

THE SITE'S CONSTRAINTS

Revised proposals for the redevelopment of Victoria Quarter, New Barnet



Site constraints plan

CONSTRAINTS

There are a number of existing constraints on the site which are illustrated in the above diagram.

The culverted Pimms Brook river, diverted sewer and adopted highway with their respective exclusion zones directly influence how the buildings can be located around the site. There is also need for a 24/7 access road through the site to connect the National Grid gas works to Victoria Road.

The basement of the existing planning consent has been dug to address the constraints of the diverted sewer and adopted highways and our proposed building lines must sit within it. This basement has thus helped guide our design with the frontage buildings remaining similar to the existing consent.