

Save New Barnet

Newsletter

n.b.

26th January 2020

Hello again, friends of the Save New Barnet Campaign.

Victoria Quarter

We were pleased to see lots of you turning out on two cold dark evenings to attend the recent Fairview New Homes and One Housing public exhibition of their new outline proposals for Victoria Quarter (the former gasworks site).

If you didn't get to the consultation event you can see exhibition boards via the Fairview website.
LINK: tinyurl.com/vqexhibitionjan20

Their consultation is only open until **5pm on Wednesday 29th January** so please get your views and comments in to them as quickly as possible.

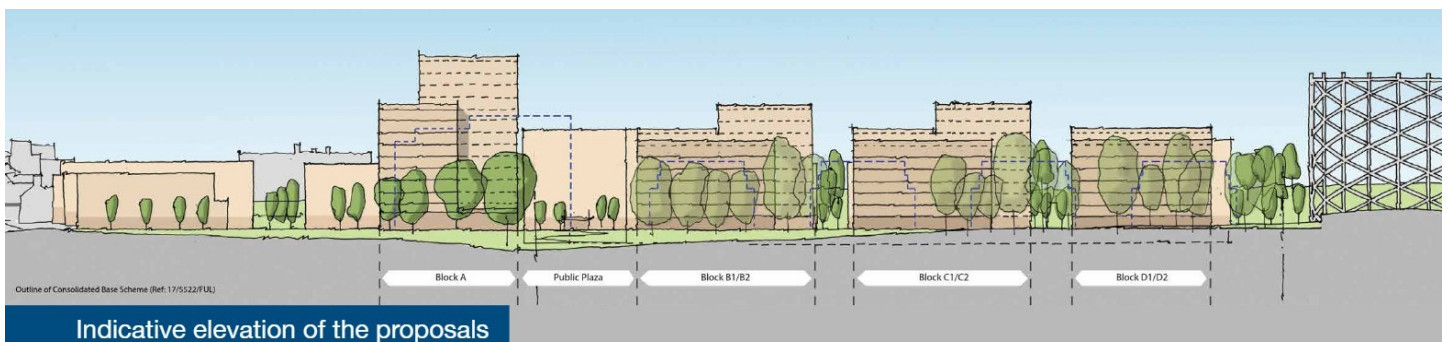
LINK: victoriaquarter.consultationonline.co.uk/feedback/

Background:

- This site was first granted planning permission for 304 homes in January 2015. The scheme was subsequently sold to One Housing who amended the scheme when additional properties on Victoria Road were acquired (the Gateway development).
- The revised One Housing (2017) scheme of 371 flats and houses has had planning permission for almost 3 years and parts of that scheme should have already been built.
- The tallest building on the site was to be 8 storeys (with most others ranging between 2 & 6 storey).
- The 2017 scheme had the equivalent of 1 parking space per property plus 25 visitor spaces.
- Remediation issues regarding the site were always known. (Its historic use as a gasworks meant a big and expensive clean up of heavily contaminated soil before it could be built on, which is now complete.)
- There was always a clear understanding that the rear section of the site behind Westbrook Crescent & Hertford Road could be developed in the future with up to 200 additional properties. This section remains in use as a depot for Cadent (the gas network operator), and also features the redundant gas holder.

The new Fairview scheme proposes:

- 692 flats with no houses and only 19% of 3 bedroom properties;
- Only 404 car parking spaces with the risk that residents with no on-site parking will simply park their cars off-site, possibly in Lawton Road and Westbrook Crescent.
- Tallest block 14 storeys (with others rising 8 to 10 storeys) and the buildings much closer together.
- Going through the whole design and planning stages again which will mean another 6 to 12 months delay, at least, before any building can commence. Yet they could have started already as the site is ready to go and they have valid permission for plans for a 371 unit development.



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In addition to all the problems associated with such a large scheme, such as a strain on local doctors, dentists, schools and traffic, there is another very important item to consider for the future - **precedent**.

A major feature of gaining planning permission for any development is consideration of whether there is already something of similar style, size, height, density nearby. A key risk if this scheme is allowed to gain permission is that it will set a precedent for any future development in New Barnet. The area currently largely consists of 2 storey houses and 3 or 4 storey blocks of flats. You can guarantee that once the precedent of 10 to 14 storey blocks of flats has been made, other developers will be eyeing up all sorts of existing properties (including houses and gardens) in order to redevelop them with much higher and denser blocks.

The council have identified 7 sites in East Barnet Ward including: the remainder of the gas works site, the gun club building at Albert Road, a large stretch of East Barnet Road (from the Kitchener Pub to the Shell Garage), and Fayers builders merchants on the corner of Margaret Road for potential redevelopment and intensification. Currently buildings 8 to 14 storeys high are classified as “Tall” and New Barnet is not designated for tall buildings. However, if this scheme is allowed to build 8 storeys and more, it may allow all the other sites to use that as a precedent to allow many more tall buildings.

Following this initial round of consultation, we expect Fairview to return with more detailed plans sometime in Spring 2020.

Please continue to talk to friends and neighbours about these outline proposals so that nobody in the local community is left in the dark. Do encourage people to sign up to our mailing list via our website where you can also find our past newsletters. We are always grateful to hear your views via email.

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.