

# WELCOME

Emerging revised proposals for the redevelopment of Victoria Quarter, New Barnet

**Fairview**<sup>®</sup>  
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 revised proposals for the redevelopment of Victoria Quarter, New Barnet.**

We are consulting on our revised proposals while they are still at a formative stage. Please take some time to consider the information on display within this material.

We then encourage you to provide us with your feedback via our feedback form, which can either be completed online or you can request a paper copy with a Freepost envelope to post back to us. This will help us to understand your views as we continue to develop our plans ahead of submitting a new planning application.

## PROJECT TEAM

**Fairview** (Developer)

**Fairview**<sup>®</sup>  
NEW HOMES Ltd.

**One Housing** (Developer)

**One Housing**

**EPR Architects** (Architects)

**EPR Architects**

# ABOUT US

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**Fairview**  
NEW HOMES Ltd.

**One Housing**



Existing Fairview New Homes development in Harrow

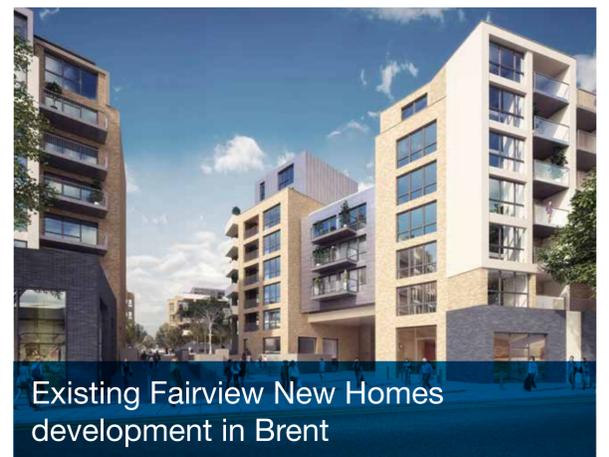
Both Fairview New Homes and One Housing have a strong track record of delivering high quality urban developments in London, making them well-placed to unlock the potential of this site. Increasingly, housing associations are choosing to partner with developers to unlock sites and deliver much-needed 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

One Housing is a housing association that manages over 17,000 homes for over 35,000 residents and has secured £60m from the Greater London Authority (GLA) to deliver affordable high-quality homes in line with London Plan targets.



Existing Fairview New Homes development in Brent



Existing One Housing development in Enfield

# THE SITE'S HISTORY

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The site, a decommissioned gas works, was originally purchased by ASDA in 2009 and has been left vacant for more than a decade. After acquiring the land from ASDA in 2015, One Housing secured planning permission to redevelop the site with new homes in 2017. One Housing completed initial remediation works in November 2019.

However, the site's former use as a gas works has made remediation work extremely complex and costs particularly high. Since the original application, planning policy has also been updated to make optimum use of brownfield sites to protect greenfield sites, as is reflected in the adopted 2020 London Plan. This, combined with changes in the housing market and increased housing costs, means that the existing consent is unviable and undeliverable.

One Housing partnered with Fairview New Homes in 2019 to bring forward a viable development that delivers much needed new homes, particularly more affordable homes.



## 2020 PLANNING APPLICATION

As you may be aware, we previously brought forward a planning application that was refused by Barnet Council in 2020. Whilst we worked with statutory consultees to formulate a scheme that they supported and sought to engage with the community, we acknowledge the opposition to the previous scheme and the refusal of planning permission.

We have been given a very clear steer by the community, planning committee and officers as to the positive areas of the scheme (such as opening access to the Recreation Ground and replacing the railway crossing) and the points to address in bringing forward this new application. In particular, we acknowledge the concerns raised regarding height, massing and density.

We still need to formulate a deliverable scheme and face a viability challenge with this site, but hope to address the reasons for refusal through constructive engagement with the community and consultees.

