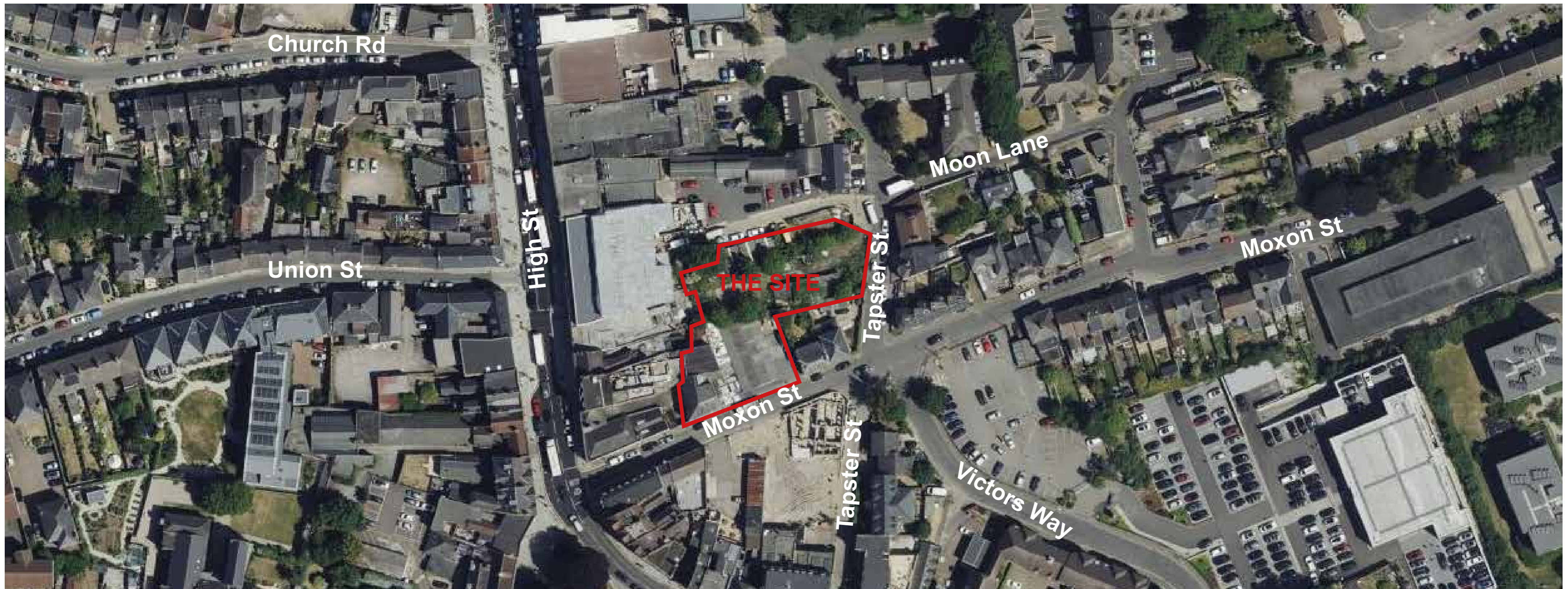


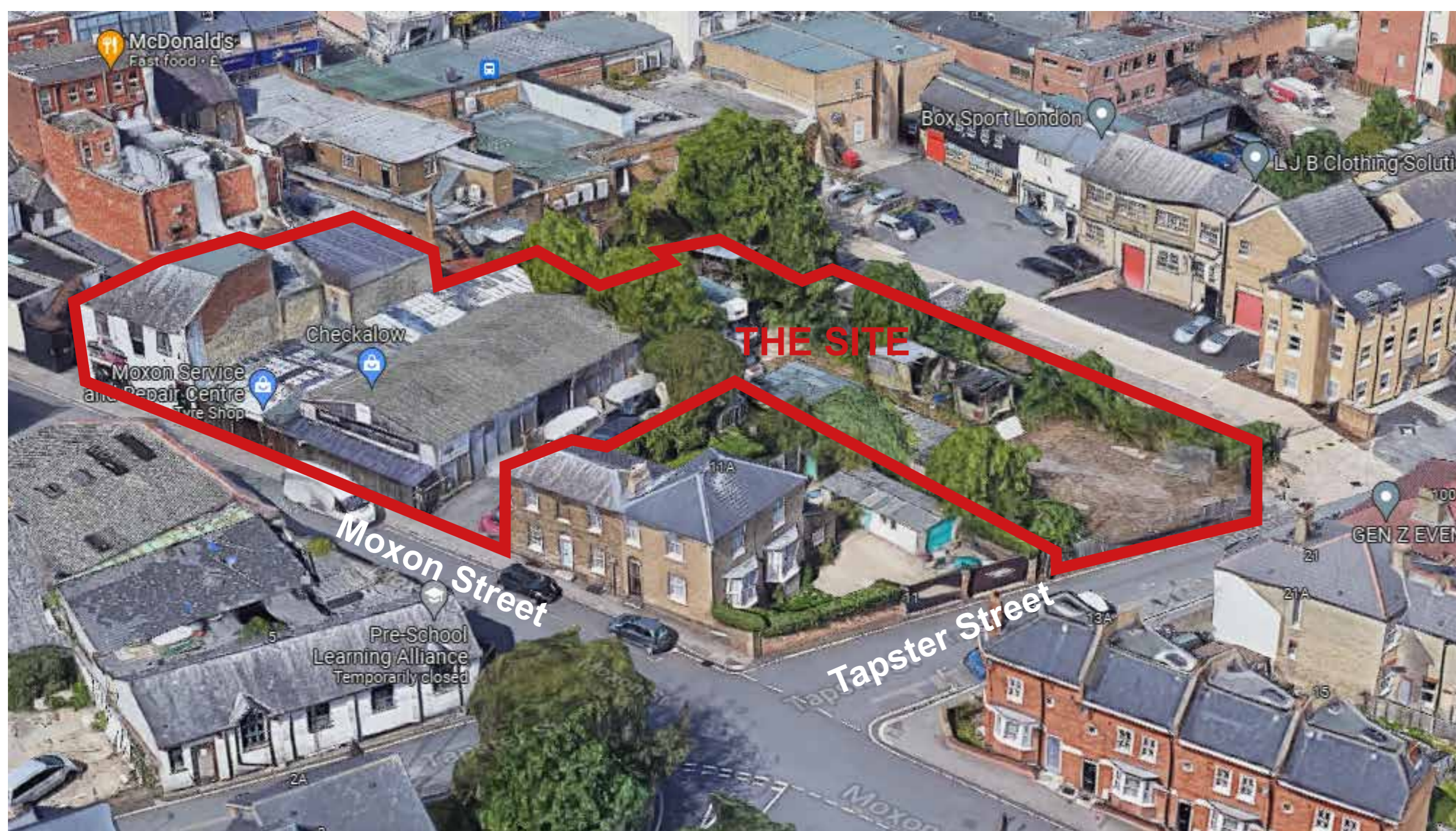
# Moxon Street Mews - Public Exhibition

## Welcome to the Moxon Street Mews consultation for the redevelopment of 1-7 Moxon Street

- As part of the strategy to deliver 2,364 homes per year within LB Barnet, 1-7 Moxon Street with associated builders' yard has been put forward for redevelopment to provide much needed new homes in the borough.
- Barnet Homes have commissioned award winning housing architects and a highly qualified design team to undertake this work.
- This seeks to refresh and revise the planning permission approved for the site in 2016, which was achieved by Capita for Barnet Council.
- We welcome your thoughts on the proposals and encourage you to feedback to the team here today or via the contact on the last board. Thank you.



**Aerial photograph**  
Site is highlighted in red



**Aerial photograph**  
View of the site looking West



**Aerial photograph**  
View of the site looking North

## Redevelopment of the Moxon Street site

- An opportunity to create much-needed, high quality, net zero, sustainable homes in the borough, turning a poor quality piece of land into a high quality tree lined mews with beautiful landscaping
- New, mixed tenure homes that are sensitive to existing homes and improve the surrounding area for existing residents
- Car free (with the exception of 2 blue badge spaces)
- Provide better natural surveillance of public space and physical barriers protecting currently easily accessible rear garden boundaries

## Client & Design Team



### Client

Barnet Homes was created by Barnet council to provide, manage, and maintain new homes in the Borough.

### Architects

PETER BARBER ARCHITECTS

Peter Barber Architects are an award winning design orientated practice, consistently delivering high quality, low rise exemplar residential schemes. In 2021 PBA won the RIBA Neave Brown Award for best housing project in the UK.

STATON COHEN Landscape Architecture

### Landscape Designer

Staton Cohen are developing high quality landscape proposals including new trees and extensive planting.



### Arboriculturalist & Ecologists

Brindle & Green are specialist providers of arboricultural and ecology consultancy services.



### Heritage

Leaders in their sector, Oxford Archaeology are providing advice to the team in relation to design, local heritage assets and the conservation area



### Planning Consultant

JLL Planning Consultants are providing planning advice to Barnet Home's development and design team.

