

Welcome

Welcome to our second public consultation event.

Earlier this year, Transport for London (TfL) selected Taylor Wimpey (TW) to improve the area around High Barnet station and help deliver much needed housing in Barnet. In June, we outlined some initial ideas and asked for your feedback and what you thought was most important about the area.

Since June, we have been considering your feedback and have continued to meet with local groups.

This event presents our revised proposals. This is an opportunity for you to meet the team, ask questions and provide your feedback.



Site boundary

About us



- As one of London's largest landowners, TfL has been tasked by the Mayor of London with delivering 10,000 new homes.
- TfL seeks to ensure proposals create healthy places for people to live, work and travel through.
- TfL reinvests any profit from development back into the transport network to keep London moving.



- From the outset, Taylor Wimpey is committed to working with local people to make places that people are proud to live and work in.
- They bring their expertise in designing and delivering complex residential-led schemes.
- Taylor Wimpey is committed to enhancing places for local communities and building much needed local infrastructure.

Vision and revised proposals

Our vision

Our vision is to improve the area around the station so that it complements the existing character of High Barnet. We will create a place that everybody can be proud of – both the existing and future community. We will improve connections between the station and its surroundings, provide new homes (including a large proportion of affordable homes) and improve the public realm. Environmental sustainability and quality will be integral to the design.



Aerial view looking north-west

Key benefits of the scheme include:

- New station square and Community Hub.
- **Up to 300** new homes (including **40%** affordable rent and shared ownership).
- Protection of existing woodland and wildlife and introduction of new green spaces.
- New pedestrian crossings on Barnet Hill.
- Improved walking links to the High Street and south to Underhill.
- Improved connections between tube and bus.
- Sustainable energy sources.
- New cycling facilities.

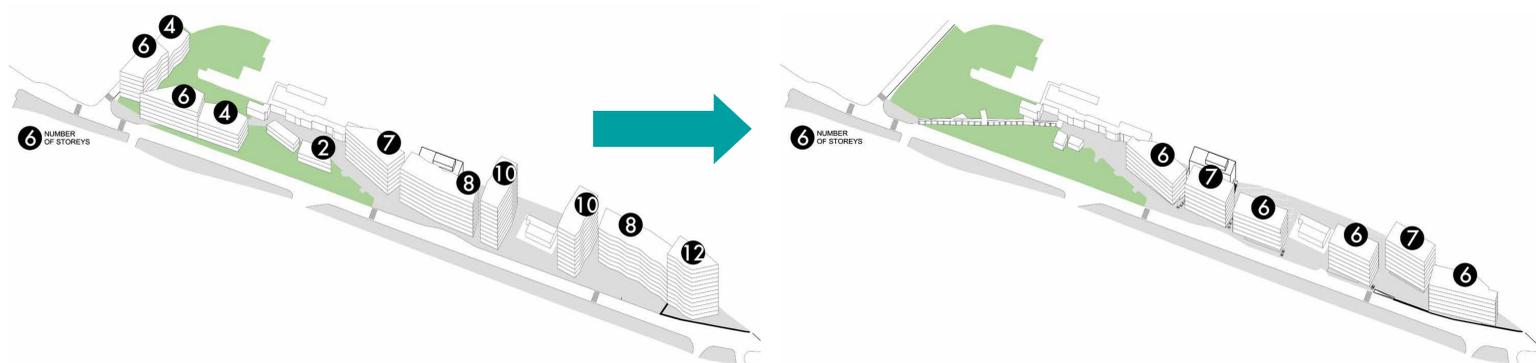
The journey so far

We asked, you said, we listened

Our consultation event in June was an opportunity to present some initial ideas and hear the local community's feedback.

The table below highlights key concerns and how we have responded:

Theme	What you said	What we did
1 Protection of natural habitats and green spaces	You do not want to lose the trees and greenness that is special to local character. You wanted to know how many trees we would plant.	We are no longer developing new homes on the northern part of the site. We will plant 100 additional trees and introduce new habitats important to the green identity of High Barnet.
2 Preserving High Barnet's suburban character	You said that buildings that are 10 and 12 storeys high are too tall and large in scale for the area. People felt 450 homes was over-development.	Building heights are reduced to 6 and 7 storeys. We are now proposing up to 300 new homes. The buildings have smaller footprints and will be located within a green landscape and accessible public space.
3 A thriving Community	You wanted community uses to be integrated into designs. A new Cycle Hub was not a priority.	We are proposing a Community Hub with flexible workspace-café and space for hire. We are still increasing cycle parking.
4 High quality homes and affordable homes	You queried whether new homes could be compromised by being next to the road and railway. You wanted the new affordable housing to be genuinely affordable.	We will assess homes against the Homes Quality Mark to demonstrate excellent environmental performance and quality of life for residents. 40% of homes will be affordable rent and shared ownership.
5 Travelling to and from the station	You wanted pedestrian routes to the station improved but did not think that a meandering path was the answer. You felt that that the existing drop-off caused congestion and that the connections to the buses also needed improving.	Our revised proposals will deliver safe, direct routes. We are improving the drop-off area to provide new designated bays. We are moving bus stop Q closer to the station and improving access.
6 Concern about loss of car parking	You were worried that a reduction in commuter car parking would cause inconvenience and could result in additional on-street parking. You were also concerned that low parking provision for the new homes would mean new residents park on surrounding streets.	We are promoting active travel and public transport but will also retain some commuter car parking spaces. Priority will be given to people who are mobility impaired or with poor access to bus services and who live within the borough. We are proposing the introduction of parking controls to ensure neighbouring streets do not become congested.

