

WELCOME

Emerging proposals for the redevelopment of
Victoria Quarter, New Barnet

Fairview[®]
NEW HOMES Ltd.

One Housing



The Victoria Quarter site (site boundary outlined in red)

Welcome to our public exhibition, which is an opportunity to learn more about our emerging proposals for the redevelopment of Victoria Quarter, New Barnet.

We are still in the formative stages of the proposals. The purpose of this exhibition is to display our current ideas for your comment and feedback.

Please take a moment to consider the information on display here today. If you have any questions, please do not hesitate to ask a member of the project team.

Before you leave today, we would encourage you to provide us with your feedback using one of the feedback forms provided. This will help us to better understand what the local community would like to see from the redevelopment of Victoria Quarter, as we continue to develop our emerging proposals.

You can also share your comments and download the display boards from today's event via the project website at: www.victoriaquarter.consultationonline.co.uk.

WHY WE ARE HERE

Emerging proposals for the redevelopment of Victoria Quarter, New Barnet

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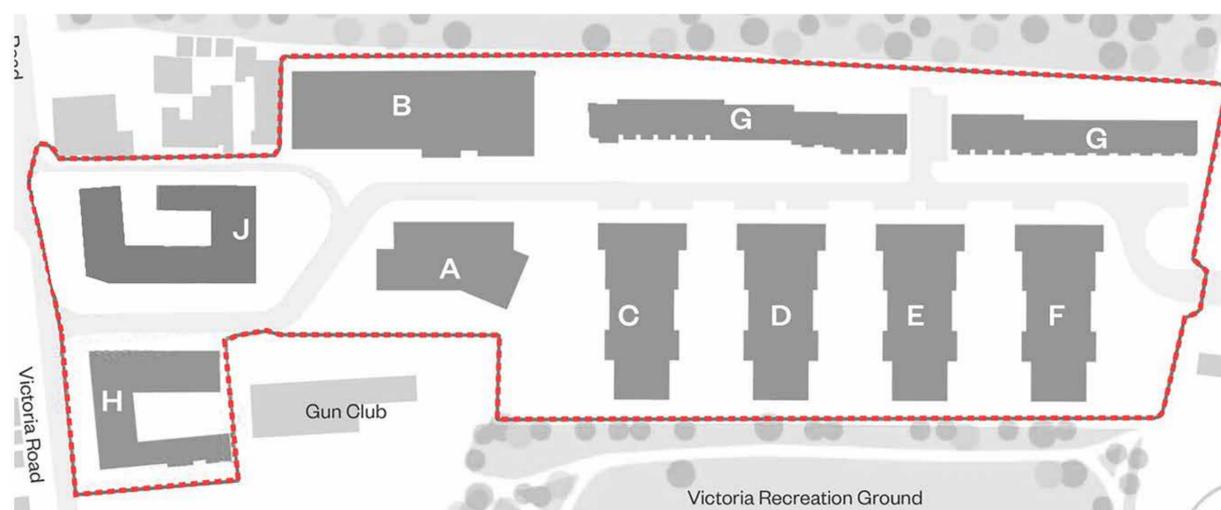
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The site, as it is currently

The site, a decommissioned gas works, was originally bought by ASDA in 2009 but has been left vacant for more than a decade.

After acquiring the land from ASDA in 2015, One Housing Group secured planning permission to redevelop the site with new homes in 2017. One Housing Group completed initial remediation works in November 2019.



The layout of the existing planning consent

The site's past use has made the remediation costs particularly high. This, combined with changes in the housing market and rising construction costs, have made the existing consent unviable and undeliverable.

Moreover, since 2017 Barnet Council has been under increasing pressure to deliver housing, particularly affordable housing. In 2017/18, only 17% of new homes delivered in Barnet were affordable, against a target of 35%.

One Housing Group has therefore partnered with Fairview New Homes to bring forward a viable development that delivers more homes (and particularly affordable homes) than the now undeliverable 2017 consent.

ABOUT US

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ABOUT US

Both Fairview New Homes and One Housing Group have a strong track record of delivering high-quality urban developments in London, making us well-placed to unlock the potential of this site.

Increasingly, housing associations are choosing to partner with developers to unlock sites and deliver much-needed affordable homes.



FAIRVIEW NEW HOMES

Fairview specialises in complex sites that are in need of regeneration.

Fairview has built over 8,000 homes across London, of which 1,580 are in Barnet.

ONE HOUSING GROUP

One Housing Group manages over 15,000 homes for over 35,000 residents and has recently secured £60m from the Greater London Authority (GLA) to deliver affordable high-quality homes in line with London Plan targets.



