

FINCHLEY CHURCH END TOWN CENTRE PLANNING STRATEGY

Draft Strategy Consultation

Monday 5th December 2011 – Monday 16th January 2012

Barnet Council is preparing a Strategy for Finchley Church End Town Centre to provide a framework to guide and manage future development and change and deliver improvements to ensure the town centre's long term vitality and viability.

The strategy has four key objectives for the town centre:

- To encourage positive change, renewal and investment.
- To foster enterprise.
- To protect the suburban character of the area.
- To improve and enhance the quality of the public realm (streets, pavements, lighting, benches, bins etc).

The delivery of these objectives will support the following long term vision:



Finchley Church End will become a thriving, vibrant and sustainable district centre with an enhanced range of independent and niche retailers, convenience retail outlets, and local employment provision.

The centre will be easy to access and move around for all users. The historic fabric will be protected, and the quality of the town centre environment improved for all.

Change will be delivered through partnership working with both public and private sector landowners to ensure that development is co-ordinated and the benefits for the town centre arising from new development are maximised.



FIVE PRIORITIES FOR FINCHLEY CHURCH END

In February 2010, public consultation was undertaken on the key issues and opportunities for Finchley Church End Town Centre. The results of this consultation have helped shape the priorities for the town centre. The five priorities for change and investment to be considered and addressed through the town centre strategy and future development proposals are:

You said:

- ...more public car parking to support shops....
- ...a need for changes to be made to relieve the existing vehicular congestion...
- ...Better pedestrian crossings...
- ...Improved pedestrian environment around the station and over the railway bridge...
- ...Improved pedestrian links between the station and the centre...
- ...New developments should be car free...

We made our first priority for change and investment to:

- 1. Ensure an accessible and integrated town centre and maximise the potential of the existing transport hub.**

You said:

- ...Better protection for historic buildings....
- ...Poor quality existing shop fronts, signage and advertising...

We made our second priority for change and investment to:

- 2. Enhance the character of the town centre.**

You said:

- ...Secure an improved 'quality' shopping offer...
- ...Resist big new stores and further banks/building societies/estate agents...

We made our third and fourth priorities for change and investment to:

- 3. Develop Finchley Church End's role as a sustainable, modern employment centre.**
- 4. Protect, improve and strengthen the existing range of independent retail provision within the town centre.**

You said:

- ...More soft landscaping and tree planting....
- ...De-clutter the public realm....

We made our fifth priority for change and investment to:

- 5. Improve and green the public realm across the town centre.**



SITES WITH OPPORTUNITIES FOR CHANGE

The sites shown on this plan represent opportunities to deliver new or refurbished buildings to provide new services, facilities, homes and economic opportunities. They were identified after a detailed analysis of the town centre and consultation with landowners and other stakeholders. Further sites may also come forward over time. All new development will be required to reflect the vision, objectives and principles set out in this Strategy. The sites identified fall within the following three groups:

Existing office buildings where the owners are presently in discussions with the Council about possible schemes - sites 1, 2 and 3.



Site 1 > 401-405 Nether Street



Site 2 > Winston House and 2-4 Dollis Park



Site 3 > Gateway House

Sites owned predominantly by Transport for London (TfL). There is an opportunity for these sites to be brought forward together in a way which makes a significant contribution to the enhancement of the public realm - sites 4, 5 and 6.



