

# Draft Chipping Barnet Community Plan

## Engagement Summary & Proposed Next Steps

Final Issue: 03 June 2021

# Chipping Barnet Community Plan Engagement Summary & Proposed Next Steps

## Executive Summary

This report summarises the consultation response to the Draft Community Plan, and proposes next steps for the project ideas. While some projects from the long-list are ready for, or in the process of, being realised, this report recommends five projects which the remaining consultant resource can focus on developing in more detail to support future commissioning, fundraising and implementation.

## Engagement Summary

The consultation received over **3700** visits and over **700** comments over a period of 6 weeks from 8th January - 19th February 2022.

Out of these comments, **79** included active support to help realise project ideas with participants offering to champion and support with their skills, time, and investment.

The engagement summary includes people's support and concerns for consideration, along with proposed updates to the Community Plan, for the Key Principles, Character Areas and Project Ideas. Taking on-board participants feedback, updates have been made to the Draft Community Plan - a list of all these updates can be found in [Appendix B](#).

The feedback has been used to order the project ideas into lower, mid and higher popularity projects - [see page 10](#).

## Next Steps

The consultants have assessed the project's deliverability and impactfulness to review the ordering into lower, mid and higher priority projects - [see page 20](#).

Taking into account the community preferences and consultant's review, the following five project ideas will be progressed. This will aid the council and community to work towards securing funding to deliver these projects:

- [Routes and Riches Wayfinding](#)
- [Activating the Public Realm](#)
- [Play Masterplan](#)
- [Co-working Space](#)
- [Employment Hub](#)

How these five project ideas will be progressed in the next phase can be found on [page 29](#).

The engagement has demonstrated people's interest and support for the wider set of project ideas, with many people coming forward to actively help develop them. All the ideas will remain part of the Community Plan with the hope that they are developed separately, in addition to the initially progressed five projects, whether in parallel or at a later date. Ideas for how the projects could be separately progressed by the council and/or community are also included in this report - [see page 22](#).

To view the Chipping Barnet Community Plan visit:

[www.CBCommunityPlan.co.uk](http://www.CBCommunityPlan.co.uk)

If you have any questions/comments please email:

[hello@CBCommunityPlan.co.uk](mailto:hello@CBCommunityPlan.co.uk)

There are also summary versions available to request via the Select and Collect operating at Chipping Barnet Library. The telephone number for the library is 020 8359 4040. At the time of writing, staff will only answer the phone on Tuesday, Wednesday, Friday and Saturday.



### About the Team

Architecture 00, with Studio Weave, Retail Revival and Urban Flow, have been appointed by Barnet Council to develop the Community Plan.

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# Introduction

## Why this report needed

The Community Plan aims to establish a long-term plan for residents, businesses, community groups, and Barnet Council to work together to improve the town centre to meet the needs of the community, both today and tomorrow.

A website has been created to share the Community Plan, with the ability to comment and show support for project ideas during a six-week consultation period, from the 8th January until the 19th February 2021 (see [www.CBCommunityPlan.co.uk](http://www.CBCommunityPlan.co.uk)).

There are also summary versions available from Chipping Barnet Library to support people who are unable to view the website, along with a project email address ([hello@CBCommunityPlan.co.uk](mailto:hello@CBCommunityPlan.co.uk)).

After this consultation period, we have reviewed the responses and ideas, and made necessary amendments and additions to produce the final Chipping Barnet Community Plan, that the council will take for adoption.

The feedback over this period has also informed the recommendation of five initial project ideas for the council will prioritise and work with the community to develop and deliver.

## Initial Progressed Projects

### What it means to be one of the initial progressed projects

Utilising the community priorities identified through the engagement, the council have identified an initial five projects to begin to develop to RIBA work stage 1.

This will be made up of five studies with outputs including a project brief, feasibility drawings (if appropriate), outline costing and an outline business/legacy plan (if appropriate). This information will aid the council and community to work towards securing funding to deliver these projects.

The engagement has demonstrated people's interest and support for the wider set of project ideas, with many people coming forward to actively help develop them. All the ideas will remain part of the Community Plan with the hope that they are developed separately, in addition to the initially progressed five projects, whether in parallel or at a later date. Ideas for how the projects could be separately progressed by the council and/or community are also included in this report.

## How this report prioritises the projects

The methodology for prioritising the initial projects to progress has been to:

1. Compare the levels of support, feedback and comments via the engagement, to categorise the 31 project ideas into higher, medium and lower levels of popularity for the community.
2. Assess the project's deliverability, and impactfulness to create a categorisation of higher, medium and lower priority projects, taking into account the community preferences.
3. From this ranking, the next steps for each project is proposed - this includes being short-listed for a feasibility study, progressed in parallel by the council and/or community, or developed at a later date, if possible.
4. The short-listed feasibility studies are assessed against their likelihood of being progressed independently and being most suitable for progression to RIBA Stage 1.
5. The recommended five projects are reviewed for their ability to deliver a mix of projects, in terms of cost, timescale, types and leadership.

## Summary of Engagement

### Engagement to date

The Draft Community Plan was produced following engagement undertaken with local residents, businesses, and community groups to identify Chipping Barnet's riches and challenges, and to identify opportunities to improve the Town Centre. This included:

- 270+ residents engaging with us through the mailing list;
- 160+ conversations at local events;
- 145 responses to an online survey;
- 35+ one-to-one conversations with local businesses & key local groups;
- 5 focus group workshops

The draft version of the Plan was then shared with the community via the Chipping Barnet Community Plan website as explained above, with comments collected over a six week consultation period from 8th January - 19th February 2021.

### Consultation Response to the Draft Community Plan

The consultation received over **3700** visits and over **700** comments within this period.

Out of these comments, **79\*** included active support to help realise project ideas with participants offering to champion and support with their skills, time, and invest

In addition, a focus group workshop was held with students from Barnet and Southgate College and Teenage Market traders.

(\*these **79** commitments of support came from **44** people, i.e. some individuals offered support commitment against multiple projects. For a break-down of this support against projects, please refer to Appendix A).

# General themes of support and feedback

## Key Principles

A series of seven shared principles have been established for Chipping Barnet Town Centre. They lay out a vision for what the Community Plan aims to achieve and act as principles to inform any future development within the town centre.

The Key Principles were developed through previous engagement with the local community, as outlined on the previous page.

Below is a summary of feedback from the engagement.

A list of updates that will be made to the Community Plan, is found in Appendix B.

### ‘We want to be proud of Chipping Barnet’

#### Support

Develop a local identity

Comments align with the original engagement findings represented by this principle, with people proud of the town's history, and heritage and green assets, but feel it is underselling what it has to offer in terms of identity and celebrating these successes. The comments demonstrate the importance people place on the need to feel proud of Chipping Barnet.

*“I agree with nearly all the points made in this section. I think one of our challenges is to educate both visitors and residents about Barnet's rich history, which will help engender that sense of pride in place which, in turn, drives efforts to make our community a more attractive environment in which to live, work and play.”*

The need to differentiate Chipping Barnet was highlighted, considering its edge of London location, with active curation for both its cultural and commercial offer - for example, *‘make Barnet the go-to London grassroots arts and culture festival...the independent retail capital of London’*, as well, has the potential to capitalise on the leisure (rambling, cycling, sight-seeing) uses of the surrounding countryside.

As in the original engagement, people highlight the challenges of creating an attractive high street, with consideration needed for the upkeep of historic buildings, appearance of shopfronts and vacant units, and general upkeep (rubbish, cleanness).

Participants highlighted an interesting addition to the town's history with the recent find of a 14th Century structure within the former Chudy's Hairdressers, near the Ye Old Mitre Inne (this will be added to the principle).

### ‘We want our town centre to be a destination that is enjoyable to visit’

#### Support

Easy movement & improve the pedestrian experience

In line with this principle, there is general agreement that easier movement to, and around Chipping Barnet, is needed, with improvements in the pedestrian experience.

*“Pedestrian safety is a huge issue in Barnet. Traffic use roads as major cut throughs.”*  
*“I am fully in support of a strategy to improve air quality and reduce traffic on our high street whilst ensuring that residential roads do not become a rat run.”*

The consultation highlights there is a need to assure that all methods of travel to and around the town centre are considered holistically in relation to any proposals. There was a clear indication from a number of people that they thought a more pedestrian friendly environment was crucial to the town centre's success. Whilst some residents think no changes should be made to affect traffic flows, others are positive about the pavement widenings, and promote pedestrianisation. Other suggestions included, public realm improvements such as more planting, benches for people to rest and socialise, cycle lanes and routes, and more places to play.

What is agreed on, is the need to improve the experience of travelling for both, pedestrians, cyclists, cars and public transport, and reduce the impacts of congestion. As included in the plan, it is agreed that a transport assessment and parking review is carried out for the town centre.

### ‘We want more reasons to visit & stay in the town centre throughout the day, evening & week’

#### Support

Diversify uses

As found in the original engagement, people want more reasons to use and visit the Town Centre, and support ideas such as, events and better links between the high street and surrounding green spaces. Also a desire to support and improve the existing community facilities such as the Old Courthouse Gardens, Barnet Museum, and The Bull Theatre. In addition, attracting more diverse business, work, social and community uses in the Town Centre.

*“It is true that there is not enough to keep people in the town centre for very long so there is need to develop leisure, hospitality and entertainment facilities. However, also need to encourage people to go beyond the town centre (Ravenscroft Park, Barnet Rugby/playing fields, Dollis Valley etc) and make sure there are town centre facilities for them when they get back to the town centre.”*

The restrictions of COVID-19, further amplified people's appreciation of the surrounding greenspaces, as one resident explains, *“Over the last 10 months I have done a 5 mile walk in the countryside around Barnet and it is a real asset. I have a friend who lives in South London and when she could she came up to join me on my walk once a week. It would be great if we could build on this.”*

In keeping with the local focus of the Community Plan, responses highlighted that improvements should encourage and improve local residents' use of the Town Centre, whilst promoting more visitors from further a field. Opportunities, such as, better connections with the surrounding greenspace and more diverse work, social and community uses would support this balance.

## ‘We want high street businesses & ventures to thrive’

### Support

Support businesses  
& employment

People support this principle, wanting to see new and existing businesses grow in Chipping Barnet.

The potential of workspace in the Town Centre due to increased home working triggered by COVID-19 was reinforced, also with the potential to increase footfall to the High Street and encourage more community.

*“I would strongly support more help being given to local businesses to make them more commercially viable. I have always commuted into a central London office but plan to work remotely after the pandemic. I’d like to see a co-working space and more opportunities and spaces to connect and socialise with other young professionals living in the area, to make up for the lack of office community when working remotely. I’d like to have more local friends and to shop and eat locally rather than always going into central London.”*

Responses also reiterate the need to support businesses and employment, identifying the many barriers there are to both setting up and long-term success. As one business owner replied, *“Several new businesses have opened on the high street due to the cut in rates (due to COVID) which shows that if the economic conditions are reasonable, there are plenty of businesses that wish to and can prosper on the high street.”* While it is Central Government that set businesses rates, not the council, at a local level there are projects that actively support businesses, such as affordable workspace and low-cost spaces to test trade.

Recognition of the new businesses that have opened recently was also made, and will be added to this section of the report.

## ‘We want to expand & establish new civic, cultural & community assets for all’

### Support

Community  
uses

Responses support this principle, reiterating support for raising awareness of what is on offer, and projects that cater for the whole community, including young, older people and families - and encouraging them to mix. As one respondent says, *“Community, community, community. High streets are about experiences now, not supermarkets. Weekly shopping is more and more delivered, specialist shops and entertainment is needed.”*

Alongside acknowledgement of existing cultural and community facilities (as mentioned in the Plan), many comment on the need to provide more for young people, and support improvements to the Old Courthouse Gardens. *“It would be good to improve the kids playground in the Courthouse park. This is a great meeting point for youngsters/parents.”*

The potential of greater awareness and support for community groups was also supported *“I think the biggest problem is awareness - I’ve lived in Barnet all my life and often visit the high street but don’t know about any of these community groups. Better, more prominent advertising is a good idea.”*

Additional ideas include the temporary use of vacant units to showcase social and cultural activities, such as classes to exhibitions, and an inventory of indoor and outdoor spaces that could host community based activities (these ideas will be added to the Plan).

## ‘We want to actively be involved & invest in our town centre’

### Support

Community  
role

In line with this principle, residents evidenced their appetite to invest their time, skills and even crowd-fund towards project ideas, with 43 community members making 79 commitments to support the Community Plan project ideas.

Responses also highlighted the benefits of bringing strategic organisation across groups, formalising volunteering opportunities, along with the benefits of when the council and community work together. The need for simpler processes to organise events and projects was also evidenced.

*“Making it easy for people to participate in a wide range of activities, including leisure activities, cultural events as well as volunteering and the ability to start something new, will make a big difference.”*

These are benefits that could be brought by collaboratively delivering the Community Plan together, and progressed projects should look for opportunities for the council and community to work together.

## ‘We want Chipping Barnet to be a vibrant, thriving place to live, work & visit’

### Support

Development to deliver  
wider community aims

This principle prompted considerable support for workspace that offers affordability and assistance to businesses, and space that compliments increased working from home.

It also received the most concerns, with people worried about the effects of development in the area. However, there is support for affordable homes and people were positive about the Plan’s call for all investment to prioritise wider community aims. This includes being sensitive to the Conservation Areas, and the area’s unique character and appearance; to be high quality and sustainable; and to be developed closely with the community and support civic activities in the town centre.

*“The 3 bullet points in the final part are all important ... if we want to ensure Barnet is an attractive place to visit rather than becoming just another thoughtlessly developed suburban town.”*

## Character Areas

The Plan identifies four different character areas across the town centre and sets out the existing strengths and key opportunities available to enhance these areas.

The Character Area pages were used to give an over-view of all the project ideas, and the majority of the comments against these pages related to the project ideas. Below is a summary of feedback relating to these areas. A list of updates that will be made to the Community Plan is found in Appendix B.

### Station Approach

#### Support

Key gateway into the town

Comments supported that this is a key gateway into the town.

Whilst people valued the copse between the station and High Street, the majority of comments related to the challenges of the Station Approach area. Reiterating the findings from the previous engagement, people highlight the physical challenges and quality of the route from the tube station to the street above, the road junction and hill up to the Town Centre.

*"The steep entrance to the station needs to be upgraded in order to make visiting High Barnet a more attractive and viable option."*

The community supported consideration being given to the appearance of the shops and buildings on this section of the High Street. As one participant said, *"It is not an ideal representation of Barnet for people getting off the Tube."*

Therefore, people support opportunities to ease movement to, from and around the station, and improve the pedestrian experience when traveling up to the main high street. The community agreed with the approach to bring more 'life' to the buildings between the station and the Historic Centre, and generally improve the area's appearance.

### Historic Centre

#### Support

Main focus of the Town Centre

Comments reiterate the Historic Centre as the main focal point for the Town Centre, with its history highly valued.

In line with the Draft Community Plan, the main opportunities people highlighted are making the most out of its historic and civic assets and enabling people to enjoy them. This includes, preserving and celebrating its historical buildings; reducing the detrimental impact of the traffic and junction; and supporting more pedestrian and business uses, such as greening, improved public realm and links to surrounding attractions.

*"The historic centre of the town, focussing on St John the Baptist's Church, contains a number of historic assets as well as complementary civic uses such as The Bull Theatre, Barnet & Southgate College and Old Courthouse Park. However, it is currently dominated by traffic, especially when approaching from Barnet Hill."*

Concerns to consider centred on sensitivity to the historical buildings and setting (especially St John the Baptist Church). This will be added to the Plan.

## High Street and the Spires

#### Support

Main focal point for retail

In line with the Draft Plan, participants support opportunities that increase footfall to this central area of the High Street, wanting to see new and existing businesses supported and a reduction in vacant units - suggesting investment in this area should support the area's economic resilience, especially within these more challenging times.

The community gave consideration as to where investment should be prioritised, whilst some welcome ideas to bring more life to Stapylton Road, the rear of the Spires and small yard spaces behind the main street, others thought the High Street should be prioritised.

Participants highlight the challenges of traffic on the High Street and the impact on both their use and the businesses.

*"Narrow roads, 3 crossing areas, increased pollution, stationary traffic, feels like High Street is just a major thoroughfare passing through the area."*

*"The widening of the pavements, planting of the Silver Birch trees and the provision of benches have all added to the pleasant atmosphere of the High Street."*

Whilst more respondents supported initiatives to improve the pedestrian experience, such as pavement widening and areas of pedestrianisation, a number of respondents raised concerns about wanting impact to vehicle movement to be minimised.

