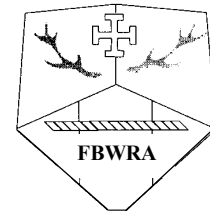


newsletter

Friern Barnet & Whetstone Residents' Association



In this issue

1 - New Southgate station art
4 - The Mayor's plan for London

2 - News from Friary Park; New paving
5 - Helping Heavyweight champion

3 - Latest planning news
6 - Changes in North Finchley

New Southgate station gets a colourful make over



Morning and evening commuters, as well as other travellers, using New Southgate station are greeted with a brilliantly coloured mural on the station wall. The panel shown above is one of eight "panels" produced on about 40 metres of wall. Each "panel" is as colourful as the one shown above. The art work was produced at the end of July by an organisation called "Global Street Art" and for this project artists from Brazil contributed. More information about this organisation can be found on www.globalstreetart.com Of course, it won't last forever, weather, and who knows, maybe other less talented graffiti artists may want to make a contribution.

HG

Friern Barnet and Whetstone Residents' Association

- We are non-political
- We work for all residents in the area
- We discuss issues with Local Councillors and Council Officials
- Associated with the following bodies
- The Federation of Residents' Associations of Barnet
- The Finchley Society
- Friends of Friary Park
- Open Spaces Society
- The Friern Barnet & District Local History Society
- Coppetts Wood Conservationists
- The London Green Belt Council
- Love Whetstone

NEWS FROM FRIARY PARK

Friary Park has survived the drought well and the hot weather has brought many visitors to the Park during the hot weather.

A proposal to install a new skateboard area for younger users next to the existing site awaits the appointment of a council approved contractor before estimates can be considered.

About 15 members of the 'Good Gym' group paid a recent visit to the Park. The Group's purpose is to combine a long run with performing a task for about half an hour when they arrive. They did well to collect six bags of litter and swept the main driveway before running back to East Finchley!

Sandra Lea, our local tree expert, gave her second guided tour of the Park's trees on Sunday 2nd September which enthralled over thirty supporters. It was amazing to learn how many different species of trees thrive in such a limited area.

Barnet Council has plans to replace about 30 trees due to many being lost through disease over the past few years. Planting is expected to take place from November onwards. The FBWRA is keen to hear members' comments on other parks in our area although most are not represented by friends' groups. Such groups are useful as they put pressure



on the Council where they see a shortfall in the quality of maintenance, as well as working with them on projects.

If you do have comments about your local park or open space, you can raise them with Barnet Council by emailing parks@barnet.gov.uk. Also, take a look at the Friends website – fofp.org.uk

RT

Welcome new paving for old

You may have noticed two new surfaces underfoot recently – round street trees, and on some roads. They are both new introductions and are both to be welcomed, but they are different. The one round trees is Rubber Crumb, and the one on roads (as on the lower half of Torrington Park) is Micro Asphalt.

Rubber Crumb is similar to the shock-absorbing material laid on children's play areas, as in Friary Park. It consists of the crumb and chippings of recycled rubber tyres (Hooray! Bonus Point One!), bound with a polyurethane resin. A version was already in use on the Continent for running tracks in the 1940s, so we're catching up... While firm enough for us to walk on, it is also air and water permeable, and flexible. So, unlike asphalt, it allows water to go to tree roots instead of drains. Roots of new trees are therefore more likely to stay within the planting pit and, if with older trees they do rise, the surface will flex and not, as with asphalt, crack open horribly. How many bonus points does all that make?

Appalled by the Council's current replacement of good paving stones everywhere - by "TARMAC, FORGOODNESS SAKE, which is only going to CRACK immediately!" I started asking questions - and the above is what I found. It's good, isn't it? So why didn't they tell us? Not patting political backs, but in a sensible, grown-up way?

Micro Asphalt, aka Micro Surfacing, doesn't replace the existing tarmac on roads, but seals it with a protective maintenance layer which restores the surface (better skidding resistance) and makes it waterproof, protecting against frost



The darker surface around the tree shows the use of the new, porous Micro Surfacing

and water damage. A surface dressing, it's laid on as a cold liquid layer of asphalt emulsion blended with finely crushed stone for traction. This covers minor cracks and irregularities, dries within 30 minutes, and is expected to prolong the life of a non-major carriageway by maybe ten years.

Wouldn't it have been nice if the "RESURFACING WORK - DON'T PARK HERE" notices on lampposts had told us some of this? Or am I the only curious resident around here?

YR

Latest planning news

St John's Church Hall N20

In our July edition we reported on the Association's objection to an application for planning permission to build a block of 22 flats on the site of the St John's Church Hall, Friern Barnet Lane (next door to the old police station, now the Alma School).

The proposal included only 3 parking spaces, even though Council planning policies indicated that for 22 flats there should be up to 26-27 spaces.

We objected on the basis the applicant had not shown there was sufficient on-street parking capacity. Three months later, at the time of writing (mid- September) the Council has still not reached a decision, and the application has not yet been listed to go to the planning committee for consideration, so none appears imminent.



