

Moxon Street Mews - Public Exhibition

Welcome to the second 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.

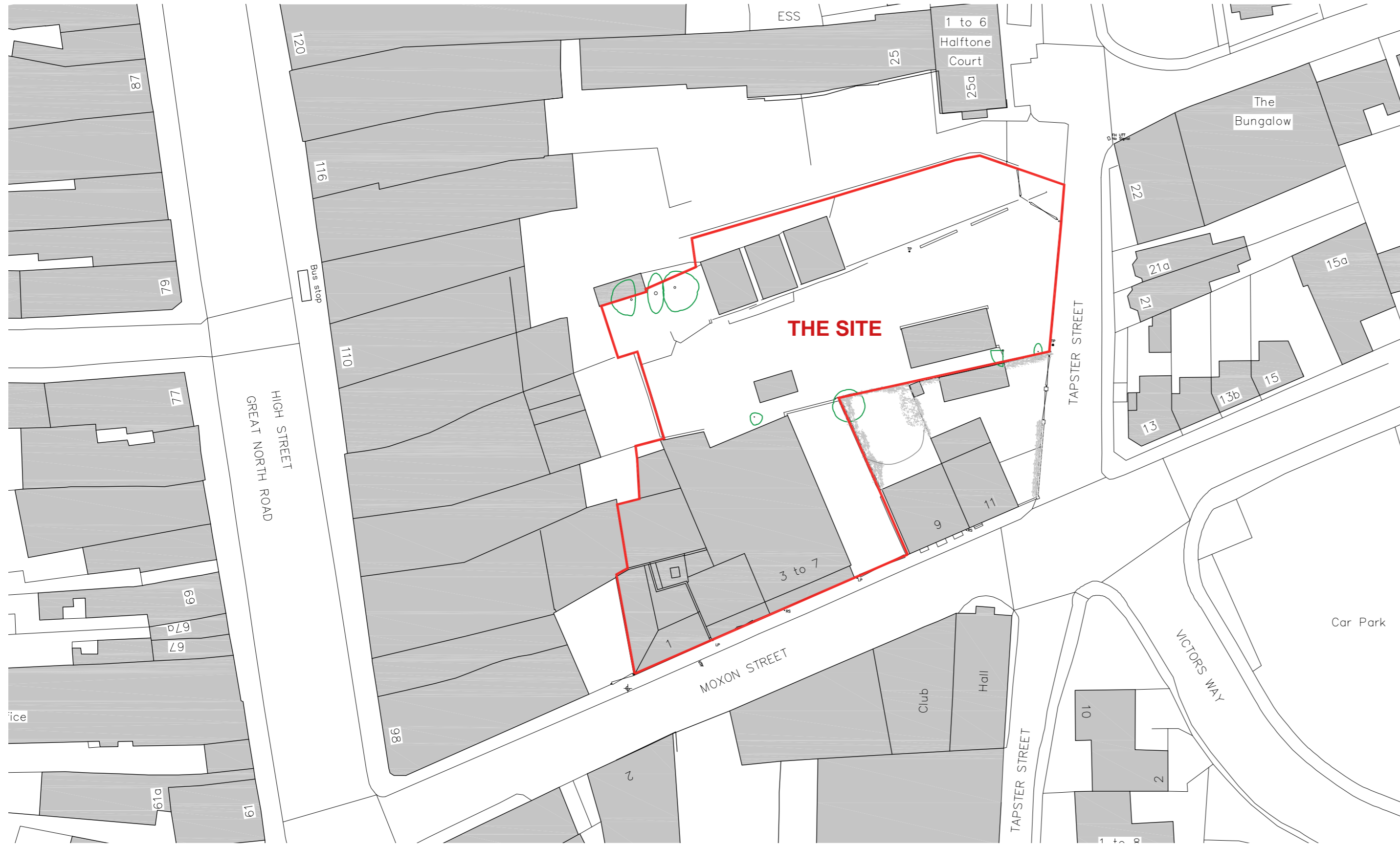


Transport Consultant

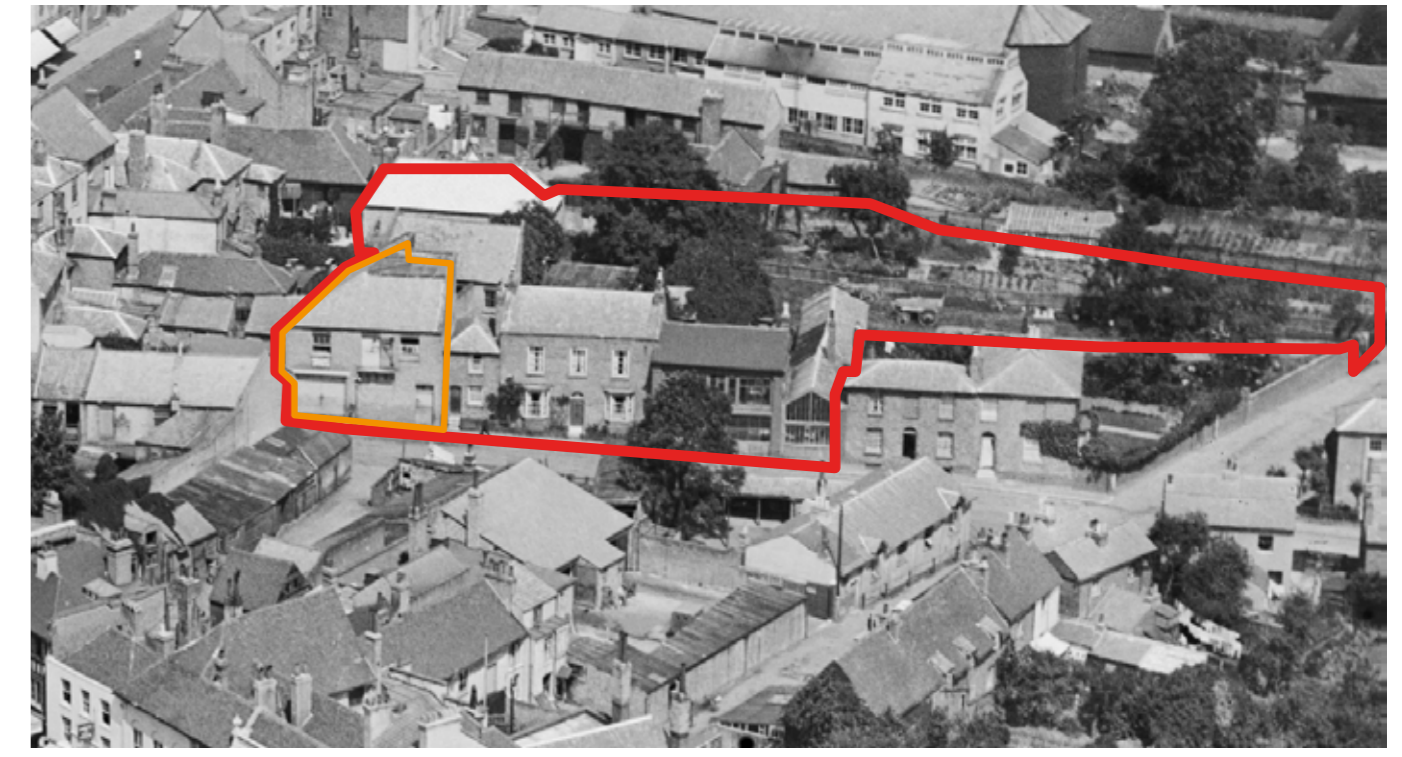
Lime Transport have an in-depth understanding of the transport issues associated with development projects and dedication to providing expert advice.

