

Achieving the Development Principles

It is envisaged that the development principles will be delivered in the following ways:

1

Consolidation of the Town Centre

Expanding the town centre will help achieve a ‘critical mass’ of development that will generate a level of activity which is financially viable. However, it is critical that this is achieved without harming the character of the area; impacting on Chipping Barnet’s local distinctiveness or damaging the vitality and viability of either the wider town centre or centres elsewhere in the borough.

2

Creation of a ‘Retail Triangle’

The creation of a retail triangle between The Spires/Barnet Market/the High Street will enhance permeability and linkages between uses. Improving access will bring higher footfalls to businesses and pedestrian movement to the quieter areas surrounding The Spires

Barnet Market is currently located to the rear of the High Street. By enhancing access and improving visibility or relocating the market closer to the existing retail uses there is an opportunity for a well supported community asset to be revitalised and enhanced.

3

Enhancing the vitality and viability of the town centre

One of the problems in this part of Chipping Barnet is that it is a largely retail dominated area which becomes very quiet in the evening. In addition to which, the connectivity of existing community uses and residential areas is reduced at night by the closure of The Spires in the evening.

This could be addressed by:

- enhancing and expanding the offer provided by The Spires through opening up its current frontage and improving pedestrian linkages through the centre;
- exploring opportunities to incorporate Barnet Market into the Spires thereby creating a retail triangle between the High Street/the Spires and Barnet Market and enhancing access and visibility of all three retail offers;
- improving the layout of units to encourage take up by established retailers thereby providing further anchor attractions to encourage footfall to this part of the centre.

4

Residential development on the Territorial Army Centre site

Residential development within and on the edge of the town centres can help strengthen their vitality and viability . To achieve this it is envisaged that the TA site would not be an appropriate location for retail use but should it come forward for development it should be for a residential use – with a particular focus on family housing.

The redevelopment of this site would need to be the subject of a further detailed planning brief and any development would need to reflect the surrounding established residential grain.