OUR EMERGING PROPOSALS

Emerging proposals for the redevelopment of Victoria Quarter, New Barnet

The project team has been working to continue to shape a high-quality scheme that will regenerate this under-utilised brownfield site. As well as holding this public consultation, we have also been speaking to other stakeholders such as Barnet Council and the Greater London Authority (GLA). The emerging proposals currently comprise:



Up to 692 much-needed new homes, including 35% affordable (242 homes)



404 new car parking spaces, with 79 at surface and the remainder undercroft



1,317 new cycle parking spaces



615sqm of mixed-use commercial space



New public realm and associated landscaping



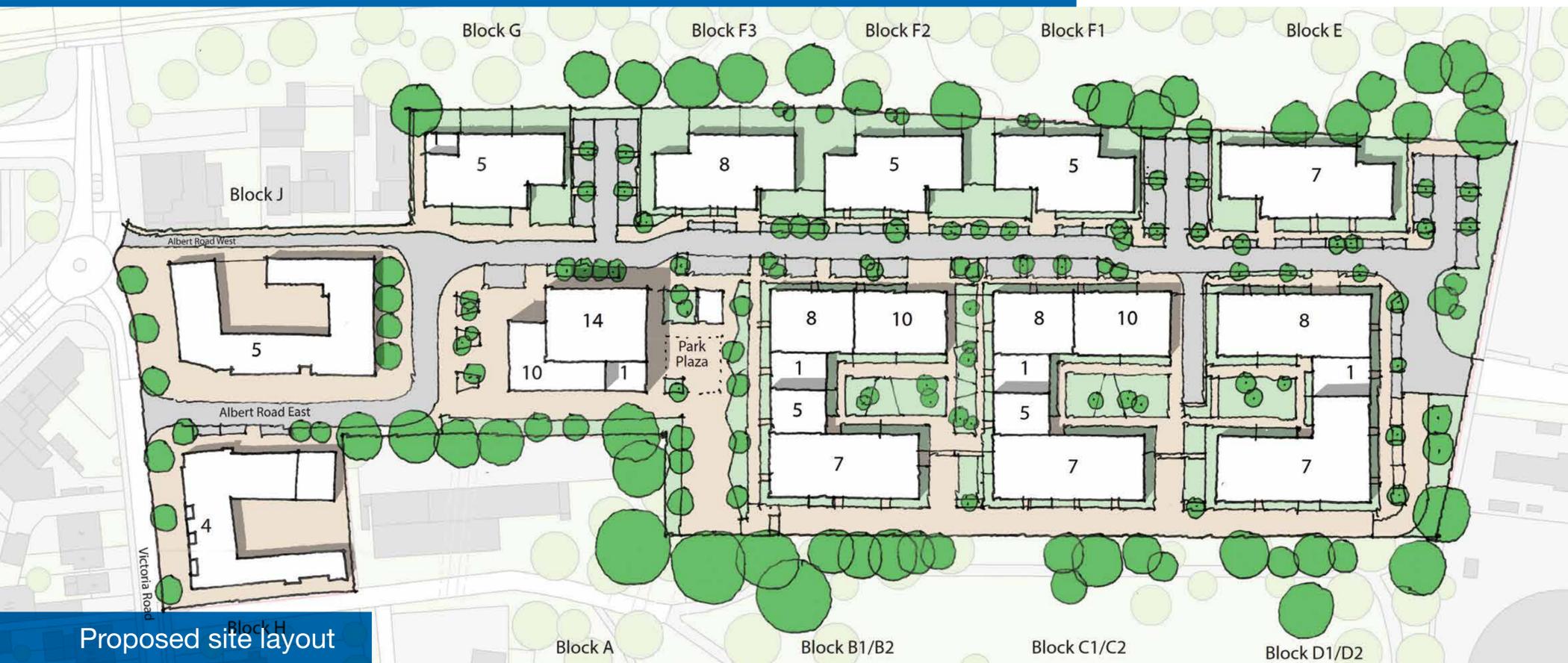
Access and connectivity improvements

The table illustrates how our emerging proposals compare to the existing planning permission for the site:

2017 The existing consent	2020 Our emerging proposals
371 new homes	692 new homes
65 affordable homes	242 affordable homes
2-8 storeys	1-14 storeys, though predominantly 1-8
396 car parking spaces	404 car parking spaces
Circa 600 cycle spaces	1,317 cycle spaces
623 sqm of commercial space	615 sqm of commercial space
Circa £3.5m Community Infrastructure Levy (CIL) paid	Circa £12m Community Infrastructure Levy (CIL) contribution

EMERGING LAYOUT AND UNIT MIX

Emerging proposals for the redevelopment of Victoria Quarter, New Barnet



Although the new Draft London Plan encourages the intensification of highly sustainable, brownfield sites of this kind, we remain committed to following a design-led approach to ensure that our proposals enhance the appearance of the site and immediate area.

