

New Barnet Town Centre Framework

Consultation Draft – Summary

February 2010



1. Introduction

New Barnet Town Centre is a small District Centre located to the north east of the Borough, based around East Barnet Road. The centre is generally regarded to be in decline, despite being located in a relatively affluent borough and area of North London. Work done by the Council has found that this trend of decline is due to a number of reasons, including the increasing attractiveness of other town centres, changing shopping habits, lack of investment in the town centre, and lack of planning certainty. However a number of significant development sites within, and on the edge of, the town centre have recently become available for redevelopment which has sparked significant developer interest in the centre.

In response to this, Barnet Council has appointed consultants to prepare a planning framework for the centre – the New Barnet Town Centre Framework (NBTCF). The purpose of the Framework is to provide a vision for the town centre and planning guidance to promote future development in a well planned and coordinated manner, to bring about wider enhancements to the centre as a whole. The Council is not intending to formally adopt the Framework, however it is being prepared in such a way that it could become a Supplementary Planning Document (SPD) in the future.

The area covered by the Framework is illustrated in Figure 1.1, opposite.

2. The Vision for New Barnet

There is a significant opportunity to transform New Barnet into a successful and vibrant town centre – the proposed 'Vision' for the town centre is set out in the box below:

For New Barnet Town Centre to be a vital, viable, vibrant and sustainable centre that is recognised for its attractive, locally distinctive, safe, accessible, and welcoming environment; and strong range of quality shops, services and leisure offer that meet the day-to-day needs of the local community

3. The Scenarios (Options)

This leaflet sets out a summary of the draft proposals for New Barnet, which comprise 3 alternative scenarios (options) for the future of the town centre:

- Scenario 1: A Consolidated High Street;
- Scenario 2: A Compact and Intensive High Street; and
- Scenario 3: An Extended High Street.

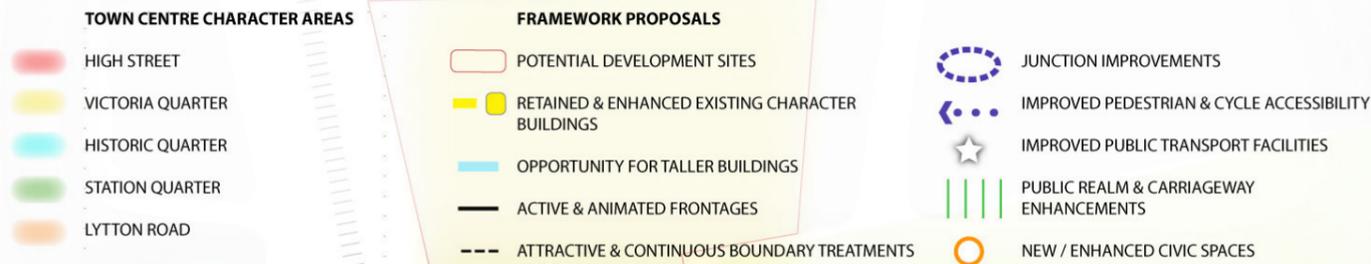
A full report is available to download from the Council's website: www.barnet.gov.uk/planning-consultations.

The scenarios/options are supplemented by further detailed guidance on transport, urban design, and sustainability which are set out in the full report.

Figure 1.1 Aerial Photograph Showing Framework Area and Surroundings



SCENARIO 1 A CONSOLIDATED HIGH STREET



OVERVIEW

This scenario aims to maintain a small but focussed shopping area on East Barnet Road (based around the existing Sainsbury's store). Major new retail development would be resisted.

A programme of environmental enhancements would aim to prevent further decline of the town centre – however in the absence of significant commercial development this would require substantial public sector investment to ensure delivery.

VICTORIA QUARTER

- A new high quality residential 'quarter' for New Barnet on sites 3/4/5.
- New homes would be supplemented by ancillary (small scale) shopping, community facilities, and employment uses in the southern part of this area to complement the main shopping area.