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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.

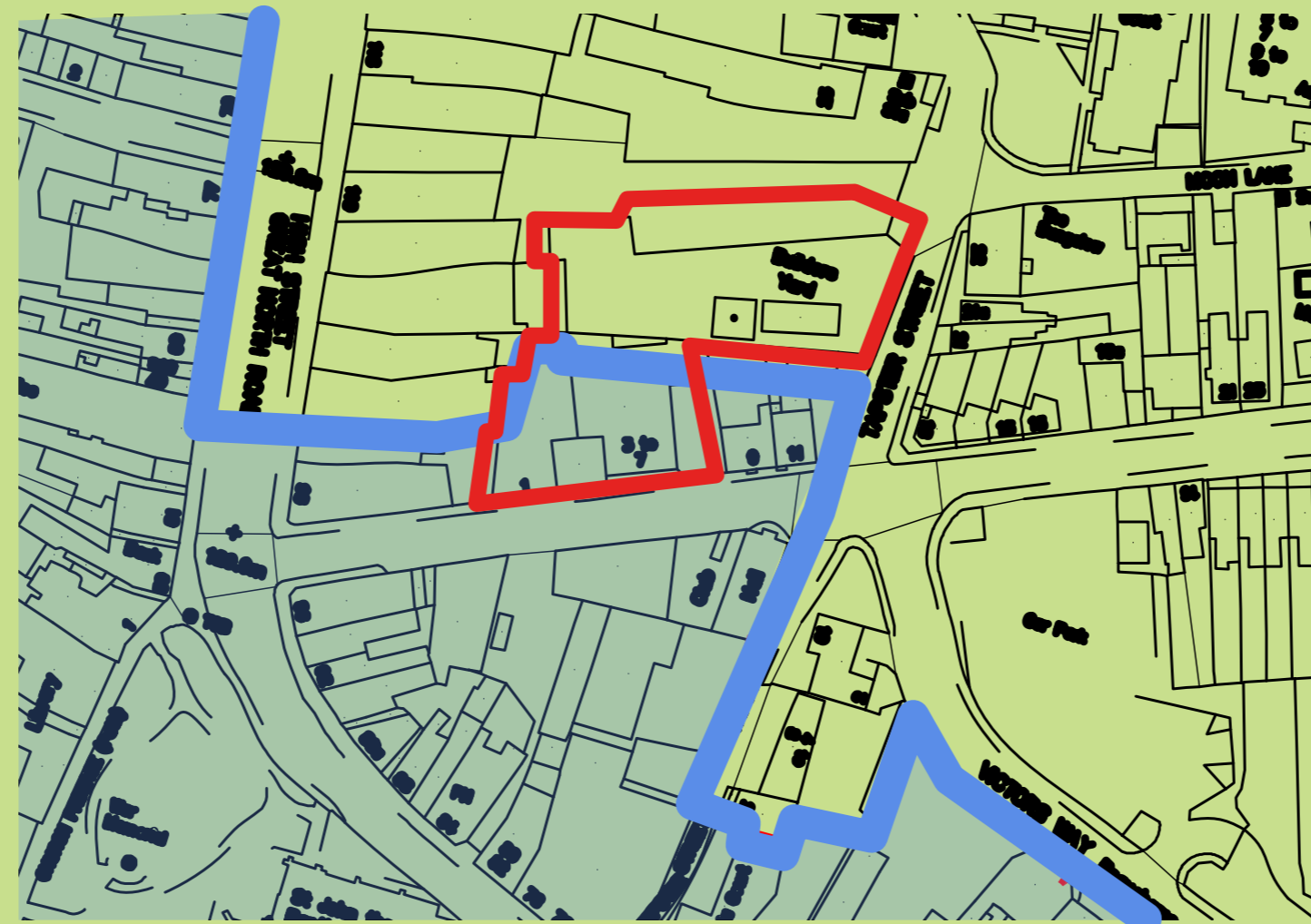
LB Barnet's Wood Street Conservation Area Character Appraisal outlines the following:

- 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.

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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