The site is separated on 3 sides by the existing railway line, Victoria Recreation Ground and the former gasholder. This ensures there is a good distance from neighbouring properties, and the development will not sit directly next to any existing housing. The appearance of the site will also be significantly enhanced with new landscaping and boundary treatments.

Our emerging proposals also include a mixture of home types and tenures:

Of the affordable housing mixture, 145 (60%) will be retained as 'London Affordable Rent' properties managed by One Housing Group. London Affordable Rent is set by the GLA, and is similar to social rent levels.

Proposed mixture of private homes available:

130 one bed (29%)
234 two bed (52%)
85 three bed (19%)

Proposed mixture of affordable rented homes available:

42 one bed (29%)
75 two bed (52%)
28 three bed (19%)

Proposed mixture of affordable shared ownership homes available:

28 one bed (29%)
50 two bed (52%)
19 three bed (19%)

The remaining 97 affordable homes (40%) will be available for shared ownership purchase.

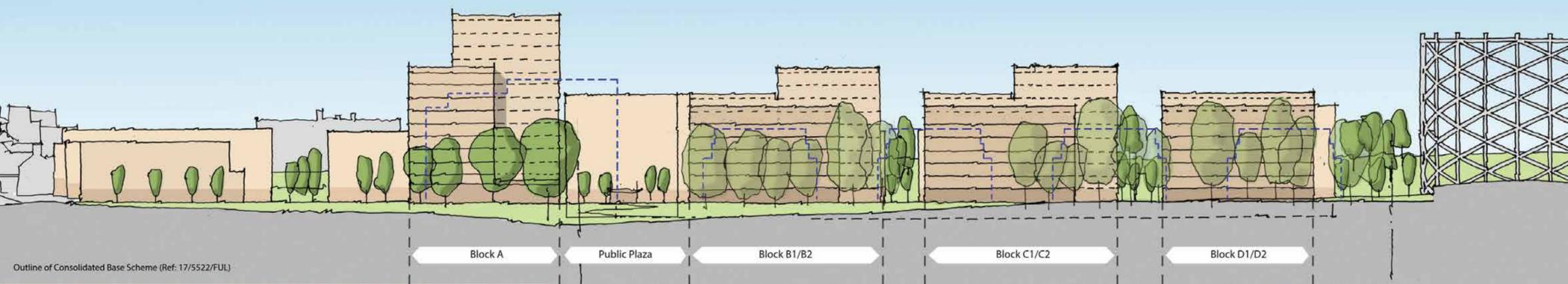
This means that our emerging proposals not only deliver a significant increase in the number of affordable homes compared to the existing planning permission, but will also ensure that these homes will be at a lower price point than those previously approved.

NEW PUBLIC REALM

Emerging proposals for the redevelopment of Victoria Quarter, New Barnet

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Indicative elevation of the proposals

The emerging proposals have been specifically designed to integrate the development with Victoria Recreation Ground, providing fantastic new public realm. This includes a new gateway garden, green pedestrian access routes and a park plaza to create a natural transition between the recreation ground, the development and the surrounding area.

The existing treeline will also be maintained along the eastern edge of the site, and landscaping and boundary treatments will act as a green buffer to enhance the existing aesthetic and create a new park skyline.



Indicative image of the proposed park lane



Indicative image of the proposed park transition

SUSTAINABLE TRANSPORT & HIGHWAYS

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The new Draft London Plan makes clear that where development is planned in locations that are well-connected by public transport links, car parking provision should be restricted.

This will encourage a shift towards more sustainable transport methods, while also delivering associated benefits in terms of reduced impact on the local road network and reduced impact on air quality.



OUR PLANS WILL ENABLE SUSTAINABLE FORMS OF TRAVEL THROUGH:



60% parking provision



Access to Station Road and the A1110, which have been identified as having capacity



Provision of travel vouchers, car club spaces and cycle storage



Free car club membership



Funding public consultation on the introduction of a Controlled Parking Zone (CPZ)



Improved connectivity for pedestrians and cyclists



NEW COMMERCIAL SPACE

Emerging proposals for the redevelopment of Victoria Quarter, New Barnet

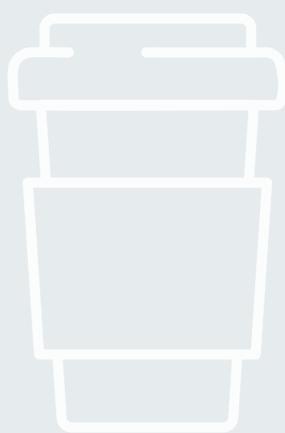
Our proposals include the provision of 615sqm of commercial space across 2 units, suitable for a broad range of uses to meet local needs.

