

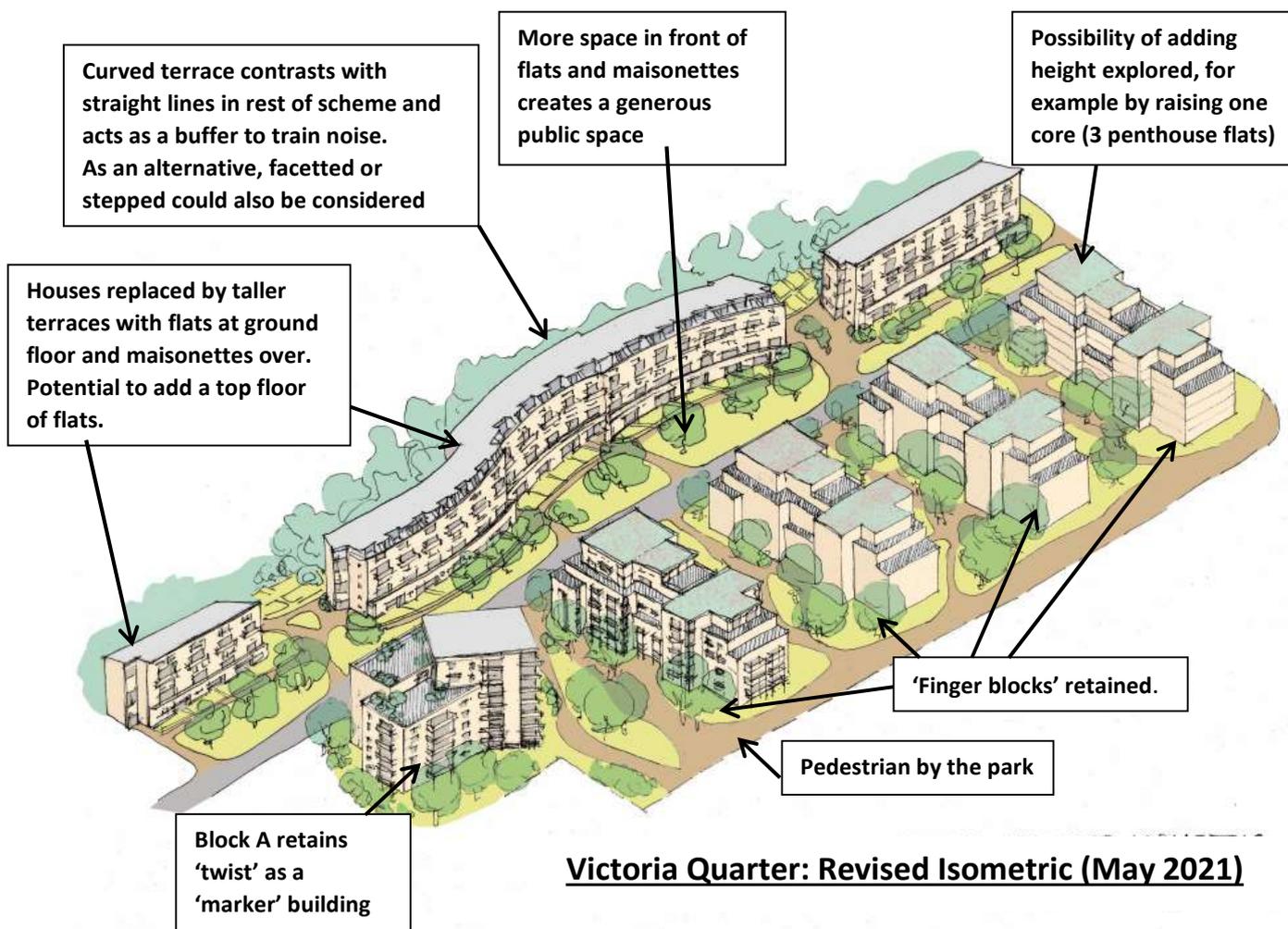


Appendix 3: Save New Barnet Community Group - Concept Masterplan Proposal (May 2021)

In May 2021, the Save New Barnet Community Group drew up a masterplan proposal which built on the 2017 consented scheme and addressed the many negative design issues in the current application. It also looked at possible ways to increase the density, notably by replacing the houses along the western boundary with flats and maisonettes. It was intended as a concept scheme to instigate discussion with the developer. However, despite our willingness to work with the developer and find a compromise acceptable to all stakeholders, this didn't happen. Having presented this scheme over zoom in May, it was apparent at the follow-up meeting in June that the developer had not looked seriously at the proposal and had simply pressed on with their existing scheme as if this is what they had intended to do all along. (See also 3.3, Design Appraisal)

