



Presentation to the Community
18 June 2021

Following Fairview’s community consultation in April this year, we are disappointed that the current, revised scheme for the gasworks site seems to have changed very little from the one which was refused planning permission last summer. It is still showing:

<ul style="list-style-type: none"> • a very high density of 554 dwellings • rows of standardised, uniform blocks, the majority at seven stories • a single style of housing – just flats • the majority of dwellings arranged so that their view of the park is blocked • flats looking directly onto the railway line, adversely affected both by train noise and afternoon sun 	<p><u>Fairview’s current scheme</u></p>
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In May this year our architectural team drew up an alternative proposal based on the 2017 One Housing scheme - which has planning permission. By taking alternative options to the developer we aimed to:

<ul style="list-style-type: none"> • Demonstrate that the site could be developed in a way that is more attractive and that a better designed scheme would be something of which the community can be proud. • Provide homes fit for families that will fit comfortably within the community and respond to local housing needs. • Reflect the rich mix of Victorian, Edwardian, 30s and 50s housing in the area • Set a local style precedent for the 21st century in a potentially award winning design • Achieve something that will be benchmarked as great quality, not derided as poor generic design 	<p><u>Our aims and objectives</u></p>
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In May, we presented our scheme to Fairview but they don’t appear to have listened to the community.



Our alternative scheme showing flats and maisonettes in a variety of building types

Our design responds to the unique constraints and opportunities of the site:

- It **tackles noise issues** raised by the site's proximity to the East Coast Line: flats and maisonettes on the railway boundary are designed to be shielded from noise levels of up to 100dB – and afternoon heat (this boundary faces due west). The terraces also act as a buffer to reduce noise levels across the whole site.
- It makes the most of its location next to Victoria Recreation Ground, for all of the new homes, not just those closest to the park; we have ensured that **as many homes as possible benefit from having views of the park**.

Key Features of our Design

We have **minimized the impact of height and massing**:

- Only a small section of the four blocks facing the park rises to seven storeys and this is in the centre of the site, some distance from the park.
- The impression of height is reduced by multiple setbacks. **Carefully modelled blocks feature stepped back frontages creating more attractive and pedestrian-friendly elevations**
- Elevations facing the park and the road are **four storeys** and **relate to the scale of nearby buildings in New Barnet**.
- The blocks along the railway line are five and six storeys. None are seven storeys.

We have designed a **mixture of building types, catering for a range of needs**.

- All except the eight storey block contain **maisonettes as well as flats**, providing a range of dwellings (which cater for families as well as couples and single people) and promoting the creation of a healthy new community.

We have **maximised amenity space** by reducing the footprint of the buildings and curving the building line of the central terrace to widen the space along the main road through the site.



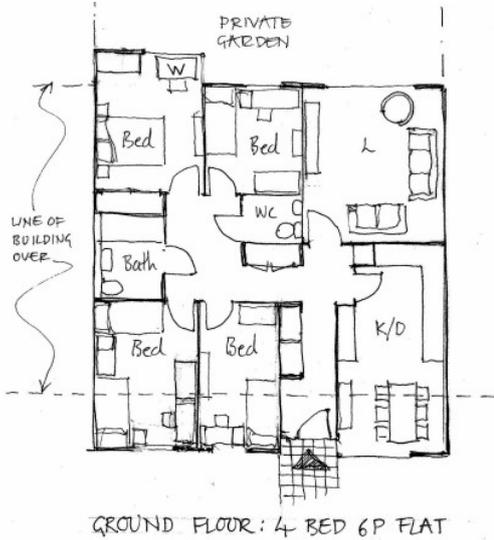
In response to Fairview's viability issues (we have been told that decontamination cost more than anticipated), we have set the density at around 460 new homes, more than the 371 in the approved 2017 scheme but significantly less than the 652 flats proposed by Fairview in their refused 2020 plans and the 554 they currently propose.

Density

Maisonette and flat plans in more detail

In Fairview’s scheme, homes along the railway are compromised by noise and overheating issues. Many habitable rooms (bedrooms and living rooms) face the railway. In summer these rooms will become unbearably hot unless the windows are opened but this will then expose residents to very high levels of noise from trains.

