

WELCOME

THE SPIRES

BARNET

Thank you for visiting our public consultation on the redevelopment of The Spires Shopping Centre.

Today's consultation offers the opportunity to discuss the scheme and contribute your feedback to inform the design proposals ahead of the planning application to Barnet Council.

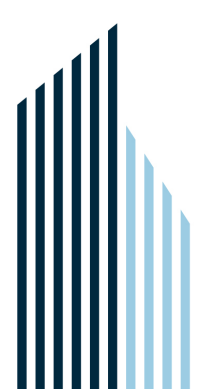
We believe that there is an opportunity to develop The Spires Shopping Centre to create a new place and environment which supports the High Street and the local community through the creation of

new homes, and an improved retail offer along with public realm enhancement. We welcome your views on our emerging and evolving proposals.

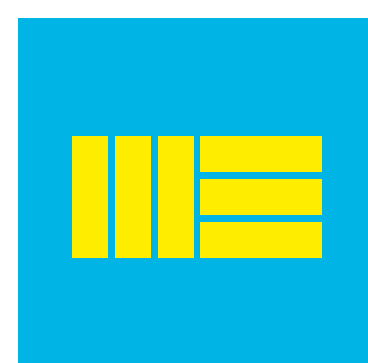
The location of The Spires Shopping Centre



The Team



LD&A DESIGN



DARLING ASSOCIATES
ARCHITECTS



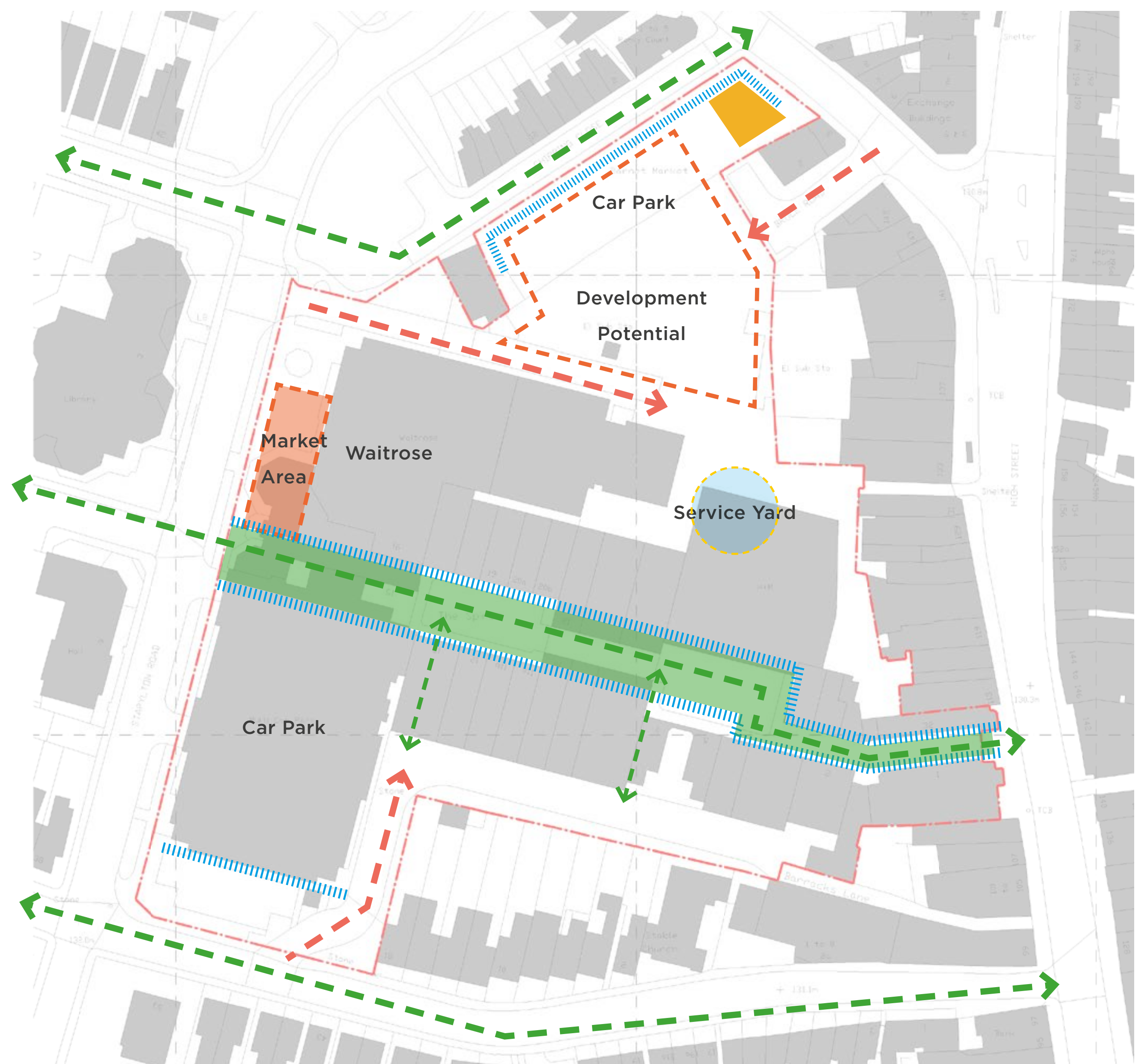
OPPORTUNITIES & CONSTRAINTS

We spent a lot of time exploring and understanding the existing centre and what we believe to be the opportunities & constraints which have then determined our vision.