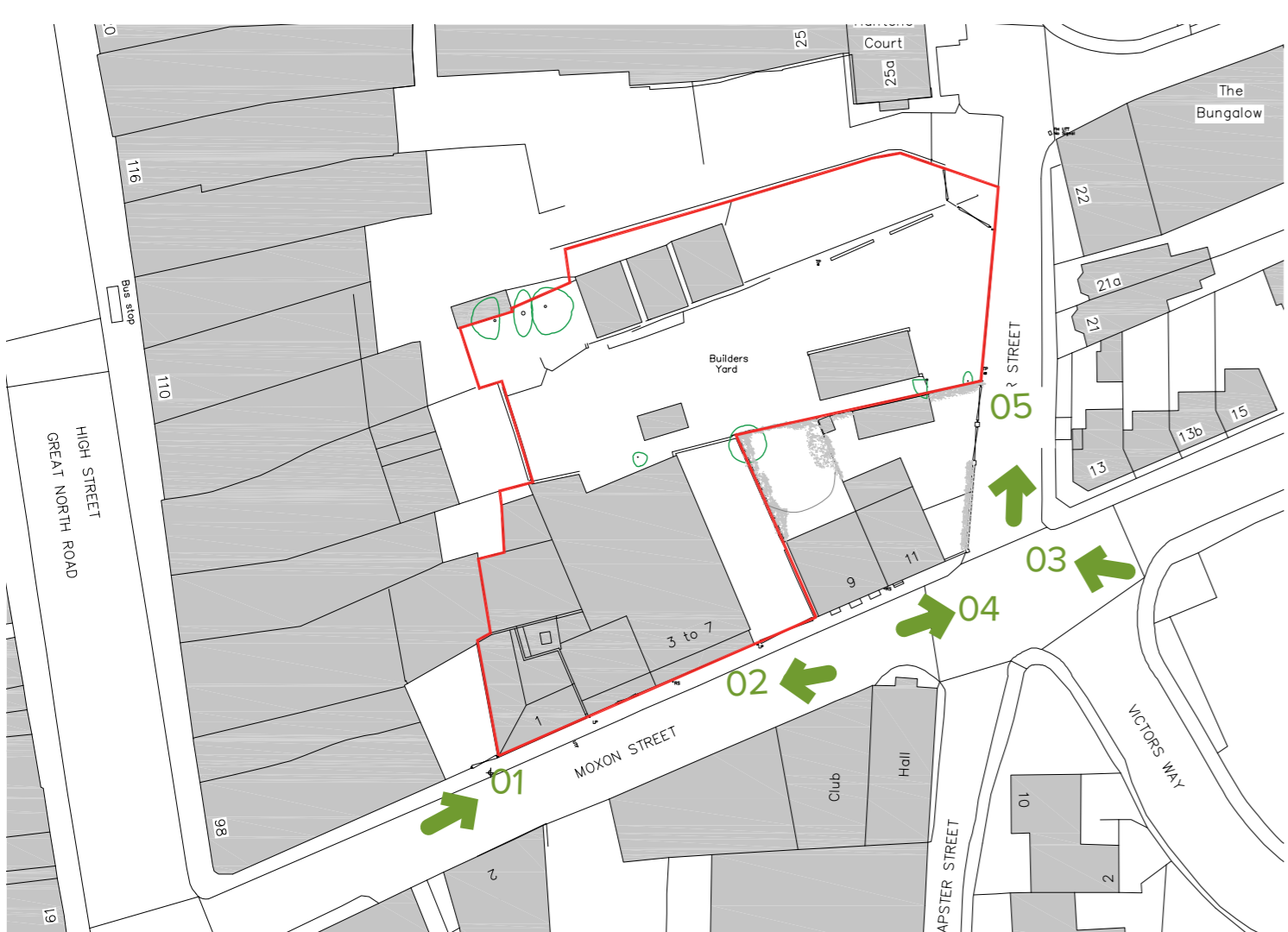
View 03 - View looking West towards 11 Moxon St and the corner between Moxon Street and Tapster Street



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'

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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

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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.

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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 180m²) 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)



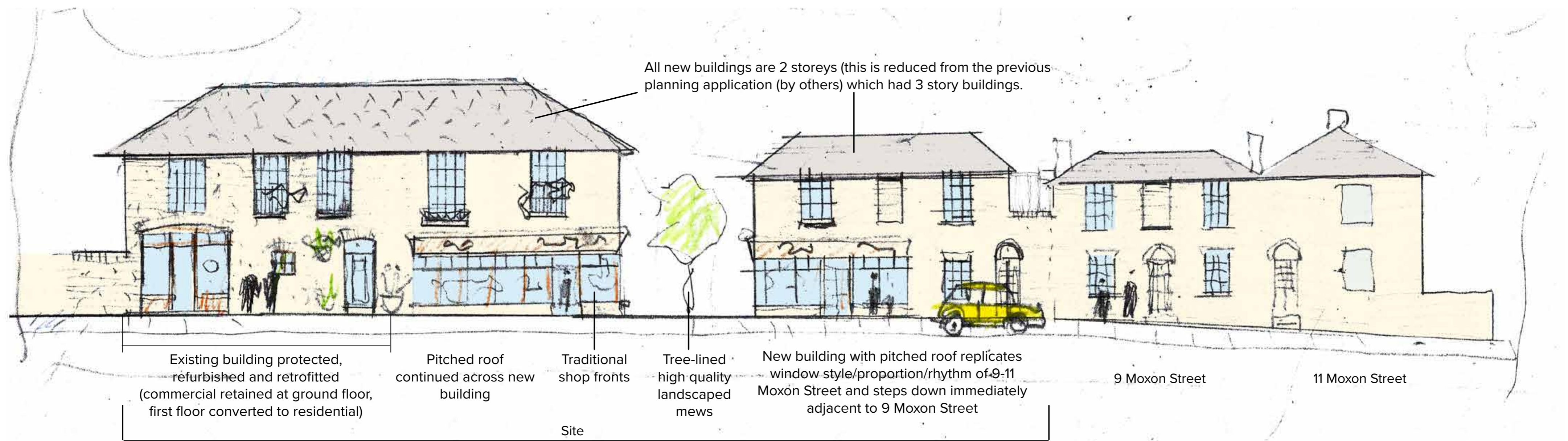
London mews precedent



Indicative site plan sketch

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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