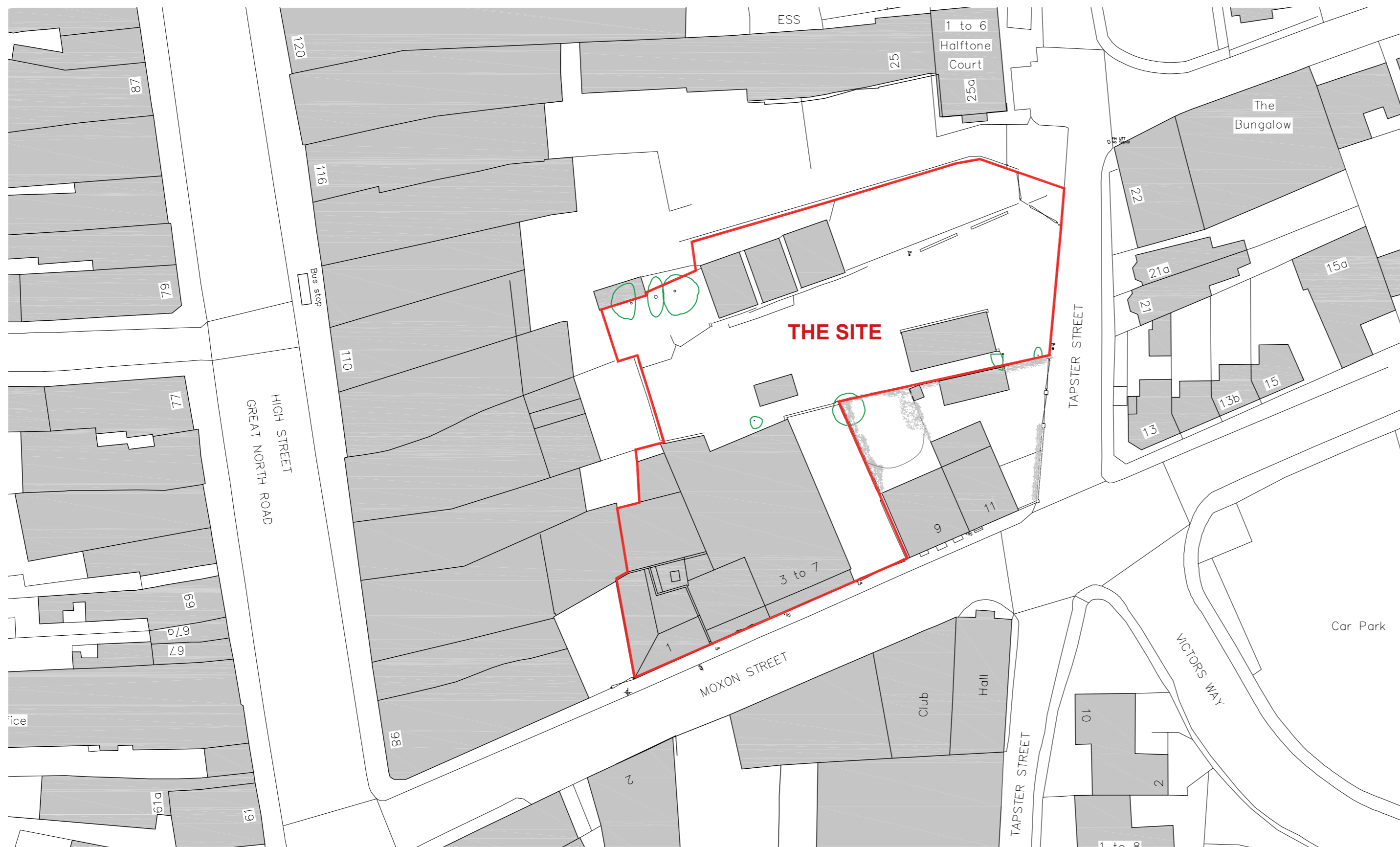


### Transport Consultant

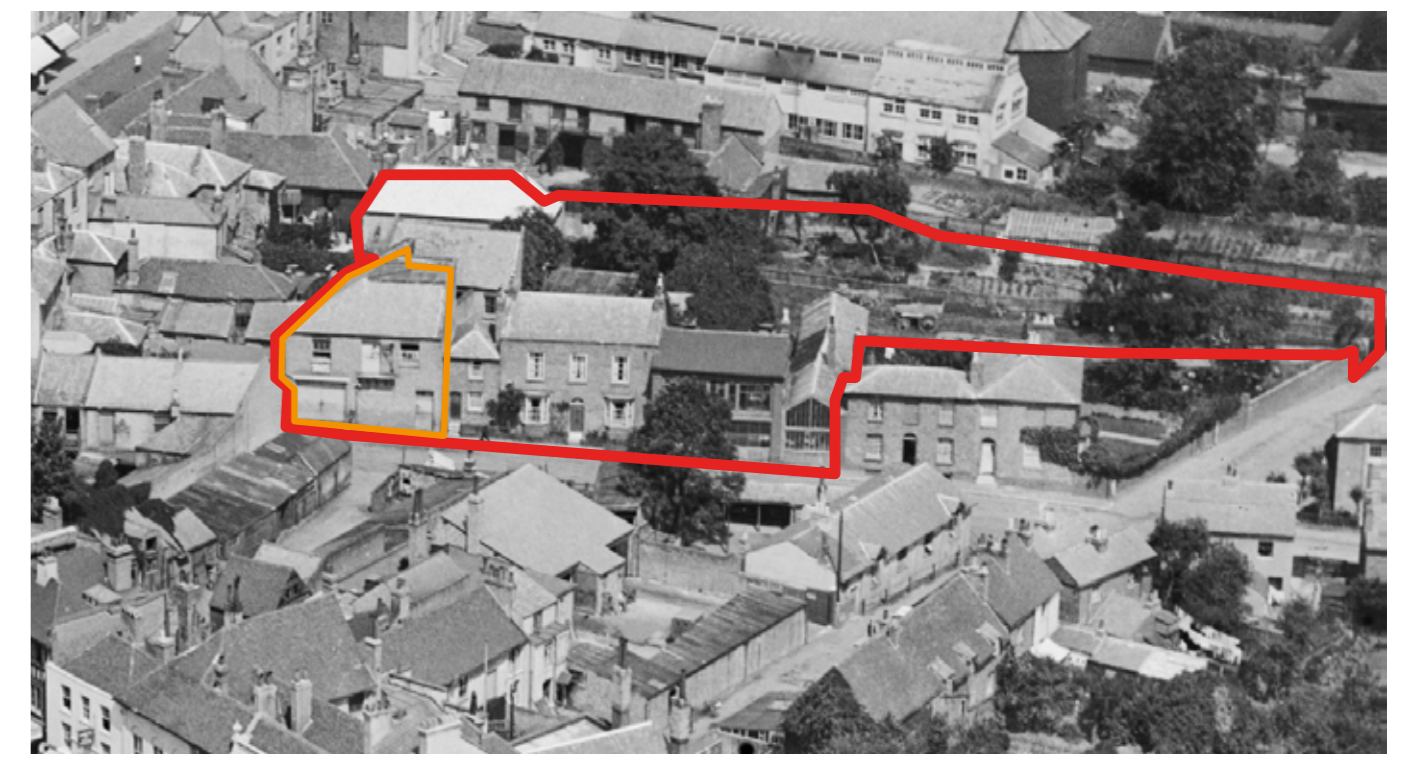
Lime Transport have an in-depth understanding of the transport issues associated with development projects and dedication to providing expert advice.