DT

Former HSBC, Whetstone

In January Barnet Council refused planning permission for an application, made in 2017, relating to the former HSBC bank in Whetstone (just to the north of Waitrose), for its extension and conversion into five 1 bedroom flats and a ground floor retail unit, with no on-site parking. The applicant appealed, and the Inspector agreed with him, allowing the application in June. Both the Council and the Inspector had found the lack of any on-site parking was not a reason to refuse permission.

Now the applicant has submitted a new application. This now proposes four flats rather than five, and bringing the front of the building forward to align with the building line of Waitrose. All very good, but what is interesting is the parking survey that has been submitted. This is the same survey as that submitted with the earlier application, and it reports on the availability of uncontrolled parking on roads within 300m of the property.

Much of the parking on these roads is "uncontrolled " i.e. not subject to restrictions - uncontrolled availability is relevant for assessing whether there is enough available on-street parking to accommodate the four cars the new scheme is likely to generate.

The survey looked at availability at 5.30 a.m and during the periods 7.00 to 8.30 a.m. and 5.30 to 7.30 p.m. In the area covered there are 108 uncontrolled spaces . The survey found that on two consecutive working days, across both the morning and early evening survey periods, the unoccupied parking capacity never dropped below 6 spaces on one day and 13 on the other.

The survey concluded that " this would suggest that future



The former HSBC building lies between Waitrose and "Pinks" the florist

residents of the development would be able to park within the surrounding area, and the development's requirement for 4 parking spaces could be accommodated within the existing on-street provision of the local area".

So the "future residents " would use 4 of the average 8.5 available spaces! That doesn't leave many spaces for others to use.

The survey did not cover the working day or the evening after 7.00 p.m. - yet this property lies in the heart of the retail and restaurant area of Whetstone. Barnet planning department were happy to accept the same survey report for the 2017 planning application - yet it seems not to cover the question of parking availability during important periods. Why? We hope to discuss this issue with the planning department and to report further in a future issue of this Newsletter.

DT

The Mayor of London and the London Assembly issue "A New London Plan"

The London Plan is a lengthy and detailed document which states the Mayor of London's statutory spatial development strategy for the Greater London area. It is (supposedly) written by the Mayor of London and published by the Greater London Authority. All London boroughs are meant to abide by it. In addition to this, each borough can have their own Local Plan or, in Barnet's case, the Barnet Unitary Development, which might fine tune some of the London Plan.

Sadly, neither document states that planning for new homes requires as many parking spaces as people might wish for. Barnet's Planning Committee hope that there will be at least one parking space created for each new home but this is not always possible.

Where there is good public transport and the opportunity to park in neighbouring streets, the parking allocation may well be decreased. Population density, location and ease of access are also taken into account when parking considerations are being discussed.

The London Plan states clearly that a large house or flat with 4 or more bedrooms, may have 1.5-2 parking spaces

allocated to it. A terraced house or flat with 2 or 3 bedrooms may be given 1-1.5 of a parking space (who owns just half a car?). A one bedroom or studio flat will have 1 or less than 1 parking space.

Whilst this is not very satisfactory for the modern family, who often own at least 2 cars, it does convey the part of the plan that tries to encourage use of public transport and result in less pollution on our streets.

Currently parking is a very hot potato, both locally and within Greater London. There have never been so many cars on our streets and **all** of them need somewhere to park.

Contrary to popular belief, the space on the roadway outside your home does not belong to you. It is part of the public highway and is available to any normal sized vehicle for parking.

If you have a few hours to spare, read the London Plan. It provides an economic, environmental, transport and social framework for the development of Greater London.

KS



Bowes Primary school on the section of the North Circular Road (A406), known as Bowes Road, is subject to heavy vehicle pollution all day long. The eastbound traffic is congested, barely moves or is stationary for long periods. A significant proportion of the vehicles are diesel vans and lorries. In decades to come the pupils of this school, when suffering from the resulting respiratory and circulatory diseases may wonder why something couldn't have been done to lessen pollution on this stretch of the North Circular.