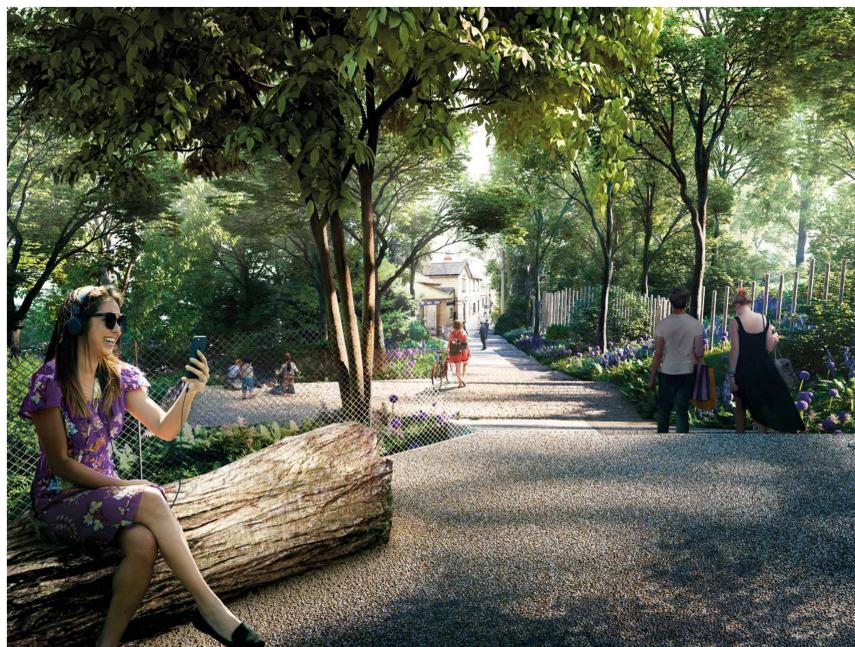


Changes to building height and scale since June 2019

Embracing the green character of High Barnet

Feedback from our last public consultation showed how strongly local people want to protect the natural habitats and green spaces.

Our proposals will conserve the existing woodland and deliver new planting to strengthen the green character, creating a place that is special to travel through.



New woodland walk between the high street and station

New pedestrian connections

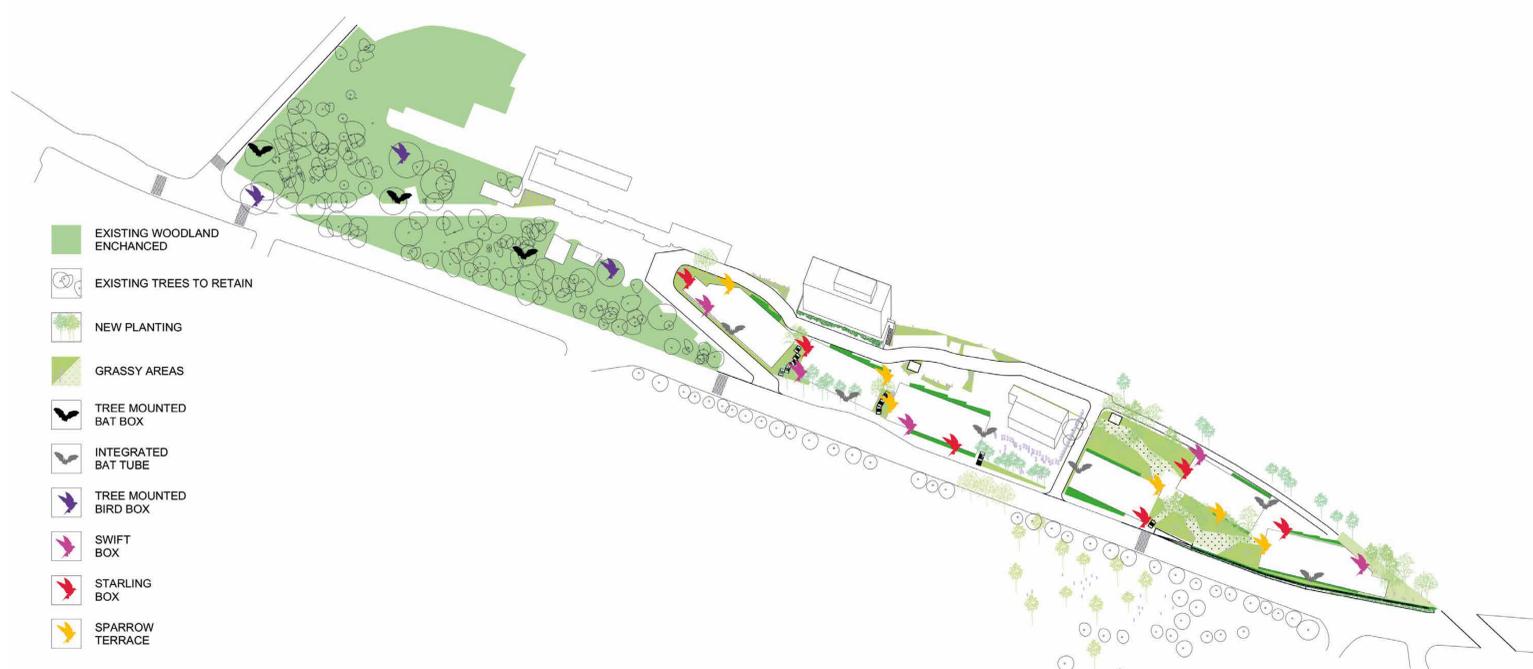
Over **12,000 journeys** are made to and from the station every day, so improving the pedestrian experience is crucial to many people.

