



WHALEBONES



PROJECT UPDATE

Thank you to everyone who attended our public exhibition in March on revised proposals, for new homes at the land between Wood Street and Wellhouse Lane.

Over the past few months, we have been reviewing your feedback as well as continuing our conversations with the Council's Planning Department and Trustees of the Gwyneth Cowing Will Trust and the Trustees of the Gwyneth Cowing 1968 Settlement.

The result has been a number of important adjustments to our plans, and we wanted to get back in touch with local people to update you on these changes.

PREVIOUS PROPOSALS & PLANNING INSPECTORATE COMMENTS

Whilst we were disappointed that our original proposals were unable to secure planning permission, our revised proposals as set out in our March 2023 public exhibition were guided by the Planning Inspector's appeal decision.

The main issues previously raised were:

- **Wood Street boundary:** visual hardening as one travels along Wood Street and loss of gap in street scene. **Response:** increase setback from Wood Street and limit views into the site.
- **Western boundary:** impact of apartment block encroaching close to properties in Collision Avenue. **Response:** to reduce the visibility of development by breaking up mass/form and reductions in height.
- **Eastern boundary & Whalebones House:** impact on setting of Whalebones House. **Response:** increase separation from Whalebones House and reductions in height.
- **View across fields:** prominent buildings affecting the setting of Whalebones arch. **Response:** omit housing from back drop to preserve view of arch and retain openness.
- **Area C development:** prominent buildings with abrupt visual change. **Response:** omit housing to retain openness and preserve setting of Whalebones House. Reduce height/volume of the studio.
- **Wellhouse Lane (Area A):** reduced sensitivity to proposed housing, limited further harm to visual amenity. **Response:** review form and mass.

YOUR COMMENTS & OUR CHANGES

Community feedback focused on three main elements of our Whalebones plans – the frontage onto Wood Street, our proposed building materials, and the height, size and location of our planned buildings.

WOOD STREET BOUNDARY

You asked us to look at ways of increasing the distance between Wood Street and our proposed new homes. We have delivered larger separation distances by ‘flipping’ the houses closest to Wood Street around so that their gardens are closest to this road, not the front of our homes.

As a result, the distance between our proposed homes and Wood Street now varies from approximately 26 to 40 metres.

OUR BUILDING MATERIALS

We have taken on board your comments, and those of the Council’s Design Officer. Our updated proposals still seek the use of high-quality materials and seek to more closely reflect the materials used in nearby homes.

BUILDING HEIGHTS, SIZE AND LOCATION

We have reviewed the height, size and location of buildings across the site, seeking to ensure the heritage assets at Whalebones are protected. Overall, the height of the development, its bulk and its massing have been reduced.

As a result of these changes, **our proposals have reduced from 118 homes shown in March, to 114.**



KEY:

Red line boundary of the area covered by proposals.

Blue line boundary of land within the Applicants' ownership that is outside of the application area.



Proposed site plan showing new homes on the west of the site.

SCHEME BENEFITS



Aerial View looking North

We believe that our plans for Whalebones can deliver considerable public benefits, including:



2 hectares of open, public space (on what is currently a closed site)



40% provision of affordable homes



The addition of over 200 trees



A bespoke facility for the artists and beekeepers with the ability to be used for community



Agricultural holding provision for the tenant farmer



A highly sustainable, all-electric and gas-free development



The delivery of 114 new homes

NEXT STEPS

We hope this update is helpful. Hill and the Trustees are now finalising their planning documents ahead of a planning submission to Barnet Council later this summer.

We would like to thank you for giving us your feedback. We will continue to engage with local residents, community groups, and local elected representatives and you can continue to contact us by emailing whalebones@kandaconsulting.co.uk.

Importantly, when our plans are lodged with the Council, they will run their own statutory consultation, giving you another opportunity to comment on our proposals.