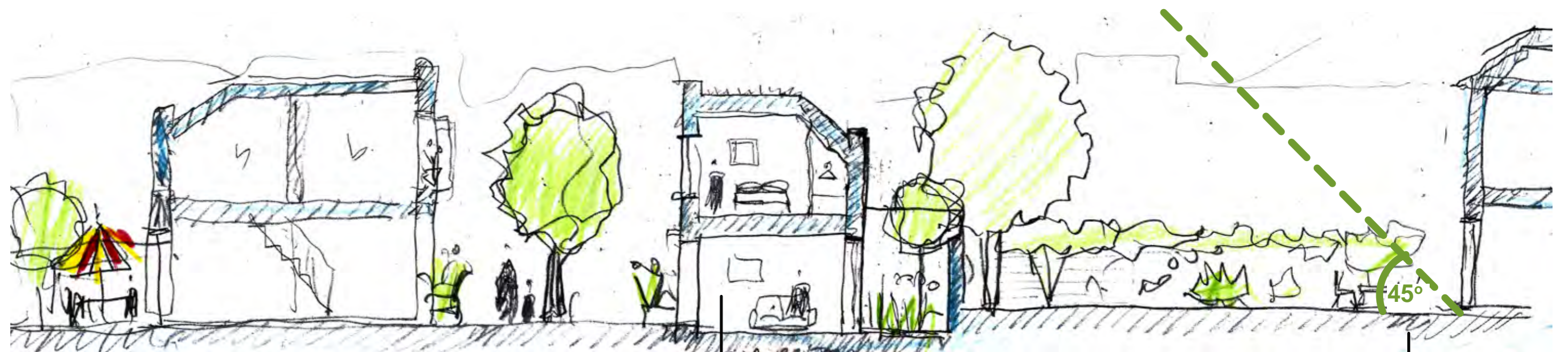
MINIMISING IMPACT TO NEIGHBOURING PROPERTIES



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.

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We held a public consultation on Wednesday 7th December and have since collected feedback from those who attended or viewed the proposals online.

These boards outline what 'YOU SAID' and what 'WE DID' in response, sharing how the proposals have developed as a response to your feedback.

YOU TOLD US YOU LIKED:

- The proposals being a maximum of two storeys
- The modern scheme that links with a traditional style of architecture
- The proposals having a 'pleasing appearance'.
- The improvement on the previously approved 2016 planning scheme (undertaken by others).
- The car free nature of the scheme and that no new residents (with the exception of two blue badge vehicles) would be eligible for parking permits.
- You told us you hoped to see this development come forward as soon as possible and to see these ideas used in other future developments.

1

WINDOWS - YOU SAID:

Windows should be high quality, preferably timber with glazing bars or sash windows where appropriate

WE DID:

- Windows will be **high quality, likely timber aluminium composite**, with most windows having **glazing bars** to match surrounding windows and the character of the Wood Street conservation area
- **High quality brick details** are proposed around windows too (such as arched window heads, soldier courses, header courses, projecting brick surrounds etc.)
- The windows will be conditioned by the planners and require their approval before construction.



2

COMMERCIAL SPACE - YOU SAID:

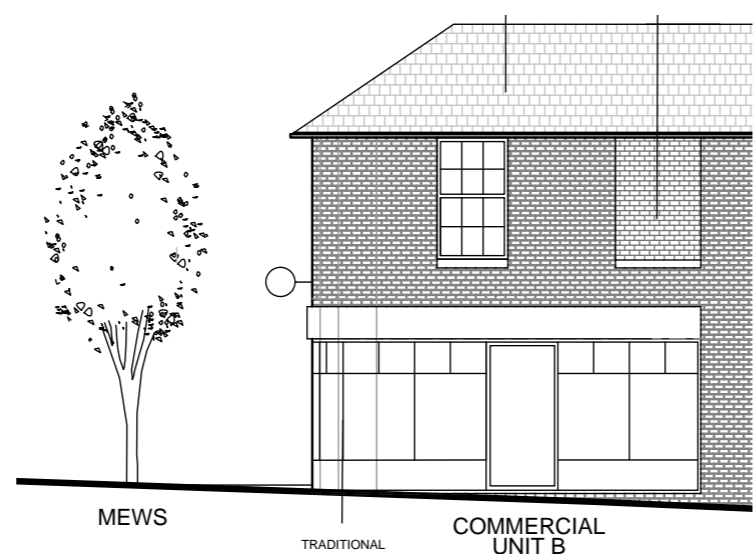
Comments noted there are a number of currently vacant commercial properties along Moxon Street and elsewhere in Chipping Barnet.

WE DID:

- We met with the Chipping Barnet Town Centre manager and are proposing to **significantly reduce the quantity of commercial space** that is currently on the site (from approximately 773sqm to 180m2).
- The new non-resi spaces provide smaller spaces which will hopefully be more financially sustainable. These **could also be workspace or for community use**.



Precedent image of high quality traditional shop front with stallriser, glazing bars etc



Elevation of small commercial unit B

3

BRICKWORK - YOU SAID:

The brickwork should be in keeping with Moxon Street.

WE DID:

- We're proposing **high quality, rustic bricks that are varied in tone**, in keeping with the brickwork on Moxon Street and the Wood Street Conservation Area.
- We're proposing that along the mews street (not along Moxon Street) the facing brick will alternate between three complimentary bricks (as you would find on a traditional London mews street - see image below): **a yellow london stock brick (like 9 & 11 Moxon Street), a pale rustic brick and a white brick**.
- The exact brick will be 'conditioned', requiring Planning Officer approval before construction to ensure it's high quality.



Rustic, yellow stock brick



Rustic pale brick



Rustic white brick



9 & 11 Moxon Street



Traditional London mews street, houses in different brick, each with a rustic, varied tone

4

MEWS WIDTH - YOU SAID:

One comment queried the width of the proposed mews street.

WE DID:

- The width of the mews street is 5.5m wide from the Moxon Street entrance, increasing to 7.5m by the Tapster Street entrance. This takes precedent from some of the highest value and most beautiful mews streets across London. Some examples of similar widths are below, including a recent PBA project in suburban Greenwich:



Kynance Mews, Kensington (5.5m wide)



PBA's Woodmore Mews, Outer Greenwich (6m)



Stanhope Mews, South Kensington (6m wide)



Colville Mews, Notting Hill (5.5m wide)

5

BLUE BADGE SPACES - YOU SAID:

People asked about the provision for blue badge parking, were keen that it is close to the development, and generally thought it could be accommodated on-street.

WE DID:

- The blue badge parking will need to be accommodated within 50m of the development, and the parking surveys show that there is capacity to accommodate two blue badge holders parking on-street within this area.

