



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 in line with the Housing Strategy 2019-2024.

What's changed since we last met

As part of this fourth consultation - **Exhibition 04** - 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, ahead of the planning submission.

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

Due to feedback from the new Labour led Barnet Council, Brownswell Road and Tarling Road are no longer part of the proposals. The proposal is now for 16 affordable new homes instead of up to 100 affordable 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.

Based on feedback and concerns around parking on the estate, the Willow Walk is proposed to be re-landscaped. This will provide rationalised, safer parking, along with landscaping improvements and more biodiverse planting.

General estate enquiries

For any general enquiries from residents on the Grange Estate, not related to the planning application going forward, please email: talktous@barnethomes.org

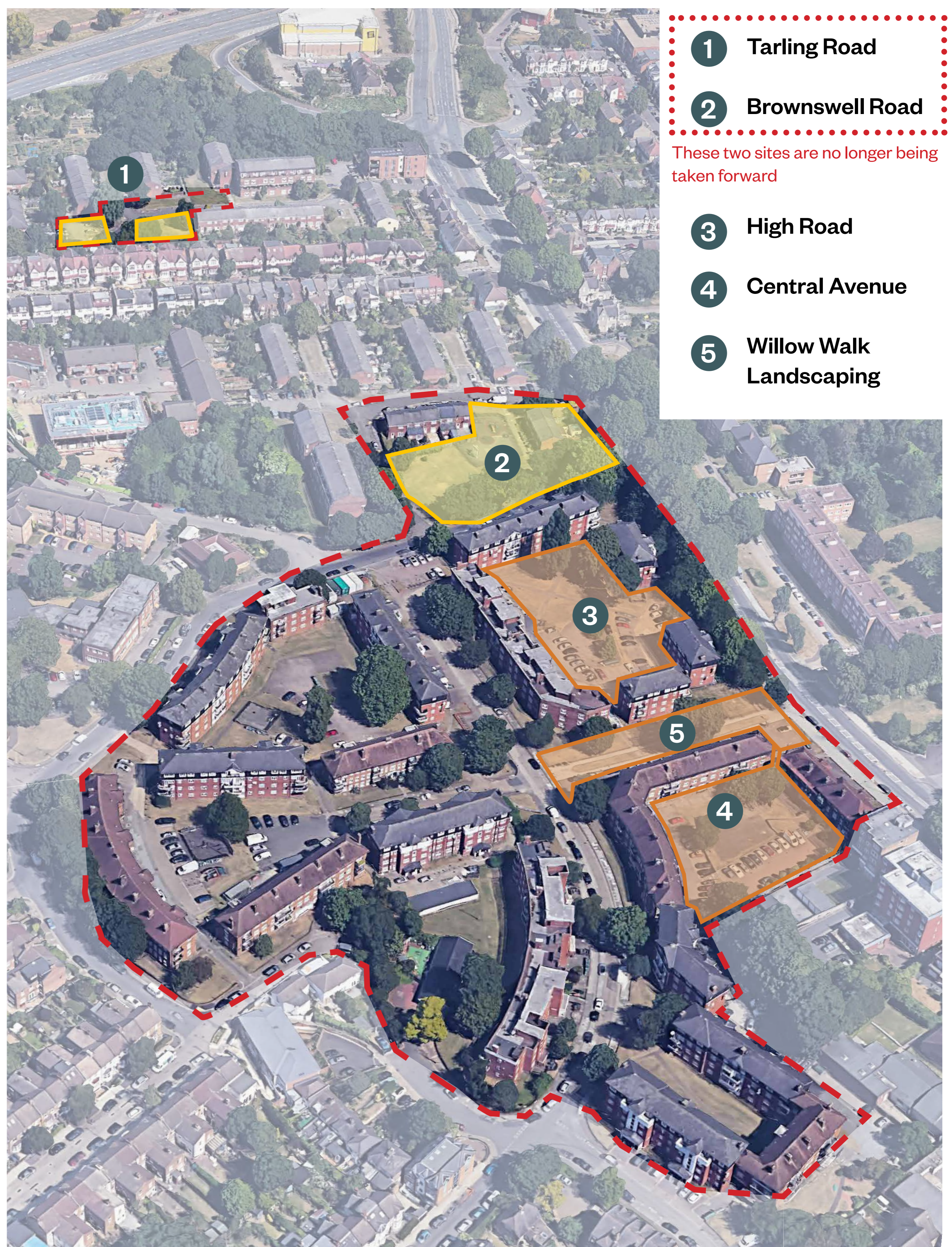
Highways and road safety enquiries

For parking and road safety questions not related to the planning application going forward, please email the highways department: highways.correspondence@barnet.gov.uk

What is happening

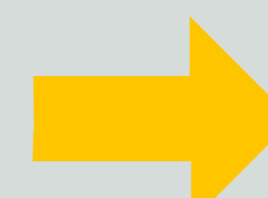
A carefully considered amount of new infill development has the potential to provide new affordable housing for the borough and a renewal of outside space on this estate.

This exhibition event follows engagement that started in late 2020 and continued throughout 2021 and early 2022 on the possibility of new development at the Grange Estate and surrounding area, which now includes sites at High Road and Central Avenue. The timeline below outlines the engagement to date and the upcoming key dates for the project.