Design Objectives

- Improved visual appearance, less box like style with more interesting and attractive elevations
- Reflect the rich mix of Victorian, Edwardian, 30s and 50s housing in the area
- Set a local style precedent for the 21st century
- Something that will be looked up to as great quality and not derided as poor generic design
- Award winning scheme





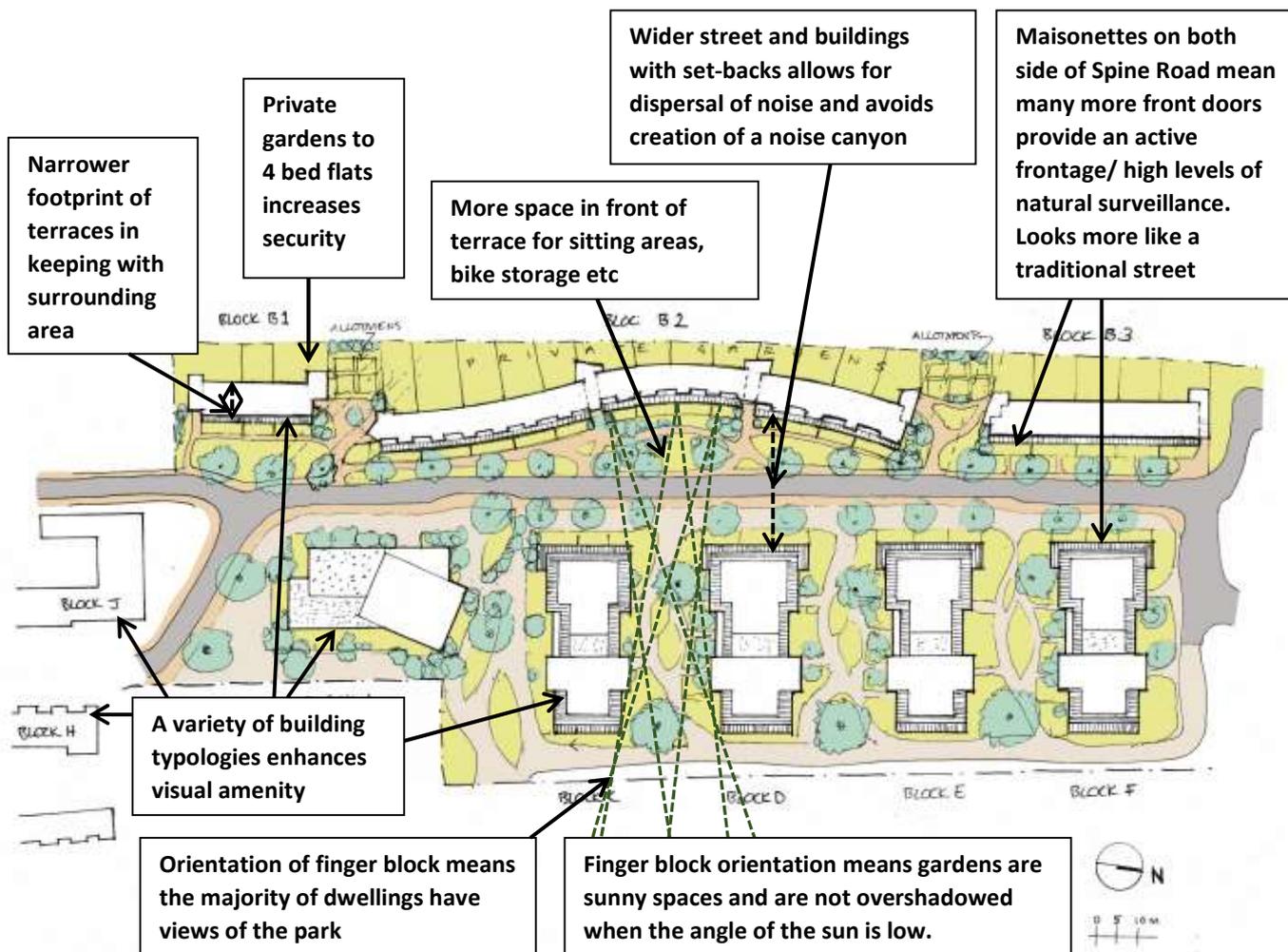
The two schemes compared:

Downsides of the developer’s revised scheme:

- High Density does not reflect or enhance suburban context and will place a strain on infrastructure
- Unattractive, regimented layout
- Obscured views of park
- Looks like a cold war housing scheme
- Railway (and road) noise exacerbated
- Overheating in poorly orientated flats
- One style of housing

