



20th June 2021

Hello again, friends of the Save New Barnet Campaign.

Welcome to news of Fairview's latest consultation exercise, and SNB's alternative plans.

Victoria Quarter (Gasworks Site) Second Public Consultation

With no advance notice, Fairview New Homes and One Housing have launched a second round of public consultation on their revised plans for the Victoria Quarter site. Once again it is taking place online only.

Dates: Thur 17th to Wed 30th June 2021
Website: www.victoriaquarter.consultationonline.co.uk
Telephone: 0800 298 7040
Email: feedback@consultation-online.co.uk

There is also a single hour long 'webinar' on Mon 21st June from 6pm to 7pm. You will need to register in advance to take part and submit questions.

The online exhibition consists of 13 boards, many of which are almost identical to those presented at their April consultation. You will recall that we were critical of that exhibition for showing us absolutely nothing about what they proposed for the site. We are disappointed that this new exhibition once again presents minimal detail to the public, yet as they plan to submit a full planning application in July they must have much more detailed plans available. Once again their public consultation process reeks of being a box ticking exercise that they are obliged to carry out as part of a major planning application.

How Should I Respond?

If you have a chance, register for the webinar on Mon 21st June to hear the developers explain their plans, and for your only opportunity to ask questions and receive answers.

The webinar sign up is here: <https://victoriaquarter.consultationonline.co.uk/webinar/>

If you wish to offer a response, they have an online feedback form as part of the exhibition. We recommend that you DO NOT answer the first 4 tick box questions but just leave written comments in the final box. The initial questions are written to elicit a positive response (although Q2 is so badly written it is just nonsense).

Remember that this consultation exercise is being run by Fairview and One Housing, and only they see your feedback. They might make minor tweaks to their plans following what you say, but we will have no idea if any changes have happened due to the lack of detail presented. The more important action will be when a formal planning application is submitted in July and your comments to the council will help decide whether they approve or reject this latest scheme.

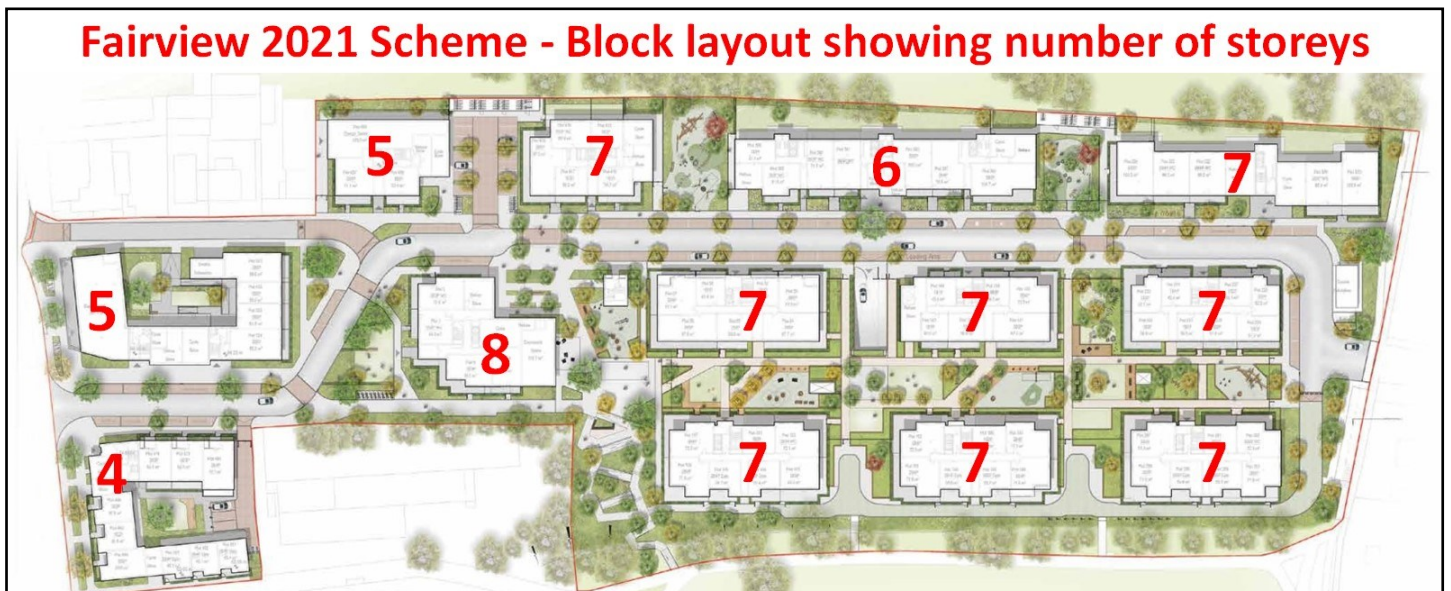
What Are They Proposing?