- 1 Tarling Road
 - 2 Brownswell Road
 - 3 High Road
 - 4 Central Avenue
 - 5 Willow Walk Landscaping
- These two sites are no longer being taken forward

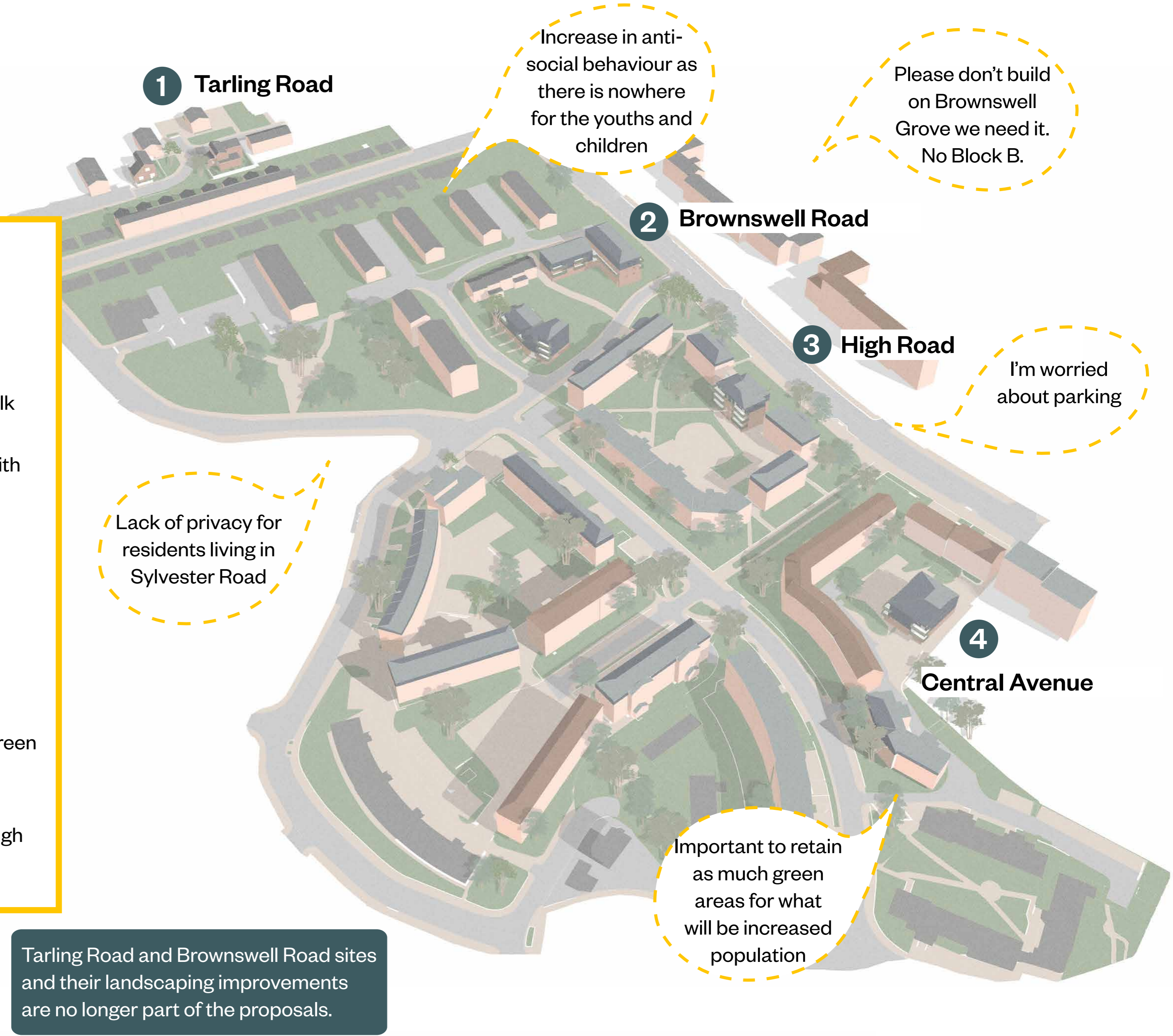
Site plan of the Grange Estate



Previous Proposal February 2022

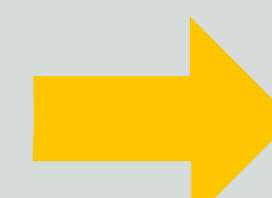
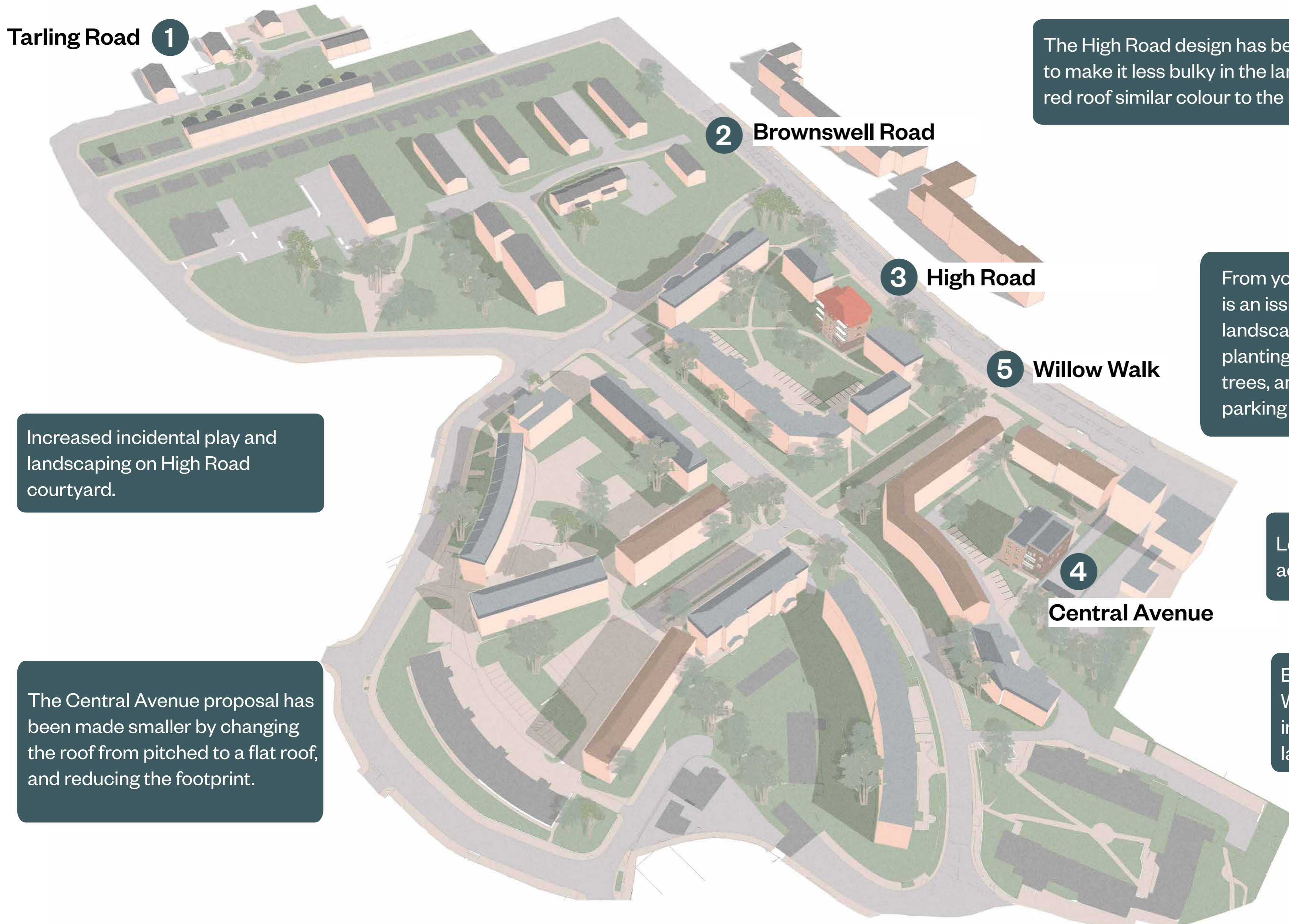
What we have changed