### Hadley Green Gateway

#### Support

Transition between town & countryside

Comments support this end of the high street as an important transition between town and countryside, with the opportunity to support outdoor pursuits and associated facilities and services.

*"I agree that the Hadley Green Gateway as the transition between 'town and countryside' offers great opportunities for outdoor pursuits and related businesses... with careful thought and mindful of retaining the historic 'village' character, we could extend the outdoor leisure pursuits theme and find ways to attract people of all ages and interests, to ensure that it is 'busy' throughout the week."*

Support for enhancing the pedestrian experience, and better linking the Town Centre to the surrounding green and open space.

There is general consideration that the visual appearance of some of the commercial buildings (namely vacant units and the car wash garage - though there have been some recent improvements) detracts from this area of the Town Centre. And any ideas for this area should sensitivity consider its 'countryside' character, a quality that residents highly value.



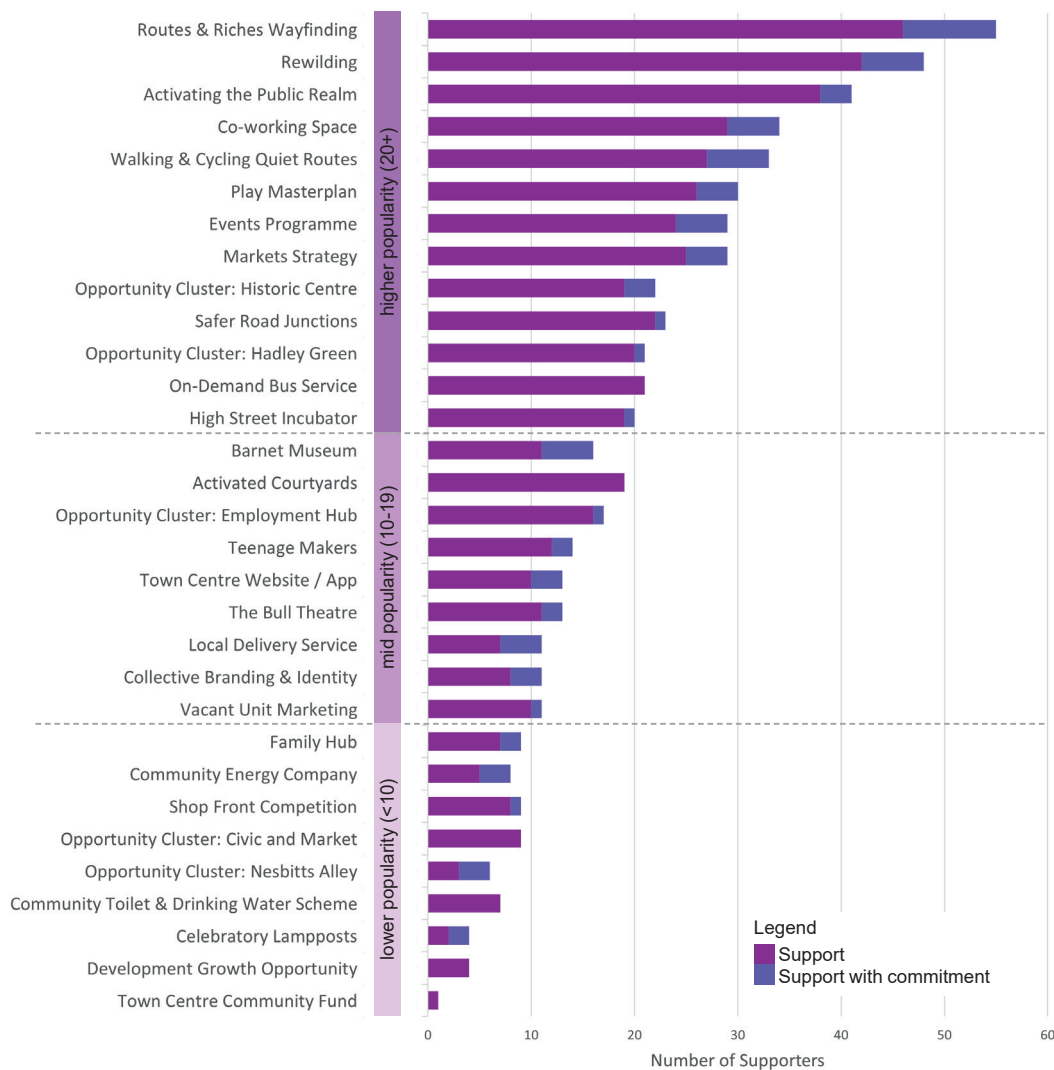
# Emerging Projects Ideas: Community Priorities

## Support for Project Ideas

Organised by popularity, we can see participants' collective preferences and comparative levels of support.

We have categorised into higher, mid and lower popularity, as shown by the chart below. Projects with less than 10 supporters have been deemed lower popularity, 10-19 mid popularity, and 20 and over as higher popularity.

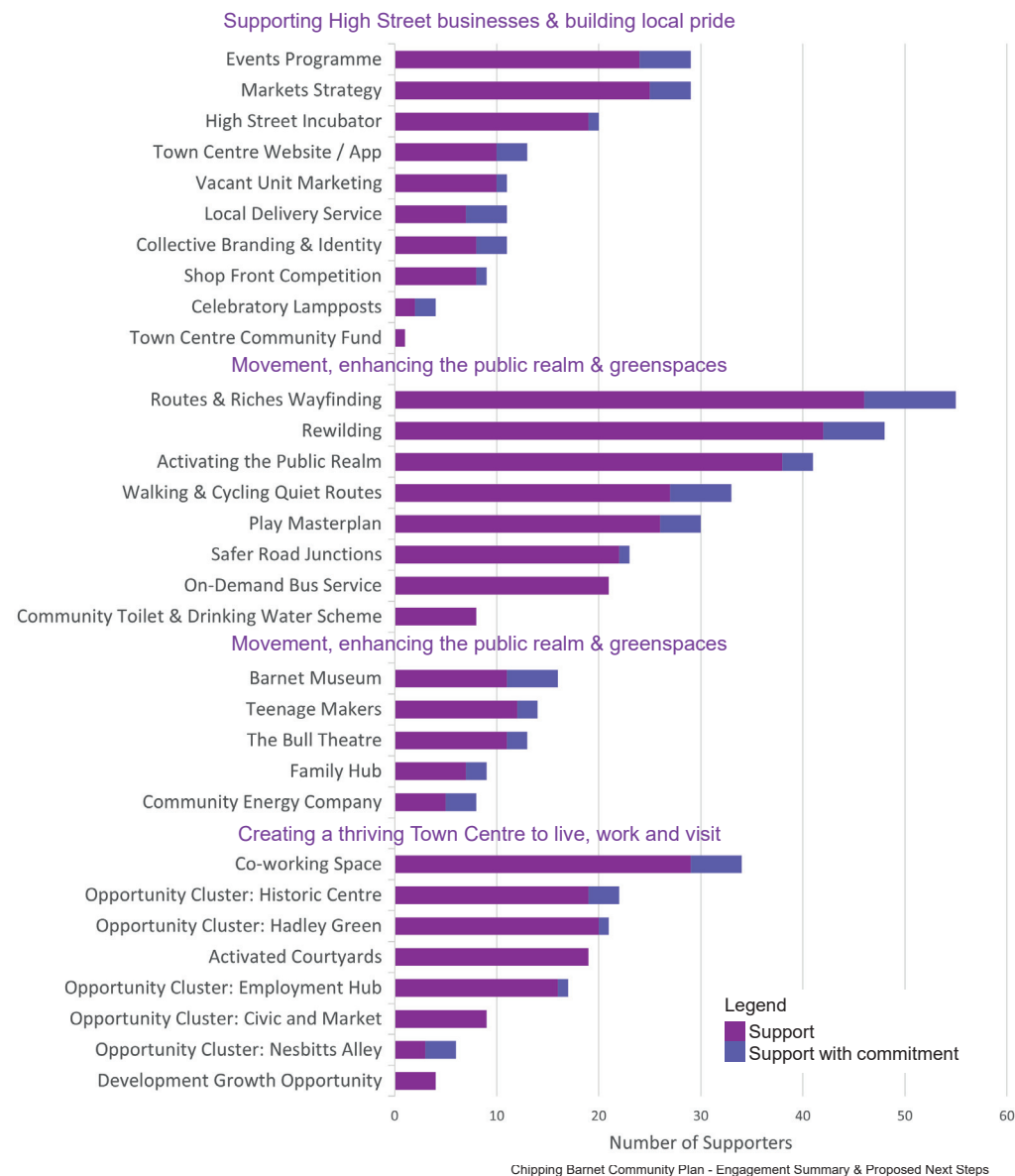
### Support for Project Ideas, by Popularity



## Project Types

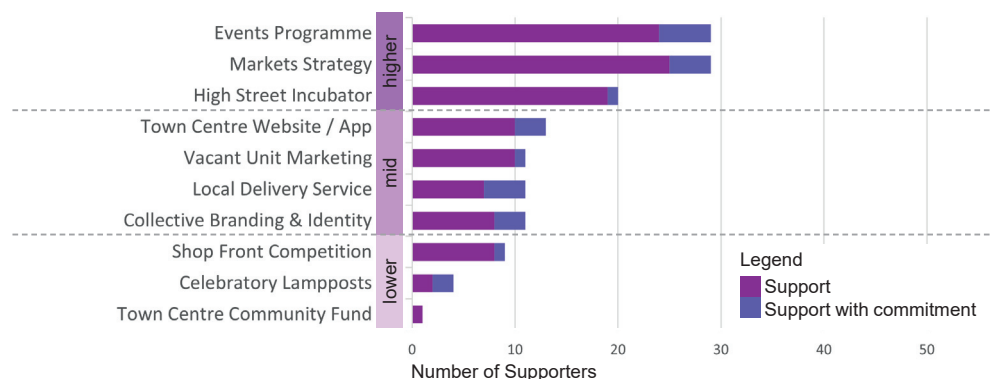
In the Draft Community Plan the project ideas are organised into the following types. We are using these headings to organise the community's feedback, preferences and priorities on proposed projects. For figures, please refer Appendix A.

### Support for Project Ideas, by Project Types



## Supporting High Street businesses & building local pride

The most popular projects within this theme are the most tangible - highlighting ideas that most directly offered people additional reasons to come to the Town Centre, and support more activities here - namely improving the Market, hosting and promoting more events and creating space that supports test trading and High Street businesses.



Brief summary of peoples responses below, refer to Appendix A for a full summary.

### Events Programme

*"The calendar of seasonal events is a great idea. It would be good to see these widely advertised."*  
The Events Programme, the most popular with Market Strategy, with 5 people committing to support and suggesting event ideas. The potential of the local area with historic buildings, civic and open spaces is highlighted, with reflections that many of these could be better used as long as protected/used with sensitivity (especially green and open spaces). Suggestions included, making it easier for the community to put on events (accessible process e.g. easy and cheap to organise permits and licenses), engagement with businesses is crucial, and collectively promoting all the different events already happening.

### Market Strategy

*"The Market is the reason Barnet exists, and the Market should be central to the community plan."*  
Responses to the Market Strategy with 4 committed supporters, highlight the importance of its potential both in terms of history, and supporting footfall and new businesses coming to the town centre - but only if it is made more visual, known and is able to expand. Ideas of trialling locations directly on the High Street (the pavement widening and College Square) are generally welcomed, however, individuals working closely with the market highlighted caution as the market suffered from its multiple moves over recent years.

### High Street Incubator

*"To adopt approaches where small new businesses can commence trading, test the market and then be confident enough to become a more permanent feature in the High Street is a great idea."*  
Comments indicate the desire for new and independent businesses to be encouraged and supported. The success of previous pop-ups, which enabled new retail businesses to test trade, was highlighted, along with the potential shown by the new businesses opening recently. Ideas included complementing a co-working space, Teenage Makers project and acting as a destination to orientate visitors. Considerations identified the need for financial support, potentially long-term, to succeed.

higher popularity

## Town Centre Website/App & Local Delivery Service

*"There are lots more opportunities for online events and collaborations that could bring in new types of business and new customers."*

The Local Delivery Service and Town Centre Website/App were both supported, with 3 and 4 active supporters respectively, with the ability to combine these projects highlighted. The Local Delivery Service was seen as a means of bolstering businesses' resilience. A few respondents questioned how it increases town centre footfall - Local Delivery Services do this by supporting businesses to stay on the High Street, as well as reducing congestion issues. Comments recognised a very useful Town Centre Website is already in existence, with ideas for a wider reach, extended online platforms and curation included.

## Vacant Units Strategy

*"I love it when landlords let artists pop-up in vacant units... the space could be staged and lit to be viewed from outside."*

Responses demonstrate an underlying concern about the appearance of vacant units on the High Street, including ideas for how vacant units could be made more presentable with local information and unit status communicated, exhibitions and temporary reuse by the community and artists, to more formal strategies that would require landlords to fill empty units. There is an on-going concern that rents and rates are a barrier to businesses, requiring a strategic approach from national government (something which is outside of the council's control).

## Collective Branding and Identity

*"Our town needs to distinguish itself."*

Collective Branding and Identity is thought crucial by a number of residents with 3 commitments of support, but its lack of tangibility probably puts it lower down the response popularity generally. Across responses there is support for a commission to create a Chipping Barnet visual identity, and a physical design guidance to influence the appearance of buildings and public realm.

## Shopfront Competition

*"As a local artist, I would like to be involved."*

The project idea uses a competition approach to encourage businesses to maintain and improve their shopfronts, with people suggesting additional ideas such as incorporating an Arts Trail and local festivals, such as the Medieval Festival. A number of comments also highlighted the need for an updated Shopfront/Active Frontage Design Guide to support improvements. Propose changing the project name to 'Shop Windows' to acknowledge that whilst the competition is the focus, other policy moves are also required.

## Celebratory Lampposts

*"Celebratory lampposts always look eye-catching."*

External focuses effected this project's popularity, with a third party submitting a planning application for the commercial use of the lampposts in the Town Centre. The community will only support the use of the lampposts if; they are used to communicate town's local identity; considered strategically to mark landmarks and community event; and any advertising supporting local independent businesses and community organisations. A respondent highlighted the potential for banners to be used by the community between advertisements, which could suit more temporary community uses, such as the successful temporary historic banners created by Barnet Museum to celebrate the Battle of Barnet.

## Town Centre Community Fund

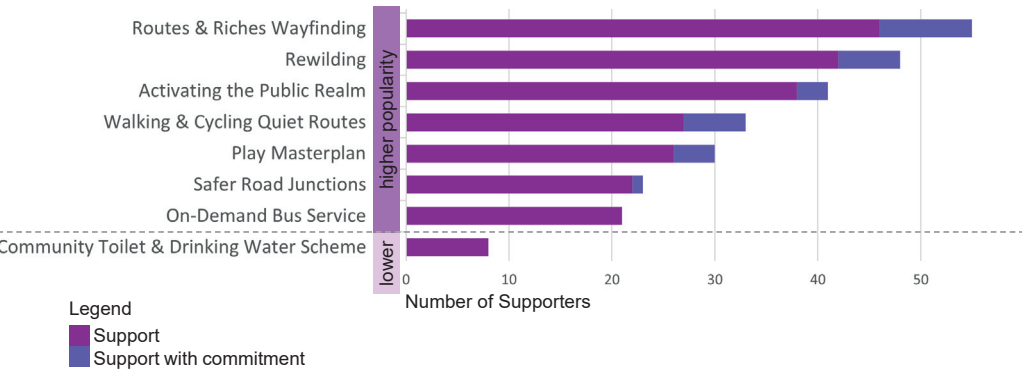
Town Centre Community Fund, understandably received lower levels of comments - this idea is less tangible, and not something people are as used to. However, those that did respond did see its potential to create long-term benefits to the Town Centre and facilitate the realisation of other projects.

mid popularity

lower popularity

# Movement, enhancing the public realm & greenspaces

The projects relating to movement, public realm and greenspace stand out as having some of the highest interest and support of all the projects, with 7 of the 8 projects being amongst the 12 most popular ideas. As these projects are especially tangible due to their physical nature (this would be expected in community consultation); however, this popularity should be recognised as important when selecting a short-list of projects to test further.



Brief summary of peoples responses below, refer to Appendix A for a full summary.