THE HIGH STREET

- Promoted as the main shopping area
- Environmental enhancements to include better quality footpaths, street furniture (benches, bins etc), and tree planting
- Carriageway improvements to East Barnet Road
- Promotion of a 'food and drink' cluster at the northern end of the High Street
- A new high quality residential development on the former Optex site (Site 11)

LYTTON ROAD

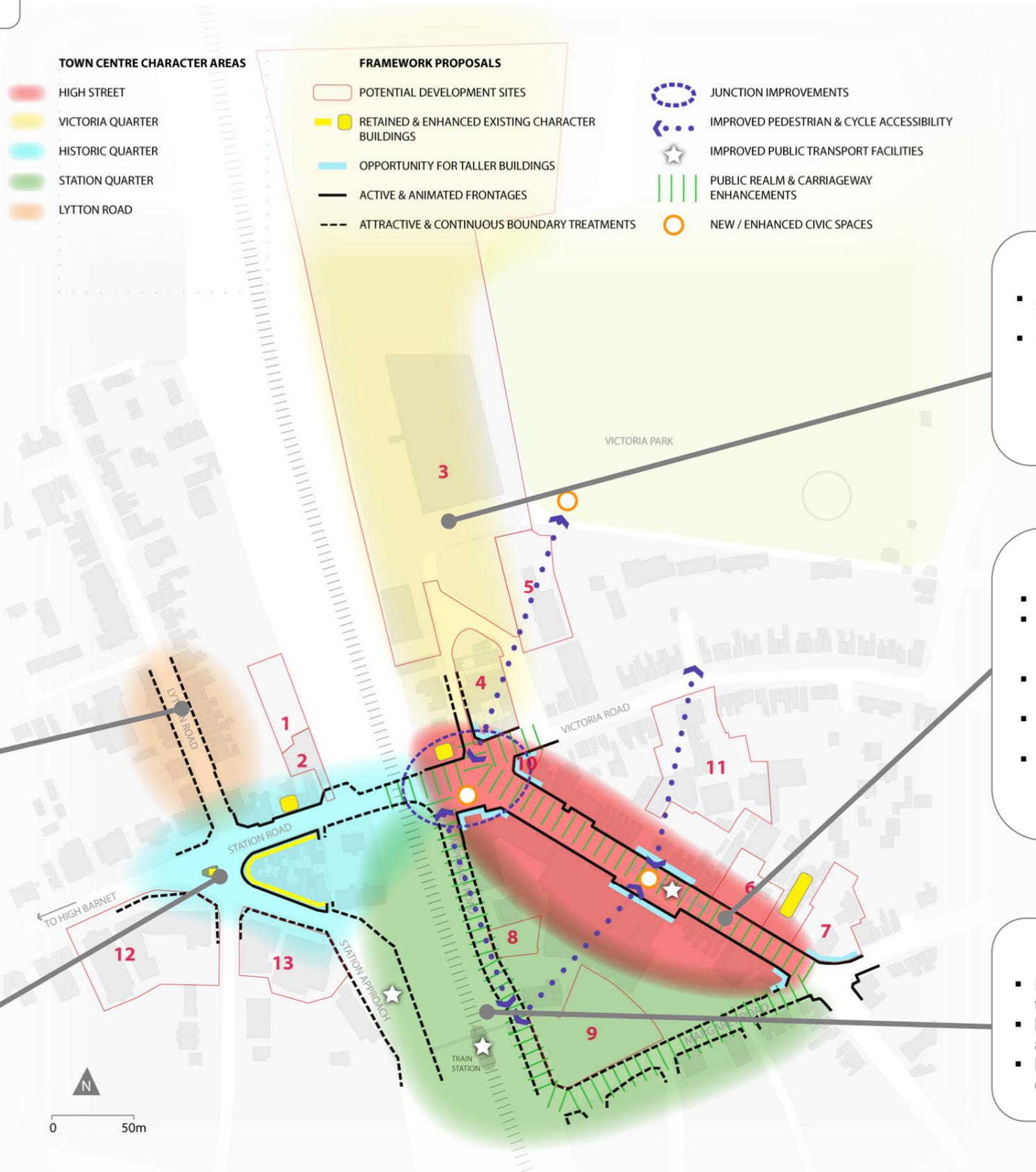
- Gradual change towards a more residential focussed area