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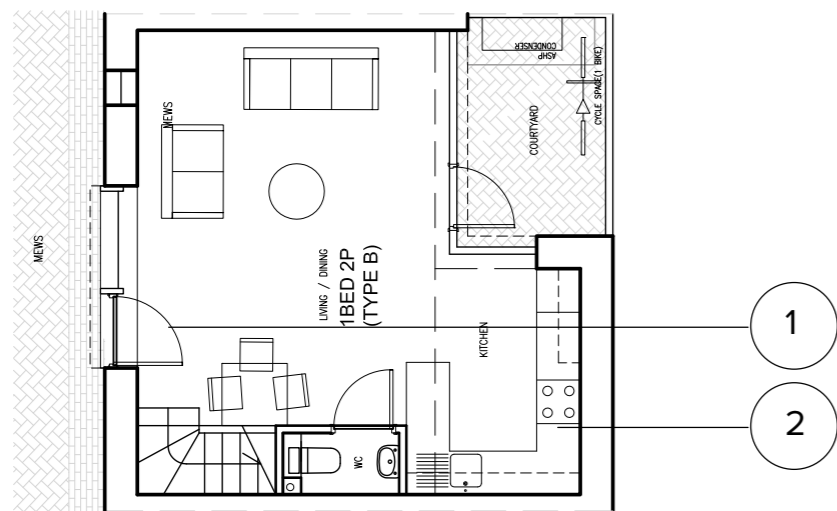
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MASSING ALONG REAR BOUNDARY OF 9-11 MOXON STREET - YOU SAID:

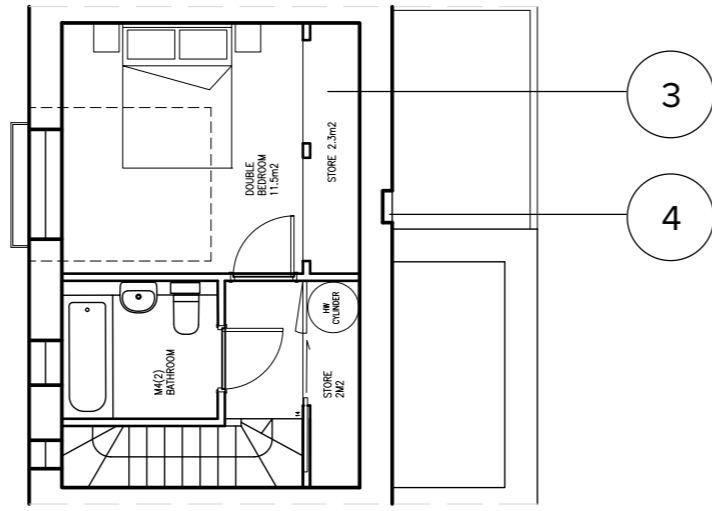
Some comments wanted to better understand the relationship of the ground floor spaces of Units 13-17 where these border the rear gardens of 9 and 11 Moxon Street, to ensure the impact would be as minimal as possible.

WE DID:

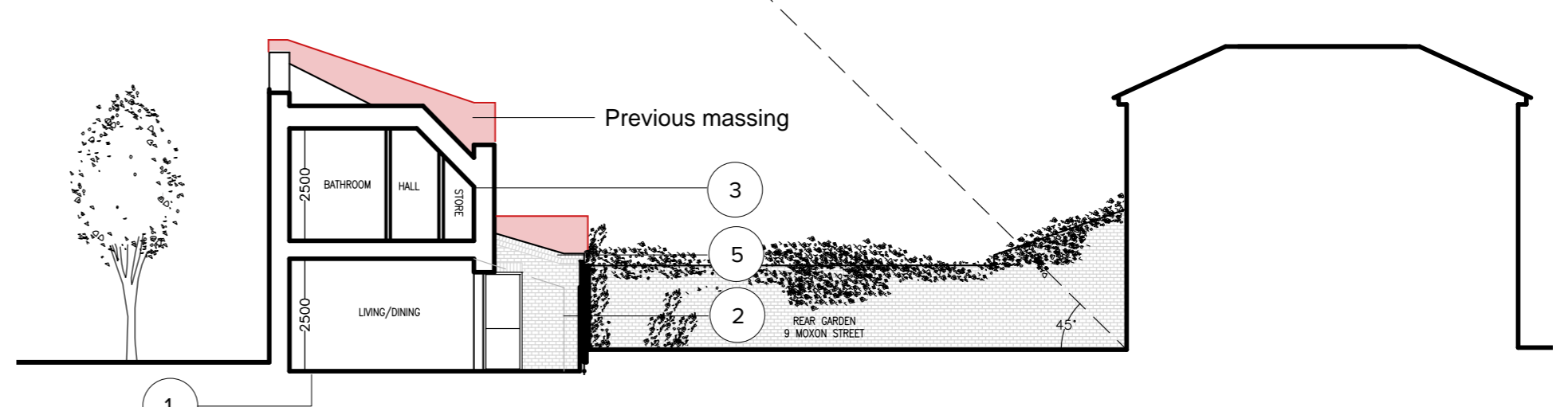
- A number of measures have been taken to minimise the massing of homes to the north and west of 9 & 11 rear gardens and ensure these are sensitive to existing homes. These measures are outlined below:
 - Each home (unit 13-17) is **sunk down by 200mm**
 - The kitchen **ceiling height is reduced to 2.3m** to reduce the height of the single storey element.
 - Eaves storage is located along the rear of the first floor plan, reducing the rear parapet height further so the **primary rear building line is only 1.5 storeys high**.
 - There are **no rear windows above ground floor**. A small area of recessed brickwork is included on the rear elevation of each home to add articulation and detail, taking reference from 9 Moxon Street's front elevation with recessed brick area.



Updated Ground Floor Plan:



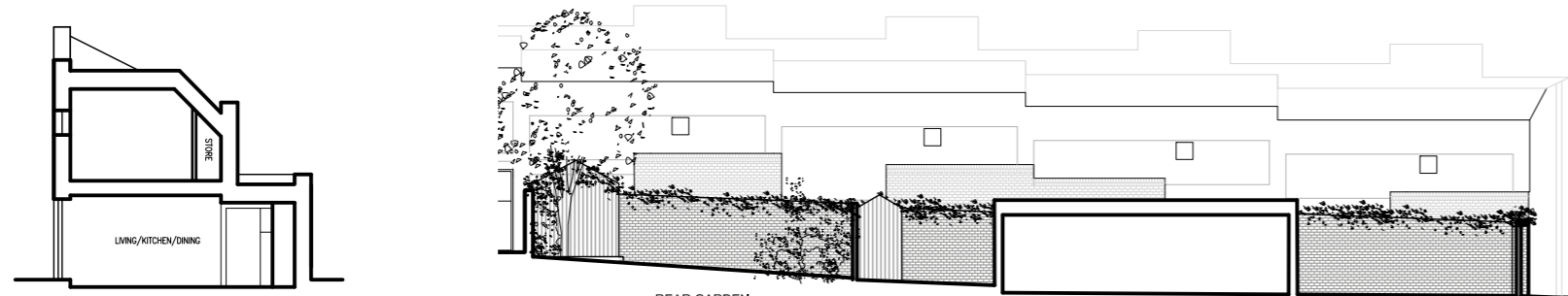
Updated First Floor Plan:



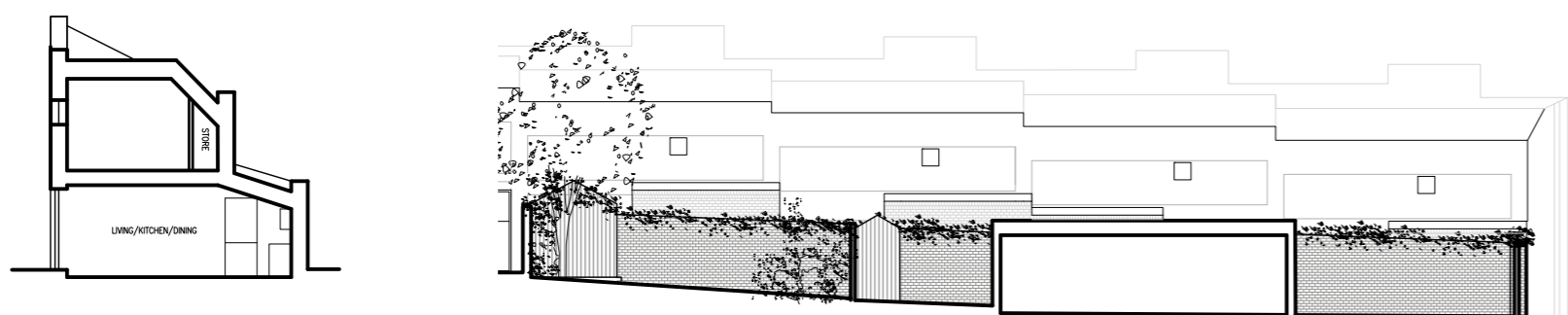
Updated Section D (Red areas shows previous massing)

- Since the previous consultation, we've also reduced the height of the single storey kitchens by a further 0.5m by pitching this roof down (see sections below and annotation no. 5 on the section above.)

A simple test to judge whether an existing building will suffer from an adverse sense of overbearing or unreasonable loss of outlook is to project a line from the base of the nearest habitable room window at 45 degrees. The above section demonstrates that Units 13-17 sit well outside the 45 degree line and therefore there should be no adverse overbearing impact.



Previous design - shown at meeting with 9-11 Moxon Street residents



Updated proposal - reducing single storey elements even further



7

FAKE CHIMNEYS - YOU SAID:

One comment wanted to understand if fake chimneys could be provided to the new buildings that front Moxon Street.

WE DID:

- We have reviewed this and are not proposing to include for a number of reasons. The existing historic building at 1 Moxon Street (that we are protecting and upgrading) does not have any chimneys. The scheme is targeting net zero (avoiding fossil fuels for any energy use) as exemplar new, sustainable housing and it is felt that fake chimneys create an aesthetic that sits against this ambition. Architecturally these also risk being pastiche and not of high quality.

8

NET ZERO - YOU SAID:

One comment wanted to understand more detail about the noise from air source heat pumps and ventilation systems to the units closest to 9 and 11 Moxon Street. Comments also suggested that solar panels should be positioned as sensitively as possible, so they do not detract from the period look of the houses themselves, preferably on the back of the houses so they are not visible from the street.

WE DID:

- Barnet Homes have made a commitment to up spec the ASHPs to Units 11-17 (closest to existing residential homes) so that these are very quiet models (with an anticipated sound pressure of around 45db - comparatively between a computer hum and a domestic refrigerator).
- In order to achieve a net zero scheme, solar panels are required but these will be positioned as sensitively as possible, so they do not detract from the period look of the houses themselves.

9

DELIVERIES - YOU SAID:

Most thought that deliveries could be easily accommodated on-street in the existing loading bays, although one person disagreed that the existing loading bay has sufficient capacity.

WE DID:

- There is an existing loading bay on Moxon Street to the south of the site which is approximately 15m in length. The general feeling at the public consultation was that the existing loading bay was well placed for the development and is often empty. Given the following:
 - The development is likely to generate approximately 2-3 delivery trips per day
 - Barnet policy states that delivery vehicles are able to load/unload for up to 40 minutes in parking bays as long as no obstruction is being caused,
 It is considered that the provision of a designated loading bay would be unnecessary for a development of this scale, where there is an existing bay with the capacity to accommodate two standard sized transit vans to the south of the site and ample capacity for deliveries to stop and serve the development from the resident parking bays along Moxon Street/Tapster Street.

10

REFUSE & RECYCLING - YOU SAID:

People wanted to ensure that the refuse and recycling facilities are properly managed so that there is no overspill.

