



Frontage: How the proposed Cherry Tree Quarter development will look from street level outside the tube station. Image Places for Barnet

# Lack of answers leaves neighbours unimpressed

By Lynn Winton

**Places for Barnet unveiled new drawings and plans for their proposed Cherry Tree Quarter housing development opposite the Tube station (*The Archer*, March 2025) at an evening meeting for neighbouring residents from Ingram and Baronsmere Roads on Wednesday 9 April.**

Most of the pressing questions addressed to Places for Barnet are still “up in the air” according to the ten attendees they stipulated could attend in person. The remaining neighbours had the opportunity to listen online.

## Nursery can stay

One notable key point,

confirmed to *The Archer* by Monkey Puzzle nursery owner Paula Murphy, is that her long-established children’s daycare unit will no longer have to be temporarily re-sited. The building schedule can allow them full access to their current Park House home and garden playground until their new premises in the new development are ready.

In addition, Monkey Puzzle has been given a revised site with outdoor space at the back of the proposed new complex. Only when it’s ready will their current building be knocked down.

## No clear answers

A host of other points raised about the prospect of 75 new

homes on a site originally set out in Barnet planning documents as suitable for 19 residences concerned all the neighbours, who said that they were not clearly addressed.

Architect and *The Archer* team member Nadia Savvopoulou, who lives on one of the affected streets, attended the meeting. “I think it’s important to take away the fact that the design team did not have any answers about the quality of living and basic emergency provisions for this development,” she said. “They don’t seem to know the size of the units yet, they don’t know the dimensions of the three public corridors and whether they will provide adequate privacy levels to residents of this complex.”

“Up to this meeting it seemed that access to this complex was going to be free to the public but under pressure they admitted this might end up being a gated development and they did not answer questions about disruption to the main entrance in Cherry Tree Wood.”

*The Archer* has contacted Places for Barnet to request an interview about the residents’ concerns and questions.

## ‘Monster’ building will crowd us out

By Lynn Winton

Since we reported last month on the housing development proposal for Manor Park Road, N2, which is Places for Barnet’s second private sector project in East Finchley with Cherry Tree Quarter opposite the tube station, there has been a strong reaction from residents living in the surrounding streets.

The density of the new homes in Manor Park Road is the main issue, with a mix of ten flats and maisonettes being shoehorned into a space for less than three of the traditional footprint size for a house in those roads.

## Response

Susannah Hall is the spokesperson for the newly formed resident’s group, which comprises people from Manor Park, Hamilton and Brackenbury Roads. “It’s a monster of a building for that space” she said, “and with losing the parking lot that is there now and adding ten more homes we estimate at least 20 more cars trying to park on nearby roads.”

“We have worked hard to produce a 24-page document which we have sent to Places for Barnet, with a request for a meeting. Their response was to refuse to meet, and said they had answered all our questions”.

The group has also requested under the Freedom of Information Act to see all correspondence between the developers and Barnet Council.

## Meeting u-turn

At the time of going to press, Places for Barnet did a U-turn and agreed to a meeting with the residents. A key revelation was made by director Oliver Kuropatwa who stated that all three of the Places for Barnet private developments must go ahead and it would be “all three or none”. The other two are Cherry Tree Quarter opposite East Finchley Station and another in Mill Hill. He insisted that the plans are “exemplary”. There is a further resident’s meeting planned before the plans will be submitted for Barnet Council’s approval.



Pocket park: The green space in Manor Park Road that will be replaced by housing

Susannah Hall added: “Whilst so far we cannot find one household in favour of this development, we want to hear from anyone at all with a view. Everybody must have a fair say.”

You can contact the Manor Park Road resident’s group to request a copy of their document or send any other message by emailing [mpreastfinchley@gmail.com](mailto:mpreastfinchley@gmail.com)

## From The Archer archives ...

By Jane Marsh

**10 years ago:  
May 2015**

East Finchley was highlighted as having one of the top ten healthiest high streets in London. The mix of shops and businesses in the High Road earned it eighth place in the rankings drawn up by the Royal Society of Public Health. Muswell Hill, Temple Fortune and Whetstone also made the top ten.

**15 years ago:  
May 2010**

In a long letter to *The Archer*, Finchley and Golders Green MP, Rudi Vis, explained his reasons for standing down at the forthcoming general election. He revealed that he had recently been diagnosed with incurable cancer, then praised the local Labour Party for its support and assistance during his time as an MP. Sadly, Rudi died peacefully at the end of May 2010.

**25 years ago:  
April 2002**

The High Road welcomed the arrival of general household store Amy’s at number 79, the location now occupied by Caffè Nero. The shop soon became popular with local residents and Amy’s told *The Archer* that some of their neighbouring businesses had increased their footfall following their opening. Amy’s later moved to its current location a few doors down at 69 High Road.

## THE MUSWELL HILL CLUB

FITNESS AND LEISURE

**Over 100 classes per month • Swimming Pool**

Cardio floor • Free weights rooms • Sauna & Steam rooms  
Spin studio • Coffee bar • Stretch room • Friendly team

**DAY  
PASSES  
£15**

**Membership  
From  
£44.95  
T&C's Apply**



140 FORTIS GREEN, MUSWELL HILL N10 3EF 0208 883 0500  
[INFO@MUSWELLHILLCLUB.COM](mailto:INFO@MUSWELLHILLCLUB.COM) [THEMUSWELLHILLCLUB](https://www.themuswellhillclub.com)

**Join online NOW [muswellhillclub.com](http://muswellhillclub.com)**

**KOKOS**  
SHOE REPAIRS  
SINCE 1976



AS SEEN IN  
**FINANCIAL TIMES**  
"THE WORLD'S BEST  
REPAIR SHOPS"

72-74 HIGH ROAD • EAST FINCHLEY  
LONDON • N2 9PN

020 8883 0876

[www.kokos.co.uk](http://www.kokos.co.uk)

@kokosfinchley