Advantages of revised ‘finger block’ scheme:

- More varied layout
- Different Housing types – maisonettes as well as flats
- Open views to the park – better integration
- Varied design styles – curved facades and setbacks
- More amenity space
- Mitigates railway noise
- Addresses poor orientation and overheating
- Opportunities for some increase in density from 2017 scheme
- Potentially more acceptable to the community
- Potentially setting a benchmark/award winning
- More 4 bed homes, some with private gardens, addressing local need
- Potential to create higher value properties facing the park

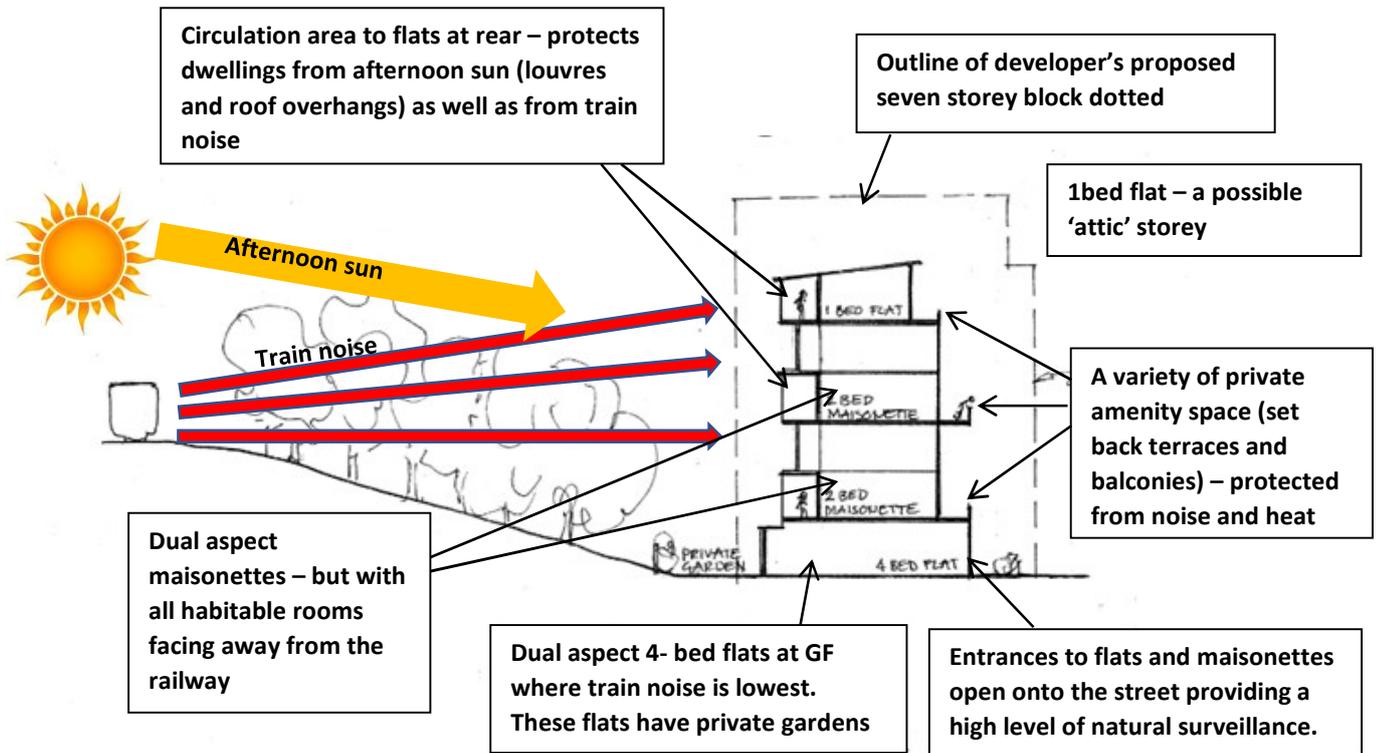


Victoria Quarter: Revised Site Plan (May 2021)



The alternative western terraces in detail:

The design of the terraces along the western boundary **addresses environmental issues of noise and heat in a sustainable way** – by paying attention to orientation with regard to the layout of individual dwellings. This avoids the need for unsustainable active cooling as required by the developer’s proposals (see Section 9, Design Review). All dwellings in these terraces are dual aspect but only the 4-bed flats at ground floor have habitable rooms and outdoor amenity spaces which face west, where noise levels are lowest and the embankment provides shade. Maisonettes on upper floors also help to vary the rhythm of the facades, increasing visual amenity.



Victoria Quarter: indicative section (above) and plans for homes in western terrace (May 2021)