Site Plan

Key:

Site	
New Public Realm Route/ Street	
New Access Routes	
Interactive Frontages	
Areas to Retain	
Vehicular Access Routes	
Potential Community Use	



Opportunities

- / Adapt The Spires to changing shopping habits
- / Improve the market offer and operation
- / Deliver high-quality residential development above retail
- / Provide additional affordable housing for Barnet residents
- / Public realm improvements
- / Add a 'green heart' to the centre
- / Upgrade sustainability credentials of the centre
- / Rationalise the service yard
- / Reinstate the building line along Chipping Close
- / Involve the community in shaping the redevelopment of the centre

Constraints

- / Waitrose as an anchor tenant
- / Existing retail leases
- / Requirement for phased development
- / Integration of existing building form
- / Wood and Monken Hadley Conservation Areas
- / Massing of the Multi-Storey Car Park (MSCP)

OUR ASPIRATIONS

Our proposal seeks to increase footfall in the high street by providing a new destination for residents and visitors.

We want to revitalise the centre by opening it up and creating a pedestrian street with 24-hour access, complemented by new places to eat, drink, shop and dwell.



IMPROVE PERMEABILITY
across the site.



IMPROVE ACCESSIBILITY
through sustainable means of transport, encouraging healthy activity options.



INCREASE GREEN AREAS
and biodiversity through improved public realm & landscape and the creation of a 'green heart' to The Spires.



SUSTAINABILITY
is at the core of this development.



IMPROVE SAFETY
by opening up the central Spires Walk, improved public realm & lighting.



VARIED OFFER
of retail, F&B, leisure & cultural to support this local area & add to the evening economy.



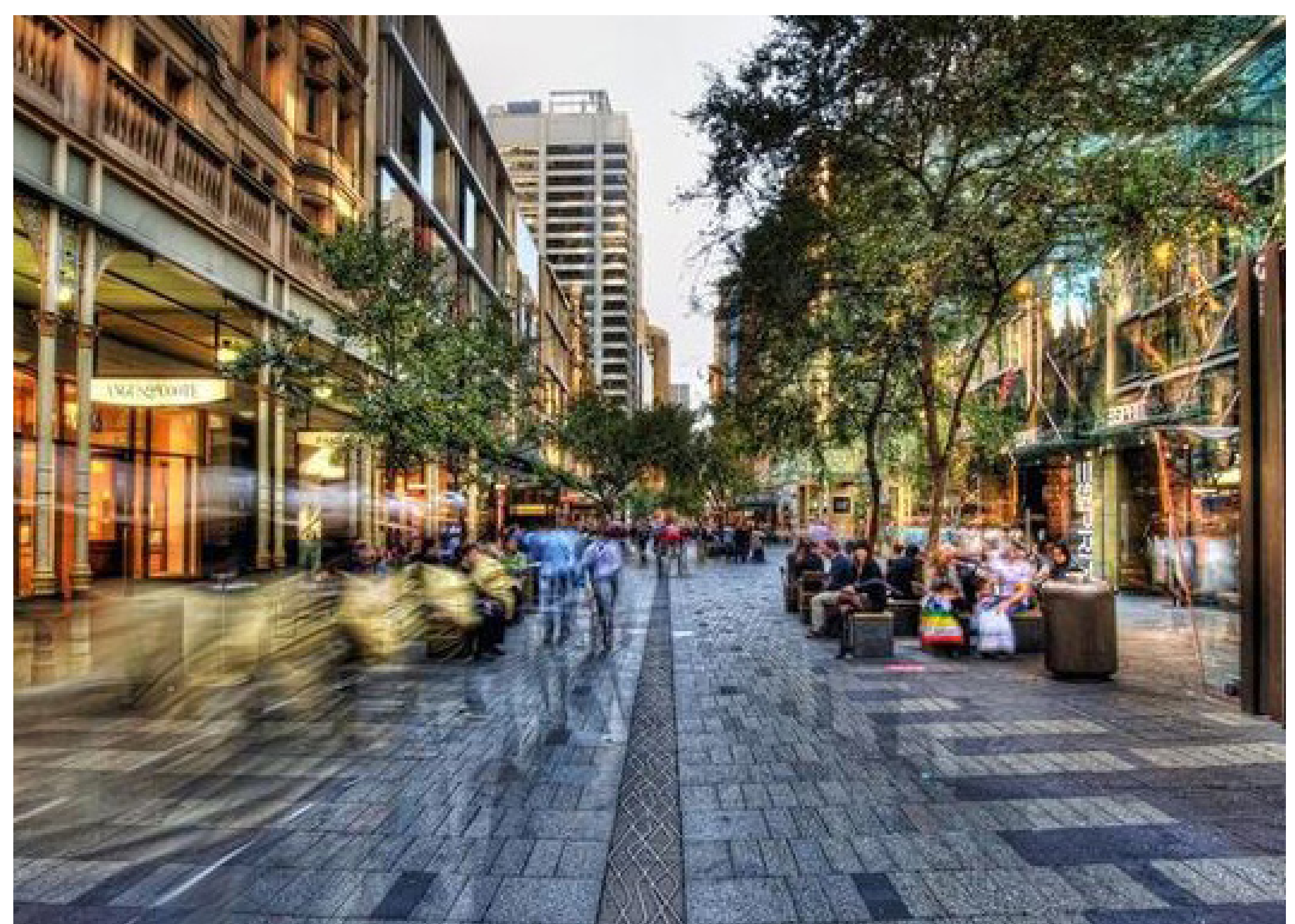
HIGH QUALITY
sustainably designed buildings which respond to the local context.