- Our proposals improve and create **over 500 metres** of pedestrian connections throughout the site.
- We will deliver an improved pedestrian route from the north, through the woods, to the station, that is safe and accessible with spaces for rest and relaxation.
- New and improved pedestrian crossings on Barnet Hill and improved links through the site provide better access to New Barnet and Underhill.

Ecology and biodiversity

The proposals will improve ecological quality and biodiversity:

- Public realm improvements – over **two acres** of public realm improvements.
- Woodland management – **200 existing trees** will be protected. **100 new trees** will be planted across the site.
- New habitats – working with our ecologists we will provide new habitats for birds, bats and insects.



Ecology plan

Masterplan

A network of legible spaces and routes combine to create a place that will be green, beautiful and interesting to travel through for both the existing community and new residents.



Ecology

A network of new and existing green spaces providing habitats for wildlife.



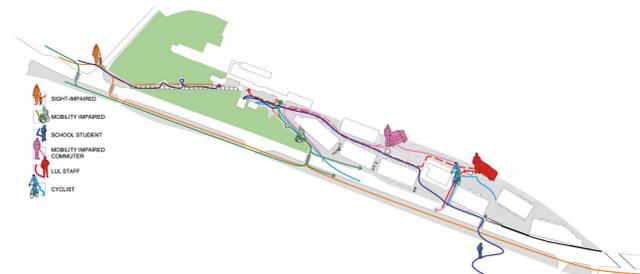
Key spaces

A network of public and private spaces activates the site.



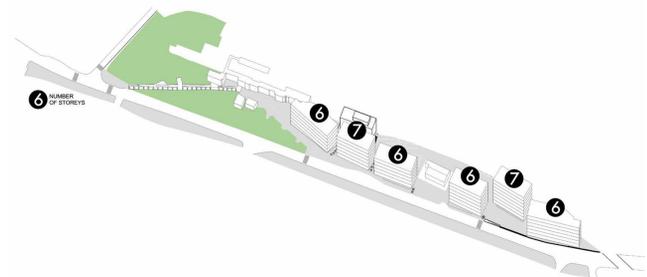
Key routes

A legible network of routes will connect the spaces improving accessibility.



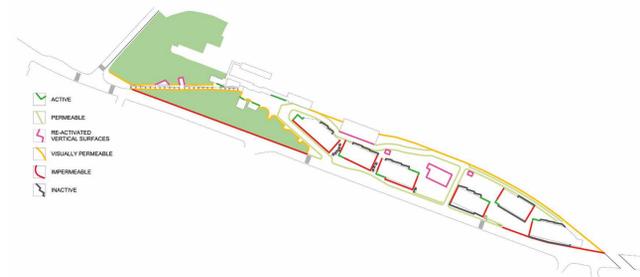
Building heights and massing

6 pavilion buildings will be set within the landscape at heights of 6 and 7 storeys.



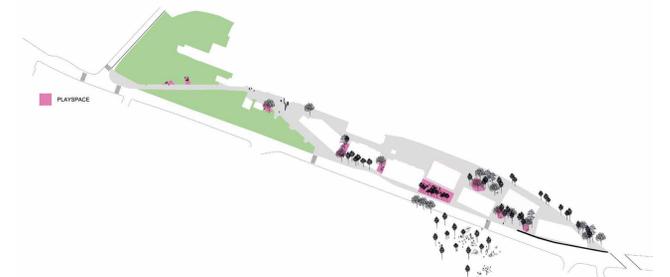
Active edges

Building entrances and groundfloor uses activate key routes and spaces.



Playspace

Over 1,000m² of new play areas will be provided for children and families.



