

1 Who we are and why we are here

Barnet Homes

Barnet Homes maintain and manage 15,000 council homes including 3,900 leasehold properties. Barnet Homes are working for the London Borough of Barnet to build homes for affordable rent in this area, ensuring that the Council Estates are contributing to supporting demand for local homes; to prevent and tackle homelessness by reducing the use of temporary accommodation and to help meet Housing Committee savings.

What is happening

A carefully considered amount of new infill development has the potential to provide new affordable housing for the borough and a renewal of outside space on and around this estate.

This exhibition event follows engagement that started in late 2020 and continued throughout 2021 on the possibility of new development at the Grange Estate and surrounding area, including sites at High Road, Brownswell Road, Tarling Road and Central Avenue. The timeline below outlines the engagement to date and the upcoming key dates for the project.

What's changed since we last met

As part of this third consultation - **Exhibition 03** - we are showing today the areas proposed for new homes and are providing more detail on the proposed design and vision for the local landscape.

We have taken on board community comments and feedback to date alongside that from local planning officers. Instinctif Partners have joined the team to support the public consultation process and help engage with residents and other local stakeholder groups on the proposals.

We are now proposing **43** new homes instead of up to 100 homes previously proposed. If you have time to complete one of our printed feedback forms that would be much appreciated. Feedback can also be provided online or via phone or email contact information below.



Timeline

Survey & stakeholder outreach
(September & October 2020)



Exhibition 01
(November 2020)



Design workshops
(December 2020)
Play & Community
Safety & Security
Maintenance & Management



Resident Interest Group
(March 2021)
Introductory meeting



Extended outreach work
Phone calls, Zoom drop-ins and
phone call surgeries



Exhibition 02
(April 2021)



Exhibition 03
(February 2022)
In person consultation



Exhibition 04
(April 2022)



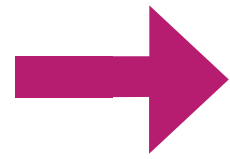
Planning Application
(May 2022)



2 You Said, We Did...

Previous Proposal April 2021

You said...

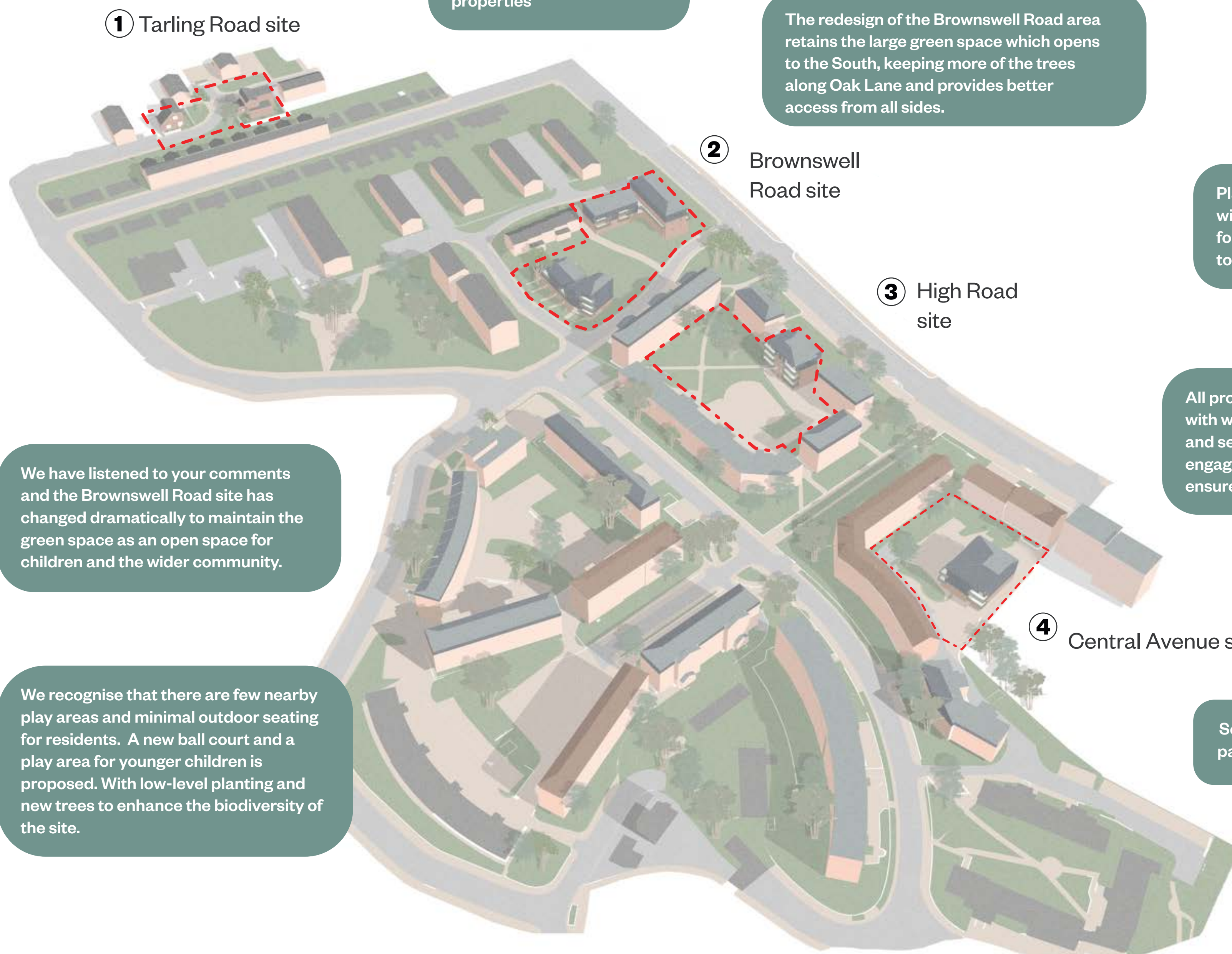


What we have changed

- Red Lion Hill site no longer part of proposals
- Brownswell Road development reduced in size
- Proposals for Brownswell Road now have more green space
- A new ball court and play area for young children and families is provided
- Proposed building heights maximum 4 stories
- Landscape improvements are for the site areas marked in red



Current Proposal February 2022



"Some people find their homes too dark. The new buildings should not be too tall and should reflect the height of existing buildings nearby"

"The green space is very important and well used by the community."
"The mature trees benefit us all environmentally and air pollution wise"

"If I was to build anything it would be a new playground for the kids"

"Safety through open views"

"There is currently a 6 month wait for the bike sheds and so if there is an aim to move away from having so many cars, there needs to be alternative provisions in place"

"More gardens for the children and outdoor spaces to be safer"

The buildings have been reduced in size to minimise impact on neighbouring properties

The redesign of the Brownswell Road area retains the large green space which opens to the South, keeping more of the trees along Oak Lane and provides better access from all sides.

Places to play can be provided in the courtyards, with new landscaping to create beautiful spaces for all residents. Parking has been better organised to improve safety and access to the green space.

All proposed areas have been designed to be safer, with wide paths, good lighting, visible front doors, and secure windows. The design team has engaged with 'Secure by Design' police officers, to ensure safety across the site.

We have listened to your comments and the Brownswell Road site has changed dramatically to maintain the green space as an open space for children and the wider community.

We recognise that there are few nearby play areas and minimal outdoor seating for residents. A new ball court and a play area for younger children is proposed. With low-level planting and new trees to enhance the biodiversity of the site.

Secure bike storage containers will be provided as part of the scheme and available to local residents.



Understanding the location



Existing Site



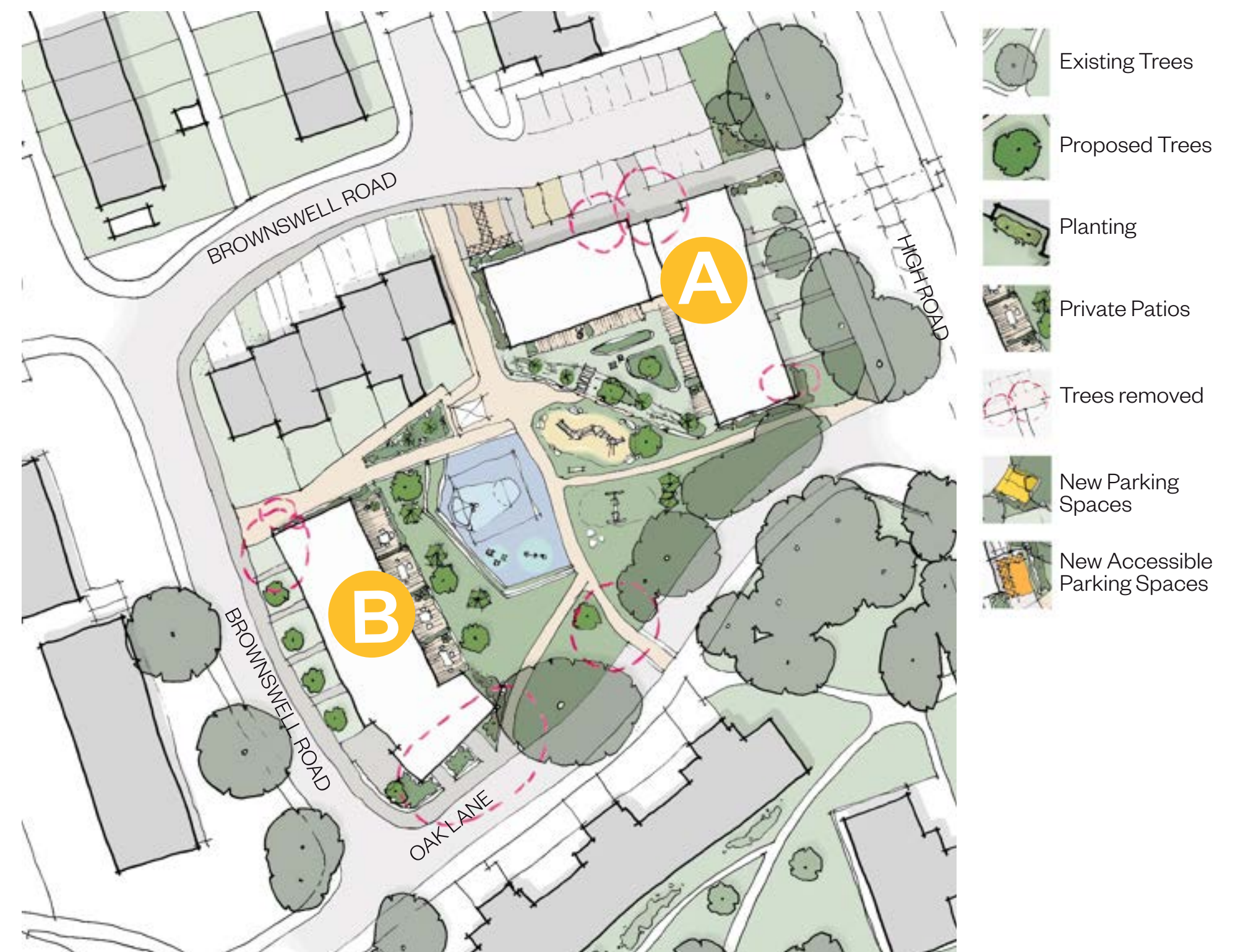
Existing Site Photo

Brownswell Road runs from Oak Lane and turns the corner back toward the High Road which each surround this site. The High Road leads to North Finchley to the north and East Finchley to the south. There is a small row of shops on the High Road but otherwise the area is mainly residential.

