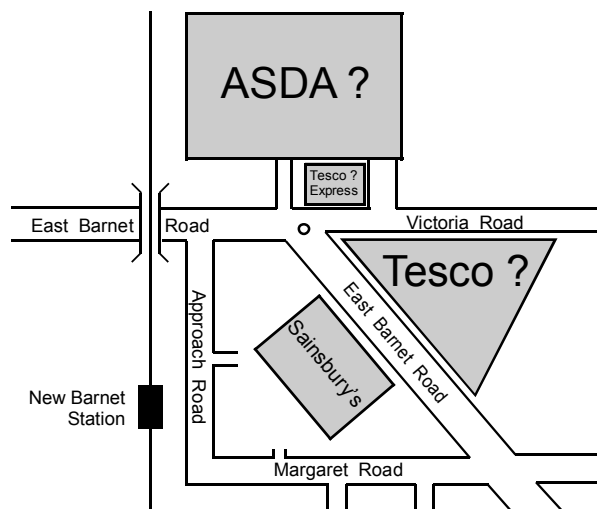


Save New Barnet

Newsletter

17th April 2013



Dear Friends,

Welcome to the latest roundup of news from the Save New Barnet Campaign.

Spen Hill's 'New Barnet Project' – Planning Applications

Following the public exhibition held in January, Spen Hill Developments Ltd (a wholly owned subsidiary of Tesco) have submitted planning applications for three sites in New Barnet.

- OpTex site in Victoria Road is the largest of the three spaces and has already been cleared. This empty site can also be seen from East Barnet Road, behind the Lord Kitchener.
- 7-11 Victoria Road is the empty building and blue hoarding between the Victoria Dry Cleaners and Albert Road.
- 15 East Barnet Road is the prominent corner property by the Victoria Road mini roundabout, with the large advertising hoarding alongside.

The plans are now available on Barnet Council's website (follow the links provided and select 'View Documents' – you may have to enter 'barnet' as user & password)

Former Optex Site, 18-26 Victoria Road, New Barnet, EN4 9PF

Application Reference: **B/00937/13**

Redevelopment of the site to incorporate the erection of 2, 3 and 4 storey buildings to provide 27no. residential units (Use Class C3) comprising of: 10.no dwelling houses and 15no. self-contained flats together with new access from Victoria Road, associated provision of 41 car parking spaces, cycle spaces, amenity space and landscaping. Re-provision of electricity sub-station.

Link to plans: <http://tinyurl.com/spenhilloptex>

7-11 Victoria Road, New Barnet, EN4 9PH

Application Reference: **B/00938/13**

Demolition of existing buildings and the erection of 2no. two-storey dwellings with rooms in the roofspace. Associated landscaping and the provision of 4no. parking spaces accessed from Albert Road.

Link to plans: <http://tinyurl.com/spenhill711vr>

15 East Barnet Road, New Barnet, EN4 8RN

Application Reference: **B/00939/13**

Demolition of existing building and erection of a part 3, part 4 storey building to accommodate 2no. 2 bed flats at floors 1-3 and an A1 Class Use (retail) or A3 Class Use (restaurant/ café) unit at ground floor. Provision of 3no. parking spaces accessed from Victoria Road.

Link to plans: <http://tinyurl.com/spenhill15ebr>

continues overleaf...

The view of the Save New Barnet Campaign is that we are broadly supportive of the plans for the proposed developments at both the OpTex site and 7-11 Victoria Road.

15 East Barnet Road, the prominent site on the corner of Victoria Road, has received a much more mixed public response. The current proposal is a great deal better than some of the initial ideas we saw eight months ago, but it splits opinion between those who would favour a traditional design, or want a more radical modern landmark, or do like what they have seen proposed. We support the basis of flats and a retail unit at 15 East Barnet Road as this meets the principles set out in the New Barnet Town Centre Framework, which focuses retail units in East Barnet Road around the anchor store of Sainsburys. However we have concerns that there may not be enough parking on site. We especially regret that it has not been possible to agree with the Council on a suitable high quality landmark building compatible with the surrounding properties while still making a statement that positive change is on the way for New Barnet.

If you wish to comment on the plans (either in favour or against) you have until May 3rd to contact the Council's planning department. As there are separate planning applications for the three sites, each will be considered separately on its own merits. It is essential that if you wish to comment on more than one of the proposals that you write separately, quoting the appropriate planning application reference.

Case Officer: Miss Josleen Chug
Email: josleen.chug@barnet.gov.uk
Phone: 020 8359 3000
Fax: 0870 889 6823
Post: Development & Regulatory Services, Building 4, North London Business Park, Oakleigh Road South, London, N11 1NP

We welcome the approach taken by Spen Hill and the changes that they have made to their proposals both in the early stages and following the public exhibition. This is a good example of how developers can work with the community to mutual benefit.

ASDA

We have heard absolutely nothing from ASDA and its plans for the former gasworks site in Albert Road.

11-16 Approach Road

Origin Housing Group has recently announced plans for the site currently in use as a hand car wash adjacent to the entrance to Sainsburys car park. They are proposing to redevelop the site to provide 15 affordable homes, in the form of a block of flats. A leaflet was distributed to local residents asking for views on their proposal. If you want to know more or express an opinion, please contact:

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Regards,
Save New Barnet Campaign team

Save New Barnet Campaign

website: www.newbarnet.org.uk
facebook: www.facebook.com/groups/18590613740
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email: info@newbarnet.org.uk
post: % The Community Centre, 48/50 Victoria Road, New Barnet, EN4 9PF

Save New Barnet Campaign is a non-political group of local residents fighting for a better New Barnet. The group seeks to inform the local community about potential changes to the area, and oppose inappropriate developments. The group aims to promote a clear vision for how New Barnet could be developed for the benefit of the community based on the views of local people. The campaign is funded entirely by donations from individuals. It is not bankrolled by any company or commercial organisation.