- Brownswell Road and Tarling Road sites are no longer part of proposals
- New parking area and landscaping of Willow Walk
- Reduced building size for Central Avenue site with new flat roof
- Landscape improvements are for the remaining High Road and Central Avenue sites only
- No changes are proposed to the ball court or Brownswell Road green
- No changes are proposed for the Tarling Road green space
- The roof colour has changed to the proposed High Road block



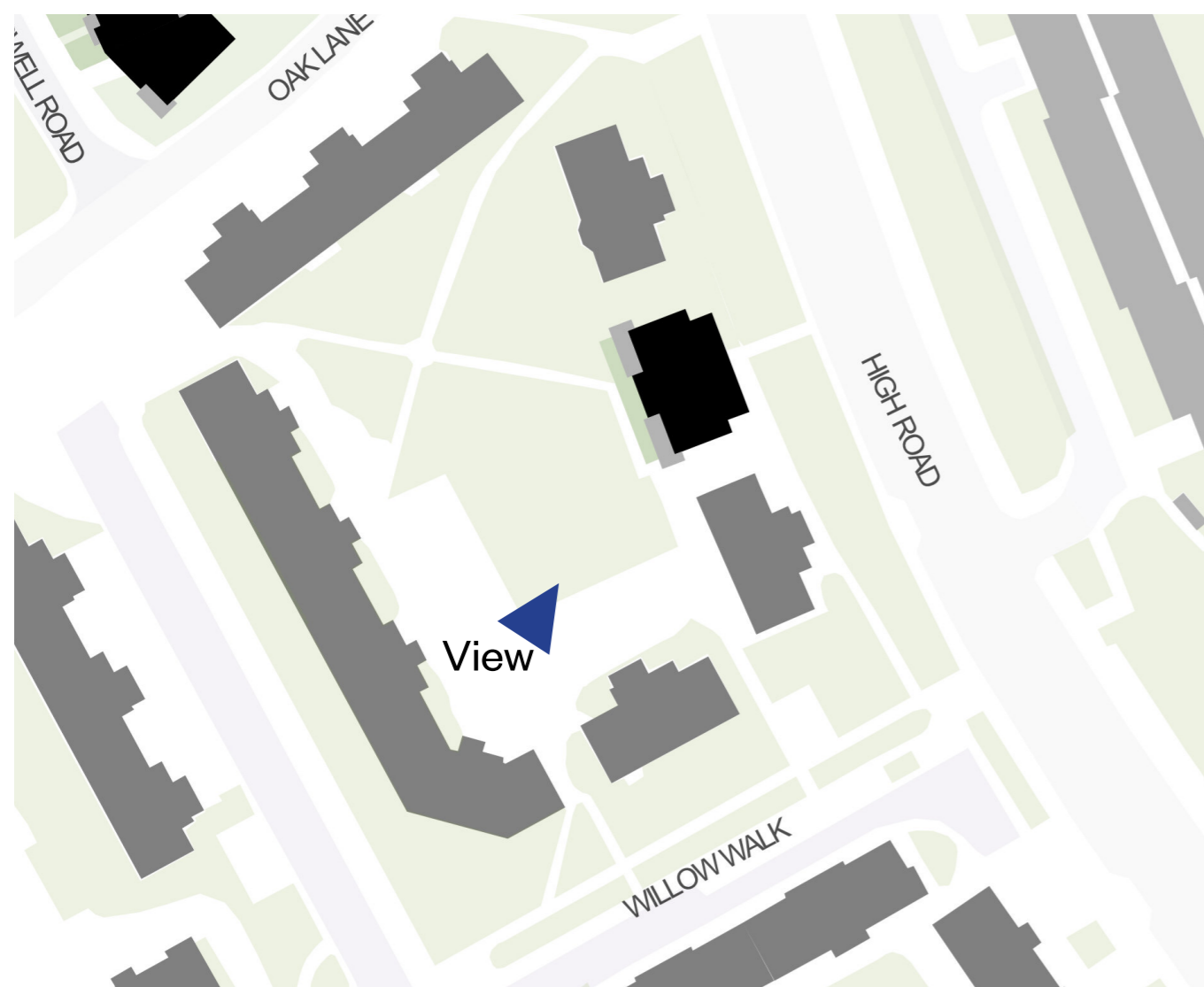
Current Proposal June 2022

Tarling Road and Brownswell Road sites and their landscaping improvements are no longer part of the proposals.