### Our 2020 planning application comprised:

|                   |  |
|-------------------|--|
| <b>652</b>        | new homes  |
| <b>209</b>        | affordable homes                                 |
| <b>1-10</b>       | storeys, though predominantly 1-7                |
| <b>392</b>        | car parking spaces                               |
| <b>1,272</b>      | cycle spaces                                     |
| <b>444</b>        | sqm of commercial space                          |
| <b>Circa £11m</b> | Community Infrastructure Levy (CIL) contribution |

# THE SITE'S CONSTRAINTS

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## 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.

# EMERGING REVISED PROPOSALS – PARAMETERS AND OPPORTUNITIES

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## PARAMETERS

We very much welcome input into our emerging proposals. There are a number of parameters within which we require your feedback to ensure that we can formulate a viable and deliverable scheme.



**Amount of housing** – we need to bring forward a certain amount of housing to allow us to deliver the scheme and 35% affordable housing



**Height** – the extant consent confirms that heights of up to eight storeys in certain parts of the site is acceptable



**Parking** – we will not exceed the amount of parking within the extant consent to avoid further traffic generation



**Basement** – the foundations have been completed, and are therefore fixed

## ADDRESSING THE REASONS FOR REFUSAL

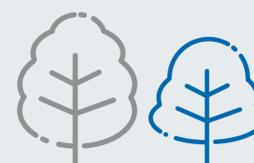
Within these parameters, we are working to a set of principles to address the reasons for the refusal of the previous application. These are:

- Reducing the amount of development proposed
- Reducing the maximum height of the development
- Providing more family housing
- Improving the quality of the amenity space
- Improving the quality of the living environments for future residents

**We would particularly welcome feedback on elements such as:**



Architecture and design



The green spaces and landscaping within the scheme



Housing mix



Local infrastructure and initiatives that will be invested via the Community Infrastructure Levy and Section 106 money to come from this development

# NEW PUBLIC REALM

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Our proposals remain specifically designed to integrate the development with Victoria Recreation Ground, improving access and connectivity, and creating an enhanced public realm.

This includes a new gateway garden, green pedestrian access routes and a park plaza to create a natural transition of community spaces between the Recreation Ground, the development, and the surrounding area.

As a social landlord, One Housing is also committed to developing Victoria Quarter and its surrounding area over the long term. This will include an onsite management presence helping to improve maintenance, safety and community engagement.

Improved pedestrian routes, including removing the existing overpass and replacing with a new well-lit footpath, will also ensure that the recreation ground, new public realm and commercial spaces are open and accessible.

We still propose that one of the commercial spaces becomes a coffee shop, which was a popular option during the last application process.

## DID YOU KNOW

The previous proposals would have led to the removal of the existing pedestrian bridge over the railway and its replacement with a well-lit footpath at grade.



## DID YOU KNOW

That the previous proposals included a 'Parks and Open Spaces' contribution sum of £283,721.90 linked towards the improvement and enhancement of Victoria Recreation Ground



**We would like to know:** What public realm improvements do you think would benefit the area?

# TRAFFIC AND PARKING

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Car use and ownership is in decline while the need for new homes continues to rise. This is especially true for younger generations and first-time buyers.

In order to help tackle the climate crisis, improve air quality, and promote healthy lifestyles, the GLA makes clear that walking, cycling, and access to good public transport links must be prioritised.

Currently only 38% of people in the local area travel to work by car. The proposals seek to deliver a balance between the need for parking as well as mitigating against any potential impacts on nearby traffic. It should be noted that the current planning consent includes 396 parking spaces, meaning that this level of parking has been confirmed as appropriate and acceptable. We will not seek to go above this number, though by reducing the number of homes on the site we will increase the parking ratio of spaces per home.

Barnet also has a target to increase the number of trips made by walking, cycling and public transport by a further 22% by 2041. That's why we're planning for the future by delivering a development which provides increased housing at 60% associated car usage in line with local needs. The priority will be for young families to have access to a personal car, whilst all residents would benefit from the strong transport links.

