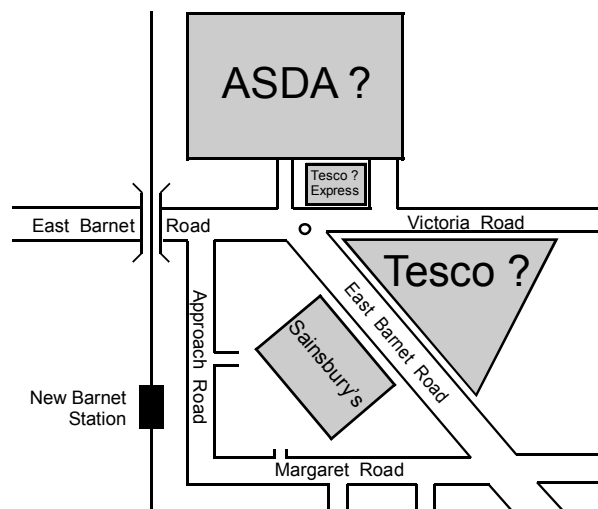


Save New Barnet

Newsletter

23rd April 2014



Friends,

Welcome to another Save New Barnet Campaign newsletter. We have updates on the 'Tesco' and 'ASDA' residential developments, plus news of a proposed new development located between them.

15-23 Victoria Road

A planning application has just been made to redevelop this site, which is located between Albert Road and the footpath to Victoria Recreation Ground. The site currently comprises the long empty Burlington Coachworks building and the three adjoining two storey cottages.

The application (B/01409/14) is for:

"Demolition of existing properties and building. Erection of a 4 storey building to provide a 31 self-contained flats. Associated parking and amenity space."

Details can be found here:

tinyurl.com/1523victoriaroad

(The plans should be available online within the next few days)

The former coachworks has been derelict for many years and is an eyesore, so redevelopment of that building is to be welcomed. However, the proposals would be a gross over development of the site, out of scale and character with the rest of the street and the wider community of New Barnet.

The proposal contains no family houses, contrary to the adopted Barnet plan and the New Barnet Town Centre Framework. There would be 3 one bed flats and 28 two bed flats built over 4 storeys, with a flat roof. The mass of the building is such that it fills the site, with no traditional gardens or car parking at street level. There would be 35 underground car parking spaces, with access from Albert Road near the junction with Victoria Road.

The walls of the building are to be either four floors of glass, or a vertical green living plant wall facing the street, with no articulation or features. It looks like an office block on a high tech business park. It may be a good example of such a building, but it is totally out of keeping with this part of New Barnet. Victoria Road is predominately comprised of two-storey domestic scale buildings built of brick and render walls, with a variety of small window types (mainly timber or uPVC framed), and pitched roofs with tile or slate coverings.

The new Spen Hill development about to be built opposite follows this scale with its houses fronting the road and with compatible materials and densities to reflect the scale and character of the street. The developers working for ASDA are proposing three storey buildings on the Victoria Road frontage, again using compatible materials, and reflecting the scale and character of the street. Both these developments will obviously be modern in style, but sympathetic to the neighbourhood. Although there will be taller blocks to the rear of the site they will be largely hidden behind mature trees and built with a variety of traditional materials.

This proposed four storey flat roofed block of 31 flats behind a glass façade is out of character with the area and an over development of the site.

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We suggest that you look at the drawings on Barnet Council's web site, and if you wish to comment on this planning application please contact the case officer, Aahsanur Rahman.

Quote the reference number **B/01409/14** in all letters or emails.

Email: aahsanur.rahman@barnet.gov.uk

Phone: 020 8359 4982

Post: Planning Services, North London Business Park, Oakleigh Road South, London, N11 1NP

Albert Road Gasworks Site (ASDA)

A second public exhibition of plans for the Gasworks site was held in early April by the development team working on behalf of ASDA. Once again many local residents attended to see how the scheme had evolved since the first exhibition in February.

The exhibition display panels are available to download as a pdf from the developer's website:
www.albertroadgasworks.co.uk

Notable changes:

- A greater variety of housing types and sizes with fewer 1 & 2 bed apartments
- Change to the design of the terraces of townhouses to visually break up the frontage
- Retention of the existing Salvation Army Hall, with mews style housing on the surrounding small pockets of land

The developers say they are interested in the possibility of providing a community swimming pool as part of the development, to be paid for using the Section 106 or Community Infrastructure Levy payments they would have to make to the council. However we understand that the council's planning officers instructed the architects to remove details of a possible swimming pool from their public exhibition. A number of residents remarked on the inclusion of a picture of a swimming pool on the first introductory panel but that details or a location wasn't shown anywhere in the plans. Feedback received from the exhibitions indicated how welcome this feature would be. It is a cause for concern that any community benefits from the two major developments are already being removed despite the wishes of local residents.

We have been pleased with the way that ASDA's development team have been willing to engage in consultation with local residents. As we've clearly stated throughout our campaign, Save New Barnet is not against development, simply against inappropriate development that doesn't benefit our local community.

If you want to make your views known to the developers, contact them direct –

Email: info@albertroadgasworks.co.uk

Phone: 0845 460 6011

Post: Hard Hat Communications, Free Post RRRL-GLUR-KXXH, The Building Centre, 26 Store Street, London, WC1E 7BT

Spenn Hill (Tesco) Development

We understand that Spenn Hill Developments (a wholly owned subsidiary of Tesco) have now appointed a contractor and will start building work on their three sites in New Barnet sometime in May/June.

- OpTex site in Victoria Road – 10 Houses and 15 Flats (B/00937/13)
- 7-11 Victoria Road – 2 houses (B/00938/13)
- 15 East Barnet Road – 2 flats and small retail/cafe unit (B/00939/13)

New Barnet Community Association AGM

You are invited to attend the Annual General Meeting of the New Barnet Community Association on Friday 25th April at 7.30 pm in the Community Centre, 48-50 Victoria Road, New Barnet, EN4 9PF.

Cheese and wine will be served after the business meeting, when there will be an opportunity to discuss the latest re-development plans for New Barnet.

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Planning Applications

Where possible we have included (in brackets) the reference numbers for planning applications so that you may more easily find the details on Barnet's website:

acolaidpublic.barnet.gov.uk/online-applications

If you are interested in receiving regular email notification of planning applications near your home, we suggest that you subscribe to the Planning Alerts service:

planning.barnet.mysociety.org

Do note that there is usually around a week's delay in the documents appearing on Barnet Council's website after planning alert email notifications.

Previous Newsletters

You can still download all our previous SNB campaign newsletters.

www.newbarnet.org.uk/documents/publicity

Regards,

Save New Barnet Campaign team

Save New Barnet Campaign

website: www.newbarnet.org.uk

facebook: www.facebook.com/groups/18590613740

twitter: www.twitter.com/NewBarnet

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.