IMPROVE THE MARKET SQUARE
offer to secure its future and help provide a mixed retail offer.



HOMES
Creating up to 300 new homes of different mixes and tenures for Barnet High Street, including affordable homes on site.



Our ambition is to create a new place that supports and compliments Barnet High Street.

RESPECTING BARNET'S HISTORY AND SURROUNDINGS

Our design reflects the surrounding architectural context, taking inspiration from the existing diverse architecture of the High Street; with its multitude of styles, building heights and ages. We are also committed to retaining the former church spires on the High Street.

Chipping Barnet, also known as High Barnet, contains two conservation areas and a number of listed buildings.

- / Barnet has long been an important stop along the route from London to St Albans
- / A market was established at Chipping Barnet under King John in the 12th century
- / Barnet High Street has served as the

area's main shopping district since at least the 18th century

- / Terraced housing and new streets were laid out in the mid-to-late 19th century
- / The site formerly comprised an 1850s military barracks and an 1890s Methodist chapel
- / The advent of railways in the 19th century and the expansion of the London Underground in the early 20th century further aided Barnet's development



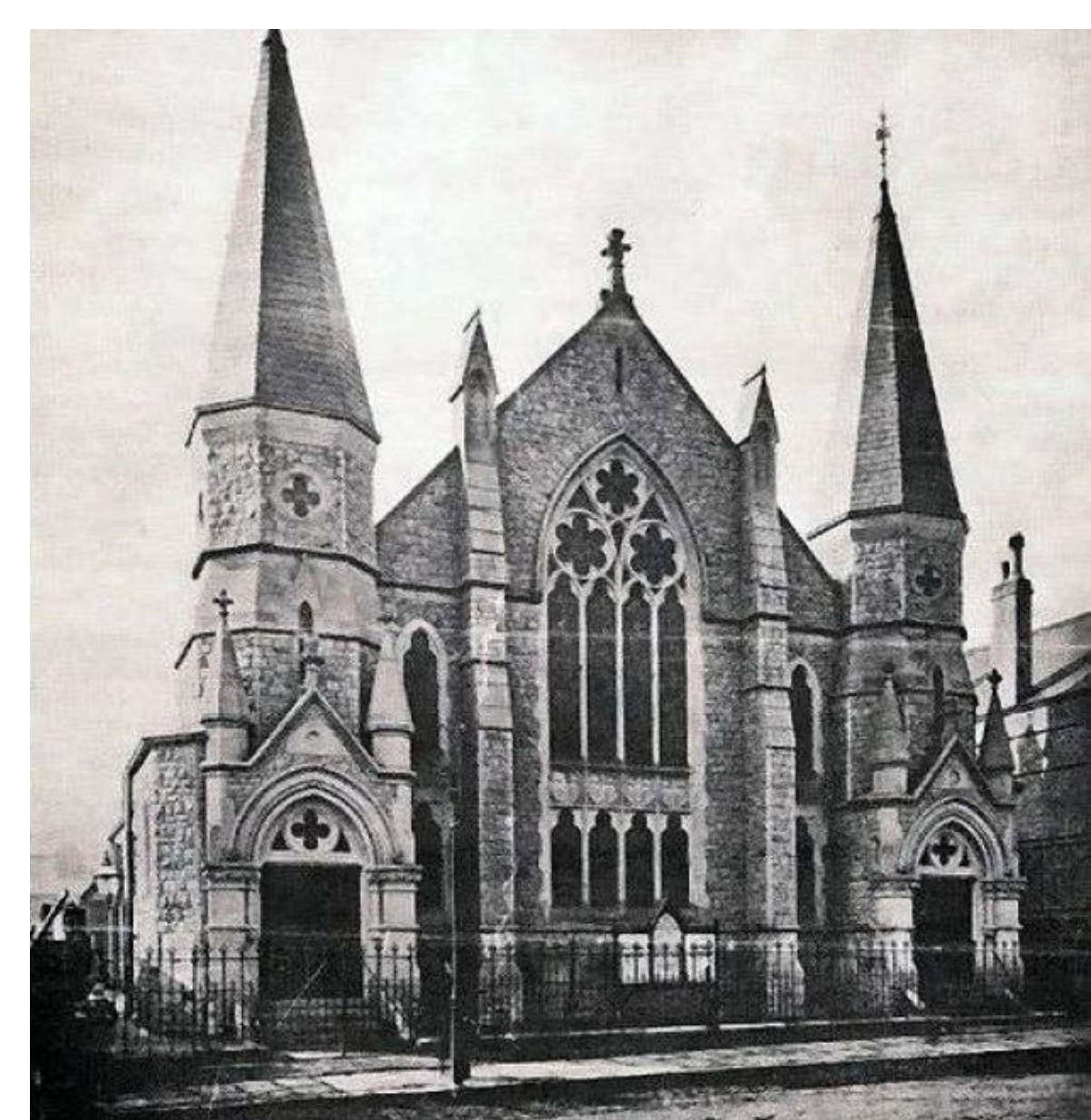
We have carried out in-depth research of the local area as part of our design analysis. This study has helped inform our overall design approach. Reinterpreting the use of materials within the local context and utilising a modernised take on Barnet's defined local character is at the forefront of our design process.



