



Discussion Document 18 May 2021



Introduction

- Dialogue
- New ideas from EPR
- Developing those ideas
- Roadmap to finding a workable solution



Objectives

- Improved visual appearance, less box like style with more interesting and attractive elevations
- Reflect the rich mix of Victorian, Edwardian, 30s, 50s housing in the area
- Setting a local style precedent for the 21st century
- Something that will be looked up to as great quality and not derided as poor generic design
- Award winning



Two Design Options

We reviewed the two design options you presented at our last meeting

Courtyard

- High Density
- Unattractive layout
- Obscured views of park
- Looks like 70s estate
- Railway noise
- One style of housing

Finger Block

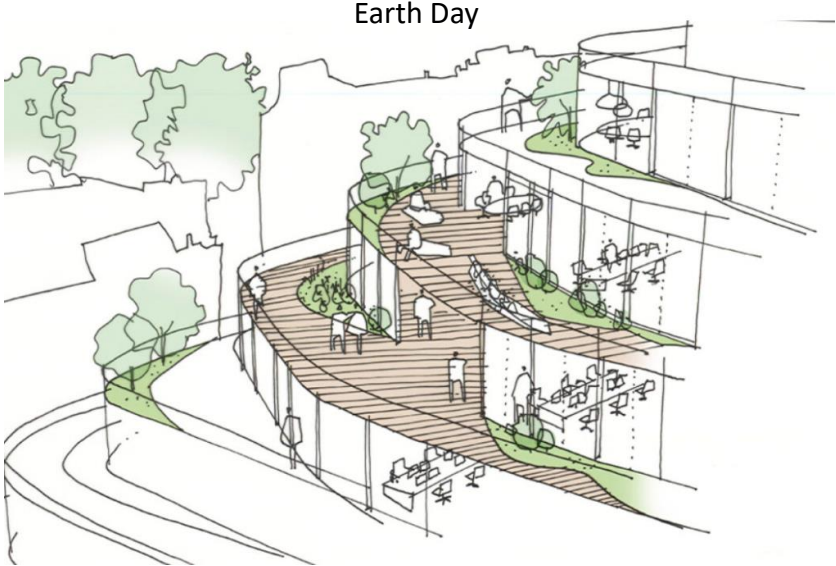
- More varied layout
- Open views to the park
- Potential sunlight issues
- Railway noise
- One style of housing
- High density

Next we looked at how those proposed could be adapted to find a more acceptable scheme