A great place to live

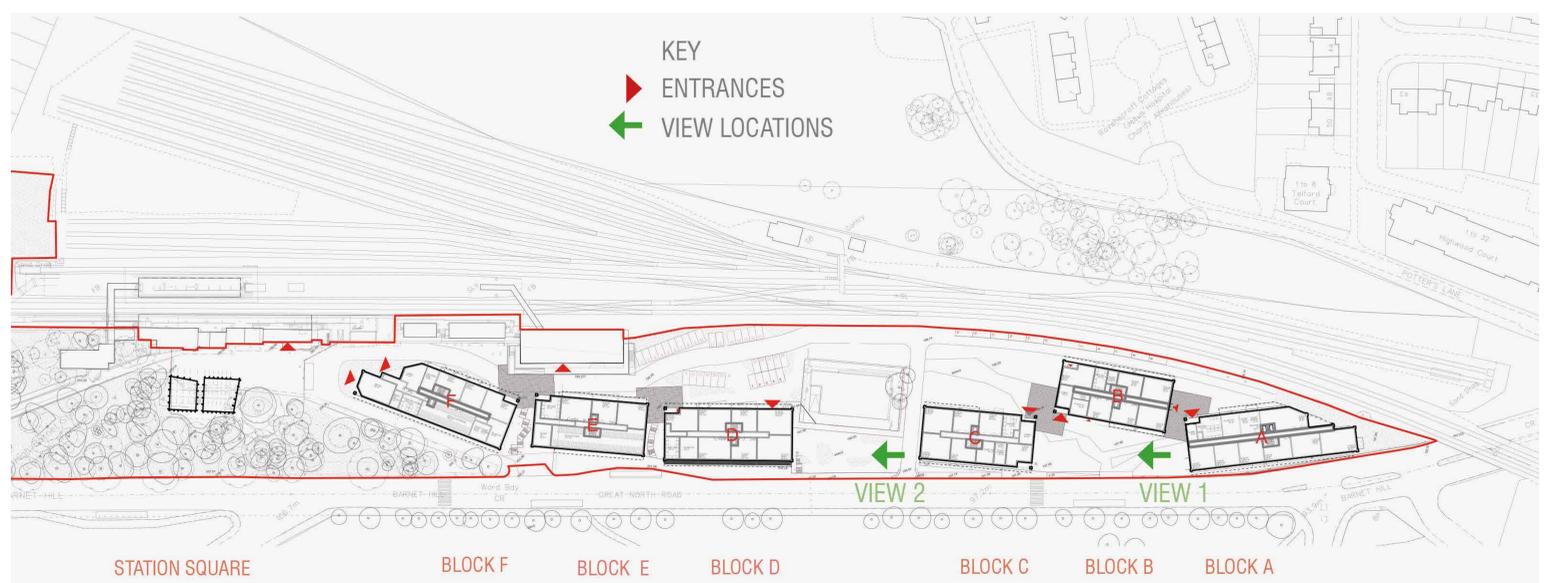
Our proposals will help address housing need in Barnet, delivering up to 300 high quality homes for around 900 new residents, on brownfield land in a great location.

- **Public transport links:** The London Plan and the Barnet Local Plan state that new housing should be provided in areas, like High Barnet Station, with excellent public transport links.
- **Respectful of the setting:** The design of new homes will reflect the local context and architecture.
- **For local people:** We are committed to the Mayor's First Dibs initiative, which means we will offer new homes to Londoners first.
- **For families:** 53% of homes will be family homes (2 bed 4 person and 3 bed 5 person).



View 1: A high quality landscape

Genuinely affordable: 40% of homes in the development will be 'affordable.' This will include: 'affordable rent' homes and 'shared-ownership' where buyers can own a stake in their home, typically **40-75%** and rent the remainder from a housing association. Importantly, our affordable homes will be high quality and will be distributed throughout each phase.



Ground floor plan



View 2: Playspace for children and families

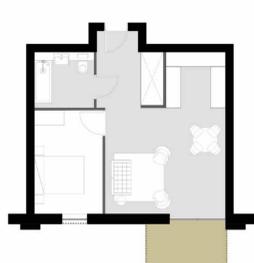
- Over **1,000m² of new playspace for children** and families will be carefully integrated into the landscape - the equivalent of a five-a-side football pitch.
- Over half of homes will be dual aspect and all homes benefit from private amenity spaces with balconies or private gardens.

A great place to live

- **The sign of a better home:** We are committed to the Home Quality Mark (HQM), an independent assessment of housing design and performance. We are targeting a HQM Level 4 which provides residents with confidence that the homes reach high standards for running costs, health and wellbeing benefits, and environmental performance.
- **Durable materials:** We are committed to using high quality materials like brick that will age well over time. We will use a tone of brick that is similar to the station building.



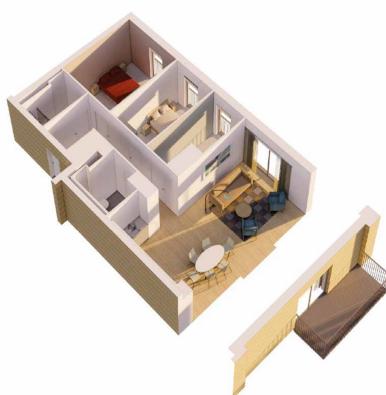
Living space in a Taylor Wimpey home



1 bedroom apartment



2 bedroom apartment



3 bedroom apartment

- **Green technologies:** We will generate sustainable energy through air-source heat pumps and solar panels.
- **Spacious homes:** Internal layouts and configuration of all apartments surpass NDSS (National Design Space Standards).
- **Great views:** Homes will benefit from stunning views of green spaces and sky.
- **Accessible and adaptable:** We will be providing wheelchair adaptable homes along with wheelchair parking provision. All public space will be well designed and accessible to all, including dementia friendly paths and spaces, and play space for local children.



