



19th July 2023

Hello again, friends of the Save New Barnet Campaign.

Victoria Quarter Exhibition & Public Consultation

It was good to see many of you turn out for the exhibition held by Fairview New Homes and One Housing last week. If you weren't able to make either of the two exhibition days, the display boards can be seen online.

LINK: victoriaquarter.consultationonline.co.uk

The developer's public consultation for feedback on their latest plans for the New Barnet Gasworks site runs until **Monday 31 July 2023**.

There is a feedback form on their website, or you can contact them via:

Email: feedback@consultation-online.co.uk

Phone: 0800 298 7040

Fairview have long standing planning permissions to build 371 homes on the gasworks site, but construction of these had got no further in the last five years than a huge parking basement. In the intervening period the developers have had planning applications refused for two vastly bigger schemes. In January this year they received permission for amendments to two previously approved blocks at the front of the site. Buildings H & J, which will contain a total of 66 flats, are now under construction.

The exhibition presented the outline of their current plans for the rest of the site. Despite dismissing it for the last few years, they have now returned to the original plan for four 'finger blocks', with landscaping in between, at the edge of Victoria Recreation Ground. This reduces the 'wall of flats' effect along the park edge that their two failed schemes presented. Instead of the approved two terraces of town houses and one block of flats along the edge of the railway embankment, a series of six separate blocks of flats is proposed here. Overall there would be 486 units on the site (including the 66 currently under construction), in comparison with 371 homes in the previously approved scheme. The access ramp for the basement car park has been switched to the back of the site, instead of near the front, for technical reasons.

We remain concerned about the density of the scheme and the heights of some of the buildings. As mentioned in our last newsletter, the SNB team have had two meetings with Fairview in recent months at which we have been pressing them to keep the heights and density down. We are disappointed to see the finger blocks have been increased to 6 storeys, instead of the original 5 storeys, as this will cause daylight issues to some units and the open spaces between.

This development, along with others nearby, will place increased pressure on local infrastructure such as doctors, dentists, and school places. Developers have to make financial contributions to cover some of this, but we rely on local authorities to spend this money wisely to make sure services are provided. Residents will expect that their elected representatives will be ensuring that timely plans are put into place if this scheme is granted planning permission.

2017 Consented Scheme	2023 Proposals
371 homes	486 homes
1 bed units - 84 2 bed units - 174 3 bed units - 83 4 bed units - 30	Studio units - 22 1 bed units - 152 2 bed units - 202 3 bed units - 102 4 bed units - 8
396 car parking spaces	294 car parking spaces

If you have any views on what is currently proposed, do submit your feedback to Fairview before the end of July. They could act on your comments and make changes and improvements to their scheme before submitting a detailed planning application in September 2023. You will of course also be able to submit your views to the Council when the formal planning process starts.

Please let the SNB team know your thoughts on this proposed development - info@newbarnet.org.uk

Regards,
Save New Barnet Campaign Team



Save New Barnet

Save New Barnet Campaign

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www.twitter.com/NewBarnet

info@newbarnet.org.uk

www.newbarnet.org.uk

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.