# Moxon Street Mews - Public Exhibition

## THE SITE



Existing Site Plan



1928 Aerial Photograph (Site outlined in red, building still on the site outlined in yellow)

Historically, the site had a prominent and well activated street frontage along Moxon Street with a number of residential buildings creating a continuous edge to the street but with a variety of roof heights and orientations creating lots of articulation along Moxon Street.

The primary building height matched that of the brick building that still remains on the site today (outlined in yellow in the image to the left).

This variation and active frontage has been lost with the more recent timber shed buildings located on this part of the site which create a poorly overlooked section of street, inactive street frontage, and low quality character adjacent to the historical asset of 9 Moxon Street (built circa 1840).

### WOOD STREET CONSERVATION AREA

The site is partially located within the Wood Street Conservation Area (please see the area outlined in blue to the right).

The site is also adjacent to Grade II listed 9 Moxon Street.

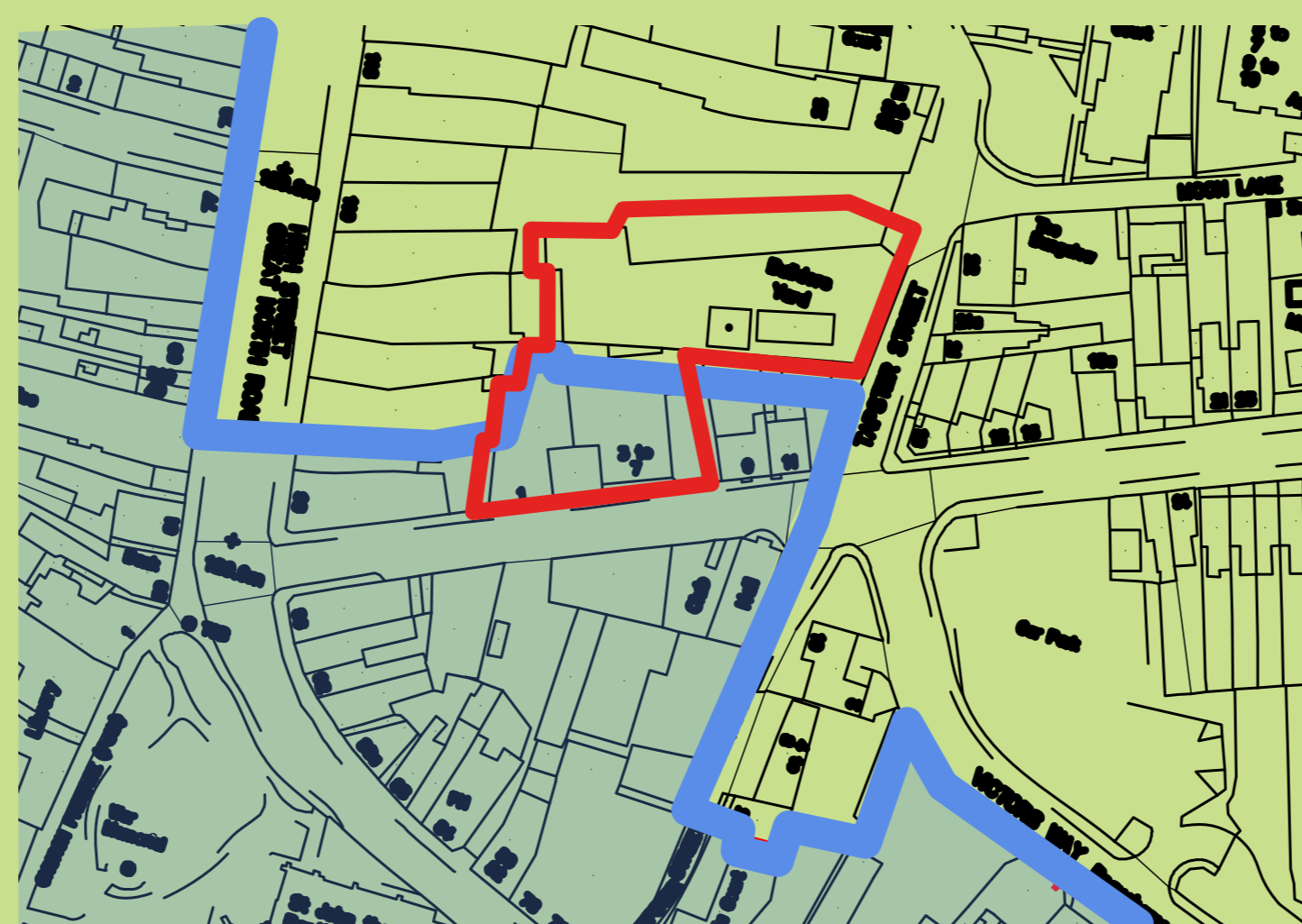
LB Barnet's Wood Street Conservation Area Character Appraisal outlines the following:

- The Conservation Area Character Appraisal identifies the Moxon Street site as needing improvement. It states:

*"Some buildings relate poorly to their neighbours and every effort should be made to improve them as the opportunity arises. These include: .... vacant sites together with buildings adjacent to no. 9 Moxon Street."*

- The Character Appraisal and local precedents are critical to informing the urban design and character of the proposed new mews homes including:

- High quality brick detailing with a rustic brick, varied in tone
- Delicate glazing bars in windows
- Front doors at back of pavement
- Arched window heads
- Recessed brickwork



Wood Street conservation area outlined in blue (Moxon Street site in red)



9 & 11 Moxon Street - local heritage assets adjacent to the site. 9 Moxon Street (left hand side) is a beautiful Grade II listed house



Union Street, within the Wood Street Conservation Area



Albion Cottages, within the Wood Street Conservation Area

### PREVIOUSLY APPROVED PLANNING APPLICATION 2016

In 2016 Capita, on behalf of the council, obtained planning consent for residential units and commercial space on the site as part of a mixed tenure development. Since then, the development pipeline that included the site at Moxon Street did not proceed and the sites were reallocated for disposal or delivery through other means.

