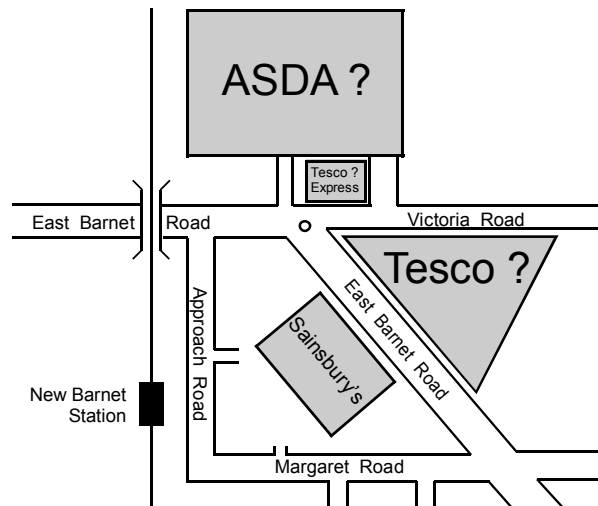


# Save New Barnet

## Newsletter

9th February 2014



Friends,

Welcome to the first Save New Barnet Campaign newsletter of 2014.

Six years ago, the shopping area at the heart of New Barnet was threatened with the development of two superstores and blocks of flats by Tesco and ASDA. The Save New Barnet Campaign, supported by huge numbers of local residents, fought against these plans. A Local Development Framework subsequently adopted by Barnet Council excludes the building of superstores in New Barnet; therefore Tesco and ASDA have had to come up with alternative plans for the sites they had acquired.

### ASDA – Albert Road Gasworks Site

After years of silence from ASDA we finally have some news about the vacant gasworks site they own in Albert Road. **ASDA have no intention to build any form of retail store.** Instead they are planning a residential development, “Victoria Quarter”, as a way of disposing of this land. A fresh team of London based development consultants have been employed by ASDA and they are holding a public exhibition of their proposals for the gasworks site.

St James Church, 71 East Barnet Road, New Barnet, EN4 8RN

- Wednesday 12<sup>th</sup> February from 4pm to 8pm
- Saturday 15<sup>th</sup> February from 10am to 2pm

We urge you try to get along to the exhibition on either day so that you can see for yourself exactly what they have got planned for this large site. Talk to the development team and let them know what you do like or don't like about their proposed scheme.

Unlike Tesco, ASDA do not have their own development company to build a project so they would require one of the major housing developers to take on the scheme once they have planning permission. Our understanding is that “Victoria Quarter” would be a mixture of townhouses and flats, providing around 348 units. Before any construction could commence, the site will need to be decontaminated due to its former use for production of gas from coal. A possible future second phase (on the site of the disused gasholder and the still active maintenance depot) could provide a further 68 houses.

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.

Last year we were impressed by the way Tesco / Spen Hill carried out the public consultation for their development sites, making changes along the way so that we were broadly supportive when they applied for planning permission. We hope that this exhibition will be the start of a meaningful consultation between ASDA and the local community.

## Spen Hill's 'New Barnet Project'

Spen Hill Developments Ltd (a wholly owned subsidiary of Tesco) received planning permission for their three sites in New Barnet in August 2013. We expect construction to finally commence within the next few months.

- 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)

The two houses to be built at 7-11 Victoria Road were intended for social housing. However Barnet's planning officers have had various arguments with the developers about the suitability of these two large houses with gardens for social housing use. A second planning application for exactly the same design but instead for private housing has now been approved. It is sad that two desirable four bed houses will not now be available for affordable housing.

## Conversion Of Offices To Flats

A change to the planning rules by the government last year has led to a rush of plans for conversions of offices to flats. It is interesting to note that all six large office blocks at the bottom end of Station Road have been considered for conversion, or have already been converted to flats:

- Basil Court - converted to flats some years ago.
- Endeavour House - change of use to 81 residential units refused Jan 2014 due to insufficient off street parking. (B/05620/13)  
- a fresh application for change of use to 81 residential units has just been submitted. (B/00496/14)
- Kingmaker House - change of use to 55 residential units approved Jan 2014. (B/04663/13)
- Groupama House - change of use to 34 residential units granted on appeal Aug 2012. (B/01990/11)
- Comer House - converted to flats with prominent glass balconies around 15 years ago.
- Castle House - 2 storey roof addition to provide 8 apartments approved Dec 2013. (B/03816/13)  
- conversion of 4<sup>th</sup> floor to 8 flats currently under consideration. (B/00311/14)

## Speed Limit Petition

Residents in Victoria Road have recently set up a petition to request a 20 mph limit. You can find it on the council petitions site: <http://petitions.barnet.gov.uk/VictoriaRoad/>

If you want to sign a hard copy of the petition it is available at the New Barnet Community Centre in Victoria Road.

Regards,  
Save New Barnet Campaign team

**PS - please tell your neighbours and friends who may not be on our mailing list about the ASDA public exhibition.**

## Save New Barnet Campaign

website: [www.newbarnet.org.uk](http://www.newbarnet.org.uk)  
facebook: [www.facebook.com/groups/18590613740](http://www.facebook.com/groups/18590613740)  
twitter: [www.twitter.com/NewBarnet](http://www.twitter.com/NewBarnet)  
email: [info@newbarnet.org.uk](mailto: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.