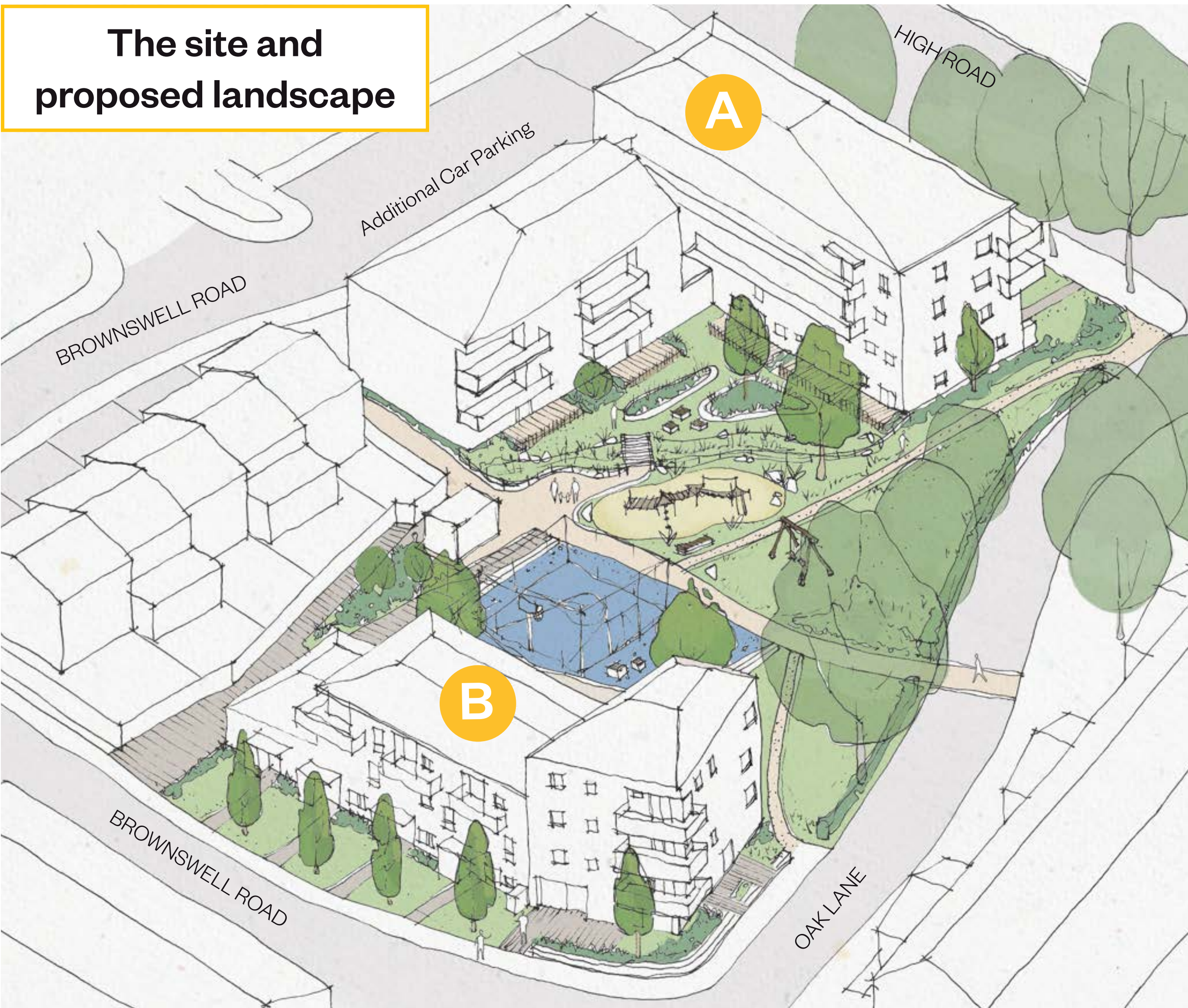
The proposal is for two new small scale apartment blocks to frame the Brownswell Green with a maximum height of 4 stories. For this proposal, the demolition of three two storey terrace houses on the High Road has been proposed.

The Brownswell Road site will be enhanced with new planting, informal seating and an exciting new play space. A new ball court with dynamic play equipment will provide play opportunities to a broader age range, with lighting and footpaths improving accessibility and safety across the site.

In addition to allowing the existing mature Oak to thrive. Low level planting and hedging along the street will to help reinforce the leafy character of the road and improve biodiversity on the site.



The site and proposed landscape



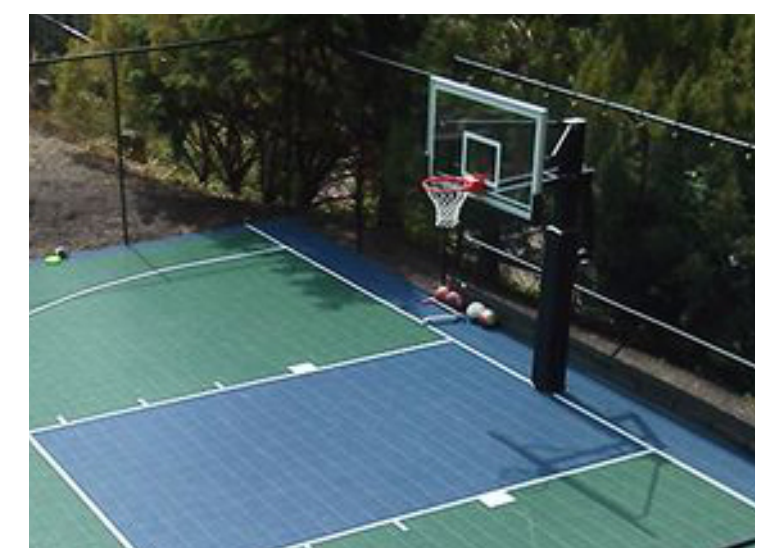
3D view of proposed housing blocks with surrounding buildings

Key Features

- 4 New parking spaces and new visitor cycle parking
- A new ball court with exciting play equipment will provide play opportunities to a broader age range. Proposed lighting and footpaths improve accessibility and safety across the site.
- We are increasing visibility by clearing some of the low quality vegetation along Oak Lane. New quality trees with low level planting and hedging along the street will help to reinforce the leafy character of the road and improve biodiversity on the site.
- Planting will help provide natural buffers to the shared gardens and private patios.



Type of columnar trees



New half ball court



Play for Toddlers and Juniors

Let us know what you think

Is there anything that you would like to see in the new Brownswell Green space?

Do you use the existing playground? What do you like/dislike about it?

Other landscape improvement schemes in Barnet



Trinity Square: HTA, Barratt Homes/ David Wilson Homes



Gracie House (Prospect Ring): BPTW, The Barnet Group, Hills Partnerships



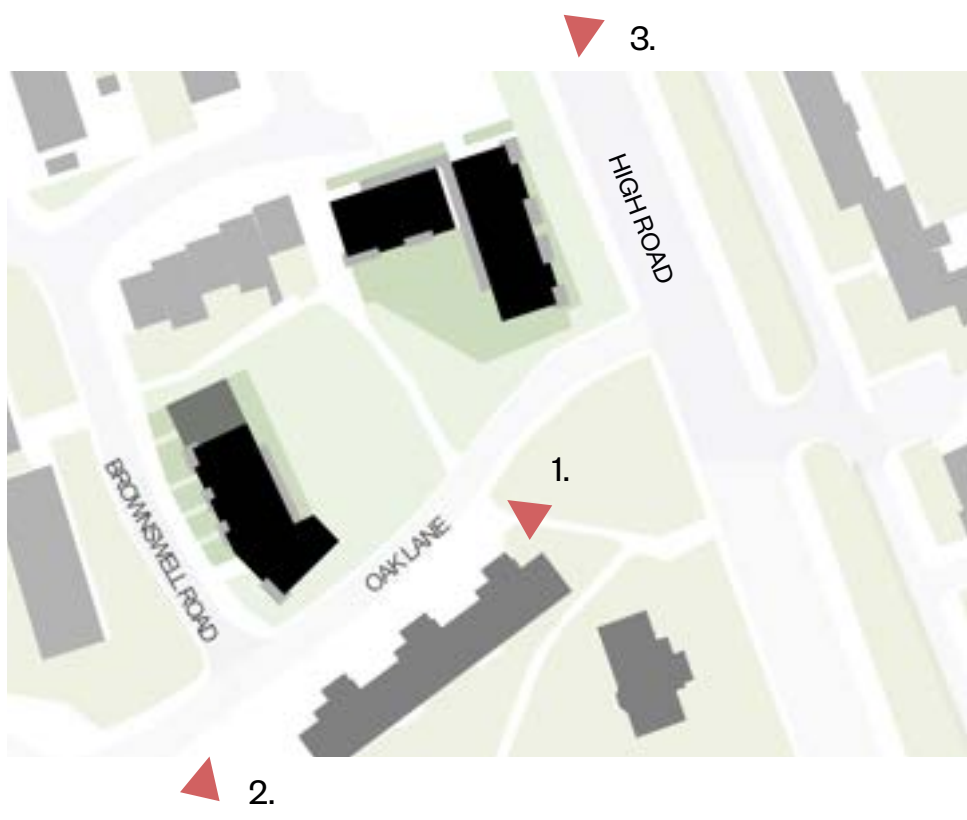
Accessible play equipment



Outdoor seating



Proposed visuals



Proposed materials



Metal roof colours and two-tone brick



Brickwork colours and planted edge



Brownswell Road Site Overall view - Housing Block B



Street View 1: Proposed view from Brownswell Road and Oak Lane Junction





Brownswell Road Site Overall view - Housing Block A

Brownswell Road	Total proposed 24 Homes
Block A	Total: 15
1 bed homes	3
3 bed homes	11
3 bed homes fully wheelchair accessible home	1
Block B	Total: 9
1 bed homes	3
3 bed homes	5
2 bed homes fully wheelchair accessible home	1