## Routes & Riches Wayfinding

*“This project could result in a series of specially-commissioned maps, signs or markers to highlight the locations of our many places of historical and architectural interest, as well as significant buildings such as Barnet & Southgate College and the Hospital. It would also draw attention to our many green spaces in or close to the town centre, for example Whitings Hill – from where the best views of our Green Belt can be seen – or King George’s Fields, where free blackberries grow within 10 minutes’ walk of the High Street.”*

The most popular of all projects with 55 positive comments and the highest number of active supporters (9). By its nature, it supports people’s desire for projects that develop pride and identity in the area, and uncover its riches for both residents and visitors. The main concern raised is a need for sensitivity, with people wary of any visual clutter to the streetscape and greenspaces, or detracting from historic buildings such as St John the Baptist Church.

## Rewilding

*“There’s great and growing enthusiasm for planting among the public, and especially in schools, so much of the labour could be voluntary.”*

The second most popular of all the projects included in the Plan, with 48 positive comments and 6 of these commitments of support. People were particularly attracted by the opportunity to be community-led, get quick results and improve biodiversity, urban greening, and conservation. Whilst planting could be achieved relatively quickly and people are enthusiastic, there needs to be strategic oversight to develop a cohesive plan, and overcome issues of land ownership and securing long-term maintenance commitment. Substantial support for this project also relates to retaining and improving the copse at High Barnet Tube station. It should be noted that TfL have responded to confirm that, whilst there are opportunities to improve the pedestrian route, the copse is ‘operational land’ so needs to be fenced off from the public for safety. People also question the accuracy of calling Rewilding, with suggestions of Greening, Re-Greening or Urban Greening - propose changing title to Greening.

## Activating the Public Realm

*“Temporary pavement widening has been implemented outside the Monk PH replacing 2 parking spaces. This could be made permanent to provide additional tables and seating as during the summer it is difficult for pedestrians to pass crowds drinking on the current narrow frontage.”*

Also a popular project, with 41 people supporting the idea. And whilst it received a lower number of commitments of support (3), due to the overlap with the Opportunity Clusters, a number of their active supporters would likely relate to this project if progressed (especially relating to the Historic Centre). Whilst people supported new uses such as cafe seating, stalls, greening and play, they also asked for careful consideration to be made to impact on pedestrian and traffic flow.

## Walking & Cycling Quiet Routes

*“Making it safe for children to cycle to places would be amazing.”*

The majority of the 33 comments supported this ideas and its benefits, specifically the health and safety of children, improving air quality and making cycling safer. Some raised concerns for considerations around any impacts due to diverting or restricting traffic. A third of respondents spoke about the need for safer cycle routes, identifying the potential for cycling within and around the Town Centre. For example, one respondent highlighted the large potential for cycling in the surrounding countryside, but due to safety concerns they drive out of Chipping Barnet before starting their family cycles.

## Play Masterplan

The was received well (supported by 30 people), with people valuing the Old Courthouse Park but highlighting that it could benefit from improvements. As one participant said, *“there are real missed opportunities for providing excellent and creative play provision for children and young people”*. Residents are looking for reasons to stay longer, with better access and visibility, and integration of the cafe. Enthusiasm for this project included ideas such as incorporating ‘rewilding’ into the play design, linking more challenging play provisions for older children/ young teenagers to a youth project offering enterprise and extra-curricular skills to more diverse uses of the park including mini-festivals.

## Safer Road Junctions

*“For children, as well as for pedestrians and cyclists of all ages, safer junctions are vital.”*

Respondents highlighted the importance of pedestrian safety, especially for older and younger people, with 23 people supporting improvements to the road junctions, describing the difficulty they face with the current junction designs, and traffic (especially buses). Comments echo the Community Plan’s requirement for a wider area transport strategy, with associated assessments, before any major changes are possible, as well as the potential of simple measures that could be taken to improve the situation, e.g. changing the timing of the lights.

## On-Demand Bus

*“A shuttle bus from the station to the town centre to the hospital would be a fantastic addition and enable visitors easy access without a car.”*

People spoke about the difficulties they face physically moving around the town centre, and an on-demand bus is seen as a potential solution, especially overcoming the issues of Chipping Barnet being so hilly - making it challenging to walk and cycle, especially for older, and physically impaired residents and those with children. TfL have highlighted the challenges in making a viable business model, due to high operating costs and low patronage, with on-going subsidy required. They feel an on-demand bus service would duplicate existing services, and instead access could be improved to existing buses in the town centre.

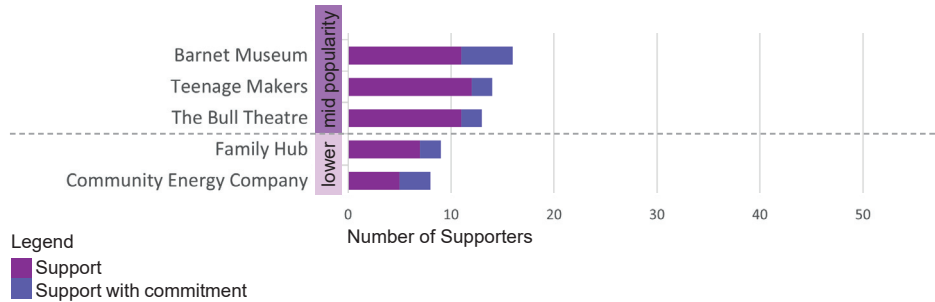
## Community Toilet & Drinking Water Scheme

*“Good idea. There is a chronic need for more toilet facilities.”*

This is the least popular project in this set, with only 7 people supporting its approach. People agree on the need for increased toilet facilities to support more visits to the Town Centre but responses are split between seeing the potential of a community scheme that utilises businesses facilities, and traditional public toilets as concerns about access and location options. However, lack of funding availability to maintain and manage public toilets is leading councils generally, to explore more creative solutions such as the community toilet scheme approach.

# Supporting cultural & community infrastructure

The projects relating to supporting cultural and community infrastructure includes both existing and proposed organisations. Whilst they have not attracted the number of supportive comments as the most popular movement/public realm/greenspace and work-related projects, they are important in meeting people's desire for more reasons to visit and diverse uses of the town centre supporting different ages and interests - a desire evidenced in support for the Key Principle, outlined in the earlier section.



Brief summary of peoples responses below, refer to Appendix A for a full summary.

## Barnet Museum

*"It is a lovely gem which has a lot of potential. The Museum should be more obvious."*

The most popular of this set of projects, with 16 supportive responses and 5 commitments of support. The support for the Museum centres around the potential to expand its facilities and its visitor offer. Whilst the Museum's focus is growing its exhibition space and education facilities, a number of participants have also suggested the potential to act as a Visitor's Centre, and strengthen its connection to its surroundings and Old Courthouse Park.

## Teenage Makers

*"I strongly support the idea of fostering teenagers' creativity and connecting them with the artist and craft community in Barnet...There is great potential to bring all the different forms of creativity together under one initiative"*

With 14 comments of support, the Teenage Makers has seeded an idea, with people suggesting ways to develop it further for larger impact, including growing collaboration between the College and Teenage Market to include local schools, links to qualifications and employment and developing a wider programme in addition to arts and design, to include music, performance and fashion.

## Bull Theatre

*"Developing the Bull Theatre as a central attraction of Barnet would be fantastic. This is a hidden gem that needs help to shine. Linking the theatre with Barnet College much more would help with this."*

People are positive about the Bull Theatre and its potential to offer more public shows and events, seeing the potential to be a local cultural asset, strengthening the night-economy and reducing the need to travel into central London (13 supportive comments with 2 active commitments). Further opportunities are identified, including links to the college, making more of the building's facilities and acting as an informal information centre.

## Family Hub

*"As the community moves away from working in central London and remote work increases, I think the idea of both a Family Hub and also a dedicated 'Work Hub' could be extremely successful, and could even bring additional revenue into the town."*

The Family Hub received a lower level of interest (9 supportive comments), but still attracts active supporters (2). It resonates with parents' desire for better family facilities in Chipping Barnet, from offering classes, information and children's play facilities to support parents to work and start new businesses. The risks associated with this project not succeeding in previous attempts has been highlighted, along with the potential to de-risk by combining with a broader workspace project or develop as a programme across several existing businesses.

## Community Energy Company

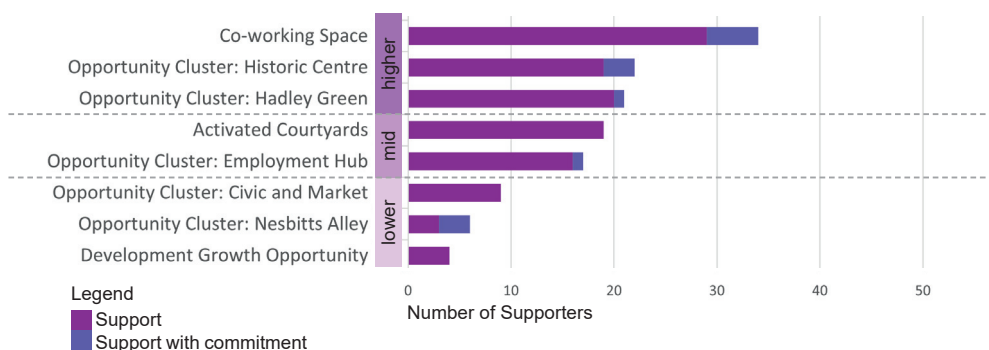
*"I have held off getting solar panels for my house because it is so much more economical to make a bigger installation, and I don't want the disruption, so I would be willing to invest in the Community Energy Company."*

With 8 supportive comments, and nearly half of these active supporters, people are interested in the benefits of the project for sustainability and offering training/opportunities for skilled employment in the area.



## Creating a Thriving Town Centre to live, work and visit

Responses demonstrate support for new ways of working within the Town Centre workspace, with the co-working space third most popular of all the projects. It also highlights an emphasis on certain areas of the Town Centre - namely the Historic Centre, Hadley Green and Station Approach. Whilst residents are generally positive about new commercial, social and civic uses (with concerns about the impact of new housing); there was a desire for any development to directly benefit and be in consultation with the community.



Brief summary of peoples responses below, refer to Appendix \$ for a full summary.

### Co-working Space

*"My company is showing no sign of heading back to business as usual as far as office space is concerned. A co-working space would seem ideal to fit into a more flexible model of working. It would bring people into the town centre, who would then spend in local businesses."*

This project idea received lots of interest and support, especially in-line with increased working from home, with 34 supportive comments. Five of these are people putting themselves forward to actively support and realise this project ideas, including leading the project. Ideas were suggested about encouraging networking and how locating on the High Street could support other businesses by increasing footfall.

### Opportunity Cluster: Historic Centre

*"The historic centre of the town ... contains a number of historic assets as well as complementary civic uses .... However, it is currently dominated by traffic, especially when approaching from Barnet Hill. I am particularly interested in improving the appearance and safety of the main junction...The project could also include further enhancing Church Passage, improving access to College Square and Old Courthouse Park, making more of the various restaurants on offer and promoting events. This will make the historic heart a more welcoming place for those who live and work here and will draw in more visitors."*

The Historic Centre, with 22 supportive comments including 5 commitments, received most support across the different opportunity clusters, as it is seen as the focal point to the town centre and especially important to overcome its traffic and pedestrian access challenges. Improvements here could also support local business and new activities, as the quote above highlights. Concerns relate to any proposals in the vicinity of St John the Baptist, due to Old Church Yard area being consecrated land and the building's heritage value. Ideas for land owned by others than the council, would only be progressed in partnership, and any proposals in a conservation area or related to listed buildings would be done in consultation with English Heritage.

### Opportunity Cluster: Hadley Green

*"Brilliant idea - a cafe / refuelling stop for ramblers and cyclists with information available on local routes; free water, bike pumps etc could become a real magnet. Various cafés in Hertfordshire demonstrate how appealing this offer could be."*

Amongst the 21 supportive comments, participants support ideas that encourage visitors to the Town Centre and locals using the neighbouring greenspace, such as the cafe idea in the quote above. People want a better pedestrian environment, improved appearance of the buildings in this area, and the creation of a better entrance into the town, with importance also placed on maintaining the area's natural, green characteristics.

### Activated Courtyard

*"I really like the idea of activated courtyards because they provide a modern urban centre with a link to its past by bringing back spaces that are vibrant, small-scale, intimate and friendly and which provide unique and attractive mixtures of activities that help to diversify the local economy and environment."*

This idea was supported as a way to bring back activity to empty, underused and unloved spaces by 19 people, which could diversify what the Town Centre has to offer compared to the main High Street. However, there is concern about any impact of new uses on neighbours and any loss of the current parking uses. People's feedback suggests that this project could be complex due to ownership issues and development pressure.

### Opportunity Cluster: Employment Hub

*"I do like the idea of utilising space for small businesses to work"*

Respondents (17) see this project idea as supporting to the need for affordable workspace, especially due to the loss of space in the Town Centre, e.g. Brake Shear House. Comments included support for a range of workspace from office and art studios to small workshops and industrial units, with potential to incorporate affordable accommodation for young entrepreneurs. Also, support for the sensitive reuse and improved appearance of buildings deemed 'unattractive' like the Police Station.

### Opportunity Cluster: Civic and Market

*"Chipping Barnet has the potential to become more of a destination rather than a place just to shop"*

Ideas for Stapylton Road and the rear of the The Spires, received 9 supportive comments, seeing the potential to make Chipping Barnet a destination beyond shopping, such as, encouraging more diverse civic and social uses, the evening economy and more innovative uses of vacant retail units and underused land. The Spires, Barnet Market and Library are seen as places that could be improved, and better act as a 'hub' that attracts visitors and encourages exploration beyond the High Street. Some people feel that all emphasis should be on the High Street, and are concerned about any noise issues.

### Opportunity Cluster: Nesbitts Alley

*"Love this idea. It's a difficult one as ownership of either or both building will need to somehow be funded."*

As the quote above demonstrates, 6 people support the potential of the alley spaces and cluster of buildings (with 3 offering commitments). There is concern around ownership. Whilst there are now plans by private developers to convert a number of these properties to residential, any development should look to deliver this project idea's aims for active ground floors, public realm improvements and support enhanced pedestrian routes.

### Development Growth Opportunity

People were positive about the Plan's call for all investment to prioritise wider community aims. This includes being sensitive to the Conservation Areas, and the area's unique character and appearance; to be high quality and sustainable; and to be developed closely with the community and support civic activities in the town centre. Considerations raised included the effects of development to the local infrastructure, and concerns about the number of new homes, potential building heights and effects on parking. People called for careful consideration on a site by site basis to ensure development is sensitive and prioritises supporting the social and economic needs of the town centre.

## Prioritising: Assessing Deliverability & Impactfulness

The engagement allowed the community to feedback their interests and preferences - giving a ranking of popularity. To also help prioritise the projects, this report has assessed the likely deliverability of the project ideas, and their potential to enable positive impact.

In terms of deliverability the assessment includes:

- Project Lead: Is this identified, with the required capacity and resources?
- Site - Is a site identified, and secured? Are there any planning permission or statutory hurdles?
- Funding/Finance - Is there likely to be available funding to develop, and then deliver the idea?

For impact, it looks at physical, social and economic impact of the projects, and how directly this is achieved.

A fuller explanation and summary table of this assessment can be found in Appendix C. Using the communities prioritisation as a baseline, we have reviewed the prioritisation of the projects. This has resulted in the re-prioritising of 11 of the projects, both down and up, as highlighted below and in the table to the right.

### Moved up

4 projects have been categorised as high-priority, when they ranked mid popularity in the engagement, and 2 projects moved up to mid-priority, because they have a higher likelihood of being delivered and deliver on positive impact:

- **Opportunity Cluster: Employment Hub** - Prioritised high to reflect the Council's commitment to deliver a new workspace in every main town centre within the Growth Strategy.
- **Teenage Makers** - Prioritised as council/communities shared priority to create more opportunities for young people, and has identified partners.
- **Collective Branding & Identity** - Prioritised as links across projects to develop a consistent identity - council potentially fund this commission as part of progressing the initial projects.
- **Town Centre Community Fund** - Prioritised as supports the delivery of further projects and develops the community's ability to further deliver the community plan - council could support the Town Team to develop.
- **Opportunity Cluster: Civic and Market** - Increased to mid-priority due to the important and potential of the Spires and Barnet Market to support the economic health of Town Centre.
- **Community toilet & drinking water scheme** - Increased to mid-priority as it will be progressed by the council as part of their Public Health initiatives

### Moved down

5 projects have been categorised as mid-priority, because they lack a lead, or likelihood of securing a site or funding.