Inspiration from EPR

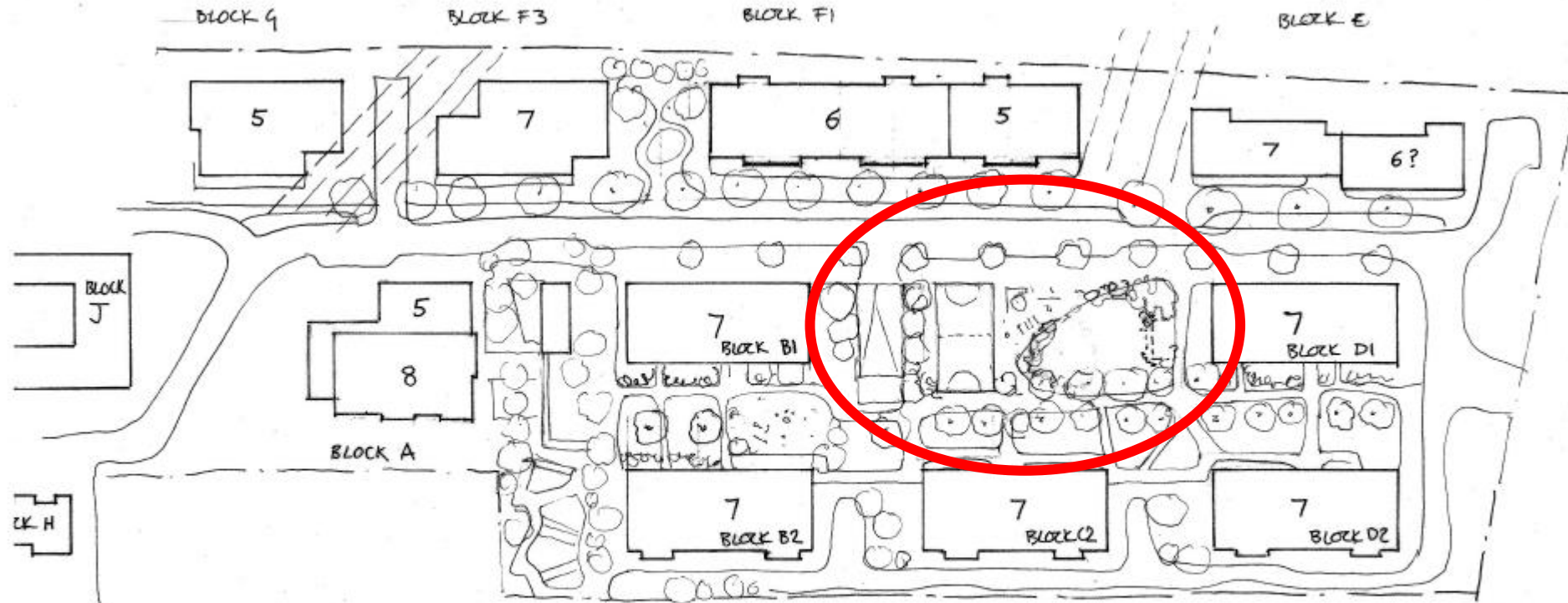


Save New Barnet





Design Alternatives - Courtyard



NOTE: NUMBERS REFER TO STOREY HEIGHTS

VICTORIA QUARTER
REVISED FAIRVIEW SCHEME - BLOCK C2 OMITTED

0 5 10M



MAY 2021

Scheme Limitations

- Still has unattractive block formation
- Train noise
- Lack of park views
- Community acceptability
- Lack of different housing types



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Our Preferred Option - Finger Block