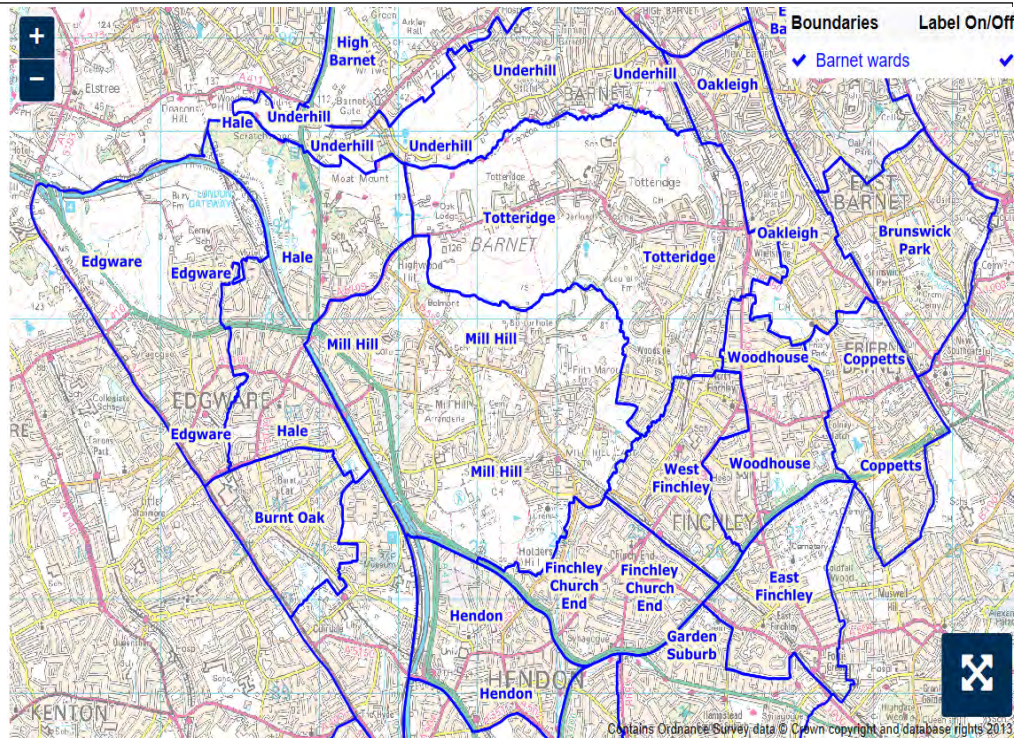
Barnet Ward boundaries are about to change

What Barnet ward do you live in? Oakleigh, Coppetts, Woodhouse, other? Does it matter to you? Because it may be about to change.

The number of people living in an area can change a lot over time; so every 20 years boroughs throughout the country are reviewed, by the Local Government Boundary Commission (LGBC), to ensure an even distribution of residents to councillors.

Our last review in Barnet was in 1999, and so the latest is just beginning. A consultation will run from 25 September to 3 December, with final recommendations due in June next year. It will mean that the shape, the size and the name of what is now yours may well change.

The Commission says: An electoral review recommends new ward boundaries that mean each councillor will represent approximately the same number of voters. We also aim to ensure that the pattern of wards reflects the interests and identities of local communities as well as promoting effective local government.



If you would like to learn more, and have a voice in the consultation, you should go to the Barnet web site:

barnet.gov.uk/citizen-home/news/Have-your-say-on-ward-boundaries-review

YR

Local fitness coach helps world heavyweight champion retain his crown

Remik Kubas (right) is one of the team of trainers and fitness coaches who helped Anthony Joshua (left) prepare for his recent successful defence of his heavyweight crowns. Anthony Joshua is a big man, 6 foot 6 inches tall and over 17 stone in weight. He needs a skilled team to prepare him for his fights.

Remik leads the pilates class at the Friern Barnet Community Library on Tuesday and Saturday mornings. Originally from Poland, Remik and his family have been resident in Barnet for many years.

As well as his involvement with boxing in the Finchley Amateur Boxing Club, Remik is also a champion ballroom dancer.

HG



Planning objections (continued from page 2)

Macaret Close, High Road, N20

The Association has objected to, and is assisting local residents with their fight to secure the refusal of, a planning application for the redevelopment of 1511 High Road (on the corner of Macaret Close) as block of 9 flats, with associated car parking, cycle parking, etc.

Access to part of the on-site parking would be from the High Road and to the remainder, to be located towards the rear of the site, from Macaret Close, which is a narrow cul-de-sac.

The Association's objection is based on the height and depth of the proposed building- although described by the applicant as a three storey proposal, in reality it would be a four-storey development. The fourth storey would be contained in the roof of the proposed building, but the building as a whole would have a similar visual impact to a four storey building with a flat roof.

We have told the Council that, in short, we think the proposal is too high and too deep for the site, and that it would be out of keeping with the locality, overly dominant and intrusive



when viewed from neighbouring properties in the High Road, and that it would overlook and overshadow neighbours' gardens to an unacceptable extent.

The design of the building itself is quite attractive and similar to the smaller blocks at the redevelopment of the former B&Q site in Whetstone. The problem is that the applicant is trying to cram too much onto the site.

Changing scene in North Finchley



After serving the North Finchley community for many decades, W Channon the Locksmiths are moving on. Door keys can be cut in many places but for a real locksmith the shop in Russell Lane may do.



The new fruit and veg shops have brought a lot of colour to North Finchley. Experiences may differ, but these new shops can offer produce at much lower prices and decent quality, when compared to the local supermarkets. With the redevelopment of North Finchley they will all disappear.

Forthcoming Events

Incognito Theatre, Holly Park Road **18th November - 24 November 2018 "Lady Windermere's Fan"**
Performances are Sunday at 6pm, Monday - Friday at 8pm, Saturday at 3pm and 8pm.

FRIERN BARNET & DISTRICT LOCAL HISTORY SOCIETY
start 7:45 p.m. Wed 24 October **The History of Almshouses** (by Simon Smith)
North Middlesex Golf Club, Friern Barnet Lane, N20 0NL