- **Rewilding/Greening** - lacks lead/ formed group & complexities in delivery/long-term maintenance
- **Walking & Cycling Quiet Routes + On-Demand Bus Service** - complexity in delivery and viability concerns, respectively. Any development of this project would be part of the Council's Long-Term Transport Strategy
- **High Street Incubator** - requires operator and concerns around long-term financial viability (when tested previously in Chipping Barnet (as a pop-up) required finance subsidy to afford rents and rate). Potential to include as part of the co-working space project.
- **Opportunity Cluster: Hadley Green** - improvements to this area would likely be restricted to the council owned public realm, as key buildings are privately owned.

### Retained position

Barnet Museum and The Bull Theatre have remained mid-priority, as ranked in the engagement, even though they perform well on deliverability and positive impact. Both these projects relate to spaces run by independent organisations and so these projects will need to be instigated and led by them when appropriate; in consultation with the community and council.

### higher priority projects

Routes & Riches Wayfinding
Activating the Public Realm
Co-working Space
Events Programme
Play Masterplan
Markets Strategy
Opportunity Cluster: Historic Centre
Safer Road Junctions
Opportunity Cluster: Employment Hub
Teenage Makers
Collective Branding & Identity
Town Centre Community Fund

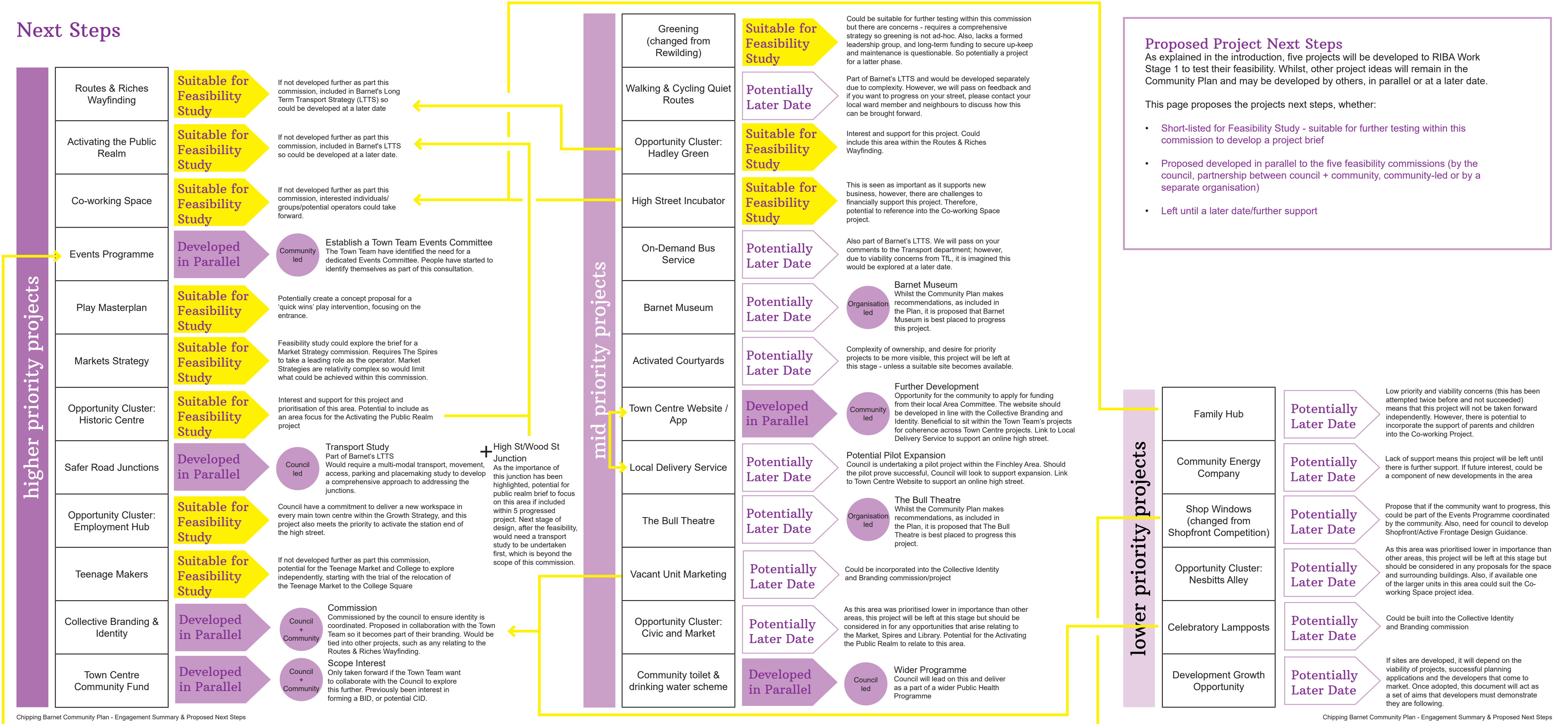
### mid priority projects

Greening (Changed from Rewilding)
Walking & Cycling Quiet Routes
Opportunity Cluster: Hadley Green
High Street Incubator
On-Demand Bus Service
Barnet Museum
Activated Courtyards
Town Centre Website / App
Local Delivery Service
The Bull Theatre
Vacant Unit Strategy
Opportunity Cluster: Civic and Market
Community toilet & drinking water scheme

### lower priority projects

Family Hub
Community Energy Company
Shop Windows (changed from Shopfront Competition)
Opportunity Cluster: Nesbitts Alley
Celebratory Lampposts
Development Growth Opportunity

Next Steps

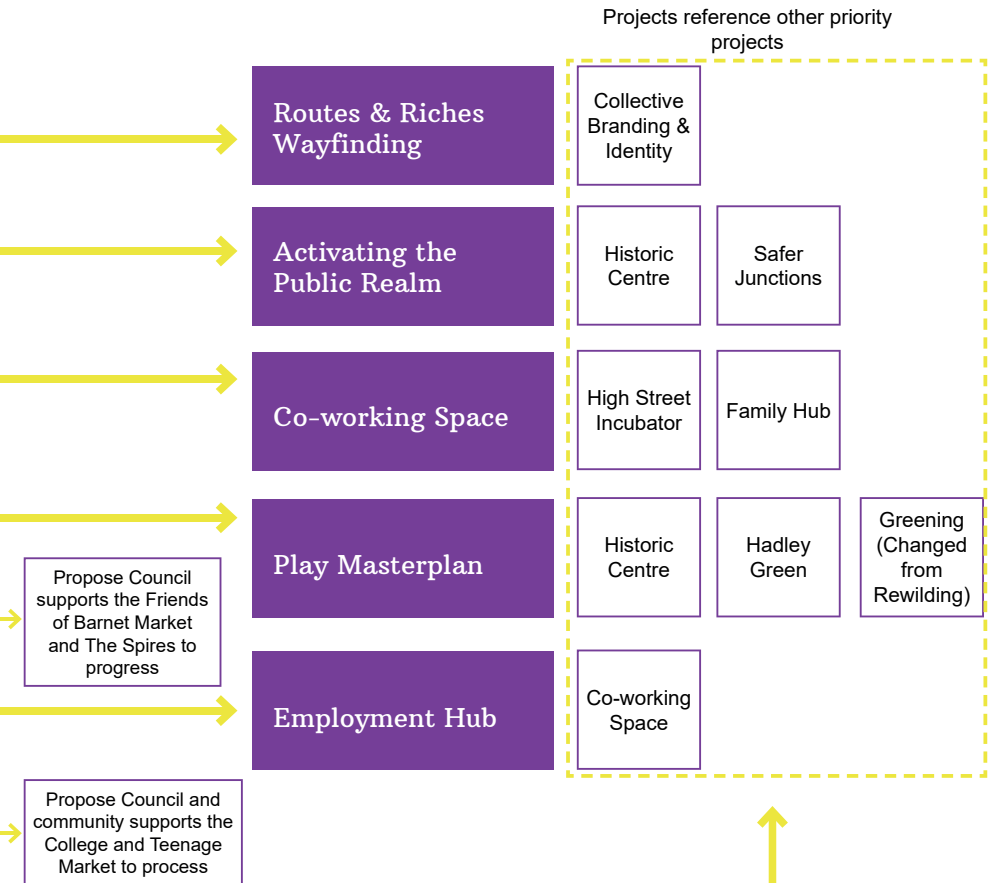




## Progressed Projects Short-list

higher priority projects		Could the project happen without the feasibility study?	Does the project maximise the benefit of a feasibility study?
	Routes & Riches Wayfinding	Yes BUT in the longer term & less bespoke*	Yes - Design based, community backing, Council land ownership & leadership by the Council. Requires coordination with TfL
	Activating the Public Realm	Yes BUT in the longer term and less likely	Yes - Design based, community backing, predominately Council land ownership & leadership by the Council
	Co-working Space	Yes (potentially by the private sector) BUT less likely to include wider social benefits into the brief	Yes - Design & revenue model based, with community backing Aligns with Council Policy
	Play Masterplan	Yes BUT in the longer term and less likely	Yes - Design based, community backing, predominately Council land ownership & leadership by the Council
	Markets Strategy	Yes BUT in the longer term and less extensive	Less so - Complexity in leadership, land ownership & project**
	Opportunity Cluster: Employment Hub	Potential for private sector to develop the Police Station BUT likely to only be residential and lack wider social benefits	Yes - Design based, community backing, and aligns with Council Policy. Requires business case to understand viability
mid priority projects	Teenage Makers	Yes By the Teenage Market and College	Less so - More revenue model based than spatial
	Greening (Changed from Rewilding)	Yes BUT requires a comprehensive strategy so greening is not ad-hoc	Less so - Lacks leadership group, and long-term funding to secure up-keep and maintenance
	Opportunity Cluster: Hadley Green	Yes BUT in the longer term	Less so - Private ownership and complexity could limit what achievable within this commission
	High Street Incubator	Unlikely Generally struggle to be financially profitable so not attractive to private sector	Less so - Design & revenue model based, community backing, but funding/finance concerns
	Opportunity Cluster: Historic Centre	Yes BUT in the longer term	Less so - Private ownership and complexity could limit what achievable within this commission

## Progressed Projects Recommendations



\* Routes & Riches Wayfinding - Included in the Barnet Long Term Transport Strategy 2020-2041, but could be a long timeframe and would likely be an 'off-the-shelf' produce (Legible London)

\*\* Market Strategy - Risk of operator not engaging, mixed ownership and Market Strategies relative complexity limiting what could be achieved within this commission.



## Progressed Projects Mix

### Curating a mix of projects

As set out in the council's brief for the Community Plan, it is imagined that the progressed projects will include a mix of both short, medium and long-term projects that are revenue and/or capital funded.

For resilience, it is also imagined that this mix would also include a variety of scales of cost, and those championing/leading them.

Alongside these characteristics, it is recommended the selection of five projects also sufficiently cover a cross-section of the key principles.

The following section reviews how the 5 prioritised projects can include a mix of timelines, costs, leadership roles (whilst all being initially led by the council). Also, across the five projects, meet the objective of the Key Principles, as well as being located in the areas of the town centre to maximise impact.

	Time to realise once funding secured (approx)	Outline Cost (approx)	Lead (development, delivery and operations (if required))	Potential Location
Routes & Riches Wayfinding	Medium	Medium	• Development & delivery: Council lead, in collaboration with local community champions	Across Town Centre into neighbouring greenspace
Activating the Public Realm	Medium	Medium	• Development & delivery: Council lead, in collaboration with local community champions	Historic Centre
Play Masterplan	Short - Medium	Small-Medium	• Development & delivery: Council lead, in collaboration with local community champions • Development, delivery & maintenance: Potentially council & community partnership	Historic Centre
Co-working Space	Medium	Medium	• Development: Council lead, in collaboration with local community champions • Delivery: Council or operator • Operator: Private or community-led	High Street
Employment Hub	Long	Large	• Development: Council lead, in collaboration with local community champions • Delivery: Council, delivery or operator • Operator: Private or community-led	Station Approach

#### Definitions:

Approximate Timeline (once funding secured)  
Short (0-2 years)  
Medium (2-5 years)  
Long-term (5 years +)

Approximate Outline Cost  
Micro (upto £15k)  
Small (£15-50k)  
Medium (£50-250k)  
Large (£250k+)

To compare the rest of projects against these characteristic, please refer to Appendix D.

### Timescale & Cost

As shown in the adjacent table, the recommended five projects can vary in length of time to realise from short to long term, and small to large cost. This aids a good mix of project types in terms of seeing change in the shorter term, and planning for longer-term improvements. It also brings the feasibility studies a good range of scales to learn from.

In line with this approach:

- **Play Masterplan** - The study will develop a brief for a Play Masterplan, which would be realised in the medium term; however, there is potential to include 'quick win' play interventions in the Old Courthouse Gardens. This would allow people to see change sooner with a lower budget required - otherwise there is a risk that all the progressed projects will take a medium to long term to realise. The 'quick wins' can then be used by the council and community as a starting point to test ideas to replicate play projects across the wider area.
- **Routes & Riches Wayfinding & Activating the Public Realm** - These project ideas will require detailed design and the commissioning of supporting studies before being realised; however, there is opportunity to identify early-wins which will be quicker and cheaper to deliver.
- **Co-working Space** - As this project requires an identified site and operator, it will likely be realised in the medium-term. However, if a site and operator are identified and brought on-board quickly, it could be progressed sooner.
- **Employment Hub** - The larger scale and cost of this project, and the partnering required, mean this project will be realised in the longer-term.

Compared to the wider set of emerging project ideas, this set does not include projects that only require micro/smaller levels of funding; however, this seems appropriate as those projects can be realised without a feasibility study.

### Roles - Lead

Whilst all these projects would be led by the council in these initial stages, these projects offer a range of leadership options into their delivery and operations.

- **Routes & Riches Wayfinding** would be delivered by the council in collaboration with local community champions.
- Both **Activating the Public Realm** and **Play Masterplan** would be lead/overseen by the council but could be done in partnership with the community.
- **Co-working Space** would ultimately be managed by an operator. Likewise, the **Employment Hub** could be delivered by the council or a developer but managed by an operator - however, the operator for both these projects could be community-led.

### Location

These progressed projects can be located to maximise impact, and effect changes across the Town Centre:

- **Routes & Riches Wayfinding** would be located across the town centre and into the wider area, and could include the Station Approach, Historic Centre, High Street and the Spire, and Hadley Green Gateway.
- **Activating the Public Realm** could focus on the Historic Centre, as the focal point of the Town Centre and a location that struggles the most with the effects of traffic.
- **Co-working Space** could be well suited to the central High Street section, helping drive footfall and supporting local businesses.
- **Play Masterplan**, the Old Courthouse Gardens is an over-looked element of the Historic Centre.
- **Employment Hub** could help enliven the High Street between the Station Approach and centre.

## Key Principles

	'We want to be proud of Chipping Barnet'	'We want our town centre to be a destination that is enjoyable to visit'	'We want more reasons to visit & stay in the town centre throughout the day, evening & week'	'We want high street businesses & ventures to thrive'	'We want to expand & establish new civic, cultural & community assets for all'	'We want to actively be involved & invest in our town centre'	'We want Chipping Barnet to be a vibrant, thriving place to live, work & visit'
Routes & Riches Wayfinding	✓	✓					
Activating the Public Realm	✓	✓	✓	✓			
Play Masterplan		✓	✓		✓	✓	✓
Co-working Space			✓	✓		✓	✓
Employment Hub			✓	✓	✓		✓

The table highlights how the five projects cover all the key principles.

- **Routes & Riches Wayfinding** will aid the development of Chipping Barnet's identity, movement and active travel around the town and hopefully encouraging people to visit and stay longer, diversifying uses by signposting more leisure and cultural reasons to visit.
- **Activating the Public Realm**, as the wayfinding, will aid the identity, movement and hopefully encourage longer visits by offering a setting for more external, social and business-supporting activities. As it could be developed in collaboration with local businesses and community, it offers ways for them to invest.
- **Play Masterplan**, will benefits people's wider use of the town, encouraging more visitors, especially children and young families. It will also support more cultural and community activities, with the option to be co-lead and co-delivered by the community.
- **Co-working Space** will diversify uses, encourage more visits and support businesses and work, potentially with the ability to include elements of the High Street Incubator and Family Hub. Depending on how commercial or community focused it is, it could also be a community asset and even community-led.
- **Employment Hub**, as the Co-working Space, it will support businesses and work, bringing more people to the town centre, as well as redeveloping an existing building to the benefit of the town centre and community.