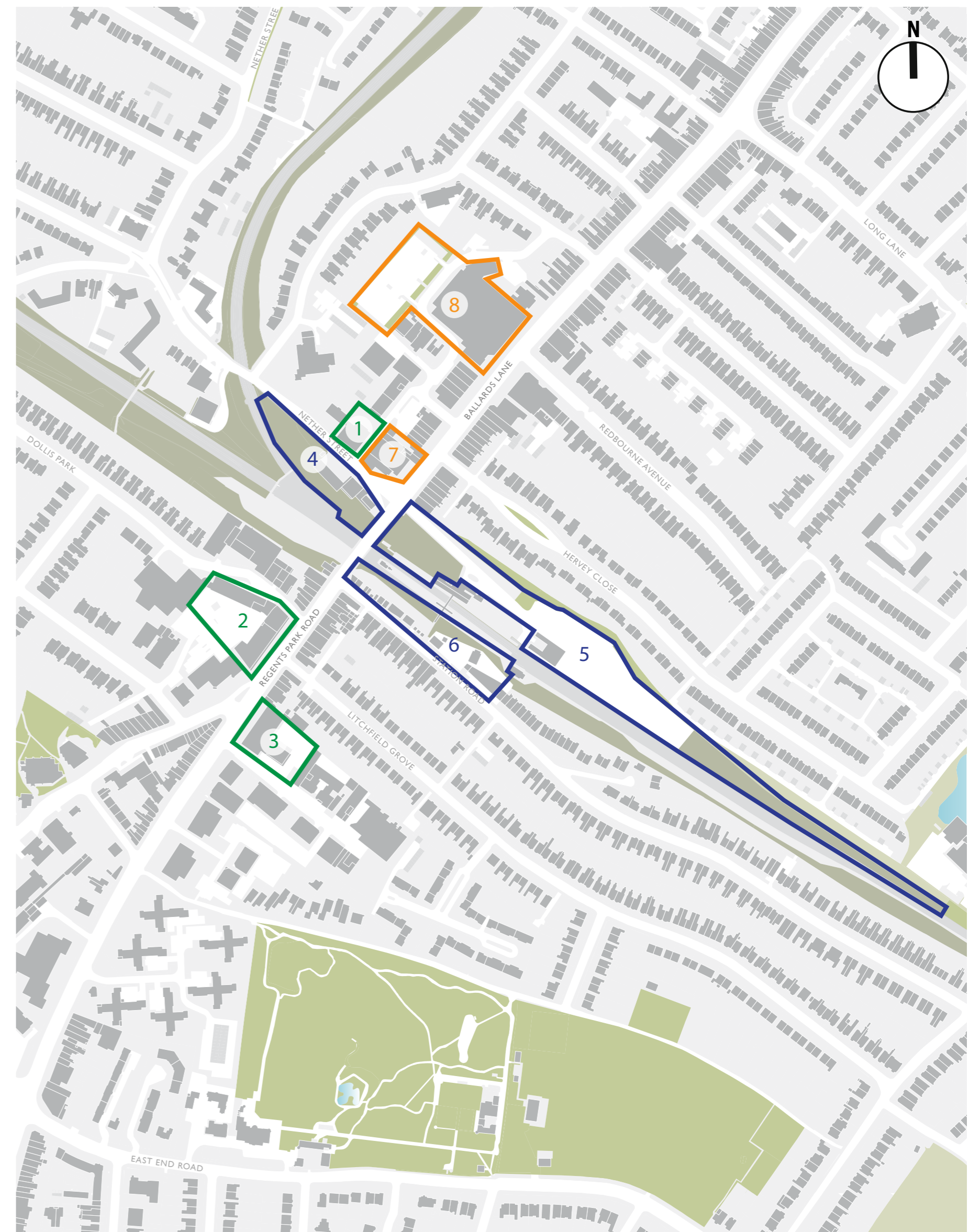
Site 4 > 290-298 Nether Street



Site 5 > Station car park



Site 6 > Station Road



Reproduced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes copyright and may lead to prosecution or civil proceedings. Licence No.: 100017674 (2011)

Longer term opportunities at Central House and Tesco - sites 7 and 8.



Site 7 > Central House and 1-9 Ballards Lane



Site 8 > Station Road

TOWN CENTRE WIDE DEVELOPMENT PRINCIPLES

Proposals for development and change in the town centre will be assessed against national and local planning policies but will also need to address a number of specific development principles identified for Finchley Church End. These are summarised below:

Design Quality

The quality standards expected of new developments

- Reflecting the distinctive character of the town centre.
- Respecting existing building heights.
- Incorporating quality materials in keeping with the area.
- Shop frontages are well designed.
- Encouraging the removal of poorly designed and located advertisements and signage and good design for any newly installed.

Appropriate Range of Uses

The right balance between daytime and evening retail, commercial and residential developments

- Reflecting the Town Centre as a key location for offices in the borough.
- Seizing new opportunities to bring visitors into the area.
- Providing a mix of dwelling sizes and types to meet a range of housing needs.