HISTORIC QUARTER

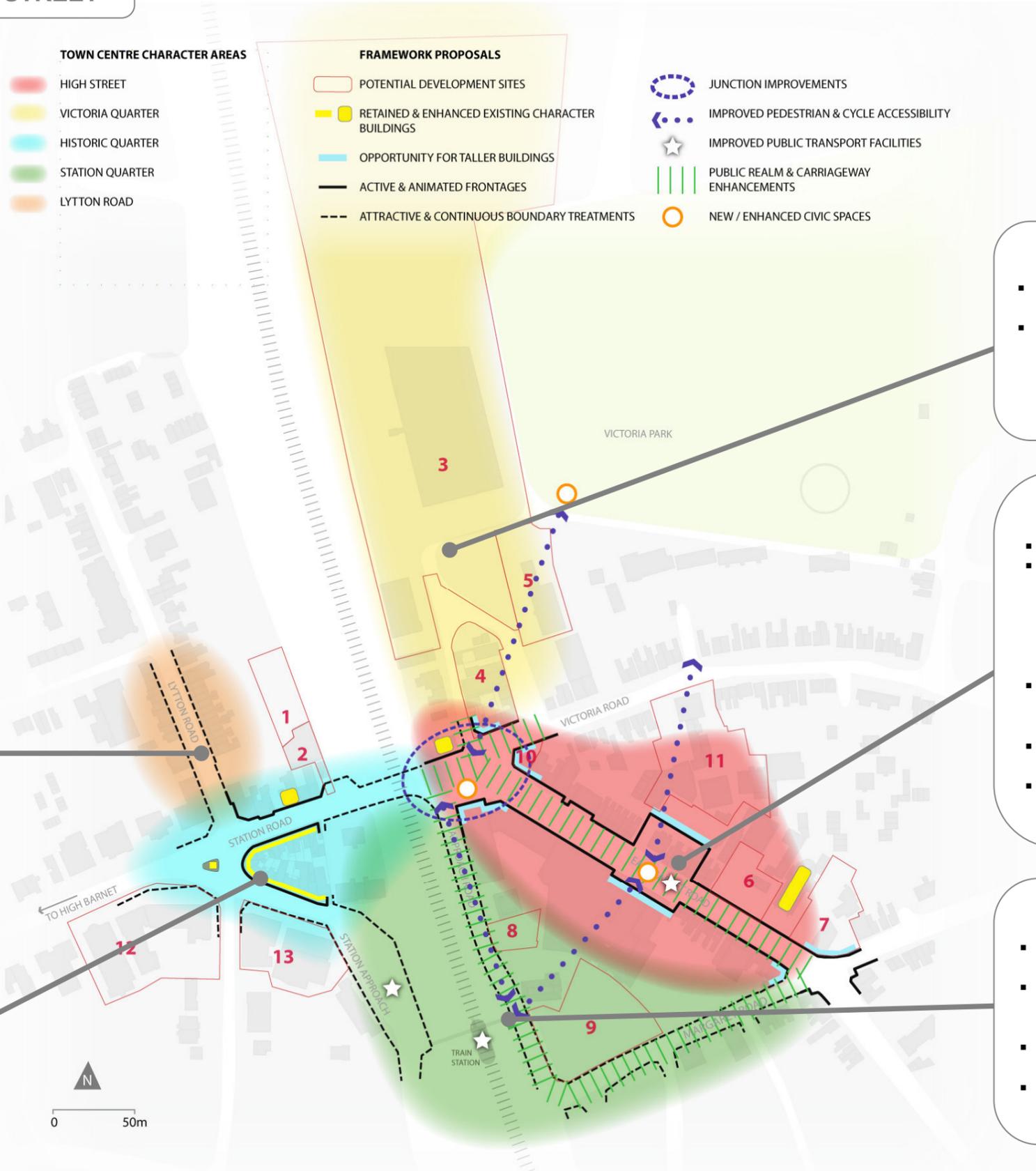
- Existing business and food/drink uses will be supported but no specific enhancements/development proposed.
- Longer term opportunity for the redevelopment of the large office blocks on Station Approach/Station Road (Sites 12 and 13)

STATION QUARTER

- Improved public transport 'gateway' to the town centre
- Better pedestrian links between station and main shopping area.
- New development (housing, offices, community uses) on Sites 8 and 9.



SCENARIO 2 A COMPACT AND INTENSIVE HIGH STREET



OVERVIEW

This scenario proposes to create a compact and intensive High Street with shops, services and food/drink outlets concentrated into a core area on East Barnet Road. Major new retail development is encouraged within this core area through the redevelopment of existing buildings in order to bring about significant improvements to the town centre as a whole.

A secondary/complementary retail and restaurant offer would be promoted outside of this core area to the west of the railway bridge.

