

# BENEFITS

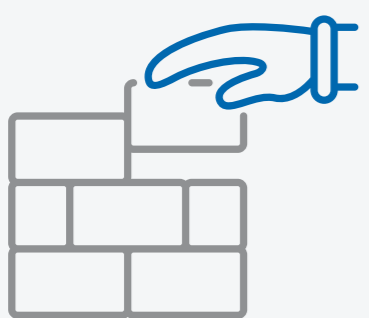
Revised proposals for the redevelopment of Victoria Quarter, New Barnet

As an experienced developer partnership, we have the combined expertise to unlock the potential of this complex site. 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.

Through early consultation with the local community, and speaking with other stakeholders such as Barnet Council and the GLA, we have developed proposals for the redevelopment of Victoria Quarter which will deliver the following aspects for the local area and the Borough as a whole:



**Much-needed new homes for Barnet, including a significant amount of affordable housing**



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



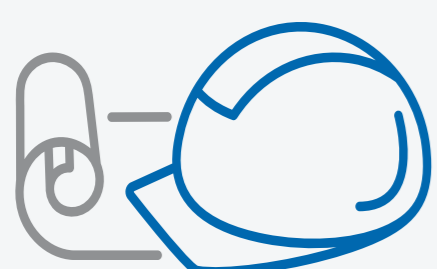
**New commercial space, responding to the needs and desires of the local community**



**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 boundary treatments, creating a new park skyline**



**Removal of the overpass and provision of a new path at grade**