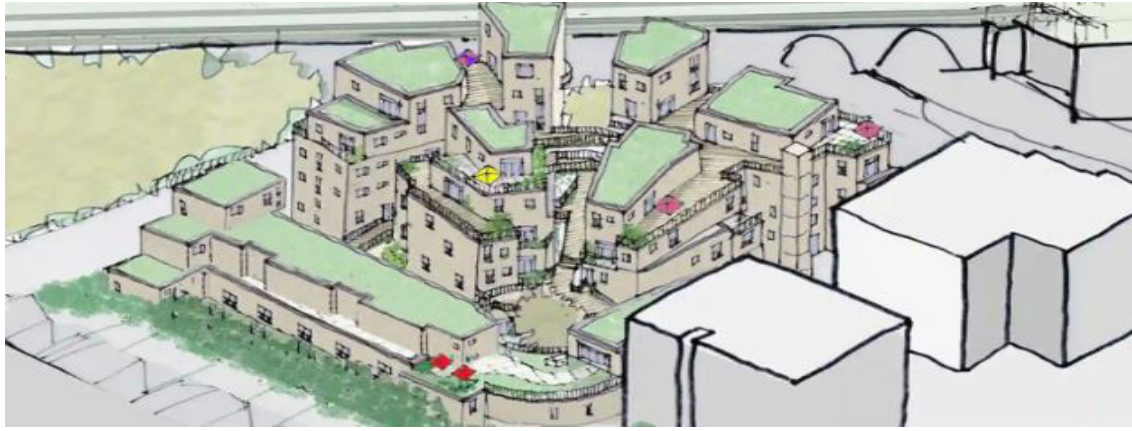




Proposed roof plan with communal terraces

First look: Early drawings of the Cherry Tree Quarter development show buildings up to six storeys in height with balconies and walkways arranged in 12 blocks, marked in green on the aerial plan



Corner site: How the development would look with the railway bridge and station in the background

Continuing from page 1

East Finchley Councillor Arjun Mittra said: "I am encouraging all residents to have their say on this application via the public consultation [see details below]. This is an extremely important site to get right, given its location. There is a real opportunity to make much needed improvements to the town centre including the entrance to Cherry Tree Wood."

Monkey Puzzle

Paula Murphy, who runs the Monkey Puzzle nursery, told us her team would adapt if the development went ahead. She said: "Whilst we are saddened to potentially lose the nursery that we love and have poured our hearts into over the last 13 years, we do recognise the benefits that a new development would add to the area and the opportunities that an enhanced

learning environment would provide for the children.

"Our intention would be to relocate within the N2 area and remain a part of the East Finchley community, whilst continuing to deliver 'outstanding' childcare to our amazing families."

Who is behind the project?

The Cherry Tree Quarter project is being led by Places for Barnet, listed at the public meeting as a partnership between Barnet Council and development company London Placemaking.

The latter is presented as a multidisciplinary company that has been delivering homes for 20 years but does not have an online presence. Information available on Companies House lists it as being owned by brothers Oliver and Daniel Kuropatwa.

They also own the company behind the striking brick-built Edgewood Mews development on a narrow strip of land where the A1 Falloden Way meets the North Circular, designed by the award-winning architect Peter Barber.

Other companies involved in the project are planning consultants DP9, communications consultants Kanda, transport planning advisors Lime Transport, Point 2 Surveyors and KP Acoustics.

Have your say

No official plan or request for planning permission has been submitted yet for the Cherry Tree Quarter project. The website <https://cherrytree-quarter.co.uk/> contains all the information available at the public meeting as well as a 'Contact Us' button where you can leave feedback.

LETTERS SPECIAL

Readers who attended the Cherry Tree Quarter public meeting at the Old White Lion or read the project website details immediately contacted us with their reactions. Please email us at news@the-archer.co.uk. Here we print some of the opinions we received.