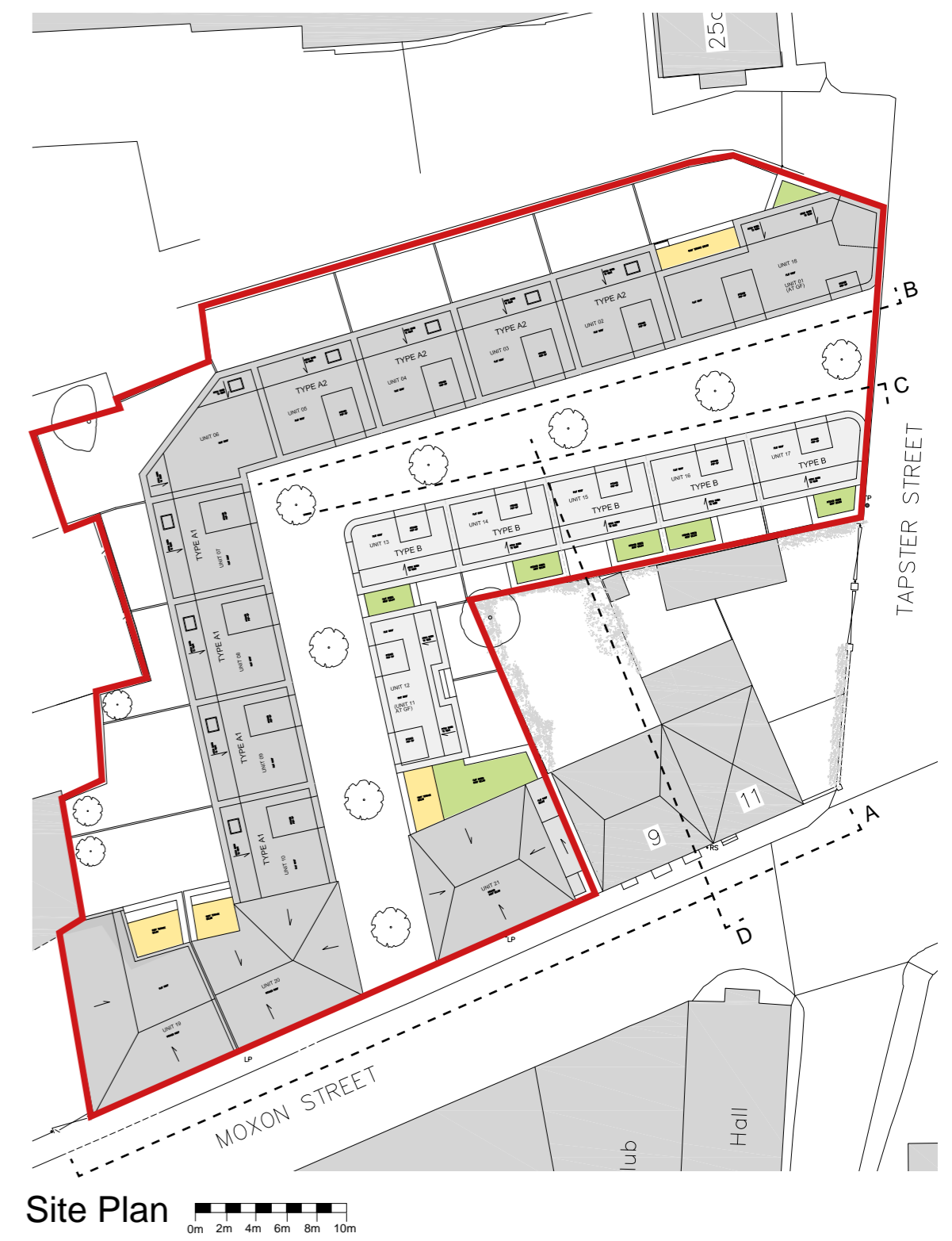
WE DID:

- The refuse and recycling stores have been deliberately located so that they are **accessed from the new pedestrian mews**, not existing streets and therefore will not impact the surrounding streets.
- The elevations of these stores are also designed to be as **discrete** as possible.
- We have slightly oversized the provision within these stores to help ensure there is **no risk of overspill**.
- The refuse stores will have **taps and wash down/ drainage facilities**. There will also be a **management and maintenance plan** in place by Barnet Homes.
- The doors to the refuse stores will have **fob or keypad entry system**.



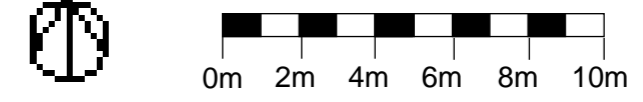
- Refuse Store 1: for use by Units 5-13 and 19-21
- Refuse Store 2, for use by Units 1-4 and 14-18
- Refuse vehicle collection point and distance

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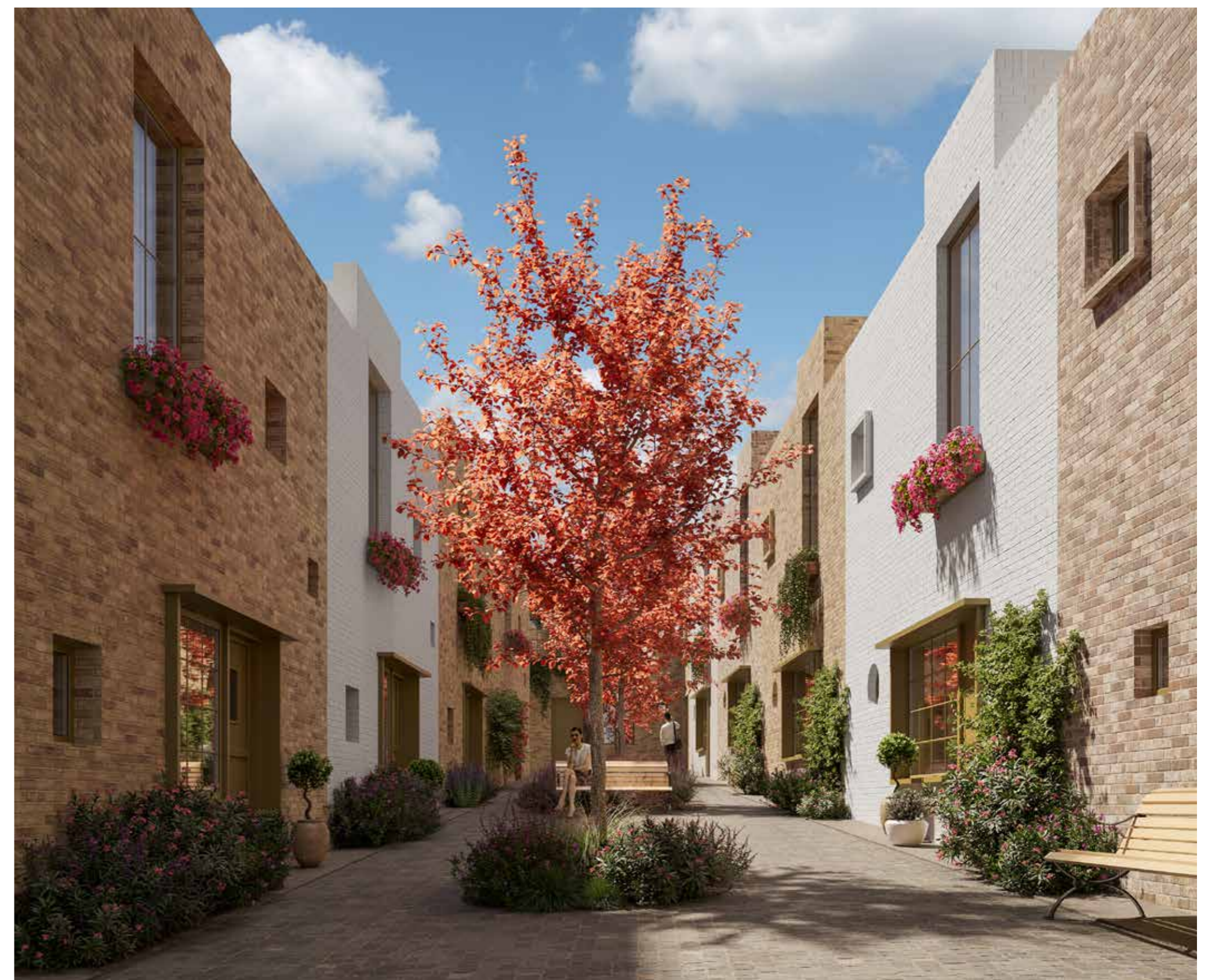