Movement, Transport and Parking

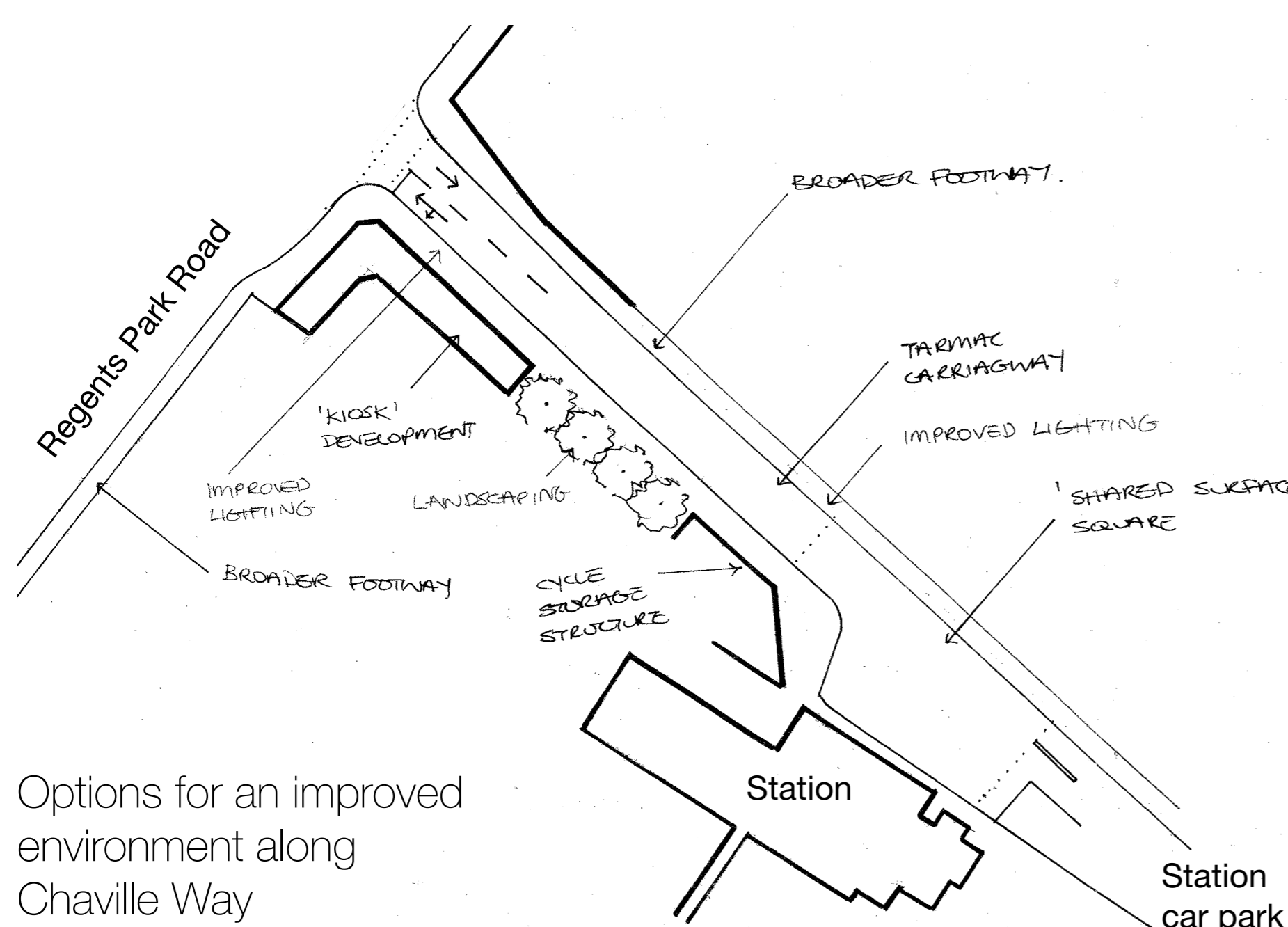
Ensuring good access and connections for pedestrians, vehicles and public transport

- Achieving a balance of provision across all modes of transport.
- Retaining or increasing the overall number of public car parking spaces.

Potential Public Realm Improvements

Ensuring good quality improvements, subject to detailed designs being developed and funding being secured

- To the key junction of Ballards Lane, Nether Street and Chaville Way and access to the station:
 - Broader footways along Chaville Way, the approach to Finchley Central Station.
 - Enhanced environment along Chaville Way.
 - Enhanced public space in front of Finchley Central Station.
 - Pedestrian crossings around junctions of Nether Street, Ballards Lane and Chaville Way.
 - Broader footway near the bus stop on Ballards Lane north of Chaville Way.
 - Improving the Railway Bridge.
- Removal of unnecessary street furniture and clutter such as bollards, guard rails, posts and signage.
- Improving footways.
- Additional tree planting.



Options for an improved environment along Chaville Way



DELIVERY AND NEXT STEPS

Achieving the vision and delivering the priorities for change in Finchley Church End will be challenging and the Council cannot implement this strategy alone. The Council will work with a range of stakeholders including the Greater London Authority and Transport for London, landowners, local businesses, residents, the voluntary and community sectors and others to ensure that Finchley Church End becomes a thriving, vibrant and viable district centre and the quality of the town centre environment is improved for all.

Get involved

Council officers will be available to discuss the Strategy at Gateway House Foyer – 322 Regent's Park Road, London during the following times:

Sunday 11th December 2pm-4pm
Tuesday 13th December 5:30pm-7:30pm
Thursday 15th December 8am-10am
Saturday 7th January 2pm-4pm
Tuesday 10th January 5:30pm-7:30pm

You can view the exhibition material, the accompanying Town Centre Strategy and a questionnaire at Engage.barnet.gov.uk.