Stretcher bond brickwork. Buff brick with natural mortar

Metal balconies with bronze coloured finish

Prominent entrance corners marked with the high points of sloping roof

Bronze coloured metal soffit

Bronze coloured window frames

Bronze coloured Juliet balustrade

Recessed balconies at prominent corners. Metal balustrade with bronze coloured finish

Secondary windows recessed from facade

Terrazzo entrance mats to mark entrances to buildings.

Sample material palette and elevation detailing

Supporting a thriving community

We are going to do more than build new homes; our proposals provide wide-ranging social, environmental and economic benefits supporting the new and existing community.



New station square and Community Hub

What you said

- The current approach to the station is unwelcoming and unsafe.
- It would be good to have somewhere to work, relax and get refreshment.
- You would like designs to include community space.

We are proposing significant improvements to the area in front of the station. We want to create a station square that is enlivened and full of activity.

A new Community Hub will activate the station square, providing a welcoming space to work, rest and play. The Hub will provide a workspace-café with hyper-fast broadband.

We will include flexible space for hire at affordable rates to the community. It could be the new home of your book group, yoga class or art fair. We're also speaking to the NHS to see if could provide a venue for pop-ups like the winter flu jab.

Supporting local skills, jobs and the high street

- The Community Hub and the convenience store located in Block F will support **18 jobs**.
- New residents will spend over **£4m per annum**, much of it on local services and the high street, helping to provide a further **43 jobs**.
- During construction over **200 people will be employed** directly on site. TfL and Taylor Wimpey will also co-ordinate a skills programme that will offer construction apprenticeships and training to local people. This will provide between **8-10 apprenticeship opportunities** and between **15-20 local jobs**.

Improving your journey

Over 4 million journeys are made to and from High Barnet station every year.

The redevelopment therefore provides a big opportunity to improve the quality of journeys for people.

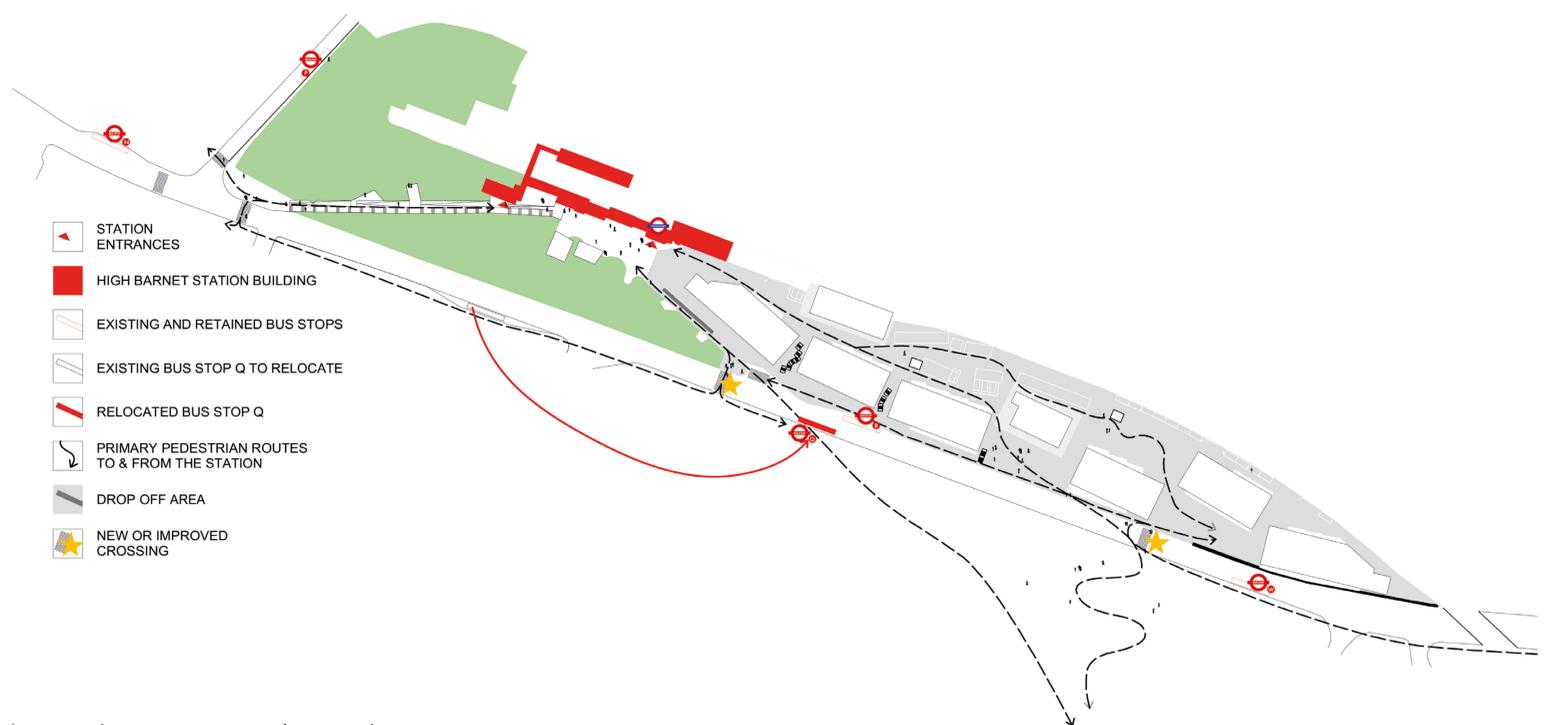
We are committed to improving accessibility, safety and making routes more convenient to use for local people.

