

VICTORIA QUARTER

Housing density doubled on gas works site



be available for mixed commercial use. Residents are being asked whether they would prefer a convenience store, coffee shop, creche and nursery, office space or other options.

The development will include 1,317 cycle parking spaces and 404 car parking spaces, of which 79 will be at the surface and the rest undercroft.

In addition to new landscaping, the existing trees lining the site's boundary with the railway line and the Victoria Recreation Ground will be protected.

For more details of the scheme see www.victoriaquarter.consultationonline.co.uk

ALMOST TWICE as many blocks of flats are to be built on the former gas works site beside the main railway line at New Barnet if Barnet Council approves the scheme, **writes Nick Jones.**

Plans unveiled at a public exhibition reveal a new lay-out for the Victoria Quarter development with the number of flats increasing from the 371 agreed in 2017 to a new total of 692.

One of the blocks of flats would be 14 storeys high; some would be 10 storeys; and the majority between four and eight storeys in height.

Victoria Quarter is being developed jointly by the housing association, One Housing Group, and their new partner, Fairview New Homes. They are promising that 35 per cent of the new flats – of one, two and three bedrooms – would be affordable.

All that remains of the decommissioned gas works is the steel framework of the gasholder and it would be kept as part of the development.

Originally purchased in 2009 as the possible location for an Asda superstore, the site was acquired by One Housing Group in 2015 and it obtained planning permission in 2017 for the construction of a series of blocks providing 371 flats.

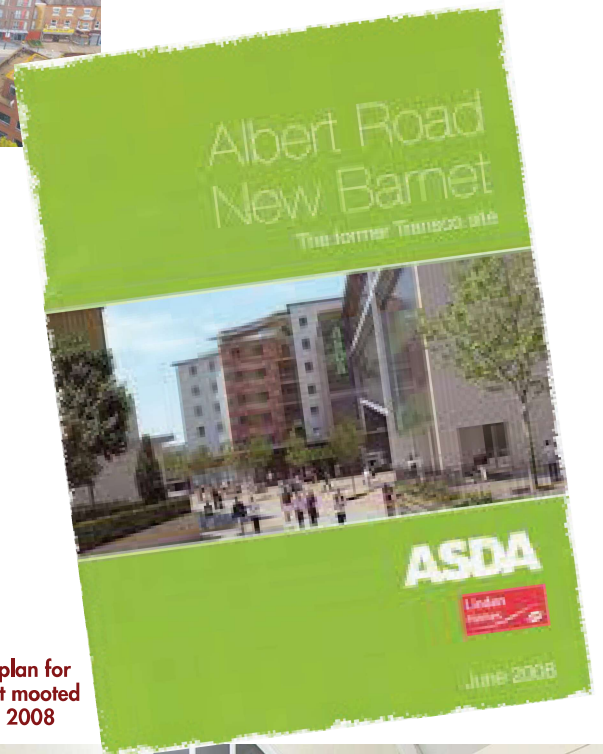
Plans have been revised because the cost of work to decontaminate the site, which has been vacant for the last 10 years, were higher than expected.

When combined with changes in the housing market and rising construction costs, the housing association decided that the earlier plan was unviable and it has entered a partnership with Fairview to nearly double the number of flats on offer and provide more affordable homes.

Remediation work, including the removal of contaminated material, was completed in November last year and a public exhibition at St Margaret's Nursery, New Barnet, was the first stage in a new consultation process.

Residents were told that their initial feedback would be taken into consideration and then a further consultation would be held in the spring with the aim of seeking planning permission in the autumn and starting construction in late 2020 or early 2021.

If the plans are approved, Fairview will offer 65 per cent of the 692 new flats for sale and the remaining 242 will be affordable homes, 60 per cent of which will be offered by the housing association at affordable rents and the other 40 per cent in shared ownership. As part of the redevelopment 615 square metres will



An earlier plan for the site first mooted by Asda in 2008



Robin Bishop (chair) and John Gardiner of the Barnet Society were shown plans for the layout of the Victoria Quarter development in New Barnet by Kieran Linale, of Terrior Landscapes