As red and buff brick are the predominant building material in the area, the proposals use this cladding material. Decorative brick divides up the buildings and adds interest, taking inspiration from the brick patterns in the local vernacular.



The view of the new development from the High Street



CHIPPING CLOSE

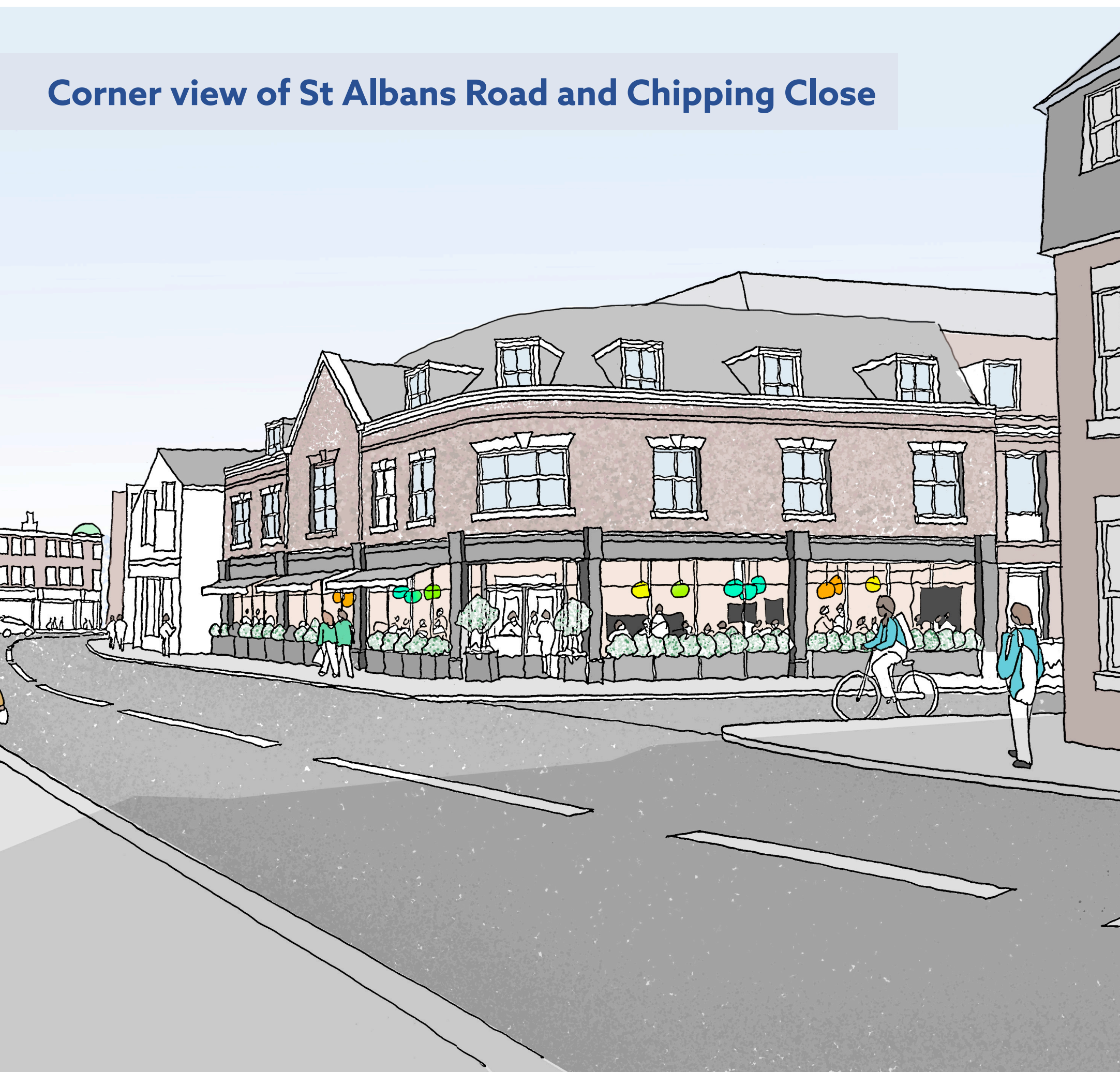
Our proposals for Chipping Close seek to mirror the scale and character of the consented hotel permission, at 3 and 4 storeys. The newly proposed block behind this fronting onto Bruce Road then steps up to 5 storeys. We have adopted the design to create residential homes which we believe compliment the street and conservation area.



View along Chipping Close



Corner view of St Albans Road and Chipping Close



- / **High quality design** that respects the conservation area
- / **Traditional** architecture & material pallet
- / Homes with front doors opening **onto the street**
- / **Communal** garden
- / **Active community** & retail space fronting onto the High Street
- / **Low rise** development that repairs the broken street frontage
- / A **mix** of housing tenure

View of communal garden



THE SPIRES WALK

We want to improve the town centre for the benefit of local businesses and people who want to visit, shop and socialise in an exciting and adaptable destination. A key part of this is opening up the Spires Walk and introducing residential units above the improved new retail space, rising between 4 to 6 storeys, activating the new public realm connecting the High Street with Stapylton Road.