Barnet Homes, acting as development agent for Barnet Council, are now bringing forward a refreshed proposal for the site. We have outlined some of the ways in which we will improve upon this previous application which was designed by others:

#### 2016 Approved Proposals:

- All proposed new buildings were 3 storeys
- Homes looked towards the rear gardens of 9 & 11 Moxon Street
- Addition of 9 car parking spaces on site, risking increasing local traffic congestions and air and noise pollution.
- New street on the site was vehicular
- New vehicular crossovers and traffic junctions onto Moxon Street pavement and Tapster Street
- Modern detailing and flat, modern roofs onto Moxon Street

#### 2016 Proposals (by others):



Previously approved proposals (designed by others) - 3 storey buildings with flat roofs and modern detailing

Local heritage assets 9 & 11 Moxon Street

#### New 2022-23 Proposals:

- All proposed new buildings are 1 or 2 storeys maximum
- No overlooking of the rear gardens of 9 & 11 Moxon Street. Homes turn away from these areas, facing into the new mews.
- With the exception of 2 blue badges, the proposals are car free (with new residents being unable to apply for local permits). Avoiding impact to local traffic congestion and reducing air and noise pollution.
- New mews is tree-lined and pedestrianised with no vehicles crossing existing pavements.
- Sensitive detailing taking reference from the conservation area, high quality brick details, glazing bars, with pitched, slate tiled roofs onto Moxon Street in keeping with adjacent homes.

# Moxon Street Mews - Public Exhibition

## SITE PHOTOS



View 01 - View looking East along Moxon St



View 02 - View towards the existing brick building that we are working to retain and refurbish



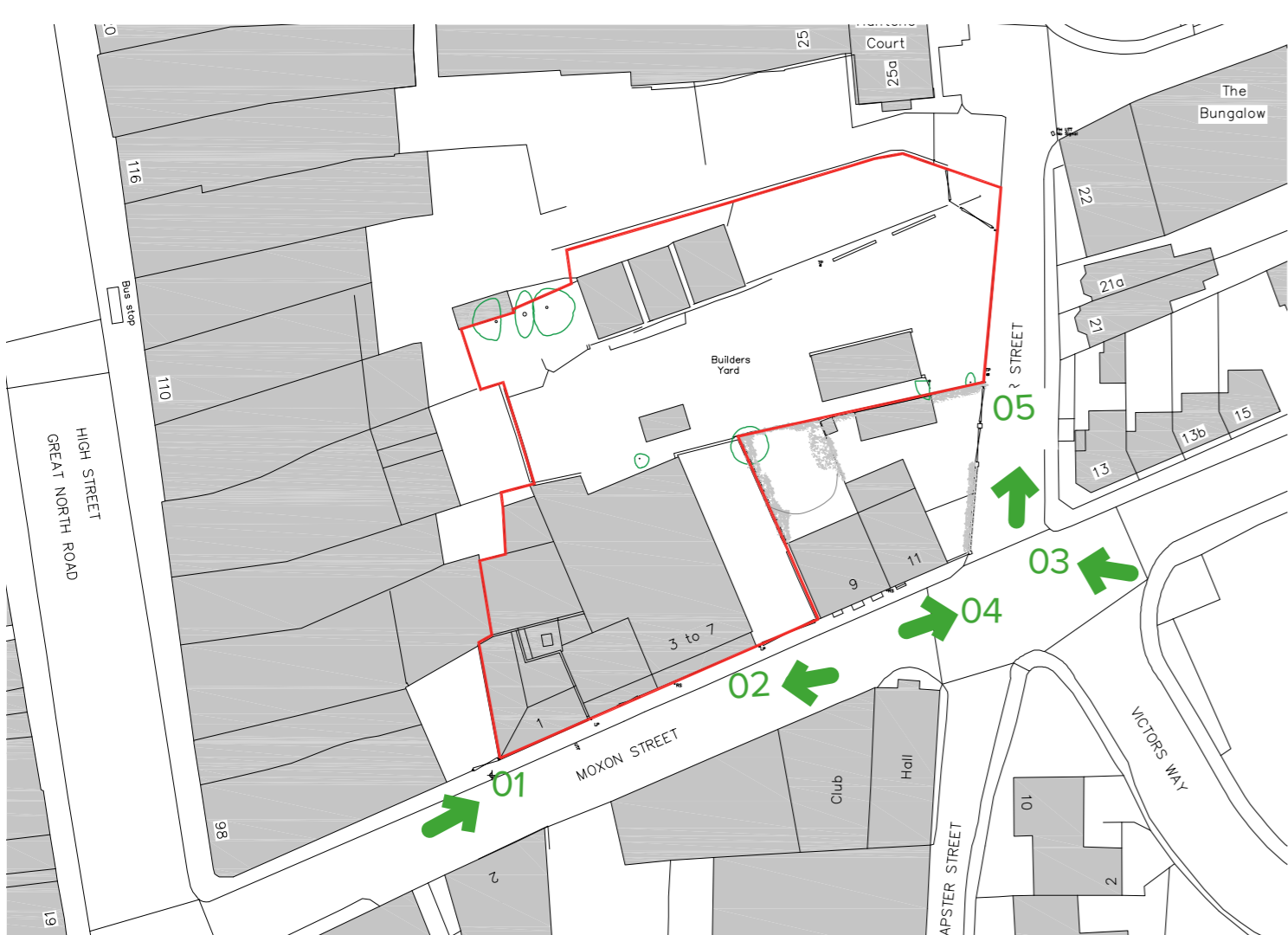
View 03 - View looking West towards 11 Moxon St and the corner between Moxon Street and Tapster Street