Proposed materials



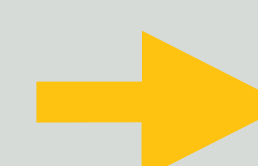
Metal balcony style



Three storey building with brickwork detail



Street View 2: Proposed view from High Road



Proposed scheme

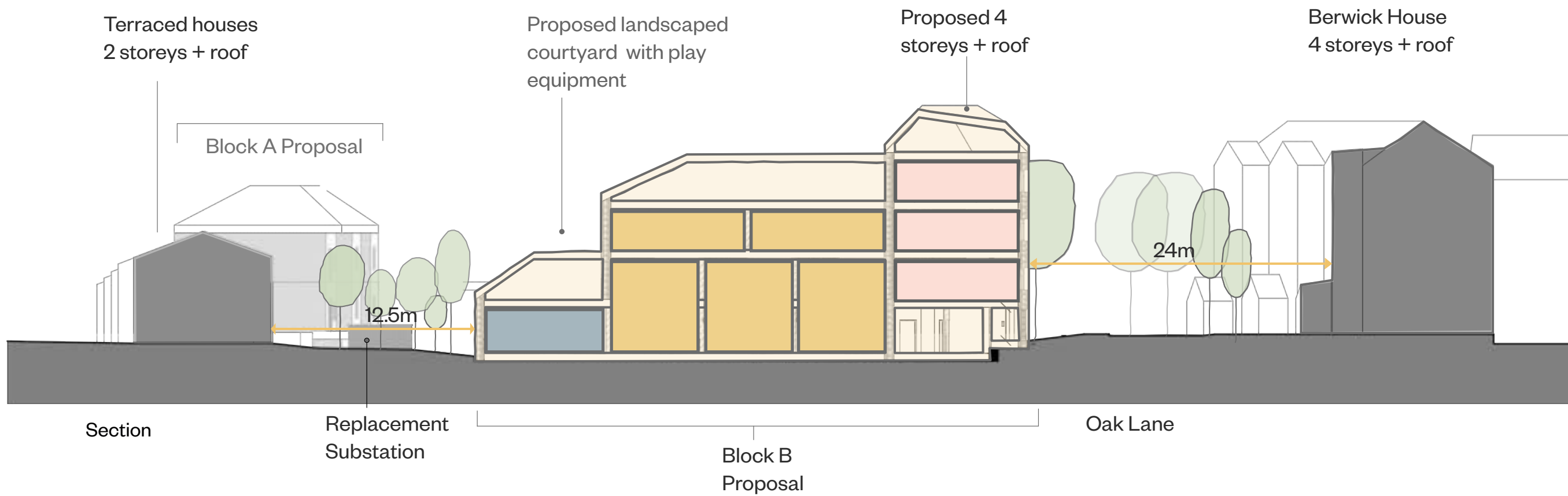
- Two housing blocks have been reduced in size and now retain a larger amount of Brownswell Green
- Housing blocks step down to respond to surrounding buildings.
- New children's play area and ball court
- Safer routes into site with new pavements and road crossings
- Block A has 15 new homes; one wheelchair accessible home, 11 three-bed family homes, 3 one-bed homes. All homes can be accessed by lift
- Accessible car parking will be provided adjacent
- Visitor cycle parking provided
- New substation will be provided

Key

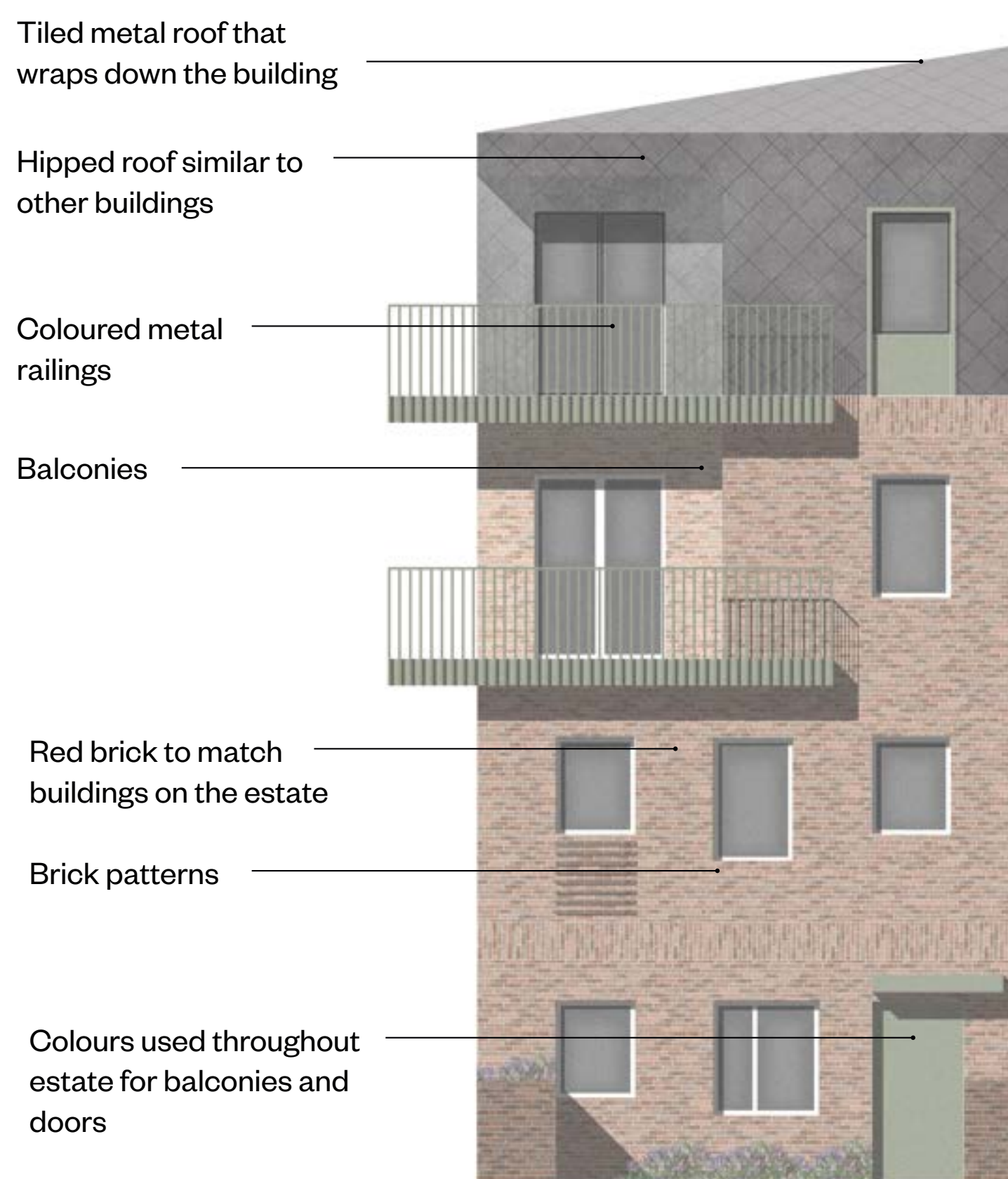
- Entrance, lift and stairs
- 1 Bedroom Homes
- 2 Bedroom Homes
- 3 Bedroom Homes
- Private garden - balcony
- Wheelchair Accessible Flat



Building Heights



Material study of housing Block B Brownswell Road



Material study of housing Block A Brownswell Road

Proposed materials



We are still looking into the brickwork colours, metal detailing and roof colours. We would love to hear your feedback on this.



Understanding the area



Existing Site



Existing Site Photo

Tarling Road runs from the High Road to the east to Oak Lane in the west. There are the Vale Farm allotments to the north, behind which lies the North Circular road.

Tarling Road is mainly comprised of two storey houses with larger three and four storey apartment buildings to the east and west.

The development site is currently laid out as leftover green space on one side of the road and a car park on the other.

The proposal for this site is to provide three new two-storey houses and relocate the existing car park to the north side of Tarling Road.