Our vision is for a new 24/7 pedestrian street which runs through the centre creating a welcoming and accessible space for people of all ages.

This new and improved public space will deliver a mix of retail, cultural and leisure offers designed to open and boost the town centre for shoppers and visitors alike.



The Spires Walk



The new Spires will be a playful and 'green heart' for the community

STAPYLTON ROAD AND THE MARKET

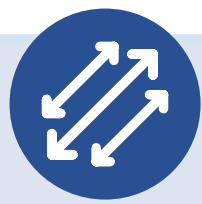
We believe there is a great opportunity to improve the visual appearance of the MSCP & improve the market square to help better integrate & secure the future of the Market.



Creating a larger, more flexible space for the Market



A **flexible space** for events on non-Market days



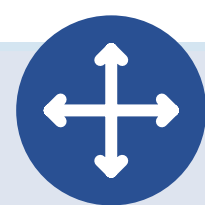
Extending the Market along Spires Walk



Improving the green to create a playable space



Reduce but **retain** parking spaces in the MSCP



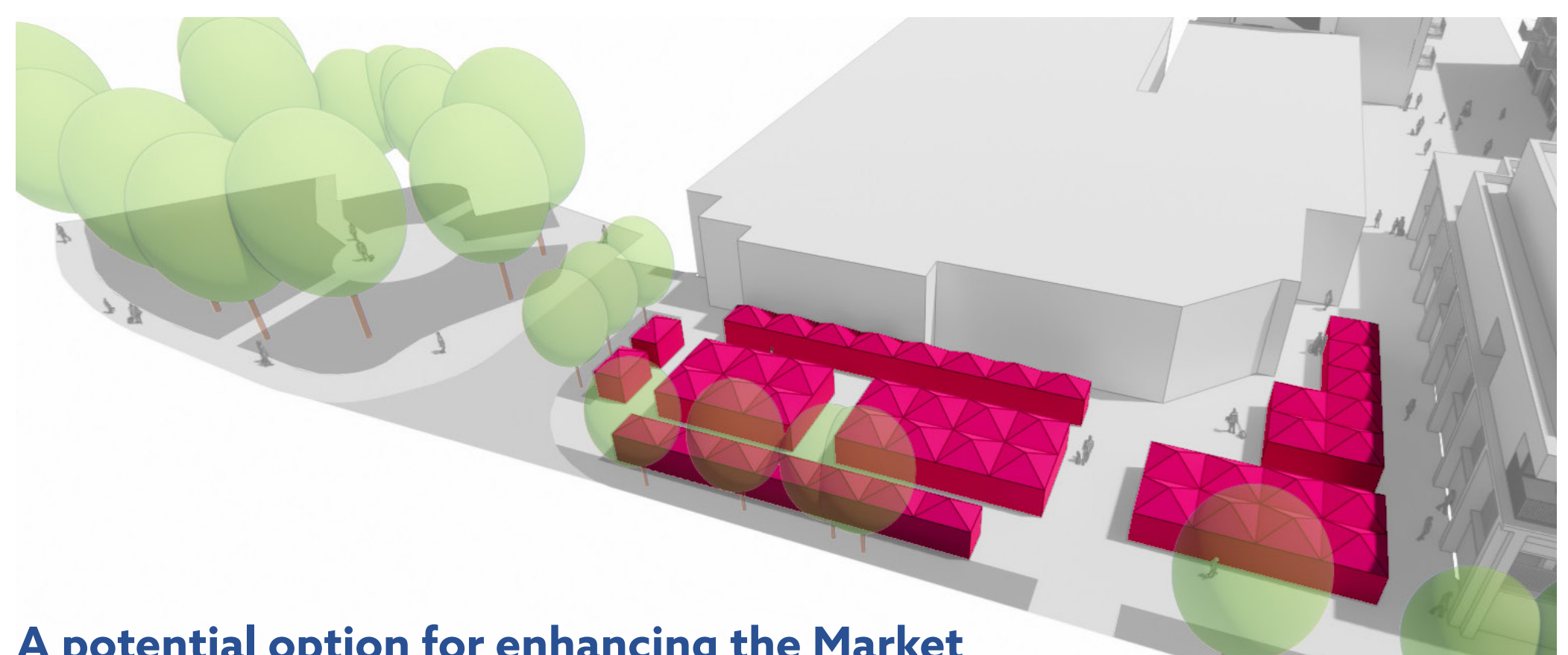
Removing the clock tower to **open up** the **space** and help visibility to Spires Walk



Creating a high-quality building, rising between 3 to 4 storeys, which responds to its context and helps activate the Market Square



Entrance into the Spires Walk



A potential option for enhancing the Market



View along Stapylton Road

NEW HOMES FOR LOCAL PEOPLE

The proposal will provide high-quality new homes, with a mix of tenures and sizes to meet different housing needs. The scheme will deliver 1, 2, and 3-bed family homes in a desirable and well-connected location set among high-quality, landscaped spaces.