The limited detail in their exhibition shows a very slightly modified version of their refused 2020 plans. It is still rows of uniform blocks of flats but now with a few corners knocked off in a feeble attempt to make it appear a little less boxy. Fairview's design style (as shown by their own examples on the exhibition boards) is regular brick boxes, as these are the cheapest to build and thus generate higher profits.

They have removed the odd floor and reduced the number of flats to 554, although they do not specify the mix of 1, 2, 3 or 4 bedroom units. Parking has also been reduced, but somehow they are claiming that a greater proportion of homes will have access to a parking space than in the 2017 consented scheme.

Consented 2017 One Housing Scheme	Refused 2020 Fairview & One Housing Scheme	2021 Proposal from Fairview & One Housing
371 homes	652 homes	554 homes
Mews houses (2 storey) Town houses (3 storey) Flats (4 to 6 storey, and one 8 storey block)	Flats only (blocks up to 10 storeys)	Flats only (blocks up to 8 storeys)
1 bed units - 84 2 bed units - 174 3 bed units - 83 4 bed units - 30	1 bed flats - 220 2 bed flats - 310 3 bed flats - 122	unit mix unknown
396 car parking spaces	392 car parking spaces	334 car parking spaces

Do be conscious of the (not very subtle) visual trick they play in the exhibition with images comparing their refused 2020 scheme and their new 2021 scheme. They have gone to the effort of updating the images used to promote their 2020 scheme to remove all human life and landscaping, and render it entirely in dull grey. Unsurprisingly their updated 2021 scheme magically appears more visually attractive!



Is There Any Alternative?

The Save New Barnet Campaign Team have always sought to engage positively with Fairview and One Housing, but sadly we have experienced a reluctance from them to talk, an aggressive approach, and meetings that have been cut short.

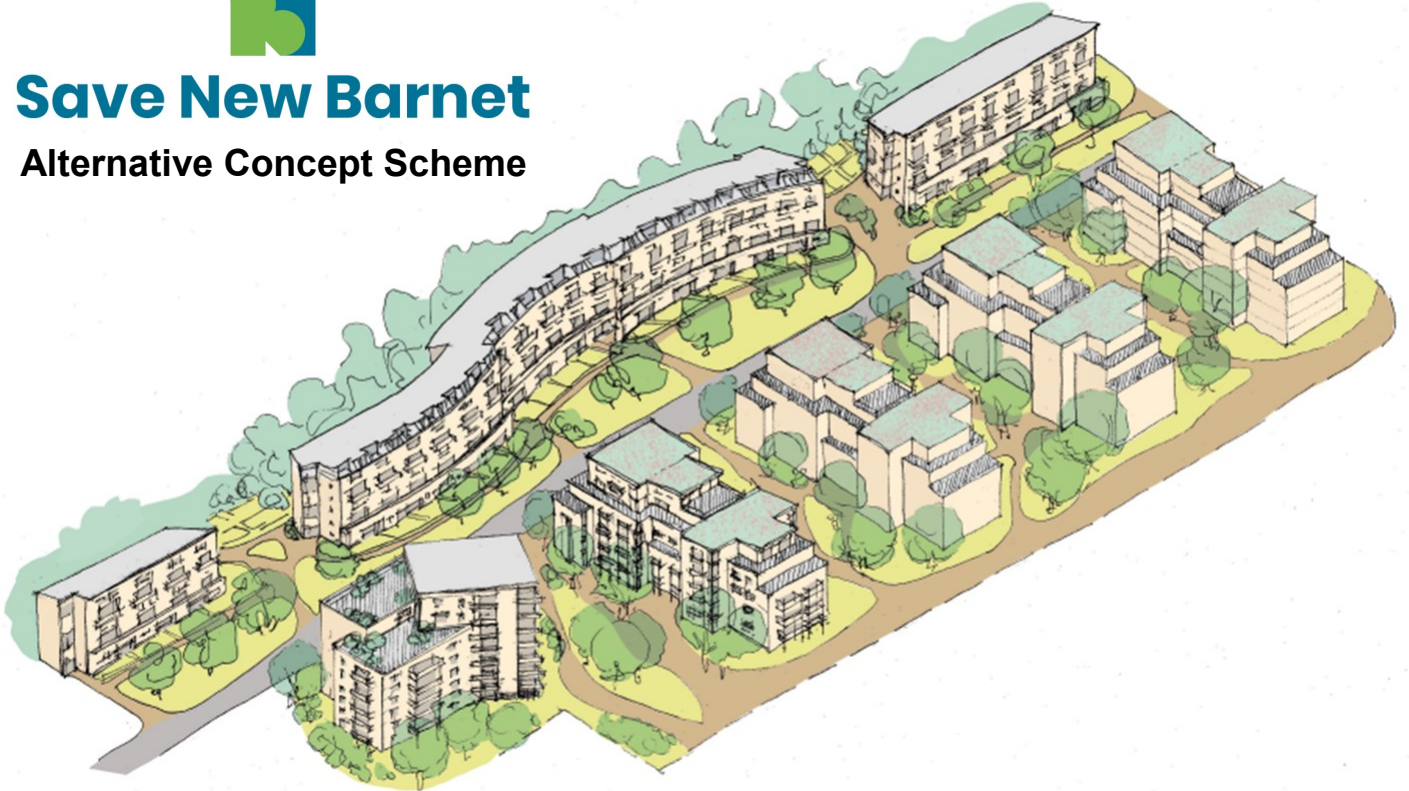
Following the April consultation, we went back to the consented 2017 scheme to examine how it could be updated to meet Fairview's requirements for more units to cover their higher than expected costs of