## Progressed Projects Next Steps

Since January 2021, input from local stakeholders, the Town Team, and Barnet Council, and virtual public engagement with over 700 comments, have shaped the long-list of projects proposed as part of the Chipping Barnet Community Plan. While some projects from the long-list are ready for, or in the process of delivery, five projects have been selected which can benefit from the remaining consultant resource time to develop in more detail and support future commissioning, fundraising and implementation.

The outputs will include developing project briefs for commissioning the next stages of delivery or concept designs and outline business cases, where relevant. See below next steps for each progressed project.

### Projects

#### Project 1: Routes & Riches Wayfinding

Focusing on the town-centre and neighbouring greenspace, the consultants will produce a brief for the Council and Town Team to commission a wayfinding strategy, graphic language, and specific interventions. The brief will outline the routes and riches of Chipping Barnet, opportunity locations for different signage projects, and a variety of wayfinding strategies to support the community's aims of developing an identity around its unique rambling economy.

#### Project 2: Activating the Public Realm

Focusing on the junction of the High Street and Wood Street, outside of the College, the consultants will produce an aspirational image to propose a vision to activate and green the public realm around the historic centre and make the junction outside the college safer. This work will summarise and map opportunities and challenges identified by the community, and develop a vision for what is possible to enable the Council to commission a comprehensive design of the area, as well as further community engagement. The proposals will aim to improve connectivity in this area; considering carefully how the public realm can better support historic and community assets so they become more accessible and active onto the street.

#### Project 3: Play Masterplan

Focusing on the Old Courthouse Park, the consultants will produce a brief for a holistic play masterplan of the park. The brief will include opportunities for play interventions which explore physical, sensory and planting elements, identify ways to improve accessibility and reduce anti-social behaviour, and provide play for all ages. The brief can then be used by the council and community as a starting point to commission designers to develop a play masterplan for the Old Courthouse Park, testing ideas for play projects across the wider town centre area.

#### Project 4: Co-working Space

In this study, the consultants will develop proposals for a 'demonstration' project of how the Council could use a vacant high street asset to achieve the community plans aims of providing a flexible workspace for the town centre. The proposal will include a business case for how a co-working space could function and be operated to serve Chipping Barnet's residents and businesses, and explore opportunities to integrate elements of the High Street Incubator and Family Hub projects. As a result of this work, the community and Council will have a briefing pack with which to launch operator procurement, as well as discussions with local people who have expressed an interest in operating a local co-working space.

### Project 5: Employment Hub

Focusing on the town centre, the consultants will identify suitable sites to host an employment hub and develop concept designs and a business case for how such a project can be delivered in Chipping Barnet. The consultants feasibility study will provide the Council with a concept scheme and outline business case to allow Council to understand the development potential of a site and be positioned to seek further funding to enable the project to be realised.

## Timeline & Workshops

The studies will be carried out over a 3-4 month period, once the Community Plan is adopted by the Council.

The consultants will host three on-line workshops with the identified individuals from the engagement process (individuals that highlighted they would actively support these projects) with a maximum 12 participants per workshop. The workshops will be grouped in the following ways as there is crossover between certain projects:

- Workshop 1: Co working + Employment Hub
- Workshop 2: Routes & Riches Wayfinding + Activating the Public Realm
- Workshop 3: Play Masterplan

The workshops are an opportunity for key stakeholders to discuss the possibilities and practical considerations for each project, and together agree on what we hope to achieve, and map out the next steps for realising the projects.

# Appendices

## Appendix A

### Project Ideas - Summary Engagement Findings

#### Project ideas with specific commitments of support

## Appendix B

### Additional ideas and information

#### - Updates to the Community Plan

#### - Additional information/ideas compiled & saved for potential project development

## Appendix C

### Deliverability & Impactfulness Assessment

## Appendix D

### Project Characteristics

## Appendix A

### Project Ideas Summary Engagement Findings

# Supporting High Street businesses & building local pride

## Events Programme

**24** support  
**+5** actively support with commitment  
**Total 29**

### Summary of support:

- Build off existing festival successes, bring into the Town Centre, coordinate publicity and incorporate new ideas/champions
- People have put themselves forward to help realise
- Find ways to engage the shops and businesses. Some festivals are successful, so not about needing more advertising but ways to get the shops/businesses involved.

*"The calendar of seasonal events is a great idea. It would be good to see these widely advertised."*

*"Getting shops to engage with the regular events held in the town is a great idea. I realise the Medieval Festival is held some way away from the town centre, but if the shops could do a themed weekend at the same time this could encourage visitors to the Festival site to stop off in the town."*

### Summary of concerns for considerations:

- Requires support from the council in terms of process and costs (seed funding)
- Need to make process accessible e.g. easy and cheap to organise permits and licenses
- Can be issues of over success e.g. Jazz festival at Hadley Green (could have several locations at the same time to reduce issues)

### Additional information if project developed:

Participants highlighted groups wanting to put on events, including a film festival, and chamber music festival. Other ideas added include a medieval festival in the Town Centre, drama festival, cycling event, dog show, more live music, crazy golf, art etc.

### Updates to the Community Plan:

Add stakeholders:

- Barnet Museum offered to include their events programme.
- Barnet Borough Arts Council (Barnet Arts) to be included in any local events programme committee.

## Markets Strategy

**25** support  
**+4** actively support with commitment  
**Total 29**

### Summary of support:

- Lots of importance put on the potential of the market
- New locations and/or advertising that supports more visually and ability to expand
- Expand at the rear of the Spires to loading area and Chipping Close, ideally next to the bus stop
- Support new businesses with rent holiday and advertising
- Themed events and Sunday market (eg Arts & Crafts, Farmer's Market, Garden Market with the closure of Wyevale Garden Centre and promote 'grow' initiative at Totteridge school.

*"The Market is the reason Barnet exists, and the Market should be central to the community plan."*  
*"The area between the service road to The Spires and the end of Chipping Close does have the potential for being developed to take more market stalls...ideally placed next to the bus stops."*

*"A wider pavement could mean that the Barnet Market stalls could be brought to the High Street, instead of relegated to a little travelled patch behind the Spires."*

*"The college square would make an ideal position for a weekend market space."*

### Summary of concerns for considerations:

- Expanding onto the high street - whilst positive about potential, concerns the market has already suffered from multiple moves over recent years. Also concern, would require traffic reduction/closure, which several commentators thought impossible.
- Friends of Barnet Market have explored community ownership, but whilst the current market manager offers long-term stability this is their preference.

### Additional information if project developed:

Example, resurrection of the Chatsworth Rd Sunday Market. The street is now closed to traffic weekly - rather than reducing footfall due to reduced traffic and parking, the market is now a thriving community and shopping destination.

## High Street Incubator

**19** support  
**+1** actively support with commitment  
**Total 20**

### Summary of support:

- Supports changes in the way people live and work due to Covid - people starting new businesses
- Could complement the co-working space and Teenage Makers
- Needs long-term support to offset barriers to new businesses as high rents/ business rates
- Potential to fulfil the desire for a hub/visitors centre, preferably with a central location

*"I strongly support this idea, preferably blended with the co-working space. It would be good to have a tangible outcome of the Plan which is devoted to encouraging businesses to choose Barnet, as well as to reflect the changing work patterns of residents. I particularly like the idea that the income generated could support a town manager/curator. This idea also dovetails nicely with the Teenage Makers."*

*"Increased home working has the potential to increase economic activity in the High Street. To adopt approaches where small new businesses can commence trading, test the market and then be confident enough to become a more permanent feature in the High Street is a great idea."*

### Summary of concerns for considerations:

- Requires reduced/free rents and rates relief to succeed, initially in the short-term but potentially long-term

*"There are, however, the perennial and very real problems of high rents and business rates to discourage new entrepreneurs. Cracking this problem has to be a priority doesn't it? For all the history and wide pavements and signage, we need interesting commercial outlets for repeat visits."*

## Town Centre Website/App

**10** support  
**+3** actively support with commitment  
**Total 13**

### Summary of support:

- Support for existing website
- Supports economic regeneration - revival of retail and attracting new businesses
- Currently businesses use Instagram, and there is an under-used Barnet app
- Potential to support events, space use etc. For example, a central booking system for hireable spaces
- Potential to crowdfund for support

*"Chipping Barnet businesses are also very active on Instagram and support each other on this platform - there are lots more opportunities for online events and collaborations that could bring in new types of business and new customers."*

### Summary of concerns for considerations:

- Already a website in place, respondent questioning if further development is required
- Concern online trading reduces visits to the Town Centre
- Ways to maintain neutral authorship and promotion all businesses types
- Challenges of promoting any new online platform
- Targeted all age groups and different digital platforms they use

### Additional information if project developed:

Idea to supplement with a magazine and information boards around the town centre

### Updates to the Community Plan:

Include the suggest to investigate the potential of social media platforms already widely used locally, such as Instagram

## Vacant Unit Marketing

10 support

+1 actively support with commitment

**Total 11**

### Summary of support:

- Engagement with landlords is key
- Want to see units in use with opportunity for pop-up exhibitions, and community and art uses
- Potential to include reasons why units are empty, as many are not available even if advertised for let/sale (may have planning app, or is under offer, or change of use)
- Central database to allow full visibility of availability and help make rents realistic

*"I love it when landlords let artists pop-up in vacant units... even if the doors aren't open to the public, the space could be staged and lit to be viewed from outside."*

### Summary of concerns for considerations:

- Requires a strategic approach as rents and rates are perceived as a barrier
- Many vacant shops not actually available
- Database would be continuously out of date
- Hard to predict who will take a unit

### Updates to the Community Plan:

- Include ideas for local information, exhibitions and temporary reuse by the community and artists
- Change lead to include the council, co-led by the council and the community. Council leading on design policy, and the community on local advertising

## Local Delivery Service

7 support

+4 actively support with commitment

**Total 11**

### Summary of support:

- Support existing and new businesses
- Support less able residents
- Reduce traffic, maximise use of electric vehicles and cargo bikes

*"Barnet needs to offer these small, independent retailers a platform to grow their business. How can Barnet council partner with a logistics firm (like Stuart.com or Shippi) to provide discounts locally and stop Deliveroo killing restaurant margins? Can Barnet work with the digital High Street so that it isn't just a directory but also enabled for ecommerce? Start-ups like NearSt allow local businesses to pop up towards the top of Google so that people find things locally rather than just ordering on Amazon."*

### Summary of concerns for considerations:

- Reduce footfall to the town centre
- Already have delivery services (deliveroo, just eat, uber etc)
- Hard to make the shopping experience work

### Additional information if project developed:

If this project is developed further, a respondent included information about how Barnet Council could sign partnership deals with logistics firms, as a preferred supplier to the area, then they pass on discounted rates to independent companies within the borough who sign up. Also how the council could promote and educate local retailers about these services, running seminars on how to set up for e-commerce etc.

### Updates to the Community Plan:

- Include benefit that extra sales via online can help support businesses to stay on the High Street. Add to the 'Why it is Useful' section
- Include idea to involve the Library in this project idea

## Collective Branding & Identity

8 support

+3 actively support with commitment

**Total 11**

### Summary of support:

- Taken in two ways - physical design guidance and town centre branding (project idea focuses on the latter)
- Support for historic characteristics and making most of existing and potential visitors (especially cycle and walking)
- Seen as important to be prepared for future plans, such as the commercial organisation's application for lamppost adverts
- Idea: Identity to drive footfall from outside of the town, notability cyclists that only cycle through
- Important to make Chipping Barnet stand out - not a typical high street in London as thought relatively isolated at the edge of London
- Idea: Focus on shopfront design and develop set of criteria (Design Guide) to shape proposals and act as guidelines for planning applications
- Idea: Involve young local design graduates, college/schools and local design company

*"High Barnet has no distinct brand value and certainly no discerning qualities to drive footfall from outside its environs....Barnet has much going for it in so far as it has visitors but they don't stay long enough to contribute to the town. It has a diverse and rich history that so far in wholly underdefined and uncommunicated and it's geographical location should make it a haven for walkers and cyclists but no-one really takes advantage of that fact."*

### Summary of concerns for considerations:

- Get other initiatives underway first, so successes to prompt and market (thought it could have a lack of substance without other actions seen at the same time)

## Shopfront Competition (changed to Shop Windows)

8 support

+1 actively support with commitment

**Total 9**

### Summary of support:

- Potential of a 'soft' way to encourage and support shopfront improvements
- Link to local artists and art trails
- Link into existing and new events, medieval festival, Christmas etc.
- Idea: Hairdressers competition (lots of them and Barnet is slang for hair)

*"As a local artist, I would like to be involved. Or something like a corresponding artwalk to happen with events. Alston Works has probably around 80 artists living/working right by the high street, but I don't think we've ever formally been part of a community event yet."*

*"I think a facelift and a cohesive look for all the shops on the high street could do wonders to attract visitors and new businesses. Why shouldn't our charity shops and convenience stores look like boutiques?"*

### Summary of concerns for considerations:

- Some think too subjective
- Whilst others support a 'common style' - design guidelines are required by planning
- Concerns about shopfronts, especially in the Station Approach - need more than shopfront competition
- Challenges in communicating with businesses, especially reaching businesses most in need of shopfront improvements
- Concern about costs to businesses when businesses are struggling to survive

### Updates to the Community Plan:

- Change project name to 'Shop Windows' to acknowledge, that whilst the competition is the focus, other policy moves also required
- Add: Include Shopfront/Active Frontage Design Guide to support this idea, with need for Council to update existing policy.
- Add idea to incorporate Arts Trails and local festivals, such as the Medieval Festival.



## Celebratory Lampposts

2 support  
+2 actively support with commitment  
**Total 4**

### Summary of support:

- Support for existing historic banners by Barnet Museum, with ideas to reproduce as prints, hang lower and extend up Wood Street to Barnet Museum potentially with an App explaining their role.
- Support for full-size banners (like the Herne Hill banners) which do not include the selling of advertising space. Instead celebrate local attractions, e.g. the Spires, Barnet Market, Barnet Museum, Physic Well, green spaces.
- Potential for the banners to be used for community use between commercial adverts/banners not being used. Could be part of the commercial contract.
- Highlighted need for change to keep people's interest and maintain their condition, timed to support local community events

*"Celebratory lampposts always look eye-catching eg the heraldic banners to promote the Medieval Festival. It is unfortunate that the council is currently considering using lampposts for advertising banners."*

### Summary of concerns for considerations:

- Involvement of commercial operator and advertising - negative response to the planning application that used all lampposts commercially.
- People were concerned advertising would 'make them feel cheap'
- Thought that local businesses unlikely to be able to afford to advertise
- The success of the medieval banners is partly due to temporal nature, and the Museum objects to the existing banners becoming redundant

### Updates to the Community Plan:

- Change wording to make clear difference from, but building on, the success of the historic banners created by Barnet Museum to celebrate the Battle of Barnet.
- Barnet Museum asked for a change in wording to make clear that the banners and other activities contribute to the remembrance of the significant role of the Battle of Barnet in the Wars of the Roses, these are separate from the organisation of the Medieval Festival

## Town Centre Community Fund

1 support  
0 actively support with commitment  
**Total 1**

### Summary of support:

- Community Improvement District could provide potential to link the Town Team with local businesses

### Summary of concerns for considerations:

- Gaining traction especially with local retail businesses has historically been a challenge (some thought that things have been improving since the LoveBarnet website was created)

### Updates to the Community Plan:

Add that networks and contacts created through the new Town Centre website could be utilised to work with local businesses and groups to develop ideas of Town Centre governance and community fund (add to 'How to get started' section)

## Movement, enhancing the public realm & greenspaces

### Routes & Riches Wayfinding

46 support  
+9 actively support with commitment  
**Total 55**

### Summary of support:

- Bring together the Town Centre as a coherent whole, celebrating the history and heritage and developing an identity
- Mark and promote routes and attractions, with the potential to give identity to different areas and attractions (people highlighted a lack of shared names for certain places/areas)
- Coordinate with other ideas, e.g. complimenting Town Centre website's online signposting of attractions/ things to do
- Potential to combine with a dedicated App

*"This project could result in a series of specially-commissioned maps, signs or markers to highlight the locations of our many places of historical and architectural interest, as well as significant buildings such as Barnet & Southgate College and the Hospital. It would also draw attention to our many green spaces in or close to the town centre, for example Whitings Hill – from where the best views of our Green Belt can be seen – or King George's Fields, where free blackberries grow within 10 minutes' walk of the High Street."*

### Summary of concerns for considerations:

- Need for sensitivity as wary of any visual clutter to the streetscape and greenspaces, or detracting from historic buildings such as St John the Baptist Church
- Long-term maintenance
- Some respondents thought there was already too much signage, and were concerned about sign-posting to car parks with capacity indicators being unsightly
- TfL recommend the standard Legible London signage

### Updates to the Community Plan:

- Addition of the public footpath past Barnet and Southgate College to Orchard Road and then into the Old Courthouse Gardens
- Add idea to celebrate heritage assets with external lighting

### Rewilding (change to Greening)

42 support  
+6 actively support with commitment  
**Total 48**

### Summary of support:

- Quick results and could be achievable by volunteers
- Local interest
- Improve biodiversity, urban greening, and conservation
- Potential edible growing (Incredible Edible Barnet)
- Potential of retaining and improving the copse by the station
- Greening especially important to the station approach and linking to the High Street

*"The strengths of this project are many. It would require relatively little to deliver: mainly seeds or saplings – which are cheap – and labour to find, prepare, plant and maintain new spaces. There's great and growing enthusiasm for planting among the public, and especially in schools, so much of the labour could be voluntary. It would produce results within a growing season or two, but could also be carried out in stages as money and enthusiasm allow. It would bring quiet satisfaction to those taking part, and to all the passers-by who enjoy the results, as well as opportunities for pollination, biodiversity and habitat creation."*

### Summary of concerns for considerations:

- TfL confirm the copse at the station is operational land
- Resolving potential land ownership and maintenance issues

### Additional information if project developed:

Ideas include new mini woodland in the field between Tudor Road and Hadley Common, outside the library, outside the Army Depot, route into the Town Centre from St Albans Road.