Typical unit layout

- / A mixture of housing types including **1, 2 and 3-bed family homes**
- / **High-quality** building materials
- / **Sustainable design** to maximise levels of natural daylight
- / **Cost and energy efficient**
- / **Maximising dual aspect homes**
- / **Comply with Nationally Described Space Standards**
- / **High-quality private amenity space**
- / **Climate Change resilient**
- / 10% of Homes will be **wheelchair accessible / adaptable**

SUSTAINABILITY

Our vision for The Spires is to bring forward a new development which is low carbon and sustainable.



Creation of an accessible space that creates social value.



Creation of jobs & homes.



Provision of 25+ new trees.



Approximately 80sqm of additional green space.



Approximately 310sqm of play space.



Target BREEAM excellent rating.

BREEAM is a world leading science-based certification and validation system for sustainable built environment.



35% reduction in CO₂.



Whole Life Carbon Emission reduction.



Reusing the existing building where possible.



Use of PVs
(Photovoltaic Panels)
& ASHPs.
(Air Source Heat Pumps)



Reduce focus on vehicles & promote sustainable & healthy modes of transport.



Use of permeable paving.

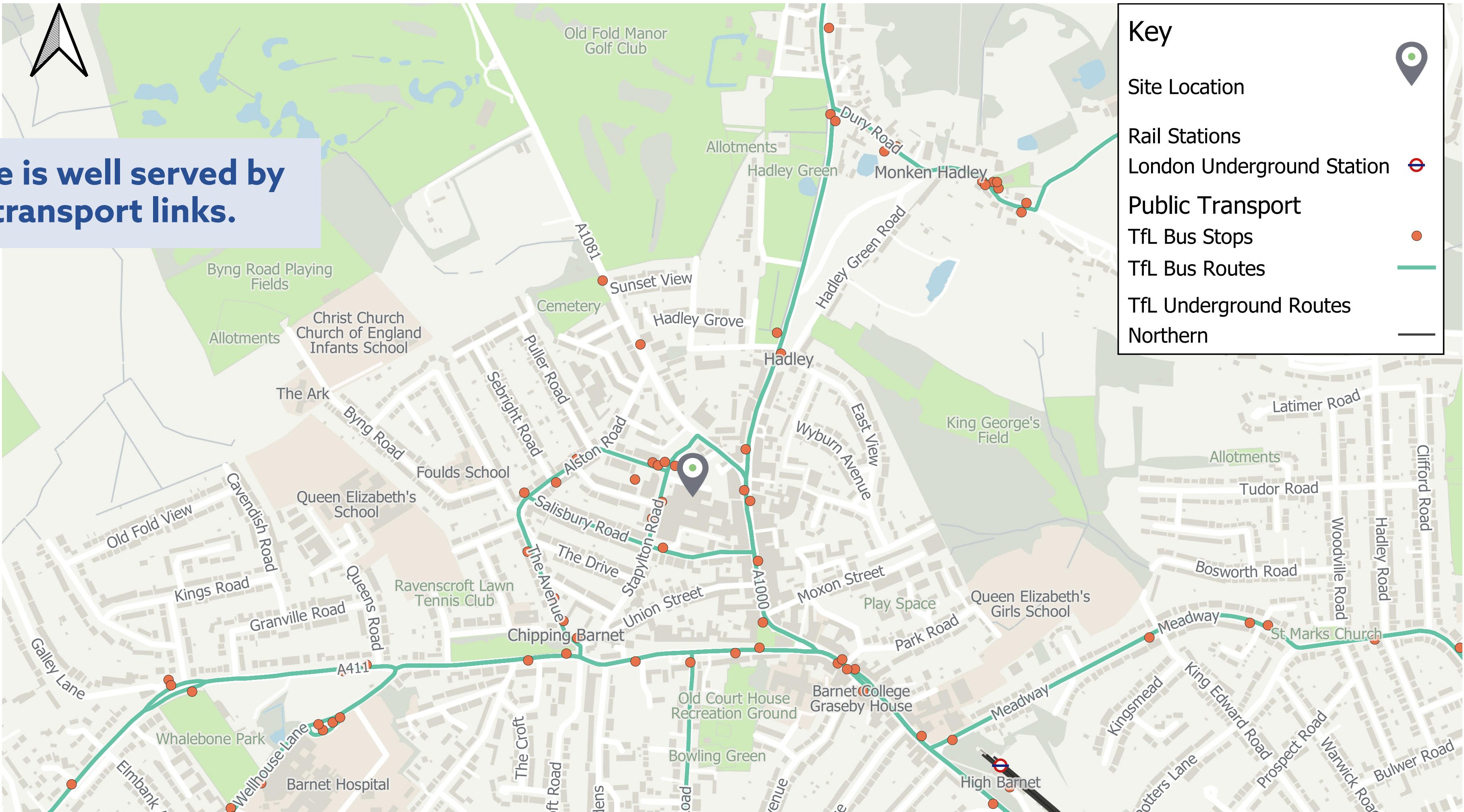


Introduction of robust, drought tolerant, pollinator friendly planting.

PARKING & TRANSPORT

The Spires benefits from strong public transport links, encouraging a sustainable development, increased use of public transport and an uptake in walking and cycling habits.

The site is well served by public transport links.