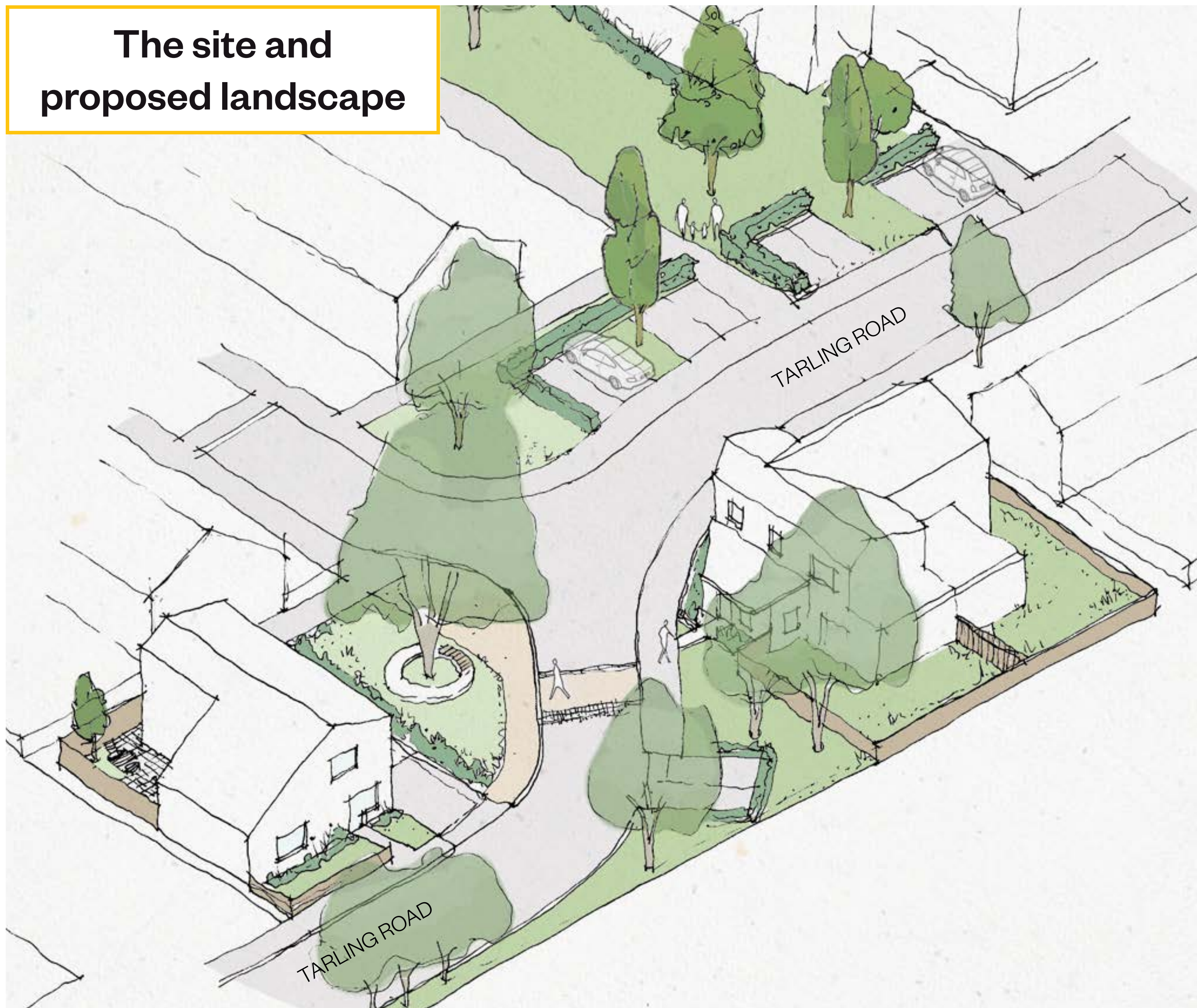
The landscape proposals for Tarling Road include the re-provision of 8 existing parking spaces, the addition of 3 new parking spaces, improving accessibility with an extended footpath, and secure cycle storage.

The prominent Willow tree will be retained and protected with new planting create a more attractive amenity space around the tree.



- Existing Trees
- Proposed Trees
- Planting
- Private Patios
- Trees removed
- New Parking Spaces
- New Accessible Parking Spaces

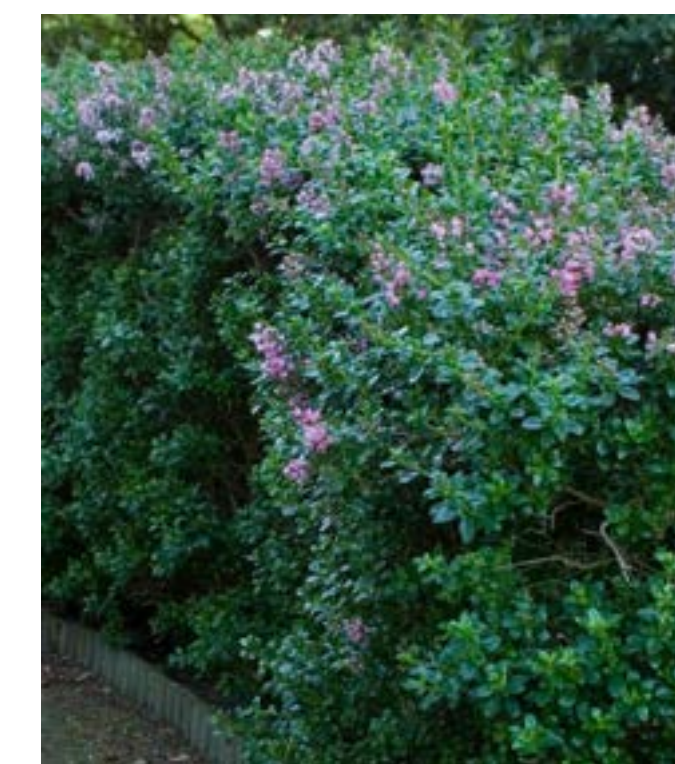
The site and proposed landscape



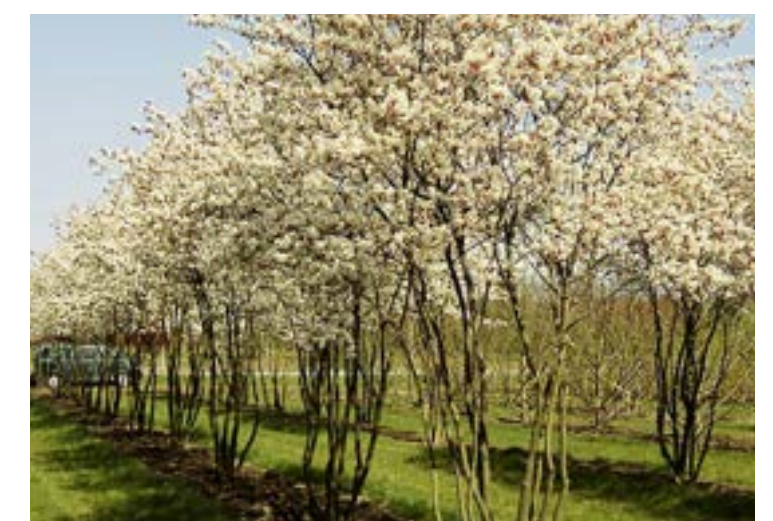
3D Landscape view

Key Features

- 8 parking spaces re-provided with 3 new parking spaces.
- Improving accessibility with an extended footpath and secure cycle storage.
- Willow tree retained and protected with new planting. New street trees and planting will improve the biodiversity on the site as well as reducing the impact of cars on the amenity space.
- The proposed planting to front gardens will contribute to the greening of the street and help integrate the new homes with the existing estate.



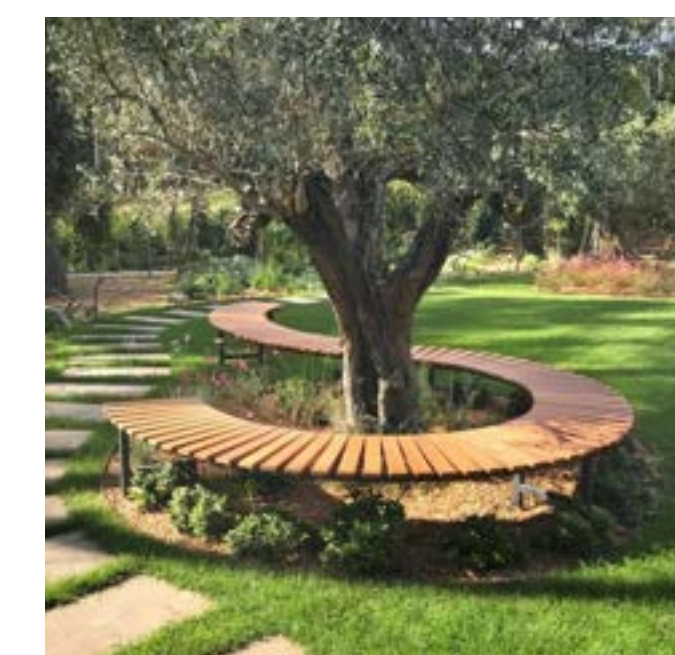
Flowering hedges



Let us know what you think

Would you like to see colourful flowers and fruit trees?

Would you like somewhere to sit and watch your children play / look at the landscape?



Benches

Other landscape improvement schemes in Barnet



Gracie House (Prospect Ring): BPTW, The Barnet Group, Hills Partnerships



Gracie House (Prospect Ring): BPTW, The Barnet Group, Hills Partnerships



8 Tarling Road site - Our Proposal

Proposed visuals

Tarling Road	Total proposed 3 Homes
3 bed homes fully wheelchair accessible home	1
3 bed homes	2



Proposed materials



2 storey brick, on-street housing

View of proposed houses and landscaping

Proposed two 3 Bedroom houses

New parking spaces, with landscaping

Proposed 3 Bedroom Wheelchair accessible house



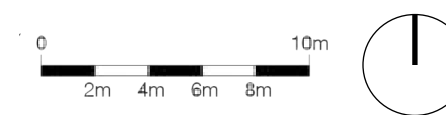
View of proposed houses from Tarling Road



Proposed visuals



Ground floor plan



Proposed scheme

North side of Tarling Road:

- One large, accessible two storey 3 bedroom detached home, with a private garden. This dwelling has been designed to be wheelchair accessible
- Accessible car parking provided adjacent
- Visitor cycle parking provided