LYTTON ROAD

- Promote role as an independent restaurant destination

HISTORIC QUARTER

- Secondary shopping area – opportunity for ‘niche’ retailers supported by a weekend market on Station Approach
- Longer term opportunity for the redevelopment of the large office blocks on Station Approach/Station Road (Sites 12 and 13)

VICTORIA QUARTER

- A new high quality residential ‘quarter’ for New Barnet on sites 3/4/5.
- New homes would be supplemented by ancillary (small scale) shopping, community facilities, and employment uses in the southern part of this area to complement the main shopping area.

THE HIGH STREET

- Promoted as the main shopping area
- A new high quality retail-led mixed use development on the former Optex site (Site 11) (involving the redevelopment of existing buildings fronting East Barnet Road) to create a new ‘heart’ for the town centre.
- Environmental enhancements to include better quality footpaths, street furniture (benches, bins etc), and tree planting
- Carriageway improvements to East Barnet Road
- Promotion of a ‘food and drink’ cluster at the northern end of the High Street

STATION QUARTER

- Improved public transport ‘gateway’ to the town centre
- Improved bus interchange facilities on Station Approach (which would be used as a market square at weekends).
- Better pedestrian links between station and main shopping area.
- New development (housing, offices, community uses) on Site 8 and 9.

SCENARIO 3 AN EXTENDED HIGH STREET

OVERVIEW

This scenario proposes to create an extended yet more intensive High Street, where retail and leisure uses would be concentrated in an area extending along East Barnet Road northwards into the former East Barnet Gas Works site, where significant new retail development would be encouraged, taking advantage of the one-off opportunity to significantly extend the High Street.

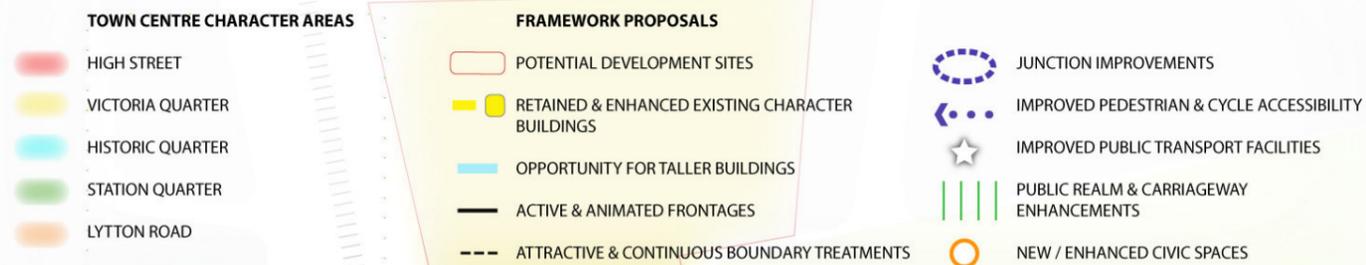
A secondary/complementary retail and restaurant would be promoted outside of this core area to the west of the railway bridge.

LYTTON ROAD

- Promote role as an independent restaurant destination

HISTORIC QUARTER

- Secondary shopping area – opportunity for ‘niche’ retailers supported by a weekend market on Station Approach
- Longer term opportunity for the redevelopment of the large office blocks on Station Approach/Station Road (Sites 12 and 13)