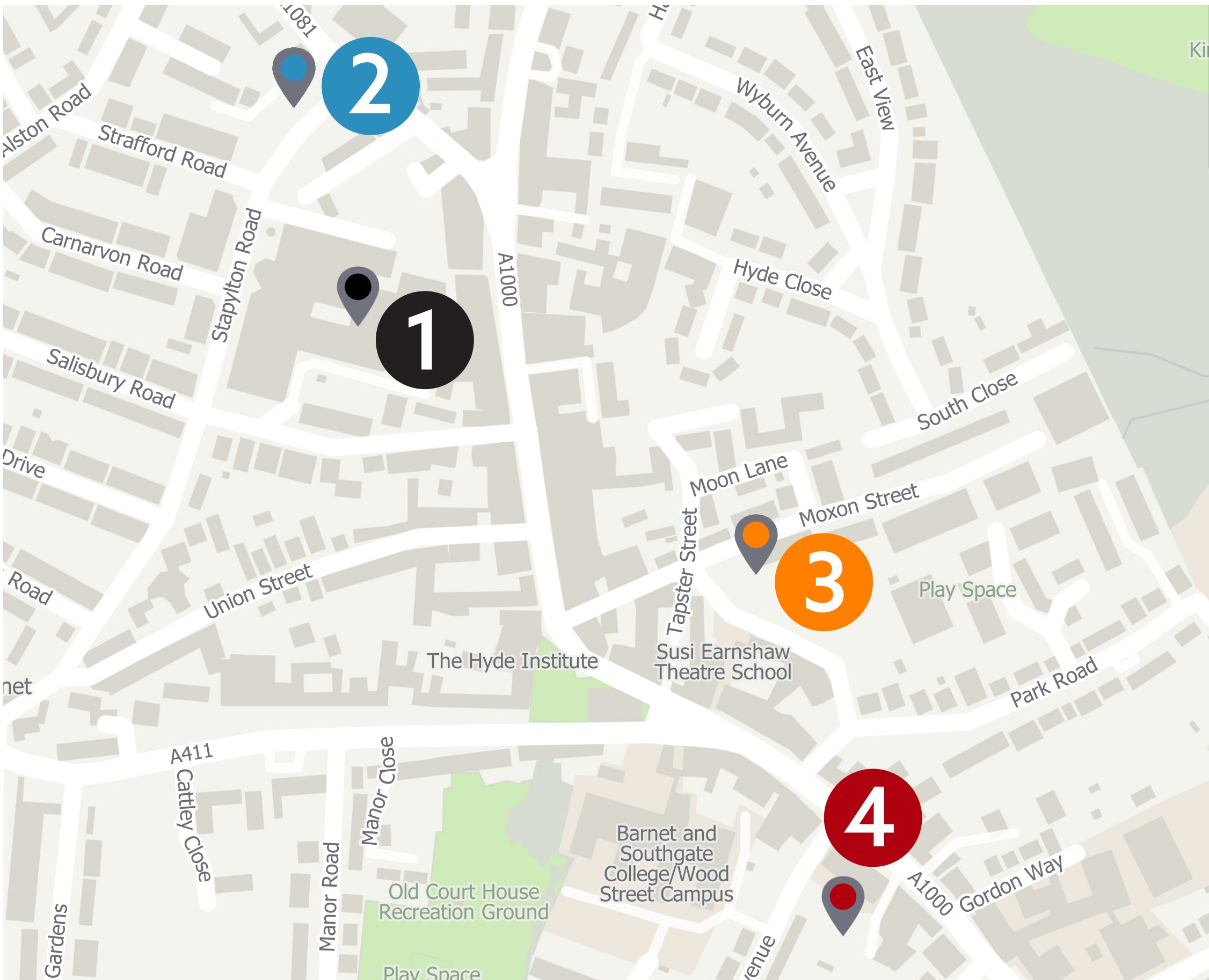
Our proposal is for a 'Car-Lite' scheme, which seeks to retain between 100-150 car parking spaces at The Spires for visitors and for some residents, including disabled parking. We also anticipate being able to offer access to a car-club facility in the local area, as well as circa 460 cycle parking spaces.

As part of our proposals, we undertook a detailed study of car parking use in The Spires and nearby town centre car parks. Our research, carried out in 2023, indicates that even with a net loss of some car parking space at The Spires, our proposal would not result in excessive parking stress in the area, as our car park is routinely under-used.

Our research shows that, in a future scenario where parking is reduced at The Spires, sufficient parking would remain available to serve the existing level of demand which occurs across 4 car parks in the Town Centre:

- 1. The Spires
- 2. Stapylton Road Car Park
- 3. Moxon Street Car Park
- 4. Fitzjohn Avenue Car Park