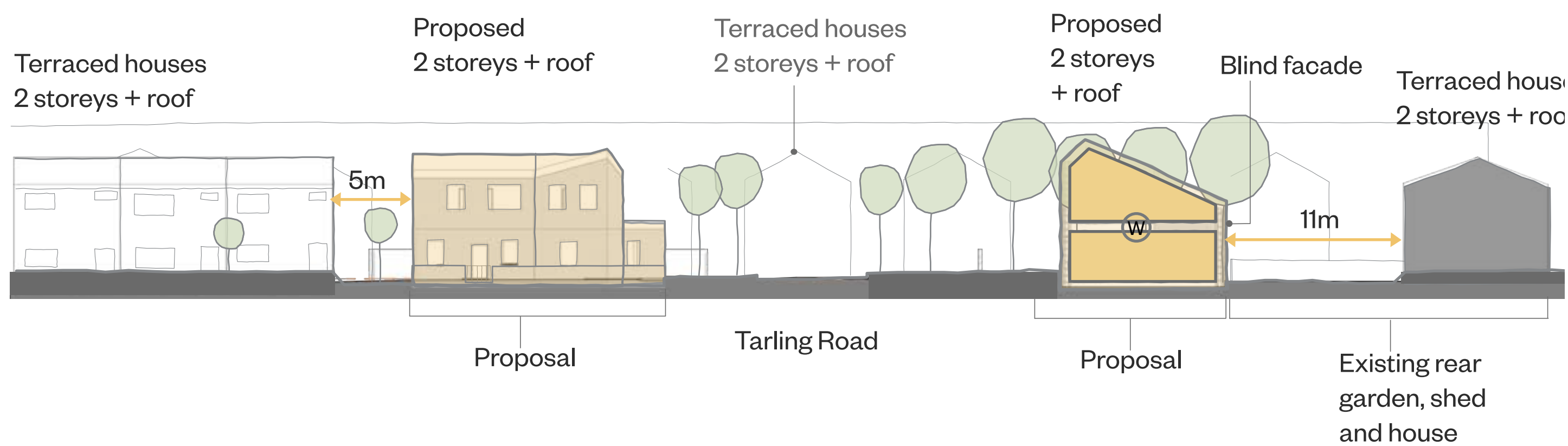
South side of Tarling Road:

- Two, two-storey 3 bedroom semi-detached homes, with private gardens
- Car parking provided next to and opposite the homes
- Visitor cycle parking provided

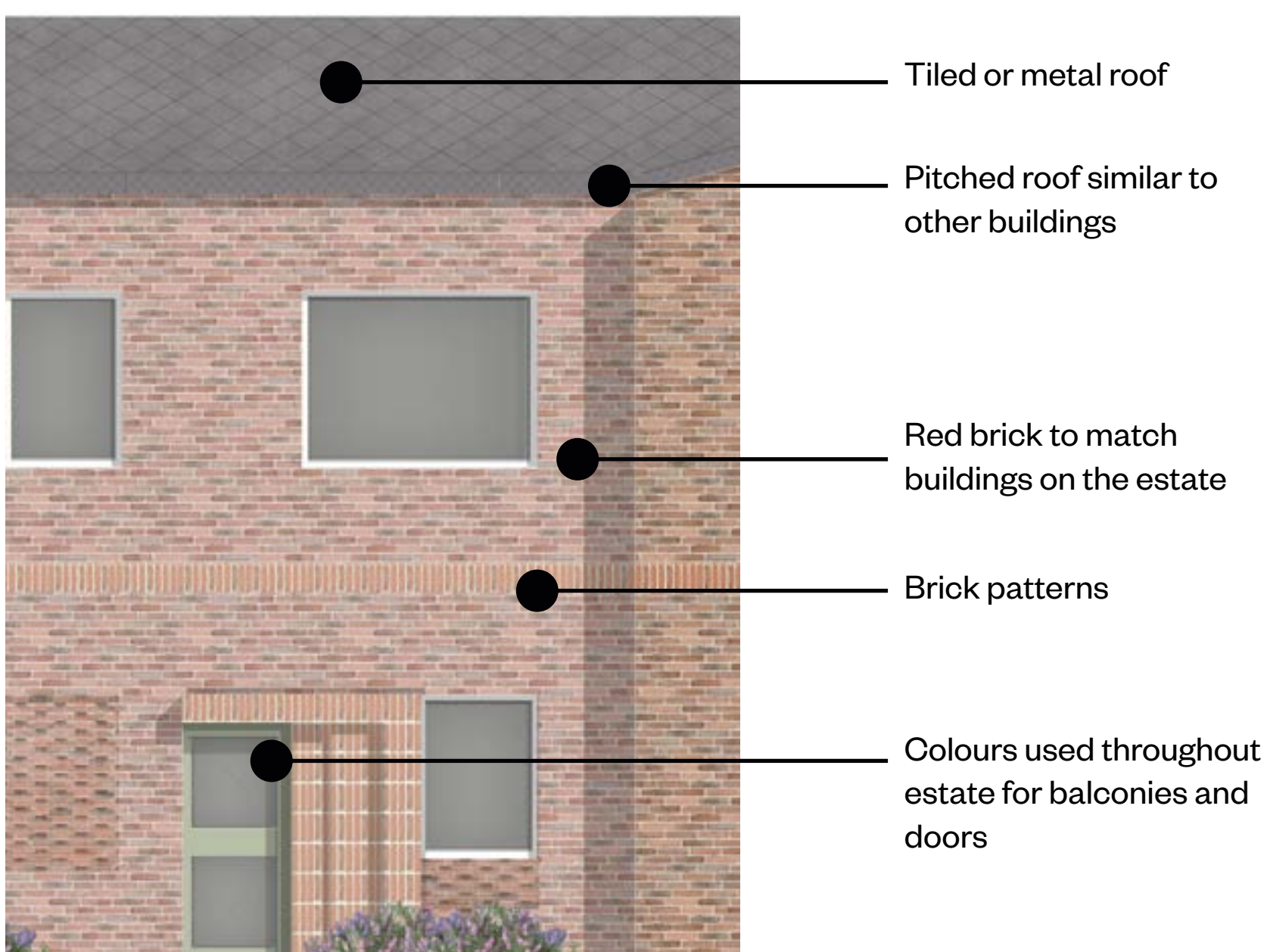
Key

- Entrance, lift and stairs
- 1 Bedroom Homes
- 2 Bedroom Homes
- 3 Bedroom Homes
- Private garden - balcony
- Wheelchair Accessible Flat

Building heights



Proposed materials



View of proposed houses from Tarling Road



Different brick colours can be used to give more variation.



Possible seating around willow tree



Understanding the location



Existing Site



Existing Site Photo

High Road is the main arterial road running North to South connecting North Finchley to East Finchley. In November 2020, it was transformed as part of the A1000 bus and cycle scheme, to test the viability of a cycle super highway whilst improving air quality for the immediate area.

We have named this possible site 'High Road' as the site sits adjacent and is proposed to have its main entrance facing the High Road, as per the two other apartment buildings either side, Hilton and East View.

The High Road site also includes the courtyard surrounded by Oak House, Berwick House, Hilton House, East View House and Myddleton House. There is a gap between Hilton House and East View House which lends itself to a new housing block to complete the square.

The proposal is for a new four storey building of a similar size and shape to the two buildings either side. As part of the proposal, a re-design of the courtyard area has been proposed, to provide more organised parking and bin areas and expand on the usable green space, following resident feedback



- Existing Trees
- Proposed Trees
- Planting
- Private Patios
- Trees removed
- New Parking Spaces
- New Accessible Parking Spaces

The site and proposed landscape



3D Landscape view

Key Features

- Existing mature trees will be retained and protected. New trees and planting are proposed to increase biodiversity and provide seasonal interest.
- Consolidating parking provides opportunities for informal play, new planting to screen ground floor flats, and raised planting beds for community use.
- New bin stores could be located at the courtyard entrances to reduce access issues and noise in the shared amenity spaces.



Bin stores



Garden and sitting furniture

Let us know what you think

Would you use a community growing area?

Would you like somewhere to sit and watch your children play / look at the landscape?

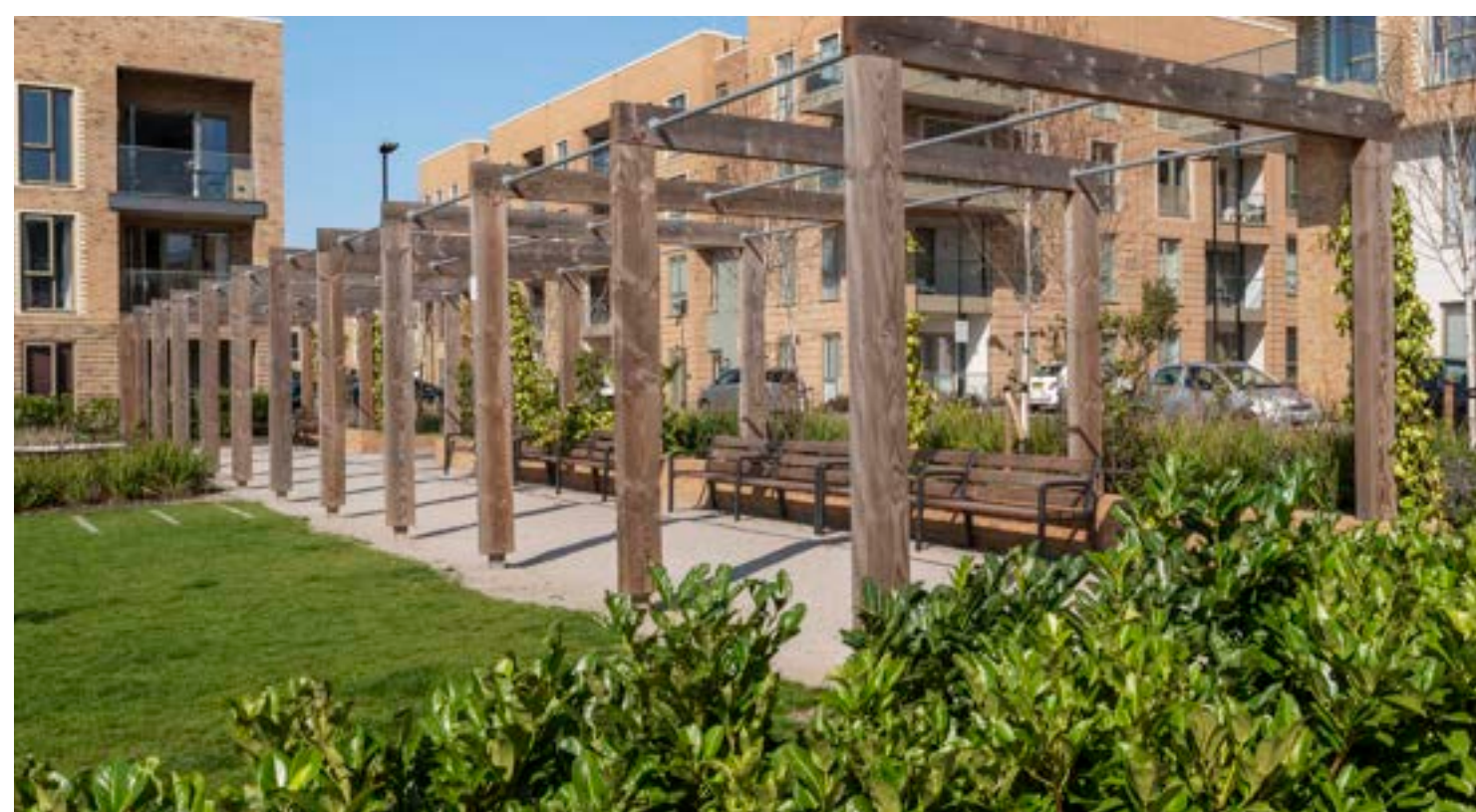


Raised planters for vegetable growing

Other landscape improvement schemes in Barnet



itrine and Peridot Lodge (Sheaveshill Court) - HTA, The Barnet Group, Bugler Developments