## Our proposals will enable sustainable forms of transport through:



**Providing car parking in line with emerging parking standards, including electric charging points**



**Car club spaces and free car club membership, to ensure access to a car is available when required**



**Close proximity to existing commuter links such as New Barnet Station and the London Underground within walking distance, and local bus routes**



**Improved connectivity for pedestrians and cyclists, alongside provision of new cycle parking spaces**



**Knowledge of the car club and cycle parking facilities available attracting new residents who do not wish to own a car**



**Funding public consultation and implementation of a Controlled Parking Zone (CPZ) for the existing local community**

# PUBLIC TRANSPORT AND HEALTHY STREETS

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As part of the future planning application we will be submitting a Transport Assessment, including a Healthy Streets Assessment.

This will identify any changes to the existing public transport network associated with the development, and will account for modes of public transport such as trains and local bus services, as well as local walking and cycle routes.

By forecasting the number of trips taken using each mode of transport we will be able to identify specific improvements as part of the Community Infrastructure Levy (CIL) contribution. We are also working with other stakeholders such as TfL and Barnet Council to identify further opportunities as part of a wider investment strategy.

Our Healthy Streets Assessment will identify opportunities to improve local streets for pedestrians and cyclists, including a review of the existing routes to access public transport services, schools and shops. We will also be directly improving footpaths and crossing points around Victoria Road, Albert Road, the railway line and Victoria Recreation Ground. Overall, this will ensure that walking and cycling is as convenient and safe as possible for all residents.

## DID YOU KNOW

The previous proposals would have led to the following pedestrian and road improvements:



- Improved sighting and lighting under the railway bridge on East Barnet Road
- The provision of a new zebra pedestrian crossing facility on Victoria Road
- Replacement of the existing Zebra Crossing on East Barnet to a Puffin Pedestrian south east of East Barnet Road and Lytton Road junction
- Junction improvements to Victoria Road and East Barnet Road (including carriageway and footway widening)
- Provision of a crossing facility in the form of a Toucan Crossing at Victoria Road north east of mini roundabout junction near Albert Road (West)
- Financial contributions towards CCTV monitoring of the pedestrian link

**We would like to know:** What other ways would you suggest to improve sustainable forms of transport in the local area?

# BENEFITS

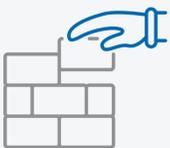
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As an experienced developer partnership, we have the combined expertise to unlock the potential of this complex site. We are committed to creating a scheme that helps to meet local housing needs and transforms this under-utilised site with attractive housing and green spaces for everyone to enjoy.

Bringing forward a viable development at Victoria Quarter will deliver the following benefits:



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



**Regeneration of 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**

# FEEDBACK AND NEXT STEPS

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## Thank you taking the time to review our exhibition material and take part in this consultation.

We are committed to consulting and listening to the views of the community and would be very grateful if you would take a moment to complete an online feedback form by visiting the feedback tab at the top of the webpage.

The deadline for submitting your feedback is **Monday 12th April 2021**.

We will also be holding a public webinar from **6-7pm on Wednesday 7th April 2021**. This webinar will provide you with an overview of the proposals and an opportunity to put forward questions to the project team in advance. You can register and submit questions on our website or by contacting the team via the details below.

## ANTICIPATED PROJECT TIMELINE

- March-April 2021** – First round of public consultation
- Monday 12th April 2021** – Deadline to submit consultation feedback
- May/June 2021** – Second round of public consultation
- July 2021** – Planning application submitted
- Winter 2021** – Determination of planning application by Barnet Council

### GET IN TOUCH

You can find out more information about the application by contacting the project team via:

Website: [www.victoriaquarter.consultationonline.co.uk](http://www.victoriaquarter.consultationonline.co.uk)

Email: [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

Telephone answering service: **0800 298 7040** (leave a message and one of our team will contact you as soon as possible)

Should you require any assistance in accessing the public consultation, or wish for a hard copy of the consultation materials to be posted to your address, please contact the project team using the details provided above.