View 04 - View looking east along Moxon Street



View 05 - View looking up Tapster St with the site in the distance on the left



Key Plan

### PROJECT OPPORTUNITIES & CONSIDERATIONS

- Opportunity to turn a disused site into a beautiful new mews street and much needed new homes
- Opportunity to provide high quality, net zero carbon housing that is sensitive to surrounding residential buildings
- Opportunity to enhance the setting of the neighbouring area in keeping with LB Barnet's Local Plan and Conservation Area
- The proposals need to be considerate to the surrounding area and adjacent residential homes in terms of impact on amenity and privacy
- Opportunity to rationalise the amount of commercial space along Moxon Street, providing spaces better aligned with the ambitions of the Chipping Barnet Town Centre team and local needs (i.e. smaller units).

### CHIPPING BARNET COMMUNITY PLAN

The proposals should take reference from the community plan key principles:

- 'We want to be proud of Chipping Barnet'
- 'We want our town centre to be a destination that is enjoyable to visit.'
- 'We want more reasons to visit & stay in the town centre throughout the day, evening & week'
- 'We want high street businesses & ventures to thrive'
- 'We want to expand & establish new civic, cultural & community assets for all'
- 'We want to actively be involved & invest in our town centre'
- 'We want Chipping Barnet to be a vibrant, thriving place to live, work & visit'

# Moxon Street Mews - Public Exhibition

## MEWS STREET PRECEDENTS



Kynance Mews, Kensington (5.5m wide)



Stanhope Mews, South Kensington (6m wide)



Kynance Mews, Kensington (5.5m wide)



Choumert Sq, Camberwell



Radnor Mews

The images above display aspirations for the project and examples of high quality, delightful mews streets which provide space for residents to take ownership and create a lovely and convivial shared amenity.

## BARNET SPECIFIC PRECEDENTS



Union Street, within the Wood Street Conservation Area



74a The Cottage, Coes Alley, High Barnet



Coe's Alley houses, within the Wood Street Conservation Area



Midland Terrace, ordered and repeating elevations of the Railway Terraces, Cricklewood