Gracie House (Prospect Ring): BPTW, The Barnet Group, Hills Partnerships



Garden and sitting furniture



Proposed layout

High Road	Total proposed 8 Homes
1 bed homes	2
2 bed homes	6



Previous Design View from High Road

Proposed materials



Brick colour and landscaping

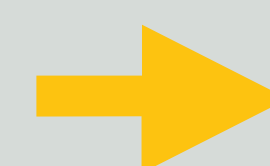


View of proposed housing block and landscaping

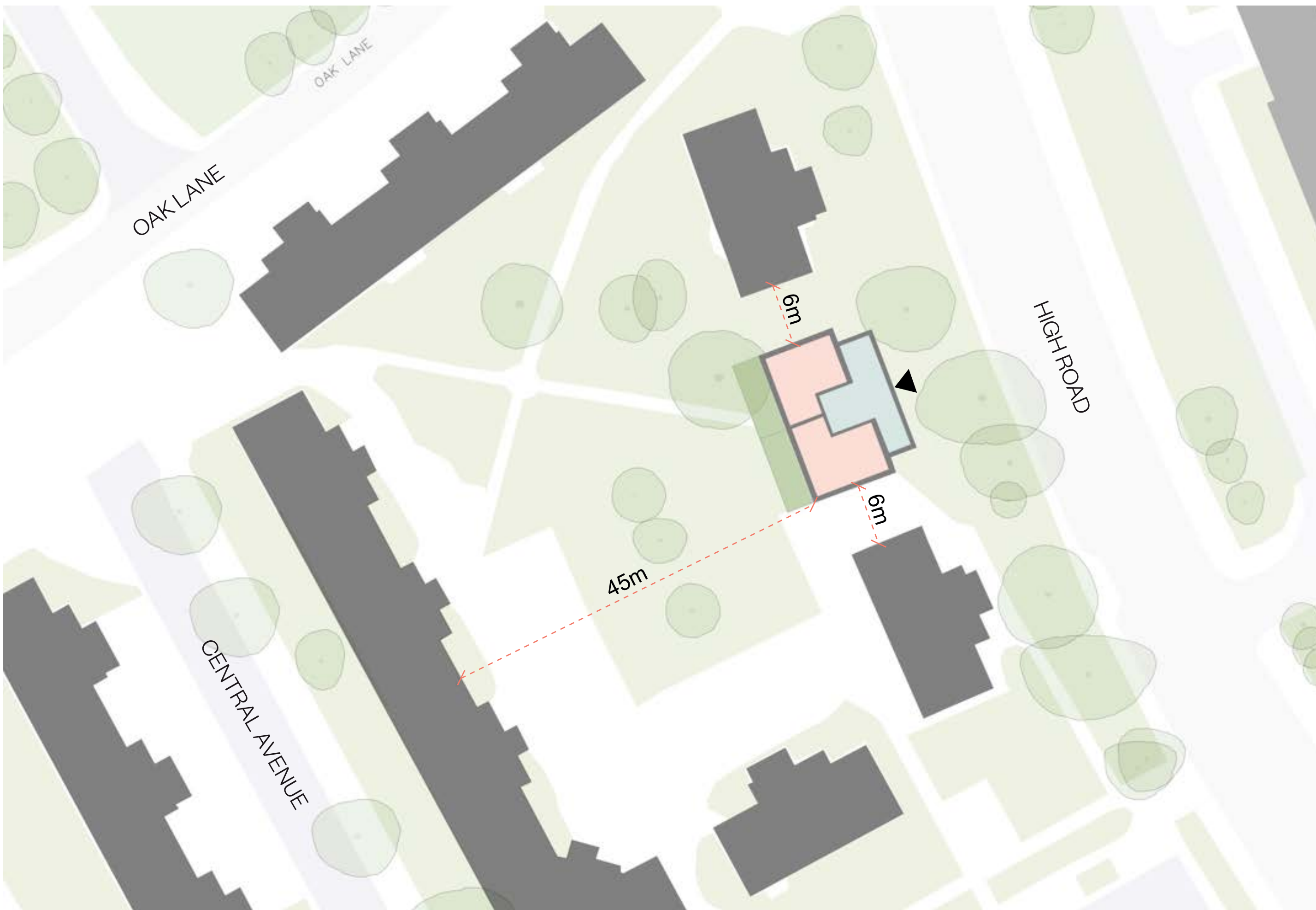
Proposed new homes



View of proposed housing block from courtyard behind Oak House



Proposed layout



High Road Site plan

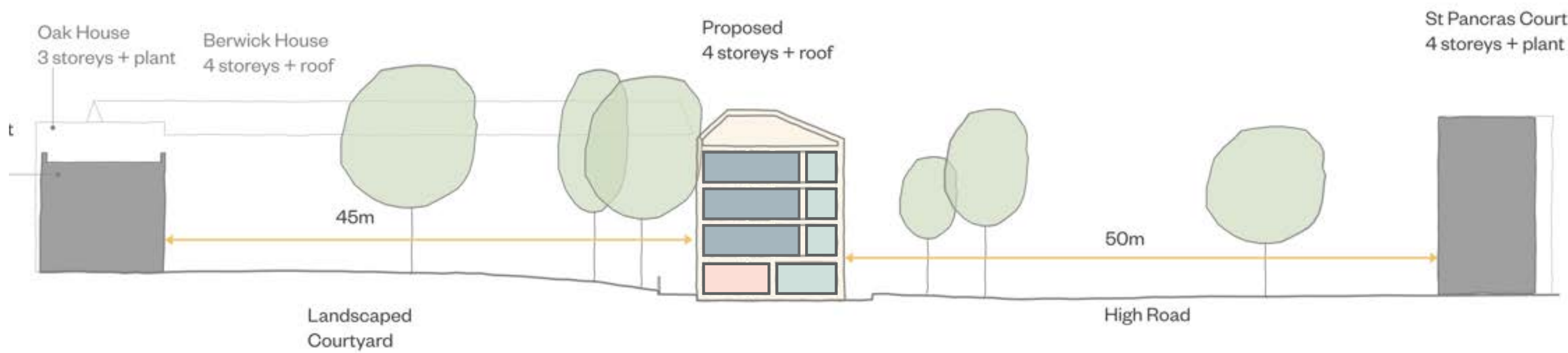
Proposed scheme

- Four storey building, to sit between Hilton House and East View House on the High Road
- The building has been carefully placed to respect the existing Grade B Sycamore tree, which will be protected
- One large, accessible 3 bedroom dwelling will be provided on this site at ground Floor. This home has been designed to Building Regulations (Part M) wheelchair accessible design guidance
- Accessible car parking will be provided adjacent, within the courtyard area
- Six 2 bedroom homes are proposed in pairs, on the floors above
- Visitor cycle parking provided within courtyard

Key

- Entrance, lift and stairs
- 1 Bedroom Homes
- 2 Bedroom Homes
- 3 Bedroom Homes
- Private garden - balcony
- Wheelchair Accessible Flat