Proposed layout

High Road	Total proposed 8 Homes
1 bed homes	1
2 bed homes	7



Site plan of High Road



3D View of landscaping to courtyard

Proposed CGI



Proposed view from courtyard



Proposed layout



High Road proposal plan

Proposed scheme

Four storey building, to sit between Hilton House and East View House on the High Road. Seven 2 bedroom homes are proposed, with one wheelchair accessible home on the ground floor.

1. Improved access with formalised parking spaces. Accessible car parking will be provided within the courtyard area
2. Hedges and planting screen parking spaces from amenity space
3. New meadow planting with log piles under existing trees
4. New play space with informal boulder seating
5. New growing space with raised beds
6. Planting and hedges around private gardens and windows
7. Variety of new native trees will be planted

Key

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

Building height



High Road proposal section



- 1 storey
- 2 storey
- 3 storey
- 4 storey

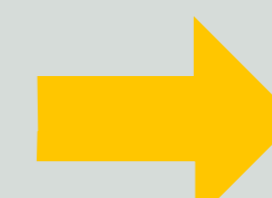
Proposed materials



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



View of similar sized new block with landscaped courtyard



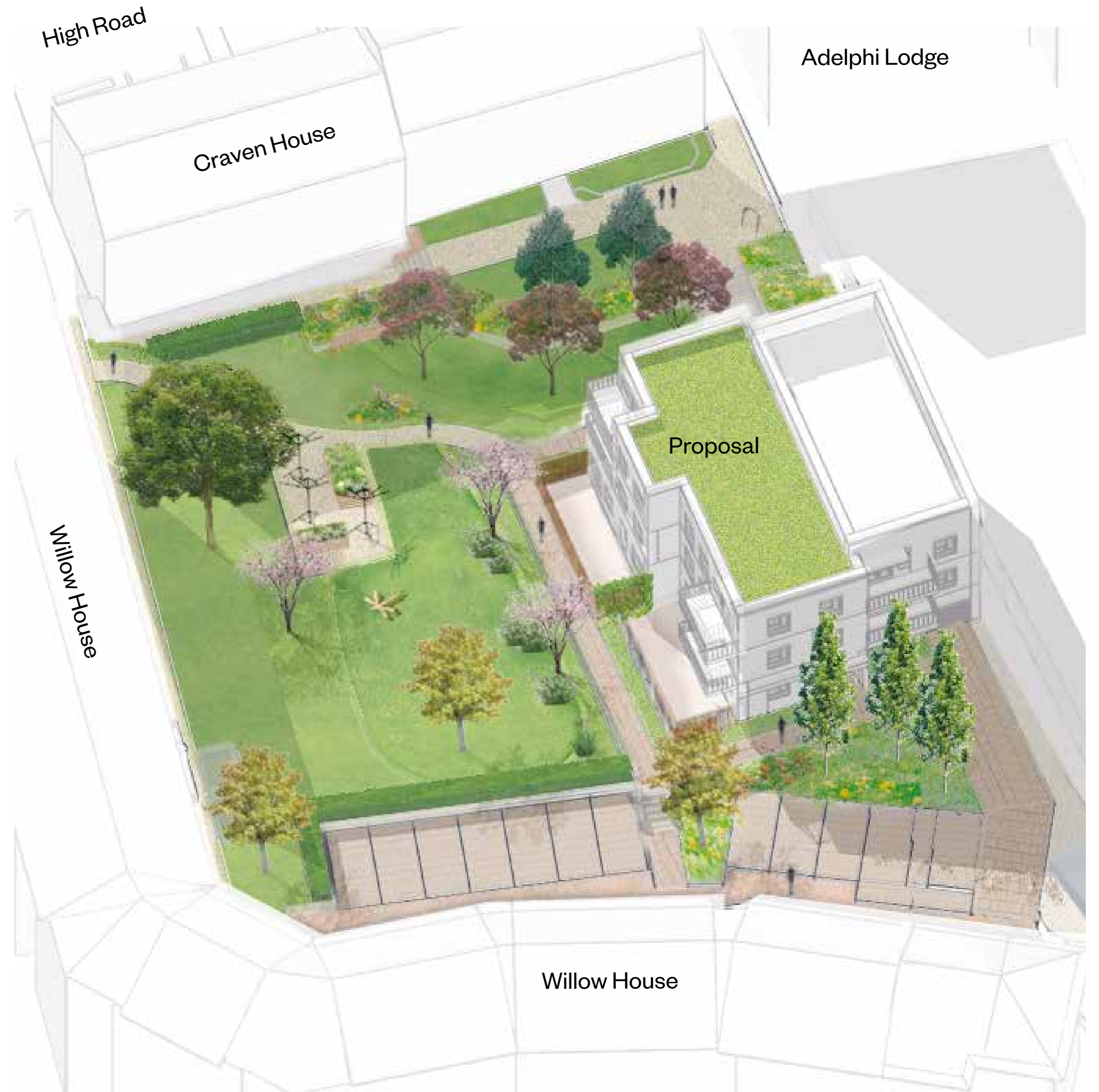
Proposed layout

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



Site plan of Central Avenue

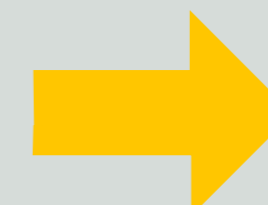
Proposed CGI



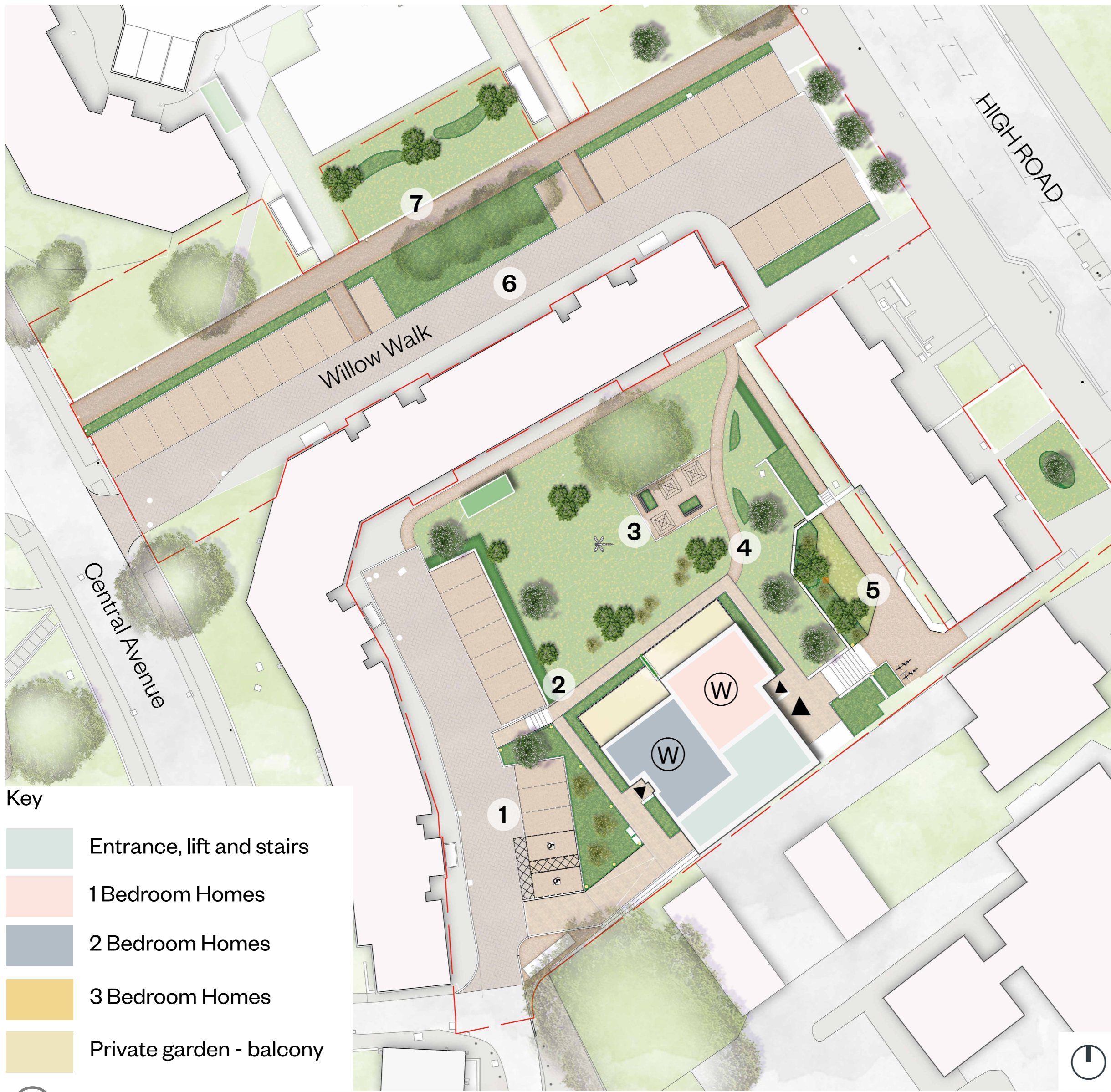
3D View of landscaping to courtyard



Proposed view from entrance



Proposed layout



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

Central Avenue proposal plan

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.

1. Improved access with formalised parking spaces along Willow Walk and in the Central Avenue courtyard.
2. Hedges and planting screen parking spaces from amenity space
3. Improved drying area with planters, seating and informal play sculpture
4. Accessible path improving connectivity with High Road
5. Garden terrace with multistem trees providing amenity space buffer to existing dwellings

The benefits of Willow Walk will include:

6. New rationalised parking
 7. Flowering trees and wildflower meadow planting
- More biodiverse planting, attracting pollinators
 - Organised refuse collection to reduce number of bin lorries in courtyards
 - Buffer zone to Willow House with safer access