Ground Floor Plan Key:

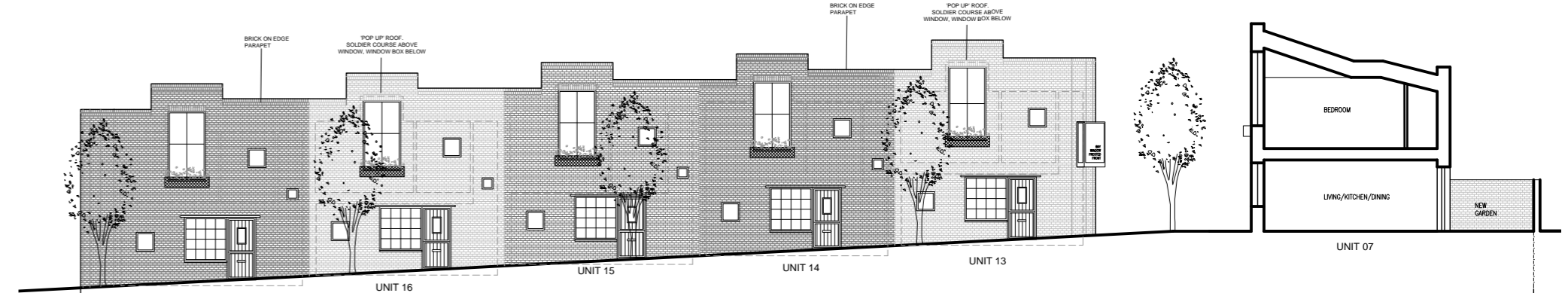
- Non-Residential Spaces
- Homes
- Refuse & Recycling Stores
- High quality hard landscaping
- High quality biodiverse planting / Green roofs on the site plan above
- Existing Trees
- Proposed Trees: 8 new high quality trees (a mix of flowering crab apple and cherry trees) along the pedestrian mews. 3 smaller trees in rear gardens.



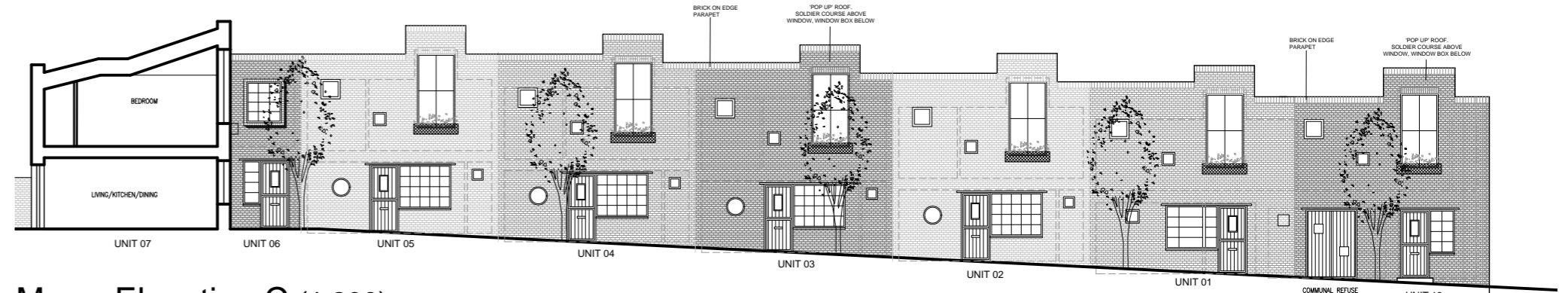
Ground Floor Plan 1:200



Proposed mews with flowering cherry and crab apple trees, biodiverse planters, cobbles and high quality brick detailing, windows, doors and window boxes.



Mews Elevation B (1:200)



Mews Elevation C (1:200)



Moxon Street Elevation A (1:200)

Moxon Street Mews - Public Exhibition

HOUSING TENURE MIX

Barnet Homes are developing this planning application alongside another proposed scheme on Whittings Road, EN5.

There is a significant need for affordable housing in the borough and they are committed to providing a policy compliant 50:50 tenure mix of affordable and private housing across the two sites.

The exact tenure mix for each site is currently being assessed and will be confirmed as part of the planning application submission.

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.

TIMELINE

Our timeline for Moxon Street:

- 7th Dec 2022 ● First public consultation event
- 1st Feb 2023 ● Second public consultation event
- Spring 2023 ● Submission of planning application
- Autumn 2023 ● Decision by Strategic Planning Committee
- Targeting April 2025 ● Work starts on site

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 were shortlisted to the final three in 2022.

PBA are considered 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:

- 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 & London Award: 95 Peckham Rd
- 2021 RIBA National and London Award: North Street
- 2021 RIBA London Award: McGrath Road
- 2021 RIBA London Award: Holmes Road



FURTHER INFORMATION AND CONTACT

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

FEEDBACK

These boards summarise the information that will be submitted for planning. Nonetheless we encourage you to still provide your feedback. This can be done via the feedback forms provided or by visiting our website www.barnethomesengage.org.

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

We welcome your feedback by **Wednesday 15th February 2023**

After the planning application is submitted there will also be a statutory period of consultation where you will have the opportunity to comment on the planning application.

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

- ✉ moxonstreet@barnethomes.org
- 🌐 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

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