



Questions on the plans for High Road housing

We reported last month on the latest plans unveiled for the proposed Cherry Tree Quarter housing development on the High Road opposite East Finchley Tube station, and residents' reactions to them.

Based on the comments and queries we received from our readers, architect and Archer team member Nadia Savvopoulou compiled a list of questions for the developers Places for Barnet. Spokesman Marcello Burbante welcomed the opportunity to clarify their plans and gave us these responses.

The Archer: Why has the number of units increased to 75? According to the revised plans, the height of some buildings decreased so does this mean that the height of the tallest buildings has increased? Will the tallest buildings be over 18m?

Places for Barnet: The number of units have been optimised to deliver an exemplary scheme. Massing has in fact been reduced in areas adjacent to Ingram Road and Hamlet Gate [the neighbouring flats]. The height of the tallest buildings has not changed since the February consultation and the development is below the 18m threshold for high-risk buildings.

It is important to bear in mind that the units at this scheme support the essential provision of Affordable Housing at the Avion Crescent site so the optimisation of the site is essential [Avion Crescent in NW9 is the proposed site for 125 social rent homes for Barnet]. The need for additional affordable housing, particularly social rent homes, in Barnet is acute as it is across London. The units being delivered at Cherry Tree Quarter, given that they will act as enabling development for a 100% social rent scheme at Avion Crescent, are crucial to achieving this goal.

The Archer: What is the shortest distance between buildings in this scheme?

Places for Barnet: A distance of 23.7m is maintained between the rear façade of the Ingram Road properties to the facing windows within the development, which exceeds policy requirements. A distance of 12.7m will exist between the rear facades at Ingram and the top of the roof pitch. We are considering a green roof to further soften the appearance of the roofline.

The Archer: Will the green space at the front of the site, which currently has five mature trees and a large, planted area, be restored elsewhere in the project?

Places for Barnet: The yew tree adjacent to Hamlet Gate is being retained. A full landscape design is being developed including the planting of two new silver birches within the street design, in the heart of the development, and a number of additional trees on the edges of the site as well as areas for wildflowers and shrubs, woodland planting in shaded areas and planters; there will also be green roofs. The scheme will deliver a series of carefully designed landscaped spaces.

The Archer: Will the entrance to Cherry Tree Wood from the High Road be extended? If yes, who will manage and maintain this space and will it be publicly accessible?

Places for Barnet: The proposals will incorporate a design for extending the entrance to Cherry Tree Wood. The entrance will, of course, remain publicly accessible and we are looking at how the access to the woods can be enhanced. It is intended that responsibility for the management of this area will be included in the overall scope of the new development but this has not yet been finalised with the Council.

The Archer: Has there been an acoustic survey to determine the anticipated noise level from the new position of the Monkey Puzzle Nursery, and ways of mitigating that for the residents on Ingram Road?

Places for Barnet: Yes, acoustic surveys have been carried out. These surveys will form part of the acoustic report being undertaken and will be submitted as part of the forthcoming planning application. Currently, the nursery playspace backs onto several Ingram Road gardens without any acoustic treatment. By contrast, the new development proposals will incorporate acoustic mitigation measures, such as acoustic fencing.

The Archer: According to the recently revised plans, the new nursery will have fewer pupils and a much smaller outside



Pathways: Access to the development would be through pedestrian walkways

space than the existing nursery. Based on the EYFS framework and BB103 guidelines, an outdoor area of 2m²/child should be provided for early years. Does the proposed covered area meet these guidelines? Parents express concerns about the impact of the new design on the nursery's Ofsted rating.

Places for Barnet: We have held constructive discussions with the nursery operator throughout the design process and the new facility has been designed according to their precise specifications. Paula Murphy, the nursery owner, is fully supportive of the design. The new nursery building will be 450 sqm in size and have a similar capacity to the existing facility. The nursery will be fully compliant with Ofsted requirements.

The Archer: Has there been a lighting survey to determine ways that levels of natural lighting to the houses and gardens on Ingram Road might change as a result of the proposal?

Places for Barnet: A daylight / sunlight report is being undertaken and will be submitted as part of the forthcoming planning application, which will be publicly available. The design approach (including significant changes in massing made over the past few months) will ensure that any impacts to properties on Ingram Road and any other neighbouring properties are minimised.

The Archer: Is this going to be a gated community?

Places for Barnet: Consultation is ongoing with the Metropolitan Police's 'Secure By Design' team around access into, and through the site, and whether any restrictions are required. The ambition is to enable as much access through the scheme as possible; however, this needs to be balanced against safety and security requirements. Full details will be provided in the Design and Access Statement.

The Archer: What are the dimensions of the main corridors that traverse the site and are there clear access routes for the Fire Brigade and other emergency vehicles? How is rubbish going to be collected?

Places for Barnet: The dimensions of the external pedestrian walkways vary, which reflects the design intent of the scheme. As part of the Fire Strategy, access for the Fire Brigade has naturally been provided as have other associated requirements including dry risers and a firefighting lift. In terms of evacuation procedures, this is still being finalised but it is currently assumed that residents would assemble at the front of the scheme on the High Road. Rubbish will be collected from the loading bay at the front of the site.



Six floors high: A drawing of how the Cherry Tree Quarter frontage would look

The Archer: Why is Barnet allowing such a large development to be created without parking provision while banning potential residents from applying for parking permissions in the surrounding Controlled Parking Zone?

Places for Barnet: In line with the Council's priorities and Greater London Authority policy to encourage more sustainable modes of transport and recognising that the site is in a highly accessible location close to East Finchley station and several local bus routes, the proposals are for a car-free development, with the exception of Blue Badge spaces. Future residents of the development will not be permitted to park on surrounding streets.

This will be secured within the planning permission, residents' leases or both.

Live line-up

Age UK is staging a summer music festival this month with acts including the Italian tenor Yuri Sabatini, the N12 Community Choir and guitarist Darren Loveday. There will be stalls, tombola and a raffle, with prizes including gym membership, meal vouchers and cinema tickets. The event takes place at the Ann Owens Centre, Oak Lane, N2 on Saturday 28 June from 11am to 3pm and everyone is welcome. Entry is £3.

Music from outer space

Fortismere Community Symphony Orchestra is inviting families to celebrate Fathers' Day with a musical journey through the cosmos. The orchestra will perform a programme of iconic film music including E.T., Star Wars and Superman alongside movements from Holst's The Planets and the Horn Concerto No1 by Richard Strauss.

The concert takes place at St Andrew's Church, Alexandra Park Road, N10 2DD on Sunday 15 June at 7pm and everyone is welcome. Tickets priced £16 on the door or £13 in advance from www.fortismeremusiccentre.co.uk

Season to sing

Alyth Choral Society's Summer Concert will feature A Season to Sing by Joanna Forbes L'Estrange, a reimagining of Vivaldi's The Four Seasons, along with Psalm 118 Give Thanks to the Eternal by Julian Dawes.

ACS is a mixed-faith community choir founded in 1983. The summer concert takes place on Sunday 6 July at 7.30pm at NWRS Alyth, Alyth Gardens, London NW11. Tickets priced £20 are available from <https://alythchoralsociety.wordpress.com>. Students and under-18s are free.