What you said

- The station environment does not always feel safe and is unattractive.
- Poor access to buses serving the town centres and Barnet Hospital.
- Drop-off facilities are poor and often cause congestion.

What we did

Around 92% of people walk or catch the bus to the station and we want to make this easier for people.

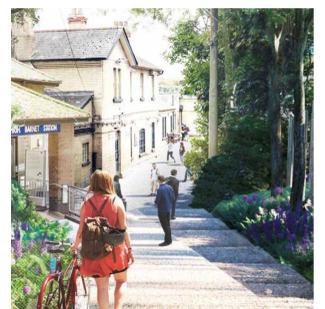


Improving access to the station



Walking through

- **Over 500 metres of improved and new connections** through the site. These routes will be safe, secure and green.
- **Two new crossings** on Barnet Hill in places that follow desire lines of commuters, school children and new residents.



Catching the bus

- We are moving the northbound bus stop **85 metres closer to the station**.
- Access for those in wheelchairs will be improved, with the incline of the station approach road reduced.



Waiting to be picked up

- The new square will be activated by a new Community Hub, and it will be a safer place to wait for taxis and pick up.
- **5 dedicated spaces for drop-off** and a simpler one-way route to prevent congestion.



Encouraging cycling

- We are providing **50 covered spaces** in secure, overlooked locations and new e-bike charging points to make tackling the hill easier. These improvements will help people change between transport modes.

Car parking at the station

Existing use

We have sought to understand how the station is used and accessed. Only a small proportion of people drive to the station, while most walk and take the bus.

Our proposals will provide some car parking for those who need it and can not easily access the station.

What you said

- The station car park is important for people who need to drive to the station.
- Removing the station car park could lead to traffic overspill on surrounding streets.

What we've done

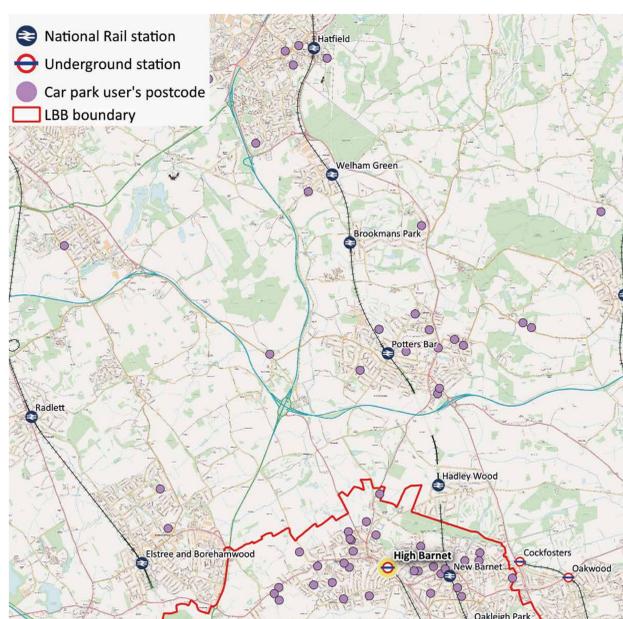
We have carried out surveys to identify how the station is used. This shows that a small proportion of people drive to the station and that over half of those parking at the station come from outside the Borough.

We have also looked to see where people who drive are coming from, to understand whether they can walk, cycle or use alternative public transport.