### Updates to the Community Plan:

- Question on the accuracy of calling Rewilding, with the suggestions of Greening, Re-Greening or Urban Greening instead. Changed to Greening.
- Adopt a Place scheme has ended, remove reference

## Activating the Public Realm

**38** support  
**+3** actively support with commitment  
**Total 41**

### Summary of support:

- Supporting uses that green the public realm
- Degree of support for pavement widening (two thirds of those commenting on pavement widening), allowing new uses from cafe seating, stalls, greening and play
- Interest in Parklets, such as outside the Huddle Cafe and rear of The Spire
- Desire for improvements to the interior courtyards at the Spires (perception that it was better before)
- Idea for a Friendship bench ([www.thefriendlybench.co.uk/](http://www.thefriendlybench.co.uk/))

*"Temporary pavement widening has been implemented outside the Monk PH replacing 2 parking spaces. This could be made permanent to provide additional tables and seating as during the summer it is difficult for pedestrians to pass crowds drinking on the current narrow frontage."*

### Summary of concerns for considerations:

- Ensure ongoing maintenance / seasonal gardening work
- Not obscuring routes e.g. 'filling pavement with cafe tables'
- Consideration of challenging areas that are in the shade, or next to very busy traffic
- Consider land ownership/use e.g. land around St John the Baptist is owned by the church
- A need to consider how any pavement widening could impact the road infrastructure / parking spaces

### Updates to the Community Plan:

Add a reference in the text to the Friendship Bench as an example of community-led seating and planting project ([thefriendlybench.co.uk](http://thefriendlybench.co.uk))

## Walking & Cycling Quiet Routes

**27** support  
**+6** actively support with commitment  
**Total 33**

### Summary of support:

- Prioritising the health and safety of children, and improving air quality
- Identified lots of potential for cycling within and around the Town Centre but needs safer streets, with a third suggesting the need for cycle routes
- Potential to create green corridors for wildlife
- Support from TfL Transport

*"This would be great. A lot of school friends live close to the high street and they say they would love to walk or cycle to school, but it is just too dangerous. Making it safe for children to cycle to places would be amazing. Cycling can be unnerving and scary, drivers often get annoyed. We should develop a culture of celebrating those who cycle and not make them feel out of place."*

### Summary of concerns for considerations:

- Proper consultations and feasibility studies would need to be carried out and alternative options for those that will be "displaced"
- Needs better public transport to compliment

*"As a resident of Barnet I would be very concerned about where this traffic would be diverted to.... I admire the principle but not sure closing roads is the fix."*

### Additional information if project developed:

Resident shared mapping of potential for LTNs and School Streets: <https://maphub.net/BCC/barnet-streetspace>.

### Updates to the Community Plan:

Add: Residents have started to map potential for LTNs and School Streets,

## Play Masterplan

**26** support  
**+4** actively support with commitment  
**Total 30**

### Summary of support:

- The Courthouse Garden is a missed opportunity for the town without better play facilities, reasons to stay longer and resolving the entrance issues
- Lack activities for older children and teenagers
- Ideas to incorporate more varied, new types of playspace, nature-inspired and incorporating 'rewilding' in its design e.g. a Willow Maze, trails through the trees, rope-based activities - encouraging people to explore
- Support for volunteer schemes to ensure the park's upkeep and management, with thoughts to get the college on-board
- Better integrate cafe garden into the park
- More use of space, e.g. mini-festival
- Support the strategy extending beyond the park to include other greenspaces such as Hadley Common (as included in the Community Plan).

*"This idea seems key. As a parent myself, although the courthouse park, and cafe are lovely (and indeed, well used) - they are limited in their scope for entertaining children. Parents will tend towards driving to other parks in the nearby area that offer more for their children."*

### Summary of concerns for considerations:

- Concerns that plans do not include increased development in the park, and retaining the 'tranquil' quality of existing parks
- Whilst several people suggested improvements to the Duck Pond at Hadley Green, others were concerned about any negative impacts on the wildlife and setting

### Additional information if project developed:

Suggested example, recent improvements in Verulamium Park, St Albans

### Updates to the Community Plan:

Resident wants acknowledgement of the Bowling Greens

## Safer Road Junctions

**22** support  
**+1** actively support with commitment  
**Total 23**

### Summary of support:

- Safety issues need to be addressed
- Encourage more people to visit
- Address issues of buses turning in front of St John the Baptist Church
- Reduce negative impacts of buses on other road users

*"For children, as well as for pedestrians and cyclists of all ages, safer junctions are vital. We know, from the success of the recent High Street pavement widening, that pedestrian crossings can be narrowed without significant detriment to traffic."*

### Summary of concerns for considerations:

- Use available funds for review and analysis of traffic flow (and parking) through the whole town, with a view to rationalising it further in favour of the pedestrian (as included in the Community Plan)
- Not impede traffic flow, jams would increase air pollution
- Concern that physical works would not result in benefits and waste funding - instead safety could be improved through changing the timing of traffic flow and additional crossings



## On-Demand Bus

21 support

0 actively support with commitment

**Total 21**

### Summary of support:

- Small electric bus doing a circular service
- Improvements to the bus service generally

*"A shuttle bus from the station to the town centre to the hospital would be a fantastic addition and enable visitors easy access without a car."*

*"An all electric small seat capacity (16-20) 'navette' bus should operate a circular service starting at Barnet underground reception car park to barnet hospital stopping at Fitzjohn Avenue, Coroners Court Ravenscroft Park and the hospital."*

### Summary of concerns for considerations:

- Not take away from pubic bus service
- TfL concerns regarding financial viability

## Community Toilet & Drinking System

8 support

0 actively support with commitment

**Total 1**

### Summary of support:

- Useful especially Hadley Green end and near Old Courthouse Recreation Grounds
- Increase footfall to businesses
- There is a lovely old fountain at the start of Hadley next to the first pond. The water supply could be reconnected and a sensor added
- A tap at each end of the Spires inside the shutters would be cheap and effective

*"Good idea. There is a chronic need for more toilet facilities, in particular near the Old Courthouse Recreation Grounds."*

### Summary of concerns for considerations:

- Many think public toilets needed to attract visitors but question the use of local businesses, wanting dedicated public toilets not be limited to opening hours

## Supporting cultural & community infrastructure

### Barnet Museum

11 support

+5 actively support with commitment

**Total 16**

### Summary of support:

- Hidden gem, which needs support
- Need to expand capacity to host visitors and increase its educational offer
- Such a project is seen as tangible
- Potential to strengthen connections to its surroundings and Old Courthouse Park
- Potential visitors centre

*"It is a lovely gem which has a lot of potential. The Museum should be more obvious."*

*"a visitors' centre built as part of a major addition to the Museum would be fantastic. It should also include a cafe and a crèche."*

*"I fully support the identified need of Barnet Museum to expand capacity to host visitors and increase its educational offer whilst strengthening connections to its surroundings and Old Courthouse Park."*

### Summary of concerns for considerations:

- The Museum has previously submitted a planning application to expand in 2015 and it was rejected

### Teenage Makers

12 support

+2 actively support with commitment

**Total 14**

### Summary of support:

- Support teenagers as they are currently overlooked in the town centre
- Links to artist and craft community
- Offer links to qualifications, work experience, employment and entrepreneurship
- Extend to secondary schools
- Build on the success of the Teenage Market

*"I strongly support the idea of fostering teenagers' creativity and connecting them with the artist and craft community in Barnet... There is great potential to bring all the different forms of creativity together under one initiative"*

*"Partnership with Barnet & Southgate College, and possibly local secondary schools, would enable a programme of teaching and learning through making and selling that could lead to formal qualifications, work experience, employment – and with luck, a new generation of entrepreneurs. This would also fit well with the government's recent recognition that vocational education has in the past been undervalued and underfunded, and deserves better support in future."*

### Additional information if project developed:

Other summer holiday ideas included street entertainment/ workshops for young people are educational and entertaining e.g. outdoor learning of first aid, bike repairs and servicing, a fashion show with local participants and designers from the college etc.

### Updates to the Community Plan:

Include ideas to further develop for larger impact, including growing collaboration between the College and Teenage Market to include local schools, links to qualifications and employment and developing a wider programme in addition to arts and design, to include music, performance and fashion.

## The Bull Theatre

11 support  
+2 actively support with commitment  
**Total 13**

### Summary of support:

- Potential to be a local cultural asset, strengthening the night-economy and reducing the need to travel into central London
- Potential of link to the college
- Lots of potential within the building, and to expand the existing public offer

*"Developing the Bull Theatre as a central attraction of Barnet would be fantastic. This is a hidden gem that needs help to shine. Linking the theatre with Barnet College much more would help with this."*

*"Being able to walk to events there would be a great way to reduce wasteful travel & would increase the use of this public building"*

### Summary of concerns for considerations:

- Safeguarding challenges of mixing theatre school uses and public
- Some responded that previous public shows have not attracted them (the project idea aims to develop and overcome this)

### Updates to the Community Plan:

Ideas to create links to the college, make more of the building's facilities and acting as an informal information centre.

## Family Hub

7 support  
+2 actively support with commitment  
**Total 9**

### Summary of support:

- Offer classes, information and children's play facilities
- Support parents to work and start new businesses
- Previous plans may not have happened but they created a lot of interest from parents

*"As the community moves away from working in central London and remote work increases, I think the idea of both a Family Hub and also a dedicated 'Work Hub' could be extremely successful, and could even bring additional revenue into the town."*

### Summary of concerns for considerations:

- Likely risks as previously had two businesses try to do this and not go ahead.
- Concern membership model is exclusive (however, could be very affordable, pay what you can for certain services etc)

### Additional information if project developed:

A town centre wide approach, where different businesses offer elements of the Family Hub, e.g. classes at a cafe, children's photography organised by a photography shop, information hub elsewhere etc.

Potential to combine with co-working, e.g. in Whetstone there is a new co-working space that also has a crèche (<https://marashub.weebly.com/>). Explore if included in the 5 progressed projects.

### Updates to the Community Plan:

- Include idea are town centre wide approach.
- Include example of Whetstone co-working (<https://marashub.weebly.com/>).

## Community Energy Community

5 support  
+3 actively support with commitment  
**Total 8**

### Summary of support:

- Respondents found the project interesting, noting it would offer sustainability and also provide training and employment opportunities
- More economical than small house installations

*"I have held off getting solar panels for my house because it is so much more economical to make a bigger installation, and I don't want the disruption, so I would be willing to invest in the Community Energy Company."*

*"Community Energy Company: would improve sustainability and also provide training and employment opportunities."*

## Creating a Thriving Town Centre to live, work and visit

### Co-working Space

29 support

+5 actively support with commitment

**Total 34**

#### Summary of support:

- Range of responses suggest wide interest - different people, interests and groups
- Growing demand especially post-Covid, supporting working from home
- Potential link to provision of grow-on affordable workspace
- Respondents speak about a large number of micro-businesses locally

*"My company is showing no sign of heading back to business as usual as far as office space is concerned. A co-working space would seem ideal to fit into a more flexible model of working. It would bring people into the town centre, who would then spend in local businesses."*

#### Summary of concerns for considerations:

- Being able to afford rents and rates - idea recognises that the project would require seed funding for the first couple of years.

#### Additional information if project developed:

In Whetstone there is a new co-working space that also has a crèche (Mara - <https://marashub.weebly.com/>)

Incorporate networking Apps, which match people wanting to network locally, especially important with increased working from home.

The Council could engage with aggregators of flexible space to see if there is demand from operators to open up centres, such as The Instant Group, or Othership.

#### Updates to the Community Plan:

- Add idea to incorporate tech, such as networking Apps
- Add that in Whetstone there is a new co-working space that also has a crèche
- Add that, the Council could engage with aggregators of flexible space

### Opportunity Cluster: Historic Centre

19 support

+3 actively support with commitment

**Total 22**

#### Summary of support:

- Number of highly valued historic and civic assets but dominated by traffic
- Improve appearance and safety of the main junction
- Support a more varied restaurant and cafe offer

*"The historic centre of the town, focussing on St John the Baptist's Church, contains a number of historic assets as well as complementary civic uses such as The Bull Theatre, Barnet & Southgate College and Old Courthouse Park. However, it is currently dominated by traffic, especially when approaching from Barnet Hill. I am particularly interested in improving the appearance and safety of the main junction... This would overlap with the Safer Junctions emerging project. The project could also include further enhancing Church Passage, improving access to College Square and Old Courthouse Park, making more of the various restaurants on offer and promoting events. This will make the historic heart a more welcoming place for those who live and work here and will draw in more visitors."*

#### Summary of concerns for considerations:

- Concerns any changes to High Street/ Wood Street junction will cause more traffic on Wood Street
- Concerns from some members of the Church, regarding any changes to the grounds around St John the Baptist
- External dining affecting pedestrian passing at the Church Green
- Concern around signage in front of the church detracting from its historic appearance (note: any proposals in the conservation area or related to listed buildings would be done in consultation with English Heritage)

### Opportunity Cluster: Hadley Green

20 support

+1 actively support with commitment

**Total 21**

#### Summary of support:

- Support visitors to the Town Centre and locals using the neighbouring greenspace:
- Facilities to encourage ramblers and cyclists, such as a cafe, bike pumps/repairs, meet ups etc
- Information on walking and cycling routes in the area
- Potential to enhance the duck pond
- Improve pedestrian safety
- Make more of the CMYA building

*"Brilliant idea - a cafe / refuelling stop for ramblers and cyclists with information available on local routes; free water, bike pumps etc could become a real magnet. Various cafés in Hertfordshire demonstrate how appealing this offer could be."*

*"The car wash to the CMYA building is totally detrimental to the character of the area and the gateway into Barnet Town Centre."*

#### Summary of concerns for considerations:

- Concern about changes and additions of signage as see the current approach with greenspace and natural landscape as attractive - sensitivity required.
- Question location for a visitors centre with some thinking it would need to be more central
- Questioning if this area is a gateway as thought to be predominantly car travel from this direction - concentrate on Station end

#### Updates to the Community Plan:

Edit to acknowledge this idea is more of a cafe supporting outdoor activities, rather than a visitor centre

### Activated Courtyards

19 support

0 actively support with commitment

**Total 19**

#### Summary of support:

- Bring back activity to empty, underused and unloved spaces
- Compliment and diversify the Town Centre offer - small-scale and intimate
- Heritage - links to the past
- Potential to create places that are safe for children to play whilst parents meet/relax

*"I really like the idea of activated courtyards because they provide a modern urban centre with a link to its past by bringing back spaces that are vibrant, small-scale, intimate and friendly and which provide unique and attractive mixtures of activities that help to diversify the local economy and environment. Such places are also a pleasant and refreshing alternative experience to that of the main streets and thoroughfares. They also give a pleasurable experience of discovery for people new to the area or just visiting."*

#### Summary of concerns for considerations:

- The complexity of land ownership/ landlord issues
- Addressing changes or loss of existing uses, namely business parking and income from parking, e.g. behind Church House
- Could implement business parking permits and improve public transport access
- Security, consider how people will feel safe in these courtyards
- Effects to neighbouring residential properties

#### Additional information if project developed:

If this project idea is developed further, potential planning permissions that effect yards would need to be investigated. Also the potential of other spaces, such as one participant mentioned the empty frontage to the former doctor's practice is a usable sized open space.