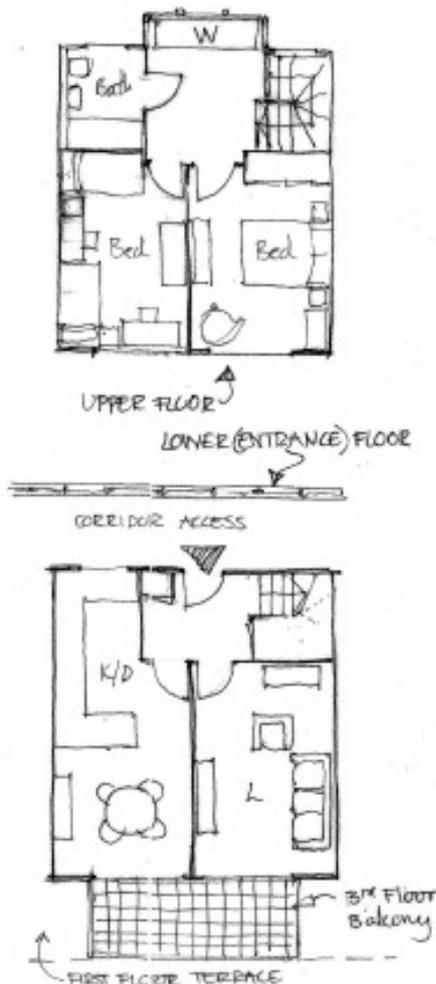
In our scheme, we have considered the design carefully to provide homes of equally high quality along the boundary with the railway as elsewhere on the site.



Railway terraces: ground floor 4-bed flats

Four bed flats at ground level provide family accommodation. Noise levels from the railway are lower below the second floor so these flats are dual aspect: on the road side, they have their own front door, increasing surveillance and therefore security on the street; and to the rear they have private gardens. (The Fairview scheme by contrast, shows a communal area here - at risk of attracting anti-social behaviour)

Flats are designed with family living in mind: they have separate living rooms and kitchen dining rooms, allowing family members to do different things at the same time.



Railway terraces: maisonettes (first to fourth floors)

Two levels of two bed maisonettes are stacked above the flats. These are set back by a wide terrace which provides generous outdoor amenity space for the lower maisonette. The upper maisonette has a large balcony.

Maisonettes are a bit more spacious than flats and because they are arranged over two floors, this helps to reinforce the impression of a house - which is something that many families are looking for and which is one of the reasons why we have included as many as possible in our scheme. On the upper floor, a landing provides a little extra space which is dedicated for working and enjoys views of the wooded embankment. Like the ground floor flats, the maisonettes are designed with separate living rooms and kitchen dining rooms.

Critically, the internal layout of the maisonettes means that all the habitable rooms (living rooms and bedrooms) face away from the railway line and are sheltered from the effects of overheating arising from the due west orientation.



Railway terraces: 1 bed flats (fifth floor – central terrace only)

In the central curved terrace, there is a fifth floor of one bedroom flats which, like the maisonettes, is designed so that the habitable rooms face away from the railway line. These flats are designed as an attic storey.

In summary, we think there are many benefits to our preferred option:

- 4 bed homes, some with private gardens
- Different housing types – flats & maisonettes
- Varied design styles – curved facades and setbacks
- Open views to the park – better integration
- More amenity space
- Addresses railway noise
- More effective use of the space – buildings designed to respond to the context
- Potentially more acceptable to the community
- Potentially setting the benchmark/award winning

We hope that our design has found a compromise that is acceptable to all stakeholders, which reflects community needs and which aspires to be award winning.

Tell us whose scheme you prefer: Fairview's 554 homes in standard blocks, or our 460 home scheme in a range of different property types and make sure you feedback your concerns to the Fairview consultation.

If you have any questions you can leave them on our Save New Barnet Facebook page or send us an email at info@newbarnet.org.uk and we will get back to you as quickly as possible. We would have liked to host an in person meeting but circumstances do not allow. Please pass this link onto your neighbours and friends to ensure that everyone in the New Barnet area can see there is a real alternative to the Fairview scheme.

You can also watch a video of this presentation here: <https://youtu.be/NIEzGEeu5t8>



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