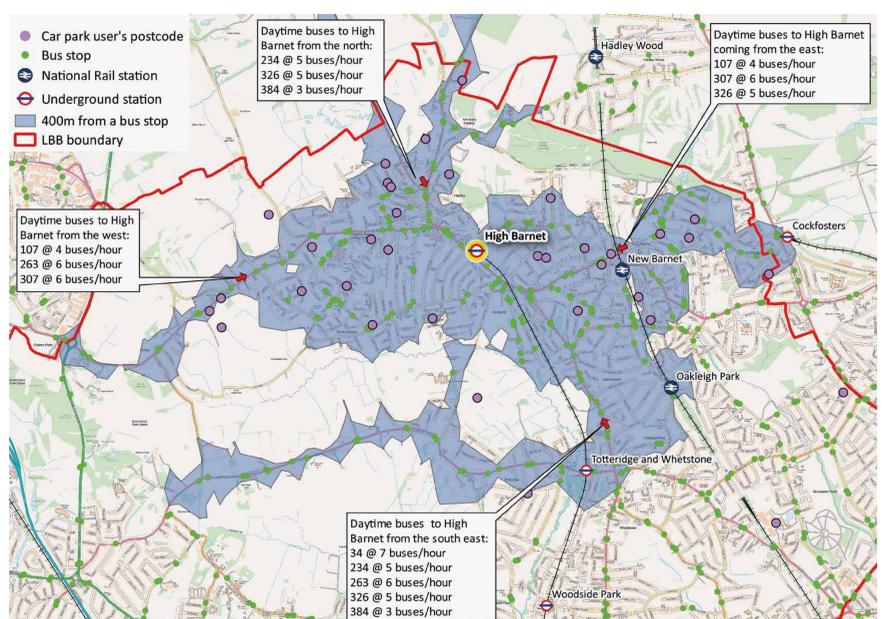
How people access the station



Where are car park users coming from?



Locations which car park users drive from



Bus network serving High Barnet

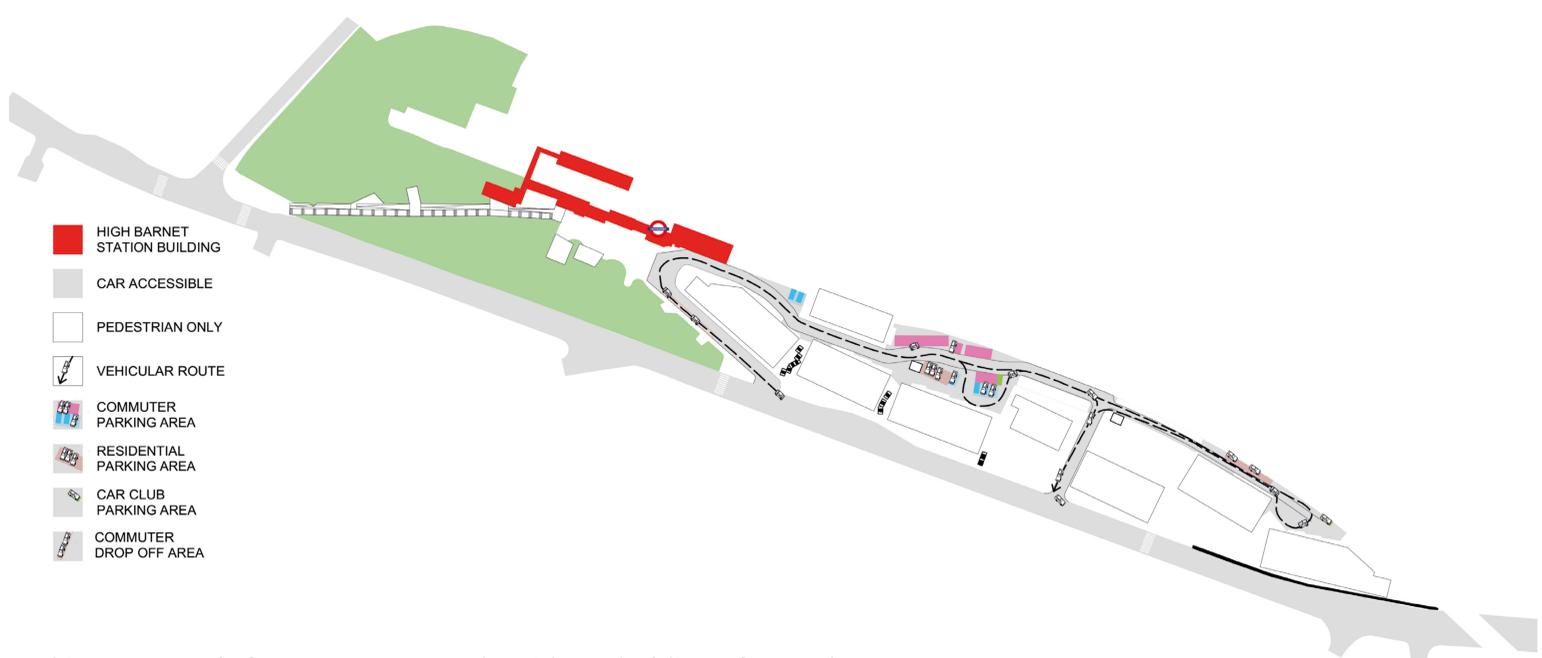
Car parking at the station

The proposal

Why are we reducing car parking?

- TfL is seeking to encourage the use of active, clean and sustainable forms of transport.
- We estimate our proposals will reduce vehicle trips to High Barnet station by **68,000** per year. This will reduce noise, congestion and emissions, and improve air quality.