As part of this consultation we want to know what the local community would like to see occupying these commercial units in the future. Please use one of the post-it notes provided to indicate which uses you would most welcome.

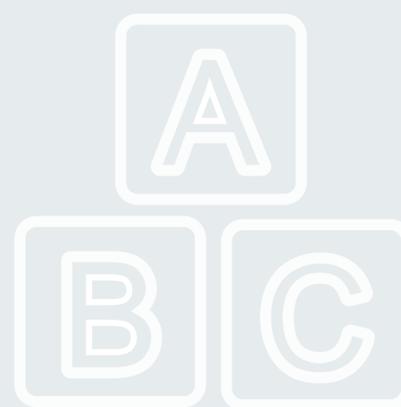
A convenience store



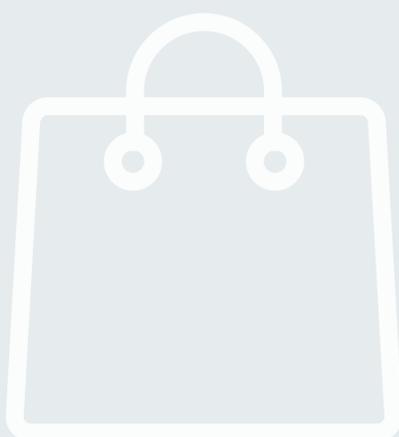
A coffee shop



A creche/nursery



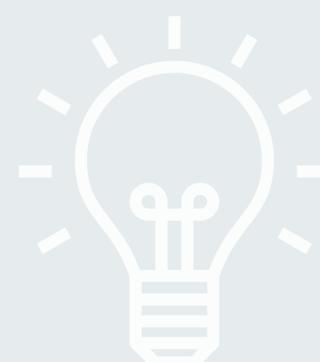
Retail space



Office space



Other suggestions for the commercial space



COMMUNITY INFRASTRUCTURE

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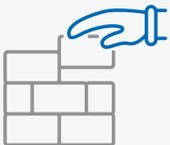
One Housing

We are committed to creating a scheme that helps to meet local housing needs and transforms this under-utilised site with attractive housing and green spaces for everyone to enjoy.

As an experienced developer partnership, we have the combined expertise to unlock the potential of this complex site and deliver the following aspects for the local area and the Borough as a whole:



Much-needed new homes for Barnet, including 35% affordable homes at a lower price point than those previously approved



Regeneration of an underused brownfield site, helping to protect valuable greenfield and Green Belt land elsewhere in the Borough



Consultation on new commercial space, to respond to the needs and desires of the local community



New public realm for residents and the wider community to enjoy, including a gateway garden, park plaza and green pedestrian access routes to create a transition with Victoria Recreation Ground



Retention of the existing tree line, as well as new landscaping and boundary treatments, creating a new park skyline integrating the development with the surrounding area



Circa £12m of Community Infrastructure levy funding to be paid by Fairview and One Housing Group for investment in local infrastructure



Removal of overpass and new path at grade

NEXT STEPS

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Thank you for attending our exhibition, which we hope you found useful.

Please take a moment to complete one of the feedback forms available and deposit it in the ballot box.

You can also return your feedback form to us using one of the freepost envelopes provided, or by emailing it to **feedback@consultation-online.co.uk**.

Feedback can also be submitted online via the project website at **www.victoriaquarter.consultationonline.co.uk**.

Please note the deadline for submitting feedback is 5pm on Wednesday 29th January 2020.

ANTICIPATED PROJECT TIMELINE

- January 2020**
First round of public consultation
- 29th January 2020**
Deadline to submit consultation feedback
- February 2020**
Review of consultation feedback and evolution of the scheme
- Spring 2020**
Further public consultation, followed by submission of planning application
- Autumn/Winter 2020**
Determination of planning application by Barnet Council
- Late 2020 / Early 2021**
Construction resumes (if plans approved)

ANY QUESTIONS?

If you have any questions, please contact the project team via:



0800 298 7040



feedback@consultation-online.co.uk

You can discover more and stay up-to-date at www.victoriaquarter.consultationonline.co.uk