Building height



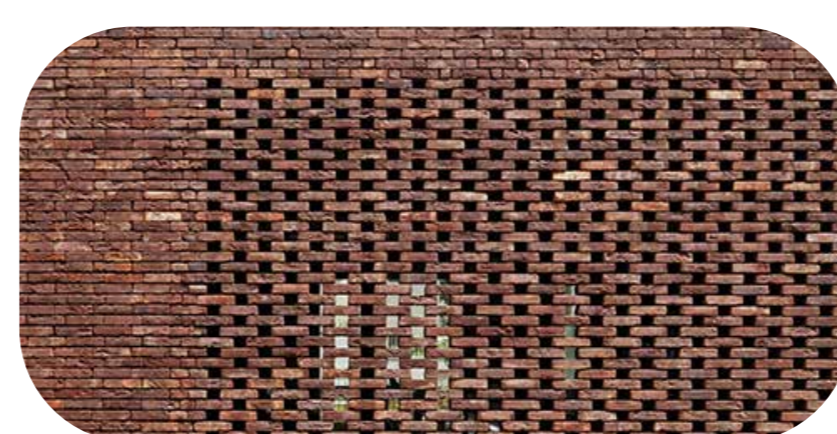
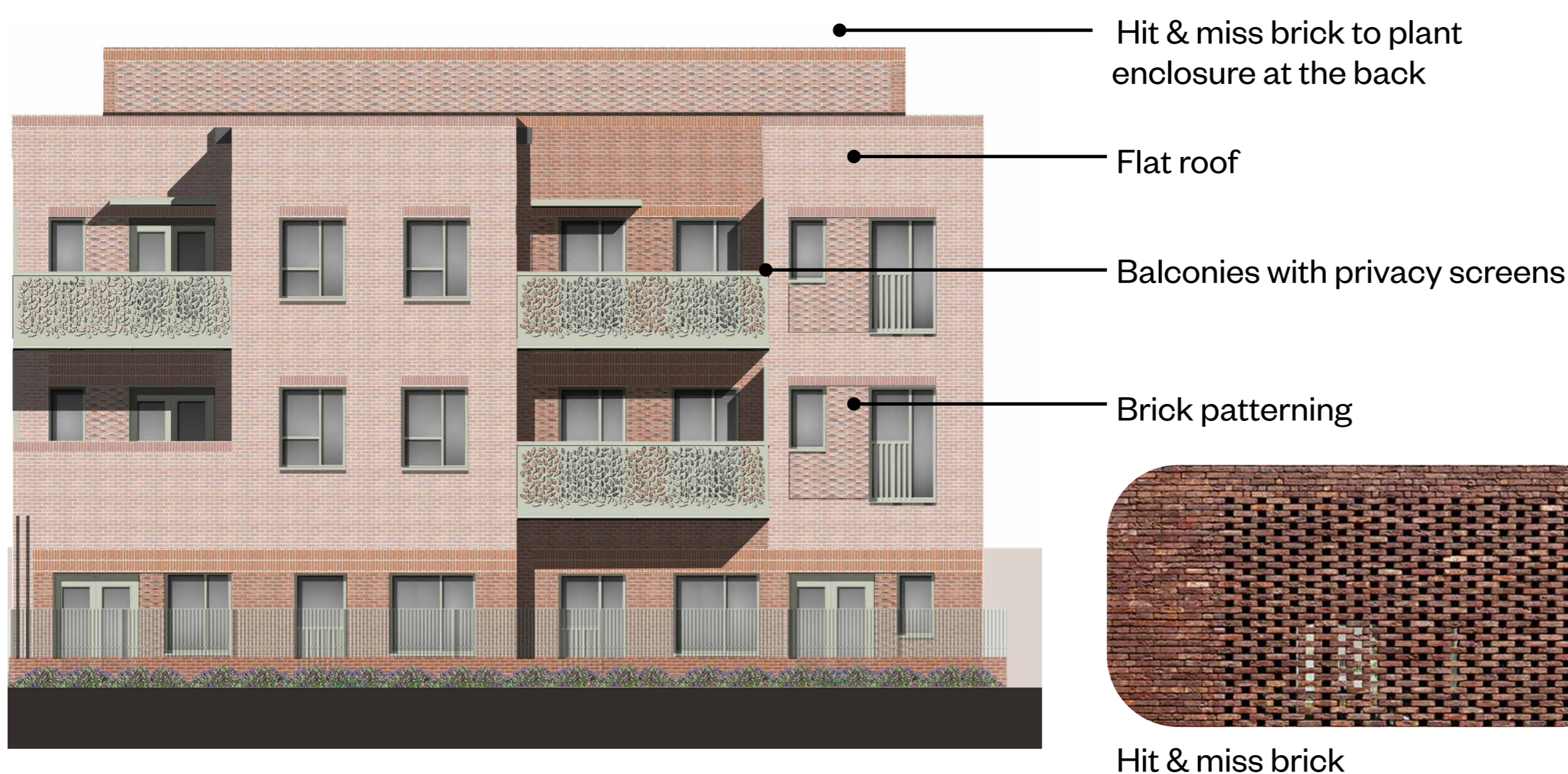
Proposed building is 11.8m to highest point

Central Avenue proposal section



- 1 storey
- 2 storey
- 3 storey
- 4 storey

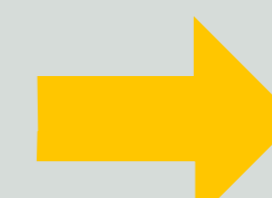
Proposed materials



Hit & miss brick



View of similar sized new block with landscaped courtyard



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.



Planted buffers to separate cars and pathways

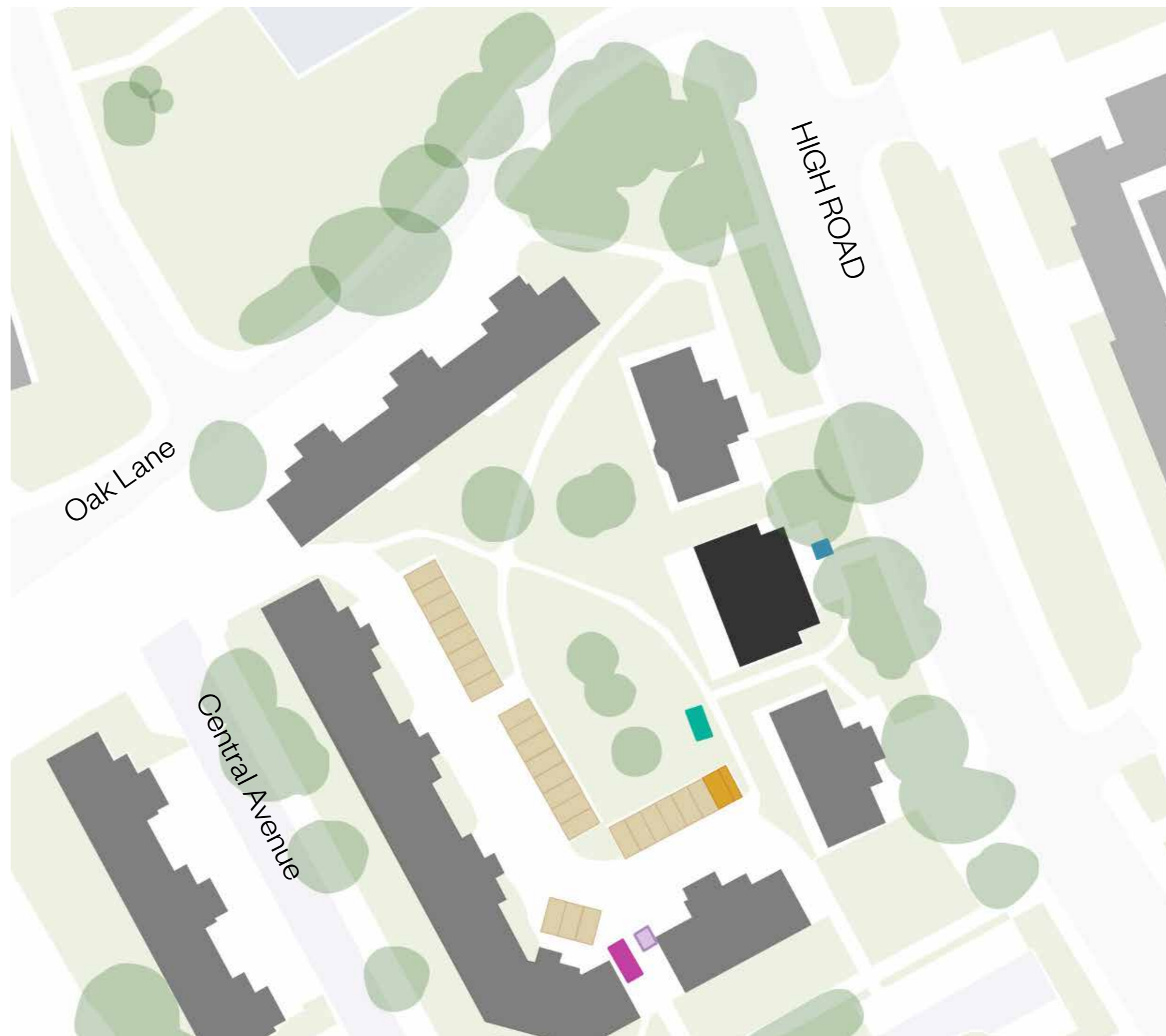
The impact of the development on parking has been assessed:

- 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 within 200m of the proposals.
- Even with the 63 spaces being provided there will be an overspill of 15 cars, taking into account Barnet's maximum requirements.
- The surveys show that there is ample capacity for on street parking for the 15 cars before the 85% capacity is reached.
- 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.



Planting for pollinators increasing biodiversity

High Road

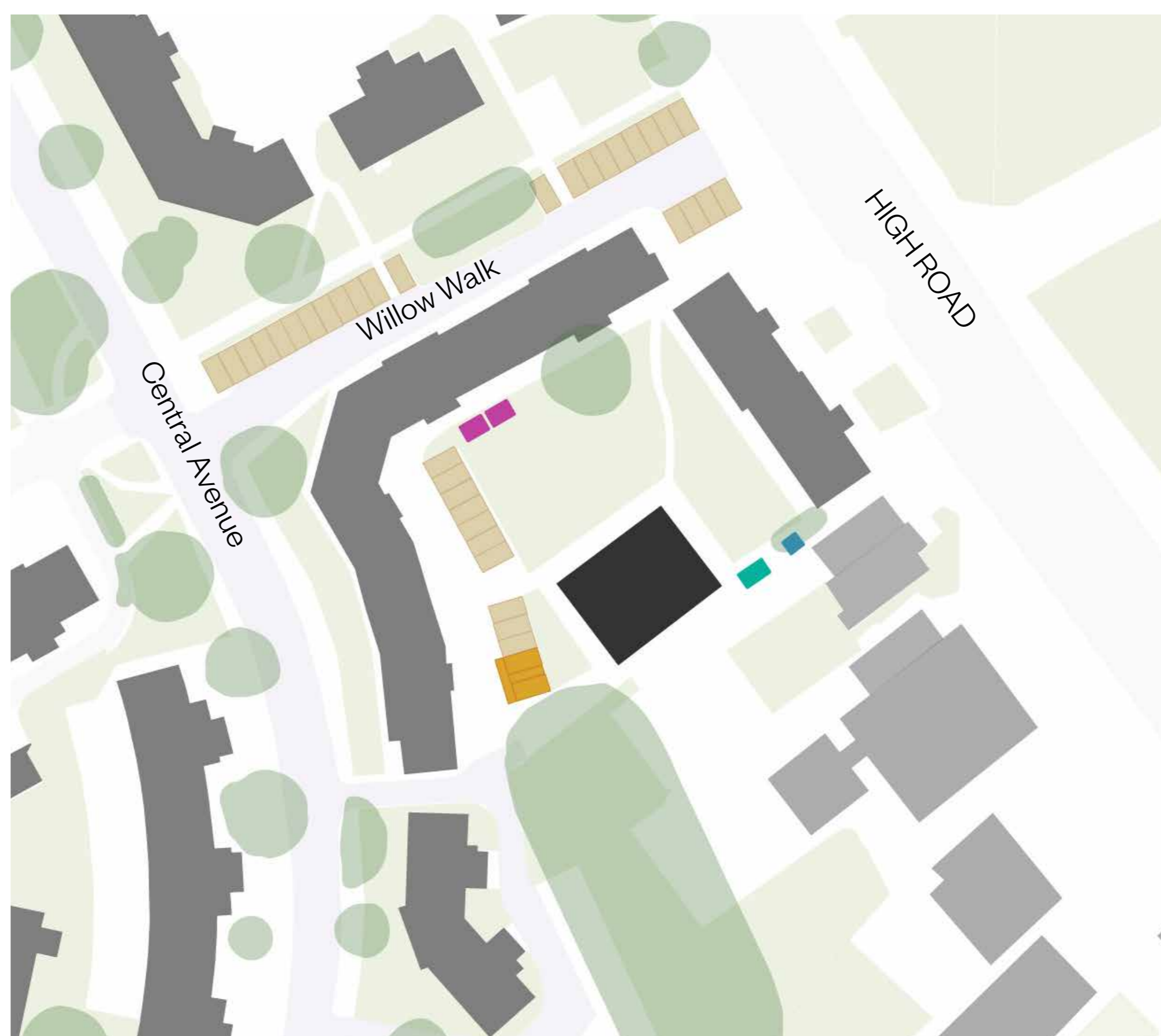


Key statistics:

- 26 Re-provided Parking Spaces
- 1 Accessible Parking Spaces
- 9 On road parking required

- Re-provided Parking Spaces
- Accessible Parking Spaces
- Relocated Cycle Stores
- New Cycle Stores
- Visitor Cycle Parking
- Existing Cycle Store

Central Avenue & Willow Walk



Key statistics:

- 37 Re-provided Parking Spaces
- 2 Accessible Parking Spaces
- 6 On road parking required

- Re-provided Parking Spaces
- Accessible Parking Spaces
- Relocated Cycle Stores
- New Cycle Stores
- Visitor Cycle Parking
- Existing Cycle Store

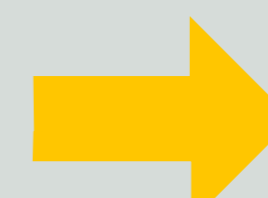
Willow Walk

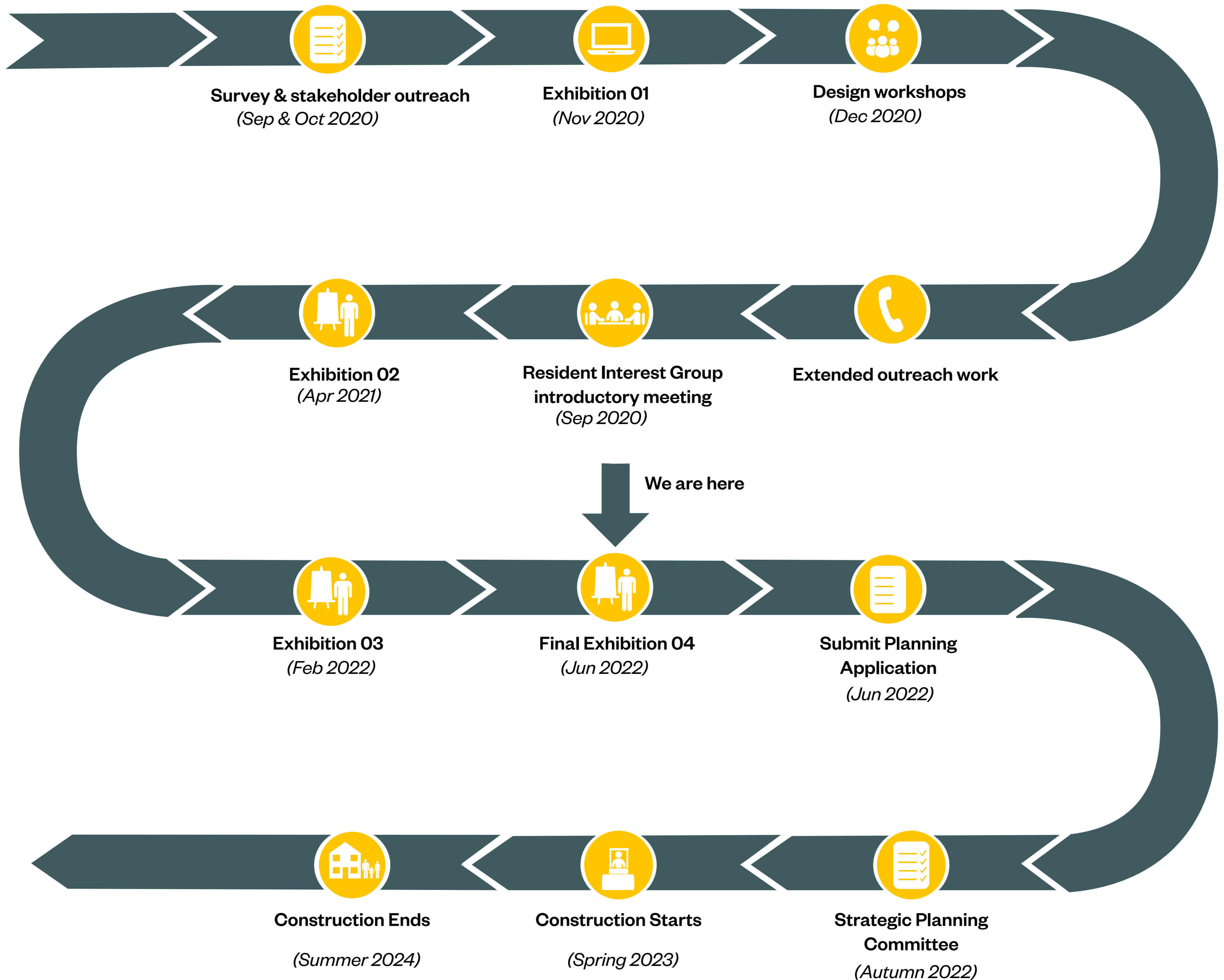
It is proposed to re-design and rationalise the existing Willow Walk to provide additional parking spaces. The footway on the northern side of the green verge will be widened to provide a single 2.5m wide footway. In addition, rationalising the footway will provide space to provide perpendicular parking. At the eastern end of Willow Walk, the existing turning head area will be rationalised to provide five parking spaces.

Overall, the proposal to Willow Walk will provide a total of 25 car parking spaces.

The benefits of Willow Walk will include:

- Organised parking for the estate
- Improved access
- More biodiverse planting
- Buffers to parked cars to make streets and walkways safer
- Organised refuse collection
- New planters for residents to use





Looking ahead to construction

- We understand that one of the greatest concerns neighbours can have about a new development is the potential disruption caused by construction works. Should the application be approved the construction period is planned to be approximately 18 months.
- A Construction Management Plan will be agreed with Barnet Council prior to works commencing.
- Construction traffic routes will be agreed in this plan.
- Deliveries and collections will be scheduled to avoid coinciding with residential waste collections or morning and evening rush hour traffic.
- Dust and pollution will be kept to a minimum.
- Should residents have any queries during construction the contractor will have a dedicated community engagement or resident liaison officer. Their contact details will be readily available before construction starts.

