

679 High Road (Homebase Site)



New homes along Rosemont Avenue and Woodberry Grove

Thank you for your feedback

Thank you to everyone who has been in touch since April to ask questions and provide feedback on our plans for new homes at 679 High Road. We have been really pleased with the amount of engagement and your input has helped us to develop the final designs for our proposals.

Of course, under normal circumstances we would have wanted to meet local residents face-to-face but due to the ongoing restrictions as a result of Covid-19 this has not been possible.

We have, however, enjoyed talking with over 200 residents during the past four months via email, telephone, and video meetings. We have also met (virtually) with local politicians and community groups as part of the process.

We have now submitted our planning application to Barnet Council, and we wanted to take this opportunity to let you know and give you an update on the submitted scheme.



New landscaped areas for relaxation



View along east-west pedestrian and cycle route

| The proposals for 679 High Road

Following the consultation in the Spring, we have now updated and submitted our proposals to Barnet Council. We have summarised the main themes and headlines below:



New homes for North Finchley

Our architects have developed a masterplan that will deliver 307 new homes, 35% of which will be affordable. This is an extremely important contribution to Barnet's considerable housing need and the housing target set for the borough in the Mayor of London's draft London Plan.

We know that sites like this one which are ready for development are in well-connected town centres are crucial to achieving this goal, without the need to develop on our green belt and Metropolitan Open Land.



Public spaces, landscaping and walking and cycling routes

Our objective is to transform this concrete car park into a green and accessible part of North Finchley, knitting into the area with new walking and cycling paths and places to sit and relax in peace in landscaped gardens.

Running through the middle of the site, a new walking and cycling route will be planted with trees and plants and will have benches so that it can be a place to relax. It will be car-free except for access for residents using the disabled spaces and the occasional service vehicle.

All the residents will also be able to enjoy new communal gardens that include play space for young children, social spaces for residents and guests, self-grow vegetable beds and food and habitat sources for local birds and fauna.



Local services and infrastructure

This scheme will contribute around £4.5m to Barnet's Community Infrastructure Levy (CIL). This money funds services like schools and healthcare that new and existing residents need.



Parking

The proposed development will provide onsite parking for 120 vehicles. Of these 10 will be for blue badge holders. Active electric charging provision will be provided for 20% of all spaces with passive provision for the remainder.

We are also happy to work with Barnet to ensure that there is no overspill parking on local roads, and new residents will not be eligible for existing Controlled Parking Zone permits.

Our proposals are at the upper end of what would be considered acceptable by the maximum standards set out within the Mayor's draft London Plan, especially given the good public transport and pedestrian links nearby.

Redrow will also fund a car club scheme for residents to further encourage less private car use, and there will be space for around 600 bicycles.



Inclusive and sensitive design

These homes will be part of a thoughtfully designed masterplan which includes new landscaped areas for the community, new pedestrian and cycle routes through the site – especially from the residential areas towards the High Road and tube station – as well as cycle parking.

We know from the consultation that the height of the buildings is a sensitive local issue – even if it is consistent with local and regional policy – so we have designed the site so that the highest points are in the middle, with the buildings that are nearer to existing neighbours lower.

The generous landscaped east-west pedestrian route through the site will create a sense of space and privacy for existing Rosemont Avenue residents and new residents of the scheme.

Next steps

The application has been submitted to Barnet Council and they will publicise their own statutory consultation on the proposals in due course. We very much hope to be in the position to start construction on site next Summer (2021).

Contact



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