Give us a credible plan

Dear Editor,

I write in response to the consultation for the Cherry Tree Quarter development at the Old White Lion on 5 February. As we all know, it is not unheard of for developers to embroider the truth. However, in this case where the owner-developer is Barnet Council it is reprehensible given the proposal exhibited fell short of a credible development.

As there was no formal presentation given, the developer and architects in attendance could only shrug their shoulders or prevaricate to the following queries. These are issues that should have been considered and acknowledged before a development gets to this point.

Here are just some of the main points that need to be answered so that East Finchley can feel assured that the client, Barnet Council (and their partners) are operating within their own planning guidelines and not providing an unworkable development to the detriment of our community.

- The flyer and website have illustrations which are simply 'not to scale'. When asked if there were scaled drawings with dimensions, the answer was no.
- These illustrations do not show building heights nor proximity to neighbouring dwellings. For example, they have drawn six-storey buildings that appear one storey less than the actual four-storey development adjacent. How does that work?
- The London Plan and Barnets' own Planning Guidelines are given little regard - Sustainability & Carbon targets / Disability Discrimination Act provisions / No drop off zones and only four cars able to park on site / Plot densities and overlooking existing dwellings / Secure by Design.
- We are all entitled to our individual aesthetic preference, but the attendees at the consultation could not understand how this incredibly dense massing and its Mediterranean-style appearance be relevant or contextual to East Finchley. Barnets' architects described their proposal as 'playful'. Please let us have something 'meaningful' that is a contemporary interpretation and evolution to East Finchley's beautiful Victorian/Edwardian heritage.
- Perhaps most telling of this mercenary proposal, is the intention for 70 residential units and a children's nursery that will lose its outdoor play space. According to Barnet's own local plan a plot of this size should only yield circa 19 units!

We are a close-knit community and those who attended and who we have spoken to, all feel whilst we are not against a residential development with public services and a

public realm we can all share and be proud of, this proposal as it stands is cynical. It is too dense and too inward looking for housing and a gateway building. Please can we have a development with the integrity and diligence it deserves.

James Elliott,
Baronsmere Road, N2

Where will they park?

Dear Editor,

The proposed Cherry Tree Quarter scheme on the High Road opposite East Finchley tube poses a serious threat to parking availability in the surrounding streets. Only four parking spaces will be built. It is unfair on existing residents nearby to build 70 homes, without the guarantee that these flats will not be granted parking permits. The surrounding streets' limited parking is already full to capacity.

I was told that 24% of the homes would have three bedrooms, which will encourage families, and families are more likely to require cars. It may be that a 'new build' address will not be granted a parking permit, but in a few years' time, the address will no longer be 'new build', so the owners or any new buyers would be able to obtain parking permits then.

The scheme includes 130 secure cycle parking spaces. This will do little to encourage cycling to work. Someone with a job in the City would face a seven-mile bike ride each way, with the choice of the four steepest hills in north London on the way home.

Name supplied,
Park Hall Road, N2

Chance to improve

Dear Editor,

On 5 February, I attended the very crowded exhibition at the Old White Lion on the proposed Cherry Tree Quarter (CTQ) development. I thought to share just some of the views I managed to get/put across at this very busy meeting in the hope these help to develop ideas to be exploited to improve our area.

The CTQ proposal seems to be very laudable but for an unfeasibly large number of flats and bike parking spaces (130!). I think the idea was that the flats would command a high price in order to help fund affordable social accommodation elsewhere in the borough.

The high price would be based on access to good local travel hubs and future residents would not be seen as requiring access to local car parking spaces (would the council really be able to enforce this?).

There does seem to be the opportunity to rid our area of the local eyesore that is the unmade road, Brompton Grove. Also we could add to the argument for step-free access to our tube station. For example, Brompton Grove could be turned into a paved or Tarmac-ed, well-lit walkway with space for company-funded hire-bike parking.

Mike Hoare,
Address supplied

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