VICTORIA QUARTER

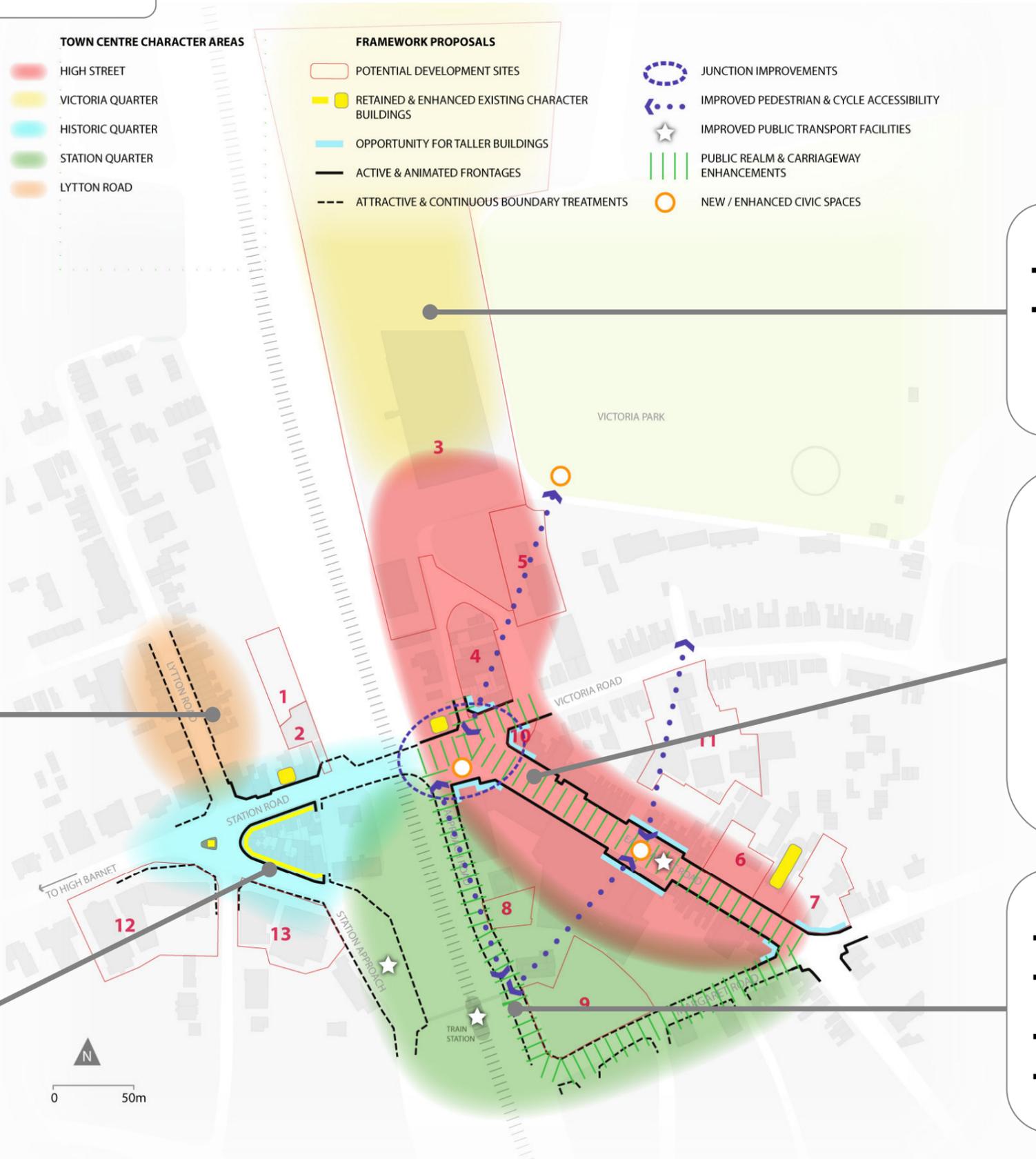
- A new high quality residential ‘quarter’ for New Barnet on Sites 3/4/5.
- New homes would be supplemented by ancillary (small scale) shopping, community facilities, and employment uses in the southern part of this area to complement the main shopping area.

THE HIGH STREET

- Promoted as the main shopping area
- A new high quality retail-led mixed use development on Sites 4, 5, and southern part of Site 3
- Environmental enhancements to include better quality footpaths, street furniture (benches, bins etc), and tree planting
- Carriageway improvements to East Barnet Road
- Promotion of a ‘food and drink’ cluster at the northern end of the High Street
- A new high quality residential development on the former Optex site (Site 11)

STATION QUARTER

- Improved public transport ‘gateway’ to the town centre
- Improved bus interchange facilities on Station Approach (which would be used as a market square at weekends).
- Better pedestrian links between station and main shopping area.
- New development (housing, offices, community uses) on Site 8 and 9.



4. Next Steps

We want to hear your views on the draft proposals and would be grateful if you could complete the accompanying consultation feedback form. Your comments will be used to help identify and refine a preferred scenario (option) which will form the basis of the final New Barnet Town Centre Framework.

Completed consultation forms can be posted to:

Major Developments Team
London Borough of Barnet
North London Business Park
Oakleigh Road South
London
N11 1NP

Or,

Deposited in the comments box at the public exhibition at St James' Church, 71 East Barnet Road, on 27th February and 1st March 2010 or at East Barnet Library, 85 Brookhill Road, from 2nd March.

The closing date for comments is 23rd March 2010.

For further information about this consultation you can email: towncentreplanning@barnet.gov.uk or call 020 8359 3138.