Lucan Road, High Barnet



Albion Cottages, within the Wood Street Conservation Area

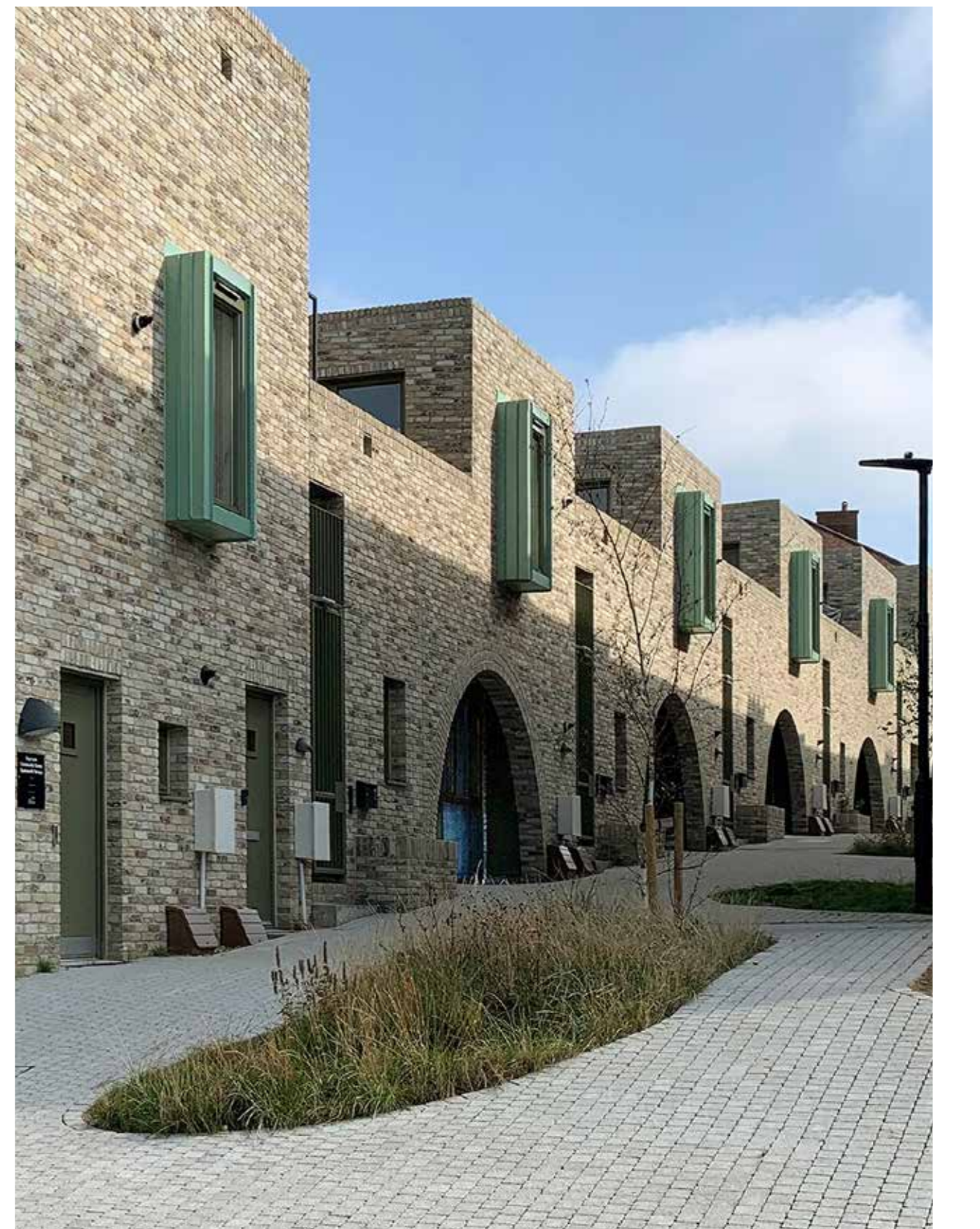
# Moxon Street Mews - Public Exhibition

## LANDSCAPING PRECEDENTS



### Space for Pots and Intergrated Planters along the houses

The images above display aspirations for the project and examples of how the planted up Mews Street provides space for local residents to gather as a community. It'll offer an area of shared amenity, respite and incidental play space for children that is well overlooked by residents.



### Flush Planters along the mews streets

PBA's Duckworth Terrace housing project for the Royal Borough of Greenwich 100% social housing. New trees surrounded by playfully shaped flush planters with native plant species



### Hard landscaping with quality cobbles and benches

Informal seating surrounding flush planters and New high quality mews with small scale pavers and incidental stepping stones for play.

# Moxon Street Mews - Public Exhibition

## PROPOSALS



Concept sketch showing a delightful new, high quality mews lined by mews cottages

### TRANSFORMING A POORLY USED SITE WITH RUN DOWN BUILDINGS INTO:

- 21 new high quality, sustainable new homes (including 2 fully wheelchair accessible homes) with pedestrianised, high quality tree-lined mews street.
- 100% of homes have their own front door onto the new mews or Moxon street (i.e no flatted blocks)
- Provision of 2 smaller, sustainable commercial spaces (totalling approx 180m<sup>2</sup>) fronting Moxon Street - possible uses include co-working space, supporting local businesses, home working with shared work facilities and a mutually supportive community (a need identified in the Chipping Barnet Community Plan)
- Protection of existing trees outside the site boundary and new high quality trees (i.e. an avenue of high quality cherry blossom trees) on site.
- New homes that are a maximum of two storeys high (a reduction from 3 storeys of the 2016 previously approved scheme, designed by others)
- Preservation and refurb of the existing brick building on the site
- Natural surveillance of surrounding streets improved and protection of currently vulnerable rear boundaries onto the site
- Zero parking scheme (with the exception of 2 blue badge spaces)



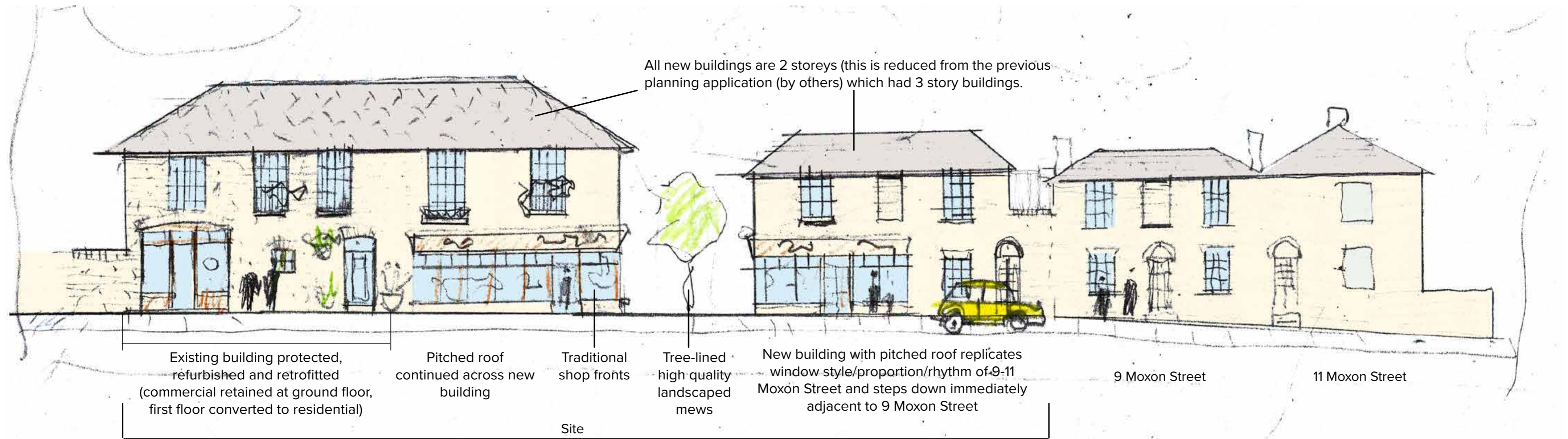
London mews precedent



Indicative site plan sketch

# Moxon Street Mews - Public Exhibition

## INDICATIVE MOXON STREET ELEVATION



1928 Aerial Photograph showing existing brick building on site - proposed to be retained and refurbished (circled in green)



Precedent image of high quality traditional shop front with stallriser, glazing bars and timber surround



Front elevation of 9 & 11 Moxon Street

## MINIMISING IMPACT TO NEIGHBOURING PROPERTIES



Key Plan



A. Sketch Rear Garden View (from 9, 11 Moxon St): No windows or overlooking from the rear of the proposal towards 9 & 11 Moxon Street. Massing kept away from boundary and sunken.