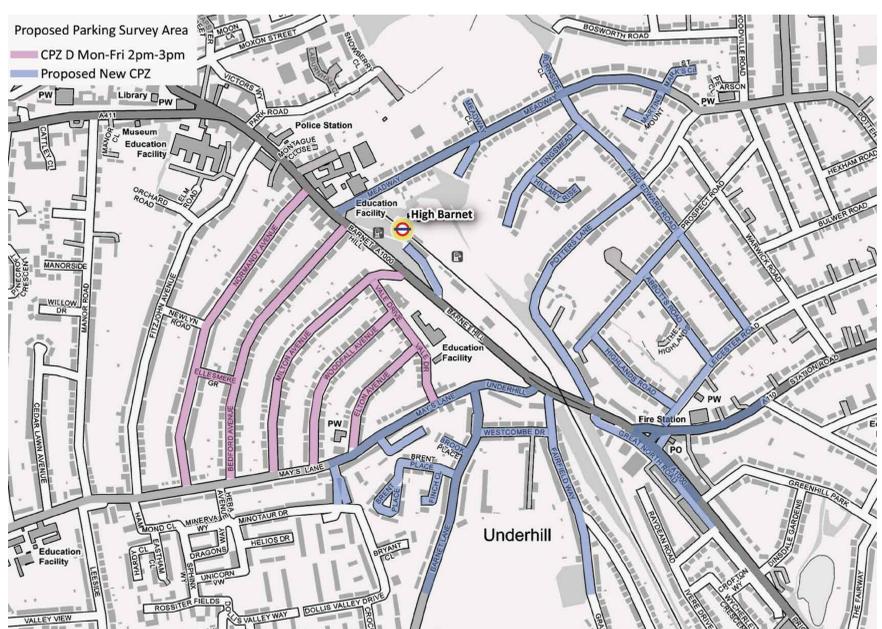
Priority access for people in Barnet	We will provide 32 car parking spaces for commuters (5 drop-off bays, 27 long term bays) with priority for the mobility impaired and for those who live in Barnet with poor accessibility to the Station.
Increase parking for mobility impaired	Increased from 5 to 6 spaces.
New Car Clubs	2 spaces will be provided for Car Club use which residents and commuters can use. The Car Club can help take 21 vehicles off the road.
Limited resident spaces	9 Blue Badge spaces. We will not allow residents in the new development to have access to parking permits.



Parking proposals for commuters and residents holding Blue Badges

Preventing overspill parking

- Controlled Parking Zones (CPZ) are effective in preventing commuters from parking in streets near stations.
- We are proposing to help the Council consult on the introduction of **new CPZs in areas not currently covered.** (as shown in the map)



Proposed CPZ consultation

Designs that deliver far-reaching outcomes



New homes

- Up to **300 homes** will help to increase the much needed supply of local homes.
- **40% of homes will be affordable** including affordable rent and shared ownership tenures.
- **53% family homes** – helping families grow and stay in the local area.
- Targeting Homes Quality Mark level 4 – ensuring **quality homes** for residents.



Community benefits

- **A Community Hub** with café, workspace and flexible space for hire.
- **500 metres of improved pedestrian connections**, creating a safer and interesting route to the station and along Barnet Hill.
- Public Realm – **over 2 acres of green and landscaped spaces** to relax and enjoy.
- Bus stop relocation and **improved drop-off facilities** making connections to the tube easier.
- A **dedicated concierge and facilities team** will be in place to look after the spaces, and buildings.



Supporting the local economy

- **18 new jobs** on site and a further 43 supported by consumer spending.
- New **resident spending of £4m p.a.** and improved footfall supports local businesses.
- TfL and Taylor Wimpey apprenticeships will support local people to build new careers – providing between **8-10 apprenticeship opportunities** and between **15-20 local jobs**.



Environmental improvements

- A brownfield housing development that **relieves pressure on the Green Belt**. Replacing hard standing with green spaces will increase new habitats.
- Woodland management – **200 trees will be protected** and 100 new native trees will be planted.
- **New habitat boxes on trees and buildings** providing nesting opportunities for bats and birds, including for sparrows, starlings and swifts.
- Sustainable energy – alongside Pinnacle Power we are designing air-source heat pumps and solar-panels to provide a **green and affordable energy solution**.
- Encouraging sustainable travel will **reduce 68,000 vehicle trips per year**, reducing congestion and improving air quality.

Have your say

Thank you for taking part in our consultation event. If you have any questions, please do speak to a member of the project team.

Please submit a feedback form, or post one back.

There are many different ways to keep in touch:



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www.highbarnetconsultation.com

We also produce regular newsletters – please visit our website to sign up to receive them.

Next steps

Our proposed timeline

Winter 2019/2020	<ul style="list-style-type: none">● Planning application submitted After considering your feedback, we will then submit a planning application. Your comments will help us shape the final proposals in our planning application.
Spring 2020	<ul style="list-style-type: none">● Planning application consultation The London Borough of Barnet will carry out its own consultation with the public and statutory consultees.
Spring/ Summer 2020	<ul style="list-style-type: none">● Decision expected By London Borough of Barnet.
2021	<ul style="list-style-type: none">● Work will start on site
2024	<ul style="list-style-type: none">● Construction work is expected to finish