cleaning up this contaminated former gasworks. There are a number of site constraints which limit where buildings can be erected, but we have come up with an alternative concept scheme that we presented to Fairview and One Housing in May. It took them a month to respond, but once again it was clear they did not want to engage with local residents, and only wish to pursue plans for standardised blocks.



Save New Barnet

Alternative Concept Scheme



VICTORIA QUARTER - REVISED ISOMETRIC

May 2021

RAILWAY LINE



VICTORIA RECREATION GROUND



Save New Barnet

NOTES: NUMBERS ON BLOCKS REFER TO STOREYHEIGHTS



VICTORIA QUARTER - REVISED SITE PLAN

May 2021

continues overleaf...

SNB Concept Scheme

We are keen to see a range of housing styles in order to build a real community on the site. Instead of the consented terraces of townhouses, we propose some blocks containing both flats and maisonettes. And by clever design, this also addresses the noise issue from the busy railway line. The four 'finger blocks' of flats adjacent to the park are at 90 degrees to it, allowing views in and out of the site instead of Fairview's wall of flats along this edge. All the buildings are sculpted, with setbacks to upper floors, to create visual interest and look less like a grim 1970s estate. We estimate that this scheme could accommodate 460 homes in a wide variety of sizes and styles. That is more than the 371 in the consented scheme, but far less than the high density 554 flats being proposed by Fairview.

We have put together a video presentation to explain our concept, as well as a short proposal document.

LINK: <https://youtu.be/NIEzGEeu5t8>

LINK: www.newbarnet.org.uk/news/vqconceptscheme18jun21.pdf

Who's Scheme Do You Prefer?

Fairview's 554 flats in standard blocks?

or

SNB's 460 home scheme in a range of different property types?

Make sure you feedback your views to the Fairview consultation.

We would love to hear your feedback and comments on our alternative plan. Join in the discussion via our Facebook page, or drop us an email to: info@newbarnet.org.uk

LINK: <https://www.facebook.com/groups/18590613740>

Please pass this newsletter onto your neighbours and friends to ensure that everyone in the New Barnet area can see there is a real alternative to the Fairview scheme.

Regards,

Save New Barnet Campaign Team



Save New Barnet

Save New Barnet Campaign

c/o The Community Centre, 48/50 Victoria Road, New Barnet, Herts EN4 9PF

 www.facebook.com/groups/18590613740

 www.twitter.com/NewBarnet

E info@newbarnet.org.uk

W www.newbarnet.org.uk

Save New Barnet Campaign is a non-political group of local residents fighting for a better New Barnet. The group seeks to inform the local community about potential changes to the area, and oppose inappropriate developments. The group aims to promote a clear vision for how New Barnet could be developed for the benefit of the community based on the views of local people. The campaign is funded entirely by donations from individuals. It is not bankrolled by any company or commercial organisation.