## Opportunity Cluster: Employment Hub

16 support

+1 actively support with commitment

**Total 17**

### Summary of support:

- Support for affordable workspace, especially relating to the loss of space in the Town Centre, e.g. Brake Shear House
- Support for a range of affordable workspace from office and art studios to small workshops and industrial units
- Potential to incorporate affordable accommodation, especially for young entrepreneurs
- Support for the reuse and improved appearance of the Police Station

*"I do like the idea of utilising space for small businesses to work - i.e. use of the police station and enterprise house."*

*"Need flexible working units for small workshops, small industrial units and more living space for rent at affordable prices for young entrepreneurs"*

### Summary of concerns for considerations:

- Met Police leaving Chipping Barnet (this commenter was supportive of the idea)
- Issues with broadband provision locally
- Sensitive design of refurbishments, especially when seen as 'unattractive'

### Additional information if project developed:

- Development of the library site, to unlock fund through new housing, whilst incorporating a new library and affordable workspace at the ground floor

## Opportunity Cluster: Civic & Market

9 support

0 actively support with commitment

**Total 9**

### Summary of support:

- Support for making a destination beyond shopping and proposals encourage the evening economy
- Support for more innovative uses of vacant retail units and underused land
- Potential to improve The Spires, Market and Library to be a hub that attracts visitors and encourages you to explore the Town Centre's wider opportunities
- Potential to improve the bus terminus, with an idea to turn the car park into a bus terminus

*"Chipping Barnet has the potential to become more of a destination rather than a place just to shop, which isn't much of a draw currently. More innovative use of vacant retail units and current underused land could be used to for other purposes e.g. workshops, activity centres."*

*"All too often the High Streets are the focus where the environs of towns are too of interest."*

### Summary of concerns for considerations:

- Effect of development and evening use on residents on Chipping Close
- Distracts from the High Street

## Opportunity Cluster: Nesbitts Alley

3 support

+3 actively support with commitment

**Total 6**

### Summary of support:

- Support for the potential of these alley spaces and cluster of buildings

*"Nesbitts Alley offers lots of possibilities. Is there also a possibility to create an alley on the other side nearer the church to open up the area behind and away from traffic?"*

### Summary of concerns for considerations:

- Concerns around ownership issues
- Already plans to change the restaurant to residential and planning application on the Bentley Showroom
- Concern about the impact of use of Grove Court on residents

*"Love this idea. It's a difficult one as ownership of either or both building will need to somehow be funded."*

### Updates to the Community Plan:

Add: Any development should look to deliver this project idea's aims for active ground floors, public realm improvements and support enhanced pedestrian routes.

## Development Growth Opportunity

4 support

0 actively support with commitment

**Total 4**

### Summary of support:

- Potential of the Army Reserve Depot
- Any development meets high quality and sustainability standards and is sensitive to the setting
- Concern regarding the loss of historic and commercial buildings, highlighting the potential for them to be used for workspace

*"While supporting the regulated provision of additional housing and employment spaces in the area, ...would like to see an emphasis on quality over quantity."*

*"The Army Reserve Depot area has been off-limits to passersby during my thirty years here in Barnet, therefore it is the only area in which everyone might welcome change."*

### Summary of concerns for considerations:

- Concerns over Army Reserve Depot redevelopment and Whalebones Park
- Concerns and negative response about the Tube Station development, with a high percentage regarding height and loss of car parking
- General concerns about the impact of development on local infrastructure. Do not want to see any loss of greenspace (note: it is understood sites identified in the Community Plan do not result in the loss of greenspace)
- Highlight trust issues - how to work with developers and the council, and the community feeling listened to

*"We need to work together, whether you live here or not. There is a lot of talent in architecture & advice available in the community, planners need to hone in on this to achieve the best for Chipping Barnet."*

### Updates to the Community Plan:

- Include that people have concerns for considerations about any new development in the area, with people wanting any development plans to show how they add to the social infrastructure of the town centre.
- Add potential for electric bike rental and electric car share at the station.

## Project ideas with specific commitments of support

### Distribution of specific commitments of support

Table below shows which projects the 44 residents have said they will actively support, including projects which have commitments to co-lead. It also highlights that respondents support multiple projects.

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Participant 1	1	1	1																														8
Participant 2	2							1	1	1	1												1	1	1		1						8
Participant 3	3																																4
Participant 4	4											1																1					3
Participant 5	5											1		1	1													1					4
Participant 6	6		1																						1								2
Participant 7	7			1					1																								2
Participant 8	8			1																								1					2
Participant 9	9						1																								1		2
Participant 10	10						1		1																								2
Participant 11	11								1	1												1											3
Participant 12	12										1			1																			2
Participant 13	13											1	1																				2
Participant 14	14													1											1								2
Participant 15	15													1	1																		2
Participant 16	16																					1		1									2
Participant 17	17																						1		1		1						2
Participant 18	18		1																														1
Participant 19	19			1																													1
Participant 20	20				1																												1
Participant 21	21					1																											1
Participant 22	22						1																										1
Participant 23	23							1																									1
Participant 24	24								1																								1
Participant 25	25									1																							1
Participant 26	26										1																						1
Participant 27	27											1																					1
Participant 28	28												1																				1
Participant 29	29													1																			1
Participant 30	30														1																		1
Participant 31	31															1																	1
Participant 32	32																1																1
Participant 33	33																	1															1
Participant 34	34																		1														1
Participant 35	35																1																1
Participant 36	36																			1													1
Participant 37	37																					1											1
Participant 38	38																						1										1
Participant 39	39																							1									1
Participant 40	40																							1									1
Participant 41	41																								1								1
Participant 42	42																													1			1
Participant 43	43																														1		1
Participant 44	44	1																															1
Highlight		3	3	4	0	1	1	4	1	5	2	8	3	6	4	6	1	0	0	4	2	2	2	4	5	0	1	3	0	3	1	0	79

participants offering to (co)lead the project

## Appendix B

### Additional ideas and information

- Updates to the Community Plan
- Additional information/ideas compiled & saved for potential project development



# Updates to the Community Plan

Summary of updates to the community.

## Key Principles:

### 'We want to be proud of Chipping Barnet'

- Add an addition to the town's historic assets with the recent find of a 14th Century structure with the former Chudy's Hairdressers, near the Ye Old Mitre Inne

<https://www.bbc.co.uk/news/uk-england-london-55347261>

### 'We want high street businesses & ventures to thrive'

- Add the potential of the market
- Add one of the businesses from the previous pop-up shop now has a unit in the town

### 'We want to expand & establish new civic, cultural & community assets for all'

- Additional ideas include the temporary use of vacant units to showcase social and cultural activities, such as classes to exhibitions, and an inventory of indoor and outdoor spaces that could host community based activities
- Edit text about the Barnet Environment Centre, in line with their additional information

## Character Areas:

### Historic Centre

- Concerns to consider centred on sensitivity to the historical buildings and setting (especially St John the Baptist Church).

### Hadley Green

- Change reference to 'common' to 'greenspace'
- Reference the Battle of Barnet proximity and potential tourist attractions

## Projects:

### Events Programme

Add stakeholders:

- Barnet Borough Arts Council (Barnet Arts) join events committee
- Barnet Museum (include their events programme)

### Town Centre Website/App

- Investigate the potential of social media platforms already widely used locally, such as Instagram

### Local Delivery Service

- Add: Include the benefit that extra sales via online can help support businesses to stay on the High Street to the 'Why it is Useful' section.
- Add: Include idea to involve the Library

### Vacant Unit Strategy

- Include ideas for local information, exhibitions and temporary reuse by the community and artists.
- Change lead to include the council, co-lead by the council and the community. Council leading on policy, and the community on local advertising

### Shop Windows (changed from Shopfront Competition)

- Change project name to 'Shop Windows' to acknowledge, that whilst the competition is the focus, other policy moves also required.
- Add: Shopfront Design Guidance to support high-quality design, with need for Council to update existing policy
- Add idea to incorporate Arts Trails and local festivals, such as the Medieval Festival

### Celebratory Lampposts

- Change wording to make clear difference from, but building on, the success of the historic banners created by Barnet Museum to celebrate the Battle of Barnet.
- Barnet Museum asked for a change in wording to make clear that the banners and other activities contribute to the remembrance of the significant role of the Battle of Barnet in the War of the Roses, these are separate from the organisation of the Medieval Festival

### Town Centre Community Fund

- Add that networks and contacts created through the new town centre website could be utilised to work with local businesses and groups to develop ideas of Town Centre governance and community fund (add to 'How to get started' section)

### Routes & Riches Wayfinding

- Addition of the public footpath past Barnet and Southgate College to Orchard Road and then into the Old Courthouse Gardens.
- Add idea to celebrate heritage assets with external lighting

### Greening (changed from Rewilding)

- Question on the accuracy of calling Rewilding, with the suggestions of Greening, Re-Greening or Urban Greening instead. Changed to Greening.
- Adopt a Place scheme has ended, remove reference

### Activating the Public Realm

- Add a reference in the text to the Friendship Bench as an example of community-led seating and planting project ([thefriendlybench.co.uk](http://thefriendlybench.co.uk))

### Walking & Cycling Quiet Routes

- Add: Residents have started to map potential for LTNs and School Streets

### Play Masterplan

- Add: tennis courts, a bowling green with a pavilion.

### Teenage Makers

- Include ideas to further develop for larger impact, including growing collaboration between the College and Teenage Market to include local schools, links to qualifications and employment and developing a wider programme in addition to arts and design, to include music, performance and fashion.

### The Bull Theatre

- Ideas to create links to the college, make more of the building's facilities and acting as an informal information centre.

### Family Hub

- Include idea for a town centre wide approach, where different businesses offer elements of the Family Hub, e.g. classes at a cafe, children's photography organised by a photography shop, information hub elsewhere etc.
- Potential to combine with co-working, e.g. in Whetstone there is a new co-working space that also has a crèche (<https://marashub.weebly.com/>).

### Co-working Space

- Add idea to incorporate tech, such as networking Apps which matches people wanting to network locally, especially important with increased working from home (add to 'How to get started' section)
- Add that in Whetstone there is a new co-working space that also has a crèche (Mara - <https://marashub.weebly.com/>)
- Add that, the Council could engage with aggregators of flexible space demand to see if there is demand from operators to open up centres (add to 'How to get started' section)

### Opportunity Cluster: Hadley Green

- Edit to acknowledge this idea is more of a cafe supporting outdoor activities, rather than a visitor centre

### Opportunity Cluster: Nesbitts Alley

- Add: Any development should look to deliver this project idea's aims for active ground floors, public realm improvements and support enhanced pedestrian routes

### Development Growth Opportunity

- Include, the community want any development plans to clearly demonstrate through meaningful engagement how it will add to the social infrastructure of the town centre
- Add potential for electric bike rental and electric car share at the station

## Additional information/ideas compiled & saved for potential project development

### Events Programme

#### Multiple locations

"The problem with events on Hadley Green are they're too successful. It's about how you manage crowds. You'd need to speak to Hadley Green Association. It might be that you put on more than one event at the same time (Courthouse gardens?)"

#### Film festival

"This person wanted to put on a film festival. <https://www.spacehive.com/barnet-film-festival>. Note the historical importance of film in the town. <https://twitter.com/MuseumBarnet/status/1345666492218699776>"

#### Chamber music festival

"This person wanted to put on a Chamber music festival <https://www.facebook.com/groups/1045197652201290/permalink/3566096366778060/>"

#### Crazy Golf Events

"High Barnet is a real golf town. Why not get the golf clubs to sponsor a crazy golf event on Hadley Green (great for families), not damaging, not permanent, and organise it as a weekend to promote golf in High Barnet. See the local golf clubs here: <https://lovebarnet.co.uk/things-to-do/?cn-s=&cn-cat=85>"

### Town Centre Website

#### Adding a marketplace

"shop.shrewsburyopen.com uses a wordpress plugin called Dokan to host its marketplace. <https://wedevs.com/dokan>"

### High Street Incubator

#### Charity shops

"Consider consolidation of charity shops to a single building / location with each concern operating as an independent trader within it. Would increase shop footfall with tendency to visit more than one store as well as simplify delivery of donations. Possibly house local information or advice centre close by or on site."

### Shops/Businesses

#### Garden Centre

"Hadley Green: Perhaps the bigger of the empty shops here could be developed into a specialist garden centre, helping to forge a link with Hadley Green and the countryside beyond."

#### Micro Brewery

"Again, would love a micro brewery or craft beer place along here for younger people! A micro brewery, cool pub with a proper garden space would be amazing here, especially in summer and could fill one of those larger retail spaces like the Bentley garage. They could also sell retail alcohol and people could buy it for picnics on the common, it was so busy this summer but everyone had Waitrose food and then you have to leave when you need the bathroom."

### Celebratory Lampposts

"Given lamppost signs are expensive, it might be good to have options when we want to promote other things with less budget. Enfield council have recently put some up outside train stations (high footfall, short term). They go at the base of lampposts."

### Activating the Public Realm

#### Friendship Bench

"I recently heard an article on Radio 4 about Friendship Benches, which is a project aiming to combat loneliness by bringing back community involvement... There are Lottery Grants available for establishing them and they offer outdoor areas ( COVID safe) for the use and organisation of different groups. Each provides open air seating and planted areas for small community functions or just for sitting (thefriendlybench.co.uk). I would be happy to kick start the process of establishing and organising one, if it were to be agreed." (Added reference in Activating the Public Realm)

### Play

#### Chipping Barnet Treasure Trail

"Chipping Barnet Treasure Trail" this got created 2 years ago, but hasn't been promoted since. <https://www.facebook.com/LoveBarnet/posts/2136652386369698>

### Funding

"The London Marathon Charitable Trust give money to playgrounds. <https://www.lmct.org.uk/>"

### Nature Play

"Someone has unofficially installed rope swings on 4 or 5 trees on Hadley Common and kids love them. There's the opportunity for more kid friendly stuff that its keeping with its surroundings. For example see the tree trunks you can climb on in these pictures (<http://www.highlivingbarnet.com/stephens-house-gardens/>)"

### Rock Climbing in the Spires

"increase offer for youth & children". It'd be amazing if one of the large empty units in the spires had a rock climbing business in it. Like this one in the Intu Watford shopping centre <https://www.rock-up.co.uk/watford>

### Safer Road Junctions

#### Changing traffic light timings

"...changing the timing of traffic flow to rationalise flow from the pedestrian point of view. For example:

- At the top of Meadway (junction with High Street) stop north and southbound traffic at the same time, instead of southbound first. This difference catches out new pupils at QE Girls every September.
  - At Barnet College/St John the Baptist crossing, stop all northbound traffic at the same time instead of allowing flow northbound onto Wood Street
  - At the High Street/St Albans Road do the same for northbound traffic onto St Albans Road.
- These would all make the crossings much more favourable to the pedestrian."

### Walking & Cycling Quiet Routes

#### Pedestrianise Areas of the High Street

"Moxon street - no exit from moxon street into the high street should be permitted. No right turn into moron street from the high street should be permitted. The top of moxon street should be pedestrianised. Entry to union street should be banned and it should be a cul de sac at the high street end."

Daily (365 days) of the year of the high pedestrianised zone (from the church/wood street to St Albans road) street sweeping, litter picking & jet washing of the area prior to 8 am funded by all storefronts based on turnover, with a multiple factor applied to national chains (eg Boots) and a further multiplier for takeaway food outlets (eg McDonald's) Closure the high street between the church junction and St Albans road to all traffic on Saturdays between 9am and 5pm."

### Station bike storage at Barnet Hill /High Street level

"Once upon a time, when I first moved to High Barnet, there was an old, long disused, little building, an office(?), for a heating oil, and, I suspect, a coal dealer, before that. It was located at the SE corner of the intersection of Barnet High Street and the Meadway... There must have been some kind of platform to stop everything going over the cliff... This could be a highly useful place to have a bike rack. A bike rack at the top of the hill would be very useful for tube train users. Hills are much more effort for cyclists than pedestrians."

