfield site. The demolition of the buildings, widely agreed to have been an eyesore, has already been delivered. We are now seeking consent to deliver a scheme which will provide employment, much needed housing and an offer of genuine retail competition and choice in New Barnet – helping to prevent the current leakage of trade to other North London centres.”



While noting the retail benefits to local people and the existing centre, Mr McGarry also pointed out the key issues raised by some residents during the consultation.

“We feel we have addressed the issues originally raised on the height and density of the development. Our designs have evolved with particular sensitivity to Victoria Park Recreation Ground.”

“We are acutely aware of some concerns about the effect of the development on traffic. We have conducted a full transport assessment and will contribute £1.6 million of improvements to the transport network. We believe this will help to address potential issues and that we will achieve an improvement in transport conditions with this substantial investment in pedestrian, cycle, bus, and highway infrastructure.

“We have maintained a community space as part of the development and look forward to the Council’s views on how this can be utilised. We are also keen to continue discussions as to how we could support better linkage between our site and the JCOS development. Engagement with the community will continue after the submission of the application.”

Barnet Council will now register the application and it will eventually be considered by the Council’s Planning and Environment Committee.

Anyone who wishes to view the details of ASDA’s plans should visit the website: www.asda-newbarnet.co.uk

Ends

Further information:

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