B. Sketch Site Section - through new mews street:

- The new homes closest to 9-11 Moxon Street are:
1. Orientated towards the the mews street, with no overlooking to the rear
  2. Sunken down slightly to reduce overall height
  3. Have eaves storage at first floor to provide a pitched roof and substantially reduce the eaves height, so that there is only half a storey above the rear garden boundary
  4. Massing above ground floor is offset and distanced from the rear boundaries

Massing of the new homes has been designed to avoid an adverse sense of overbearing. The section above demonstrates this with the 45° line test - showing the new cottages are substantially clear from impeding upon this and creating an adverse sense of overbearing.

### NO OVERLOOKING OF RESIDENTIAL GARDENS/HOMES ALONG REAR BOUNDARIES

- The mews homes have been designed so that they do not rely on any windows overlooking rear boundaries with residential properties or gardens.
- There are no first floor windows at all in the homes closest to 9 & 11 Moxon Street rear gardens therefore there is no overlooking of these gardens.

### MASSING SUNKEN & REDUCED

- All homes are a maximum of 2 storeys (this is a reduction from the 3 storeys of the previously approved application (designed by others) on the site)
- All mews homes slope down to the rear to substantially reduce massing along site boundaries
- Homes to the rear of 9 & 11 Moxon Street rear gardens are also sunk down with massing above ground floor pulled away from the boundary.

### CAR FREE (EXC. 2 BLUE BADGE SPACES)

- Car-free, with residents' ineligible to apply for parking permits.
- The only impact on parking on surrounding streets will be two cars associated with the two wheelchair accessible homes.
- The impact of the additional two cars on-street will result in a marginal increase in parking stress from 44% to 46% in the surrounding area, below practical capacity, with 38 spaces unoccupied and, of these, 28 unoccupied before practical capacity is reached.

### SUSTAINABILITY

- The new homes will exclude reliance on fossil fuels and target net zero operational carbon. This will be done by the exclusion of gas boilers and sustainable measures such as highly thermally efficient homes, air source heat pumps and solar PV panels.

# Moxon Street Mews - Public Exhibition

## SUMMARY

- 21 high quality, net zero carbon, mixed tenure, mews cottages, laid out around a delightful pedestrian tree lined mews with high quality landscaping
- No overlooking of residential properties or gardens to the rear boundaries of the site
- Massing reduced from previously approved scheme (homes now a maximum of 2 storeys tall in comparison to 3 storey in the previously approved 2016 planning scheme, designed by others)
- Architectural character of the proposal along Moxon Street is sensitive and sympathetic to the conservation area and heritage assets & existing brick building along Moxon Street saved from demolition and refurbished
- Enhancement of the existing area with new landscaping and trees, improving the streetscape on the Moxon Street and Tapster Street frontages
- Zero parking scheme with the exception of two blue badge spaces



## PETER BARBER ARCHITECTS - PROFILE

Peter Barber Architects are an award-winning design orientated architectural practice established in 1989. The practice was awarded the first ever RIBA (Royal Institute of British Architects) Neave Brown Award in 2021 for the best affordable housing project in the UK, and have been shortlisted to the final three in 2022.

PBA are considered to be experts in delivering high quality, exemplar residential schemes in complex urban sites, working in close collaboration with Planning Authorities and local communities, winning national awards for conservation and restoration. The projects are of an extremely high quality that consistently exceed expectation whilst maximising the development potential of the site and improving existing context for local residents.

PBA pride themselves on designing carefully considered architecture with lively picturesque façades, and sensitive urban designs that contribute positively to the existing area for local communities. PBA revisit built housing projects to see how new and existing residents are getting on. All projects are informed by a thorough understanding of existing and new resident's needs.

The Practice's varied portfolio of work is underpinned by a consistent commitment to radical solutions and excellence in design and high quality of the schemes is reflected in the awards the practice has won:

- 2022 RIBA National and London Award: Kiln Place
- 2021 NLA Awards Category Winner: Housing
- 2021 RIBA Neave Brown Award for Housing Winner
- 2021 RIBA National and London Award: 95 Peckham Road
- 2021 RIBA National and London Award: North Street
- 2021 RIBA London Award: McGrath Road
- 2021 RIBA London Award: Holmes Road
- 2020 NLA Awards Category Winner: Housing
- 2020 Building London Planning Award Winner



## FURTHER INFORMATION AND CONTACT

**Thank you for taking the time to visit our public consultation on the proposals for 1-7 Moxon Street. We hope that you found the event informative.**





### FEEDBACK

We encourage you to provide your feedback. This can be done via the feedback forms provided or by filling out the feedback on our website [barnethomesengage.org](http://barnethomesengage.org). This will help us to understand the priorities and concerns of the local community.

If you need any assistance or have any questions about the proposals, please speak with a member of the team.

We welcome your feedback and look forward to hearing from you. Please let us know your views **by Wednesday 21st December 2022**

The team can also be reached by using the details below:

-  [moxonstreet@barnethomes.org](mailto:moxonstreet@barnethomes.org)
-  [www.barnethomesengage.org](http://www.barnethomesengage.org)
-  **020 8080 6587** (Philip Goldstone, Senior Project Manager, Barnet Homes)
-  **Philip Goldstone, Senior Project Manager, Barnet Homes**  
3rd Floor, 2 Bristol Avenue, Colindale, London, NW9 4EW

 SCAN ME



### TIMELINE

Below is our timeline for Moxon Street. We will be hosting another consultation event to show you the more detailed proposals early in 2023:

- December 2022 ● First public consultation event
- December 2022 - Jan 2023 ● Design and client team progress designs
- Early 2023 ● Second public consultation event
- Spring 2023 ● Submission of planning application
- Autumn 2023 ● Decision by the Strategic Planning Committee
- Currently targeting April 2025 ● Work starts on site