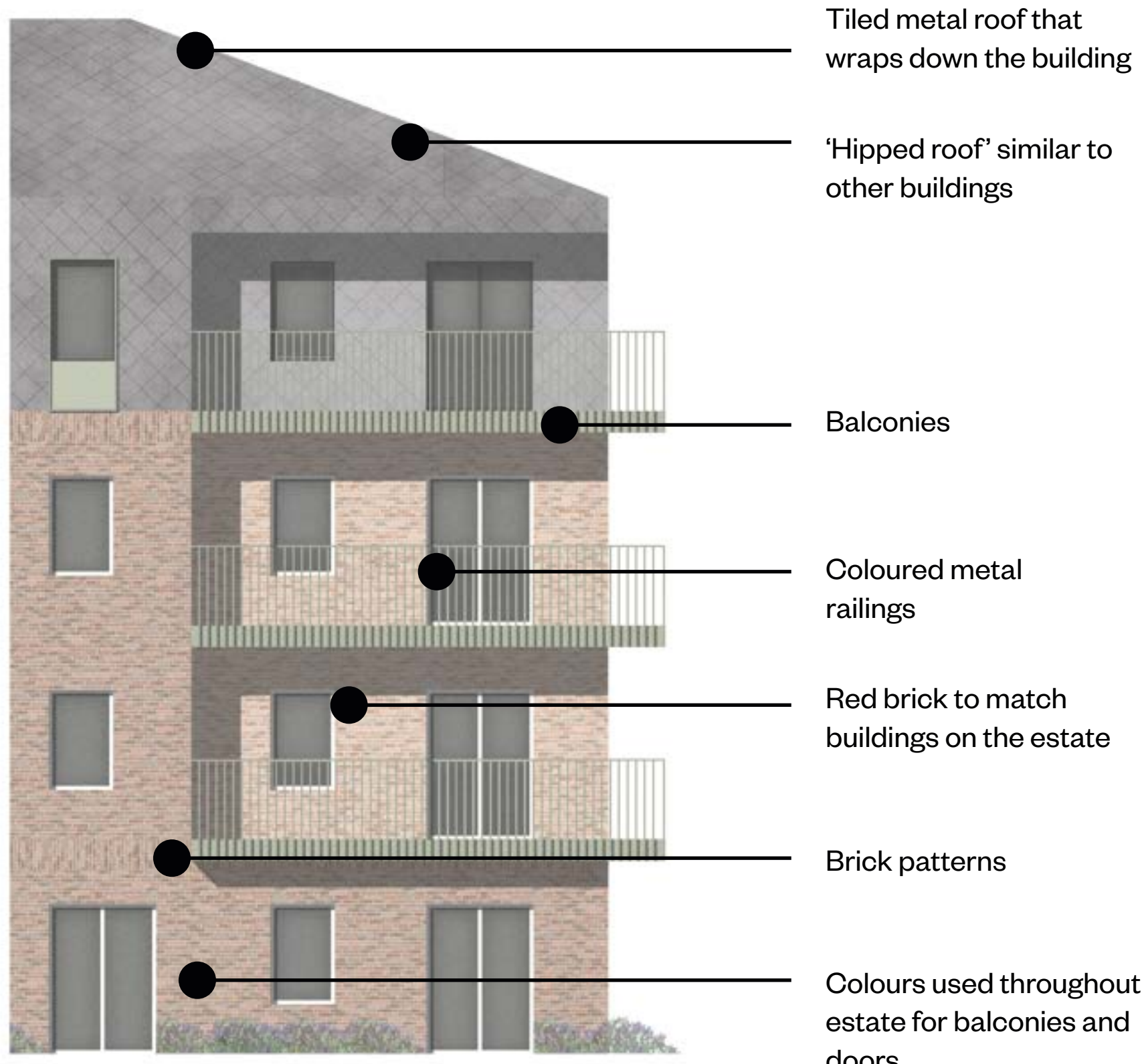
Building heights



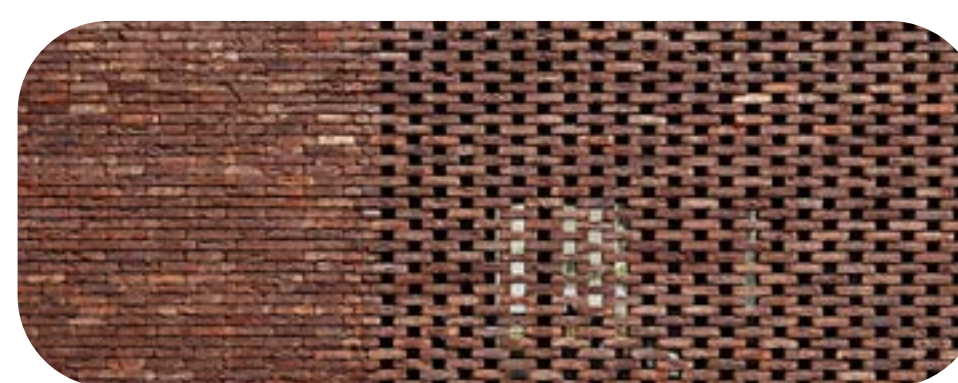
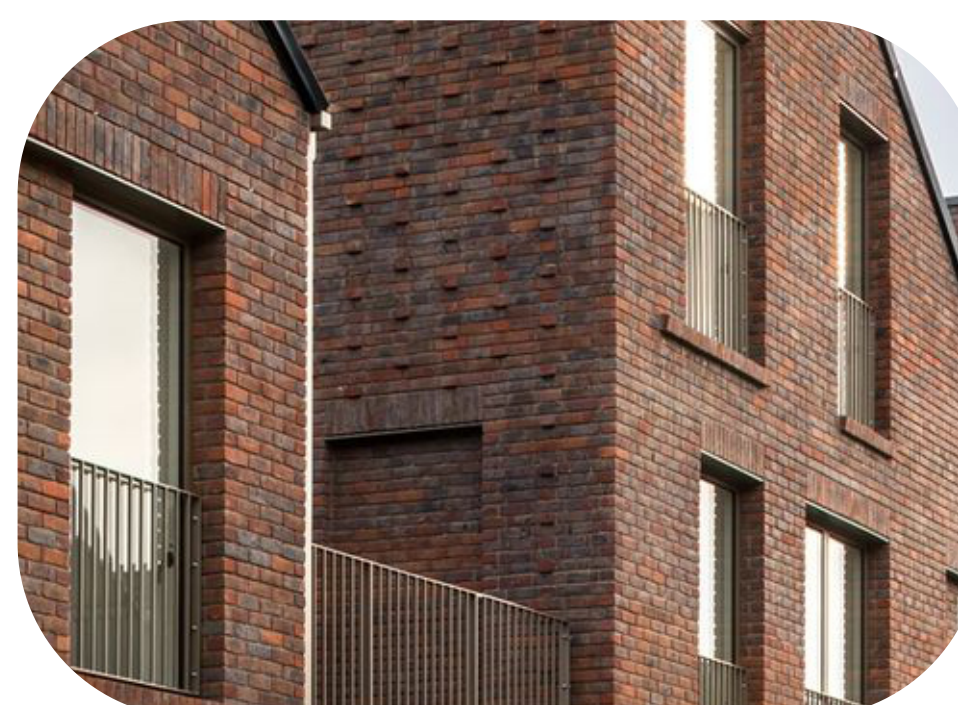
Building heights



1 storey 2 storey 3 storey 4 storey



Proposed materials



Different brick patterns are used to screen building services equipment and create texture.



View of similar sized new block with landscaped courtyard



Understanding the location



Existing Site



Existing Site Photo

Central Avenue is the main road running North-South through the estate. The top of Central Avenue was closed off with the introduction of a car park, due to a road accident. Central Avenue is less of a thoroughfare today but is heavily used for on street car parking.

We have named this possible site 'Central Avenue' as the site sits adjacent and is proposed to have its main access off Central Avenue, from the access road between Vane House and Willow House.

The site is currently a courtyard and car parking behind Willow House and Craven House with split levels. There is a walkway through from the High Road near the bus stop bringing pedestrians through to Central Avenue.

The proposal is for a new three storey housing block of a similar size and massing to Vane House and some of the adjacent blocks that face onto High Road. As part of the proposal, a re-design of the courtyard area has been proposed, to provide more organised parking and bin areas and expand on the usable green space.



The site and proposed landscape



3D Landscape view

Key Features

- Existing mature trees will be retained and protected. New trees and planting are proposed to increase biodiversity and provide seasonal interest.
- Consolidating parking provides opportunities for informal play, new planting to screen ground floor flats, and raised planting beds for community use.
- New bin stores could be located at the courtyard entrances to reduce access issues and noise in the shared amenity spaces.
- New paths are proposed to provide safe pedestrian access from the High Road and improve accessibility and legibility along key routes.



New tree planting



Lockable bike stores



Play equipment

Let us know what you think

Do you want more green space in the courtyard or a vegetable growing area?

Would you like somewhere to sit and watch your children play / look at the landscape?

Other landscape improvement schemes in Barnet



Trinity Square: HTA, Barratt Homes/ David Wilson Homes



Gracie House (Prospect Ring): BPTW, The Barnet Group, Hills Partnerships



Benches and garden seating, planting and bound resin pathways



Proposed layout

Central Avenue	Total proposed 8 Homes
1 bed fully wheelchair accessible homes	1
2 bed fully wheelchair accessible homes	1
1 bed homes	6



Previous Design View from High Road

Proposed materials



Brick colour and landscaping



View of proposed houses and landscaping

Proposed Building

New car parking up to current standards

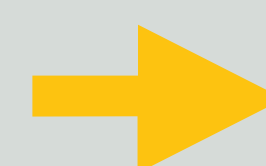
Willow House

Willow House

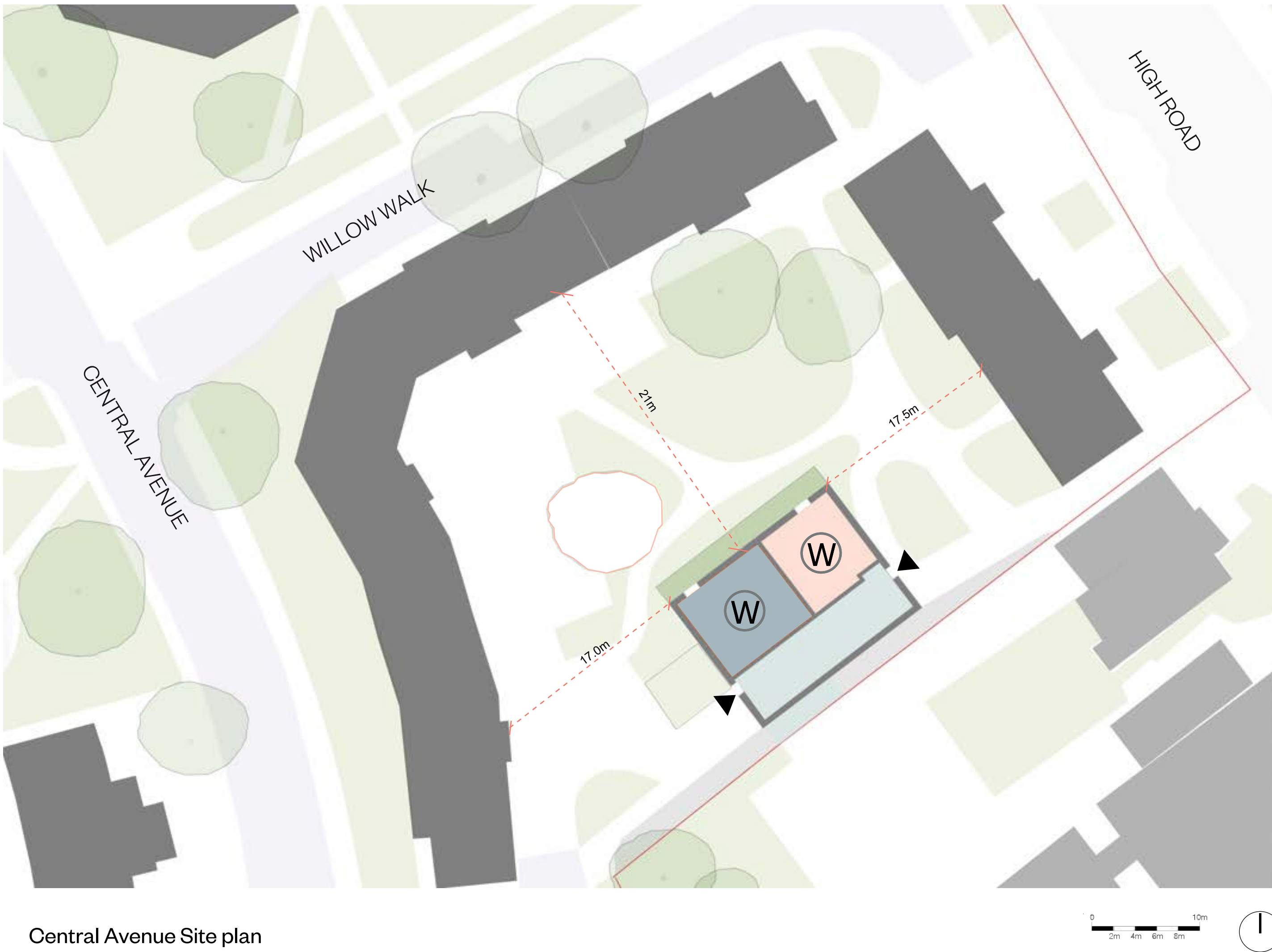


View of proposed block from courtyard behind Willow House showing the other blocks on the High Road next to the estate to the right.