VICTORIA QUARTER - REVISED ISOMETRIC

May 2021

Our Preferred Option - Finger Block



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NOTES: NUMBERS ON BLOCKS REFER TO STREET HEIGHTS

VICTORIA QUARTER - REVISED SITE PLAN

May 2021

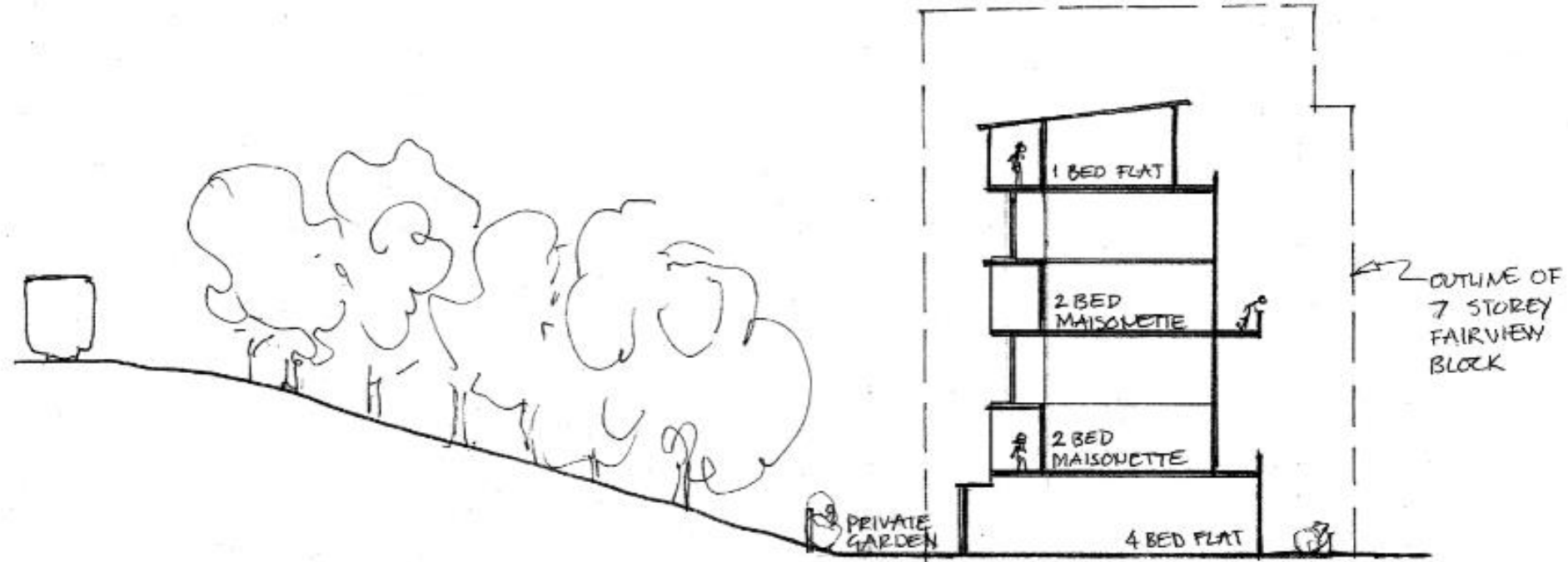


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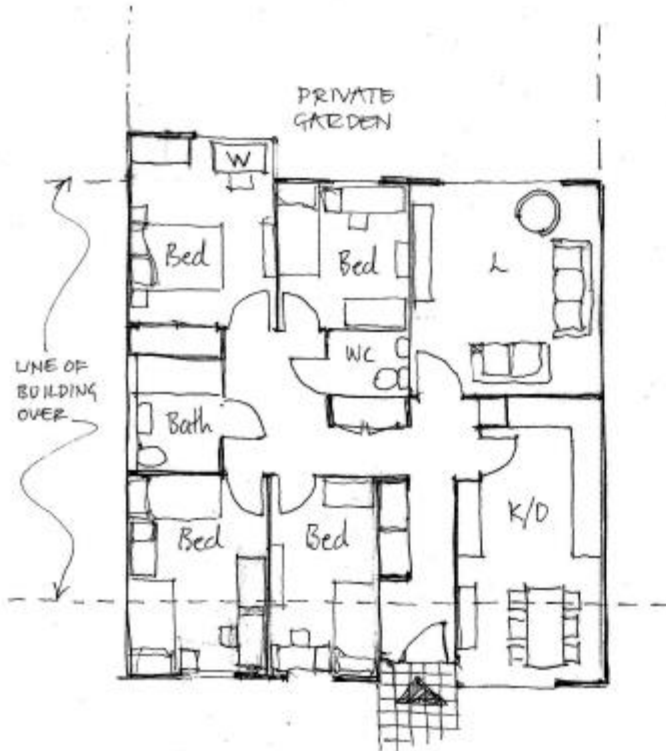
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Our Preferred Option - Finger Block

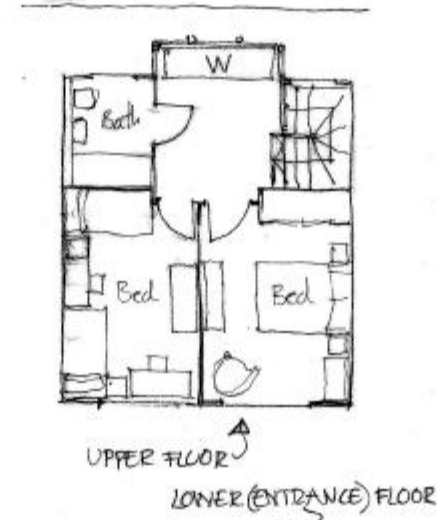


VICTORIA QUARTER
SECTION THROUGH BLOCK B2

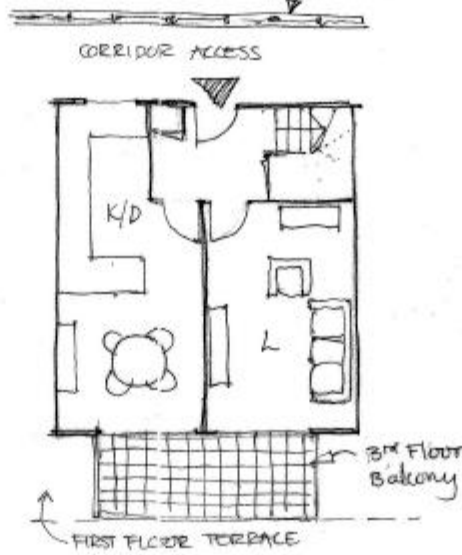
Our Preferred Option - Finger Block



GROUND FLOOR: 4 BED 6P FLAT



UPPER FLOOR
LOWER (ENTRANCE) FLOOR



FIRST/2nd & 3rd/4th FLOORS
2 BED (4P) MAISONETTE



5th FLOOR: 1 BED (2P) FLAT
(BLOCK B2 ONLY)

VICTORIA QUARTER
SKETCH PLANS FOR FLATS & MAISONNETTES
BLOCKS B1, B2 AND B3 1:100
(FOLLOWING REVISIONS, MAY 2021)

- NOTES
W = WORKSPACE
- * THERE IS SCOPE FOR LARGER (3 BED) MAISONNETTES AT THE ENDS OF TERRACES AND OVER ENTRANCE HALLS



Finger Block Option Benefits

- More 4 bed homes, some with private gardens
- Different housing types – flats & maisonettes
- Varied design styles – curved facades and setbacks
- Open views to the park – better integration
- More amenity space
- Addresses railway noise
- Increases density from 2017 scheme
- Potential to create higher value properties facing the park
- Potentially more acceptable to the community
- Potentially setting the benchmark/award winning



Summary & Next Steps

We hope we have demonstrated:

- Understanding of your objectives – more homes
- Willingness to identify alternative solutions
- Find a compromise that is acceptable to all stakeholders
- A desire to work with you

Next Steps

- Work up new finger block scheme
- Sell revised scheme to the community



Save New Barnet

Questions?



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