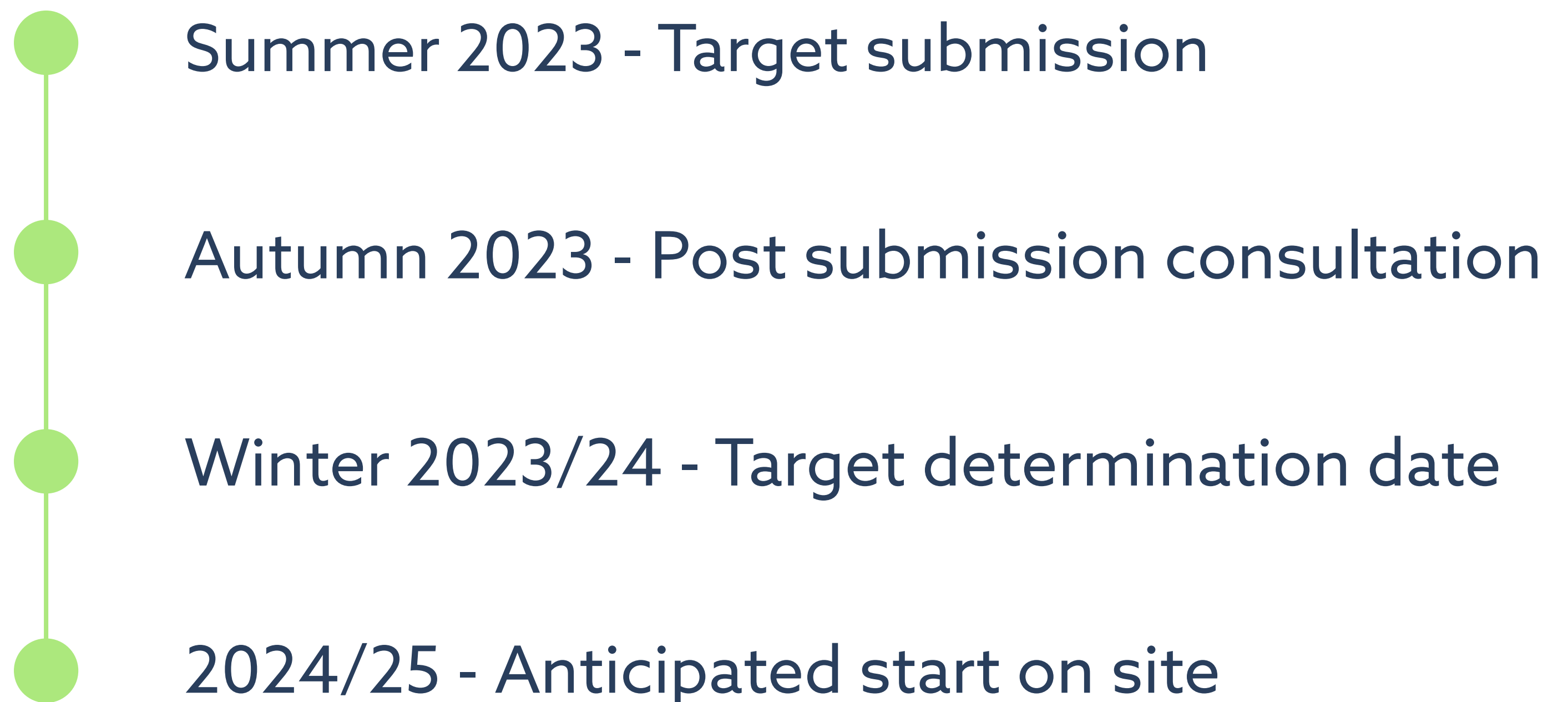
High Barnet Town Centre car parks



TIMELINE & NEXT STEPS

We are keen to hear from you!

Timeline



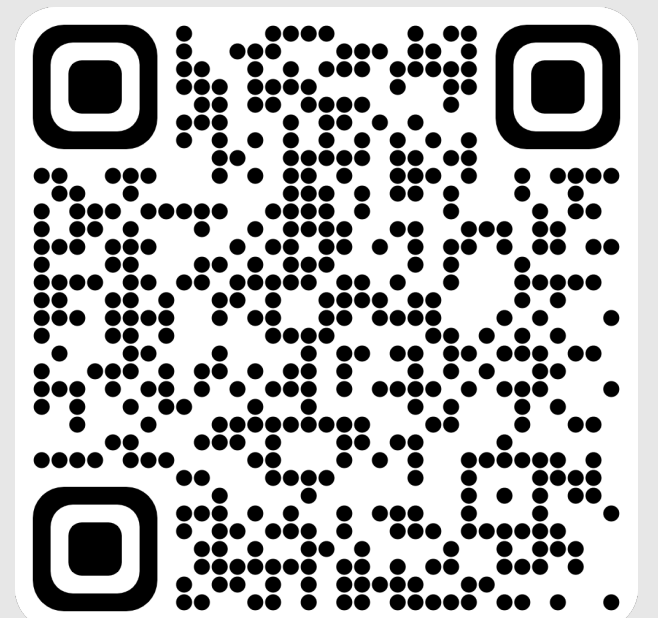
We will continue to engage directly with the local community throughout the planning proposal. Given the complexity of the project and our aspirations to maintain an active retail offer during

construction, full details of phasing and construction management plans will be provided in support of this planning application.

Next Steps

You can leave feedback online via our consultation website thespiresbarnet.co.uk/contact-us/future-of-spires/ where you can also download a digital copy of the boards on display at this exhibition.

SCAN ME



Alternatively, if you would like to write to us later, you can get in touch via:

Email: info@spiresbarnet.co.uk

Post: Just write 'Freepost REDWOOD' on an envelope and it will be sent directly to us with no need for a stamp.

Thank you for taking the time to view our proposals for The Spires Shopping Centre.