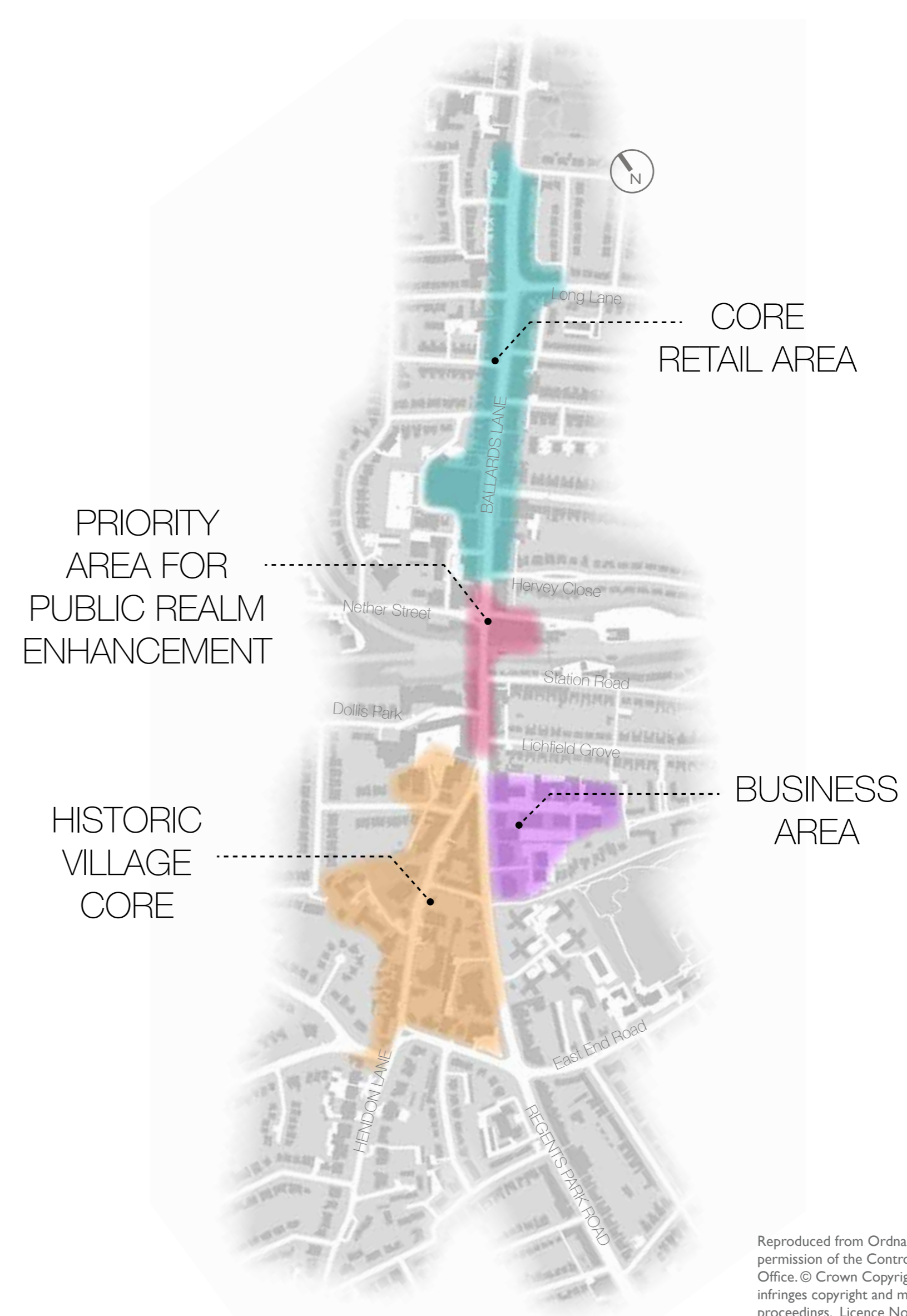
Finally, you can also find out further information or submit your comments by calling **020 8359 7091** or emailing: towncentreplanning@barnet.gov.uk

You can also post your comments to:

Finchley Church End Town Centre Strategy Consultation
Strategic Planning and Regeneration
London Borough of Barnet
North London Business Park
First Floor, Building 4
Oakleigh Road South
N11 1NP

The priorities for planning obligations for development on sites within the area have been set out as follows, to ensure that such contributions help to deliver the objectives of the strategy:

- Reduce clutter in the public realm.
- Provide additional tree planting in appropriate locations.
- Improve pedestrian routes in key locations.
- Upgrade necessary street furniture.
- Create a well designed, shared arrival space outside Finchley Central Station.
- Improve the quality of the street lighting where necessary.



Above: Plan of Finchley Church End showing the Core Retail Area, Business Area, Historic Village Core and Priority Area for public realm enhancement.

All comments should be received by Monday 16th January 2012