

OUR DETAILED PROPOSALS

Revised proposals for the redevelopment of Victoria Quarter, New Barnet

We have devised proposals which are informed by the feedback received from the community and statutory consultees, address the key reasons for the 2020 application's refusal and work within the constraints of the site.

Benefits of the 2017 consented scheme are not limited to building layout and orientation, but also include building modelling and approach to massing. Combining the strengths of both approaches into the courtyard masterplan approach lends itself to a more successful design which breaks away from the shortcomings associated with the refused scheme.

The revised proposals have led to fewer properties on the site, reduced heights and massing across the development and more family homes.

The proposals at a glance:

- 544 properties across the development
- Maximum heights of 8-storeys in line with the approved 2017 scheme
- Increased building separation to protect privacy and improve permeability
- Improved amenity space which better integrates with Victoria Recreation Ground
- Higher provision of family homes, including a number 4-bedroom properties
- The two blocks fronting onto Victoria Road (blocks H and J in the plan below) have a very similar height, siting and massing to the consented scheme. There have been minimal design changes, minimising the impact of the development at its closest point to existing residents



Site Plan