### Escalator from the station to the high street

### Co-working

#### Hyde Institute

"Still Nursery use likely. Will ask if interest in turning upper rooms into co-working space - could be issues of space, access and safeguarding.... The specific issue here is our need to have the income to fulfil our commitment under the terms of the Charity (supporting the education - especially performing arts and sport - of young people within the town) while trying to do something for the wider community. Our next tenant looks like being a nursery school and it will be interesting to see if they have any plans to turn the upper rooms of the building into hot-desking spaces to combine childcare needs with co-working needs (although this would have quite major child protection and safeguarding issues that would need to be dealt with.)"

### Family Hub

#### Make the Spires a family centre

*"It struggles to find tenants anyway. If you had a large, well-maintained and exciting soft play in the middle of the Spires, and then had a large space where various classes could take place (Monkey Music, Baby Sensory, French for Toddlers etc). Get Pauline Eyre from the NCT involved to help with the information. Neighbouring restaurants, coffee shops, bookshops and the rest would all benefit. Again, start with what experiences you want to facilitate and proactively build a hub: these things won't assemble on their own."*

### Opportunity Cluster: Civic & Market

#### Parking supporting evening economy

*"The Spires car park should be open and free (outside of the normal shopping hours) until late into the evening to allow visitors to dine and where possible shop into the evening with vehicles left in a secure and attended environment."*

#### Former market car park as greenspace

*"I think it would be nice to turn it in to a green space. It has been turned in to the High Barnet recreation space during all the lock downs, children cycling, scooting, running etc as well as adults exercising. It's clearly needed otherwise it wouldn't be used so much everyday. Instead of an empty car park full of broken glass it could be an enjoyable safe space."*

#### Stapylton Road car park into Bus Terminus

*"Make the council car park in Stapylton road into the bus terminus to stop them polluting the air so close to the new market location"*

#### Potential of the Library

*"I think that Chipping Barnet Library has great potential and is currently not well utilised for several reasons. It occupies a large piece of land that with development could become residential above with shared exciting and affordable workspace below. This would bring in much needed funds for Barnet Council and a marvellous community resource. A library could easily be incorporated."*

### Council buy the Spires

*"Indeed the Council should acquire The Spires (as other Councils have done around the UK) from AIMCo and repurpose the centre to offer a community led centre which acts as a magnet for residents - a shopping centre full of independent shops and restaurants, information office, play areas, drop in centres for elderly etc. Combining this offer with easy and cheap car parking should be fruitful for the whole town centre."*

### Opportunity Cluster: Hadley Green

#### Access to houses

*"Please bear in mind that properties in Hadley Ridge have long-established rights of access to the rear of their gardens via the passage that runs behind this building."*

### Miscellaneous

#### Statues/Sculptures

*"Commission a local artist/sculptor to create an ecologically-sound and subtly cleverly detailed sculpture out of the large dead tree (still standing) on the right hand side of the A1000, between the end of the High Street and Hadley Highstone, near the junction of Sydney Chapman Way. It would create an interesting feature for residents, walkers and other visitors to the area and add a further (achievable, low-cost) reason for footfall through Chipping Barnet High Street by those arriving at High Barnet tube station (and other public transport users)."*

#### View Points

*"On the High street, you stand on one of the highest points in London. Yet this is imperceivable because the road is tightly packed with buildings which obscure the skyline. The demolition of some industrial units behind 166 High Street have created a rare opportunity to view the landscape below. A town plan for Chipping Barnet should seek to take advantage of these viewpoints, or create viewpoints, as the raised plain of view is in fact one of the unique characteristics of the area."*

## Appendix C

### Deliverability & Impactfulness Assessment



## Deliverability & Impactfulness Assessment

The table on the following page summaries an assessment of the projects deliverability and impactfulness. We have used this to review the prioritisation of the projects, using the community's feedback as the baseline. The table below explains to assessment criteria.

A simplified scoring has been included to aid visualisation of assessment. Please note, this has been intentionally simplified to aid the audience of this report - with 31 projects a narrative assessment of each project would be inappropriate.

	Assessment Criteria	Scoring
Deliverability:	<b>Project Lead</b> Is a project lead or key partners identified, who has the required capacity and resources?	0 - No lead identified 1 - Identified lead but missing key partner 2 - Identified lead
	<b>Site</b> Is a site identified, and secured? Are there any planning permission or statutory hurdles?	0 - No site identified and issues in securing 1 - No site but likely to be secured/ Part of site secured but complexity in ownership 2 - Site identified/secured*
	<b>Funding/Finance</b> Is there likely to be available funding to first develop the project idea, and then deliver?	0 - Funding uncertainty/ likely to be challenging 1 - Potential funding streams to apply for 2 - Funding streams to apply for
Impactfulness:	<b>Physical</b> <ul style="list-style-type: none"> <li>Activates vacant and underused/underutilised spaces</li> <li>Investing in existing assets - Improve appearance/ maintenance</li> <li>Greening - access to greenspace and nature, biodiversity</li> <li>Improves wayfinding, signage, landmarks/points of interest</li> <li>Building local identity and character - coherence</li> </ul>	0 - None (No/very minimal physical impact) 1 - Indirect impact (Some physical impact but indirect) 2 - Direct impact (Direct physical impact)
	<b>Social</b> <ul style="list-style-type: none"> <li>Encourage social mixing</li> <li>More inclusive high street (families, young people, elderly, socio economic)</li> <li>Activates latent skills and groups in decision making, ownership, delivery</li> <li>Building local identity, pride, belonging</li> <li>Local data/intelligence and communication</li> <li>Animation of space/testing projects and ideas</li> </ul>	0 - None (No/very minimal social impact) 1 - Indirect impact (Some social impact but indirect) 2 - Direct impact (Direct social impact)
	<b>Economic</b> <ul style="list-style-type: none"> <li>Supports local and independent business - local start-ups</li> <li>Attracting new and building existing employment clusters (diversification)</li> <li>Attract anchor tenants and inward investment</li> <li>Mobilise latent finance and crowd funding</li> <li>Build the evening economy</li> </ul>	0 - None (No/very minimal economic impact) 1 - Indirect impact (Some economic impact but indirect) 2 - Direct impact (Direct economic impact)

\* If the project does not require a site it has been scored 2, as this reduces the project's challenges.

## Deliverability & Impactfulness Assessment

	Engagement			Deliverability		
	Project	Engagement Popularity	Active Supporter	Project Lead	Site	
higher priority	Routes & Riches Wayfinding	High	9	2	Council	Predominantly Council owned
	Activating the Public Realm	High	3	2	Council, with business and community support	Predominantly Council owned
	Co-working Space	High	5	2	Council lead, community support (need operator)	Not identified but potential. Requires seed funding.
	Events Programme	High	5	2	Town Team + new supporters + council	Council and privately owned spaces around the town
	Play Masterplan	High	4	1	Council + community, requires formation of 'Friends of group	Council
	Markets Strategy	High	4	1	Requires The Spires commitment	Spires/ College/ Council
	Opportunity Cluster: Historic Centre	High	3	1	Council, Town Team but wider stakeholders needed	Potential land ownership complexity around church
	Safer Road Junctions	High	1	2	Council + TfL	Council
	Opportunity Cluster: Employment Hub	Mid	1	2	Council, requires building owner and operator	Requires partnership/ brokerage
	Teenage Makers	Mid	2	2	College, Teenage Market	College
mid priority	Collective Branding & Identity	Mid	3	2	Council commission. Collaborate with Town Team	NB
	Town Centre Community Fund	Low	0	1	Potential for Town Team. Support by council	NB
	Rewilding	High	6	0	Needs the formation of a community group	Council owned but requires overall strategic approach
	Walking & Cycling Quiet Routes	High	6	2	Council	Complexity in design
	Opportunity Cluster: Hadley Green	High	1	1	Council, requires private landowners	Council own public realm but key building privately owned
	High Street Incubator	High	1	1	Needs operator and partnership with landlord	Potential but requires seed funding
	On-Demand Bus Service	High	0	0	Require support of TfL. Currently viability concerns	Potential intergrate with tube station
	Barnet Museum	Mid	5	2	Barnet Museum	Requires planning permission etc
	Activated Courtyards	Mid	0	0	Need landlords on-board	Privately owned, potentially complex
	Town Centre Website / App	Mid	3	1	Town Team, Love Barnet, High Living etc.	NB
lower priority	Local Delivery Service	Mid	4	1	Council pilot in Finchley area. Potential expansion if successful	NB
	The Bull Theatre	Mid	2	2	Bull Theatre - potentially requires wider partners	Council owned
	Opportunity Cluster: Civic and Market	Low	0	1	Council, requires private landowners	Multiple ownerships (Council + The Spires)
	Community toilet & drinking water scheme	Low	0	2	Council	Requires businesses to sign-up
	Vacant Unit Marketing	Mid	1	0	Council support but need landlords & community co-lead	Requires partnership with landowners
	Family Hub	Low	2	0	Needs operator and partnership with landlord	Potential but requires seed funding
	Community Energy Company	Low	3	0	None	Lack council owned buildings/ college roof not suitable
	Shop Front Competition	Low	1	0	Council support but need businesses & community	Requires partnership with businesses
	Opportunity Cluster: Nesbitts Alley	Low	3	0	Not at the moment	Complexity in land/building ownership and plans
	Celebratory Lampposts	Low	2	1	Council leads but requires community support	Some issues around coordination with commercial operator
	Development Growth Opportunity	Low	0	NB	Landlord, Developers. Council brokerage role.	Part of project

			Positive Impact				
Funding/ Finance		Total Deliverability	Physical	Social	Economic	Total Positive Impact	Total
1	Potential for council to fund	5	2	2	1	5	10
2	TfI highlighted potential for funding	6	2	2	1	5	11
1	Council could potentially seed fund	4	1	2	2	5	9
2	Relatively low cost. Possibility of small grants, sponsorship	6	2	2	2	6	12
1	Potential if focus on entrance and playground	4	2	2	1	5	9
1	Potential apply for funding	4	2	2	2	6	10
2	TfI highlighted potential	4	2	2	1	5	9
1		5	2	2	1	5	10
2	Likely as relates to council's Growth Strategy	5	2	2	2	6	11
1	Potential Teenage Market grant	5	2	2	1	5	10
2	Council fund	6	2	1	2	5	11
1	Potentially Council commission consultation to explore with the Team Town	4	1	2	2	5	9
0	Currently no funding	1	2	2	0	4	5
0	Currently no funding	3	2	2	1	5	8
0	Financial viability issues	2	2	2	2	6	8
0	Issue that needs seed funding and long-term support	2	1	2	2	5	7
0	Require support of TfL. Currently viability concerns	1	2	2	1	5	6
1	Museum seeking grant funding/fund raising?	4	2	2	1	5	9
0	Currently no funding	0	2	2	2	6	6
1	Potential via Area Committee.	4	0	2	2	4	8
1	Potentially if pilot in Finchley successful	4	0	1	2	3	7
1	Self fund?	5	1	2	2	5	10
1	Potential	3	2	2	1	5	8
1	Potentially via the council and Public Health team	4	0	2	1	3	7
1	Relatively low cost	2	2	0	1	3	5
0	Issue that needs seed funding and long-term support	1	1	2	2	5	6
0	Currently no funding	0	0	2	2	4	4
1	Crowding funding?	2	2	1	1	4	6
0	Currently no funding	0	2	2	1	5	5
1	Coordination with commercial operator and advertising could offer potential for funding	3	2	0	1	3	6
NB	Part of project	NB	1	1	1	3	3

## Appendix D

### Project Characteristics

# Projects Characteristics

## Timescale

Approximate time to realise once funding secured

Project	
Events Programme	
Collective Branding & Identity	
Rewilding/Greening	
Town Centre Website / App	
Local Delivery Service	
Community WC+drinking water scheme	
Vacant Unit Marketing	
Shopfront Competition/ Shop Windows	
Celebratory Lampposts	
Routes & Riches Wayfinding	
Co-working Space	
Activating the Public Realm	
Markets Strategy	
Play Masterplan	
Teenage Makers	
Town Centre Community Fund	
High Street Incubator	
Opportunity Cluster: Historic Centre	
Barnet Museum	
The Bull Theatre	
Family Hub	
Opportunity Cluster: Nesbitts Alley	
Safer Road Junctions	
Opportunity Cluster: Employment Hub	
Walking & Cycling Quiet Routes	
On-Demand Bus Service	
Opportunity Cluster: Hadley Green	
Activated Courtyards	
Community Energy Company	
Opportunity Cluster: Civic and Market	
Development Growth Opportunity	

Legend  
Approximate Timeline

- Short-term (0-2 years)
- Medium-term (2-5 years)
- Long-term (5 years +)

Priority

- Higher priority
- Mid priority
- Lower priority

Progressed Project

## Outline Cost

Approximate outline cost

Project	
Events Programme	
Town Centre Community Fund	
Rewilding/Greening	
The Bull Theatre	
Local Delivery Service	
Vacant Unit Marketing	
Shopfront Competition/ Shop Windows	
Celebratory Lampposts	
Teenage Makers	
Collective Branding & Identity	
Town Centre Website / App	
Community WC+drinking water scheme	
Routes & Riches Wayfinding	
Co-working Space	
Activating the Public Realm	
Markets Strategy	
Play Masterplan	
Safer Road Junctions	
On-Demand Bus Service	
High Street Incubator	
Barnet Museum	
Family Hub	
Community Energy Company	
Opportunity Cluster: Nesbitts Alley	
Opportunity Cluster: Employment Hub	
Walking & Cycling Quiet Routes	
Opportunity Cluster: Hadley Green	
Opportunity Cluster: Historic Centre	
Activated Courtyards	
Opportunity Cluster: Civic and Market	
Development Growth Opportunity	

Legend  
Approximate Outline Cost

- Micro (upto £15k)
- Small (£15-50k)
- Medium (£50-250k)
- Large (£250k+)

Priority

- Higher priority
- Mid priority
- Lower priority

Progressed Project

## Key Principles

Outcomes against Key Principles

Project	'We want to be proud of Chipping Barnet'	'We want our Town Centre to be a destination that is enjoyable to visit'	'We want more reasons to visit & stay in the town centre throughout the day, evening & week'	'We want high street businesses & ventures to thrive'	'We want to expand & establish new civic, cultural & community assets for all'	'We want to actively be involved & invest in our town centre'	'We want Chipping Barnet to be a vibrant, thriving place to live, work & visit'
Routes & Riches Wayfinding	✓	✓					
Co-working Space			✓	✓		✓	✓
Activating the Public Realm	✓	✓	✓	✓			✓
Markets Strategy	✓		✓	✓	✓	✓	✓
Play Masterplan		✓	✓		✓	✓	✓
Events Programme	✓		✓	✓	✓	✓	
Opportunity Cluster: Historic Centre		✓	✓	✓	✓		✓
Safer Road Junctions		✓					
Opportunity Cluster: Employment Hub			✓	✓	✓		✓
Teenage Makers			✓		✓	✓	✓
Collective Branding & Identity	✓			✓			
Town Centre Community Fund				✓	✓	✓	
Rewilding/Greening		✓				✓	
Walking & Cycling Quiet Routes		✓					
On-Demand Bus Service		✓					
High Street Incubator			✓	✓	✓	✓	
Opportunity Cluster: Hadley Green		✓	✓	✓	✓		✓
Activated Courtyards		✓		✓			✓
Barnet Museum	✓		✓		✓	✓	
The Bull Theatre	✓		✓		✓	✓	
Town Centre Website / App	✓			✓	✓		
Local Delivery Service				✓			
Opportunity Cluster: Civic and Market		✓	✓	✓	✓		✓
Community toilet & drinking water scheme		✓		✓			
Vacant Unit Marketing	✓			✓		✓	
Family Hub			✓		✓		✓
Community Energy Company			✓			✓	
Shopfront Competition/ Shop Windows	✓			✓			
Opportunity Cluster: Nesbitts Alley		✓	✓	✓			✓
Celebratory Lampposts	✓						
Development Growth Opportunity			✓			✓	✓

If you want like to see the Chipping Barnet Community Plan  
please visit the website at:

[www.CBCommunityPlan.co.uk](http://www.CBCommunityPlan.co.uk)

If you have any questions/comments please email:

[hello@CBCommunityPlan.co.uk](mailto:hello@CBCommunityPlan.co.uk)