Accessible parking spaces



Proposed layout



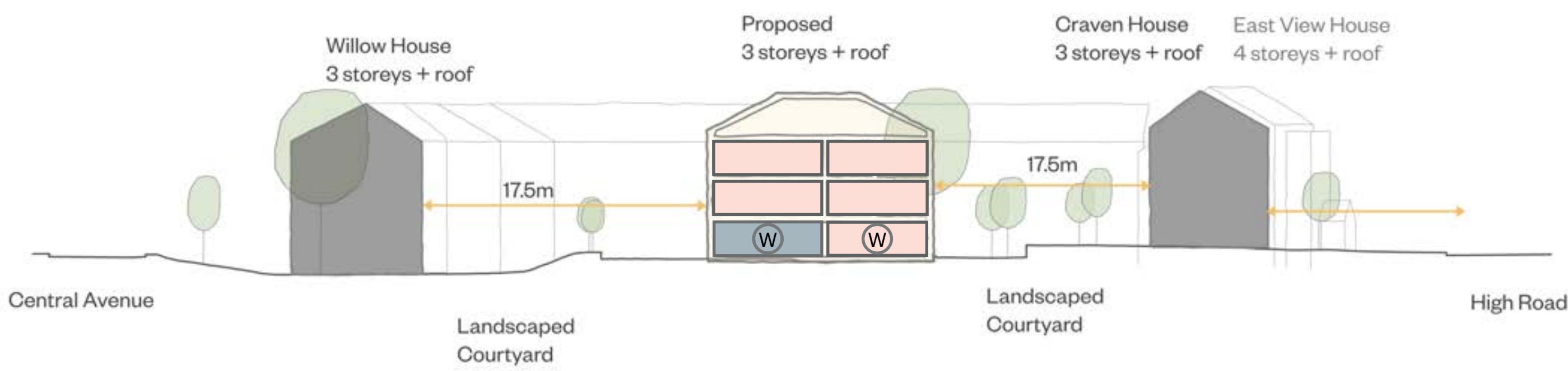
Proposed scheme

- Three storey housing block, to sit along the south wall of the courtyard
- Two wheelchair accessible flats are at ground floor, with nearby accessible parking spaces. Six 1 bedroom homes across the first and second floors are also accessible by a lift
- Some car parking will be provided adjacent, with upgrade of the road to current standards
- Visitor cycle parking will be provided
- Extensive planting and re-landscaping is proposed for the higher level of the courtyard, as usable shared space for the residents in all blocks

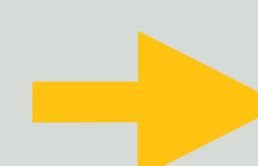
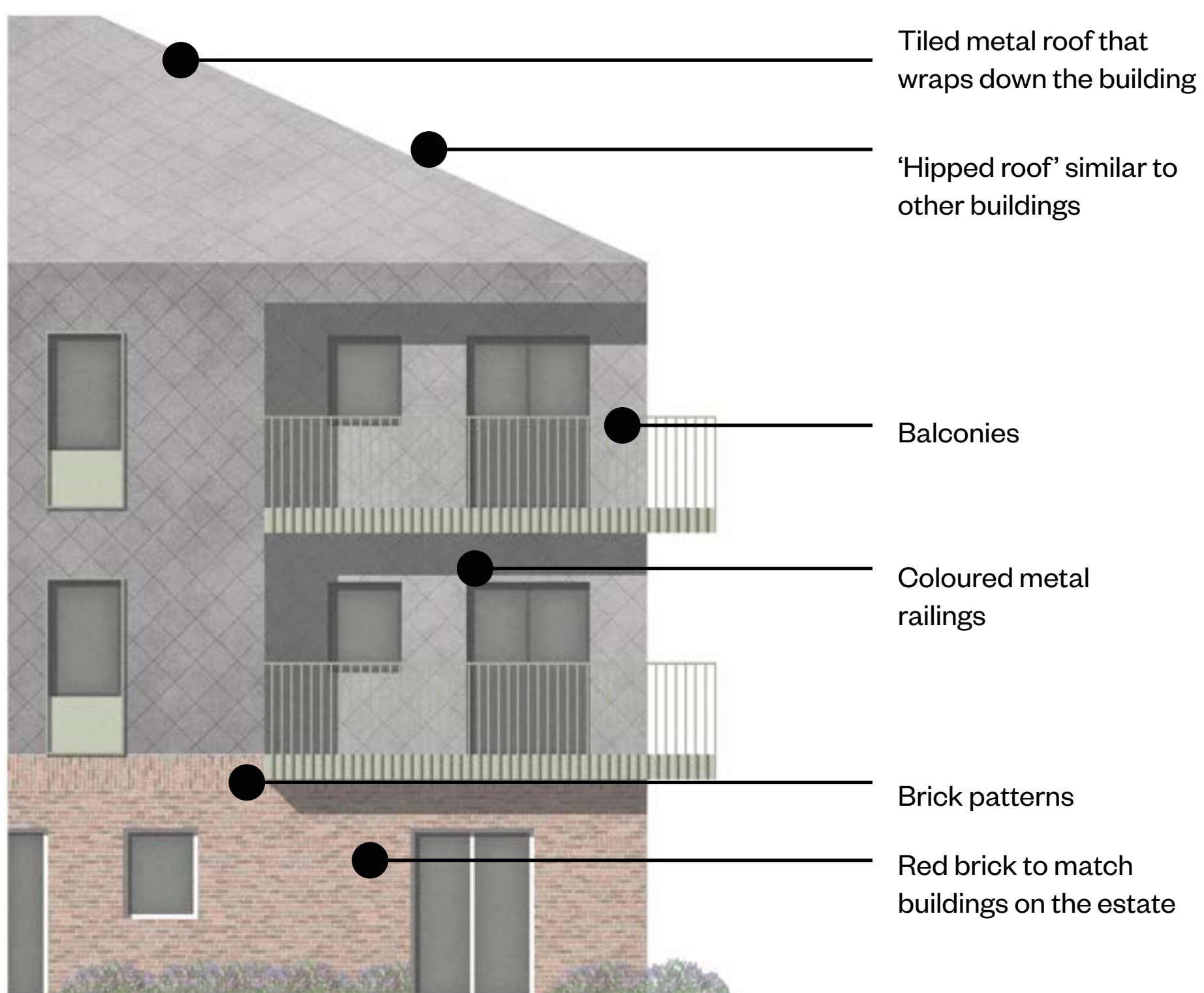
Key

- Entrance, lift and stairs
- 1 Bedroom Homes
- 2 Bedroom Homes
- 3 Bedroom Homes
- Private garden - balcony
- Wheelchair Accessible Flat

Building heights



Proposed materials



Car Parking Strategy

The car parking strategy for the site is to consolidate and define the parking areas in order to create a more attractive and safe parking layout that is easier to maintain in the future.



This will be achieved through:

- Reducing the existing large inefficient areas of hard landscaping in courtyards.
- Providing more efficient parking areas that are screened by planting and new trees.
- Clear access routes into courtyards for residents parking and safer emergency access.
- The proposed parking provision for the estate has been based on census data, car ownership and the potential provision of car clubs as part of our strategy to promote sustainable transport and encourage lower car ownership.

The impact of the development on parking has been assessed:

- 2022 parking surveys showed that parking stress on the estate is 64%, which is below the practical capacity at 85%.
- The 2022 surveys showed that there are 128 spaces available before 85% capacity.
- Majority of parking is available on Tarling Road and Oak Lane, Sylvester Road and Central Avenue.
- The development will decrease the number of available spaces from 729 to 710 and increase parking demand from 468 to 494. This will increase the parking stress marginally from 64% to 70%.
- It is considered that the proposed development will have a minimal impact on the surrounding transport network and the proposals can be accommodated within the existing highway and public transport network.



Tarling Road



- Parking spaces lost are re-provided in the grass verge and screened by flowering hedge and new trees
- One new accessible parking space and two standard spaces provided.

- 8 Re-provided Spaces
- 2 New Standard Spaces
- 1 New Accessible Space

Brownsell Road



- Two new standard and two accessible parking spaces provided.
- The survey showed there is space for future residents to park on Tarling Road, Oak Lane and Brownsell Road.
- No existing parking spaces will be lost as part of the proposals.

- 2 New Standard Spaces
- 2 New Accessible Space

High Road



- Two new spaces provided.
- Parking spaces consolidated, screened by planting with increased green space.
- The parking surveys showed that in this area 23 cars were parked. 26 parking spaces will be re-provided to meet the parking demand.

- 8 Re-provided Spaces
- 2 New Standard Spaces

Central Avenue



- Two new accessible parking spaces provided.
- Parking spaces brought up to current standard, screened by new planting with increased green space.
- There is capacity for further parking to be accommodated on Central Avenue and Challoner Close.

- 10 Re-provided Spaces
- 2 New Accessible Space

