

# N12 - NORTH FINCHLEY TOWN CENTRE PLANNING STRATEGY

## Issues and Opportunities Consultation

The London Borough of Barnet is preparing a Planning Strategy for North Finchley Town Centre. The Planning Strategy will provide a framework to manage change in the area, realise development potential, and set out aspirations to enhance and promote a successful town centre.



The Planning Strategy is being prepared in the context of Barnet's Suburban Town Centres Strategy which aims to secure the vitality and viability of all of the town centres in the borough. A brief Issues and Opportunities Consultation Report has been produced which sets out the issues and opportunities for North Finchley identified so far.

We are seeking [your views](#) on what you think are the main issues currently affecting North Finchley and also what you consider the main opportunities are for improving the town centre. The results of this consultation and further analysis will inform the development of the Planning Strategy.



## Context

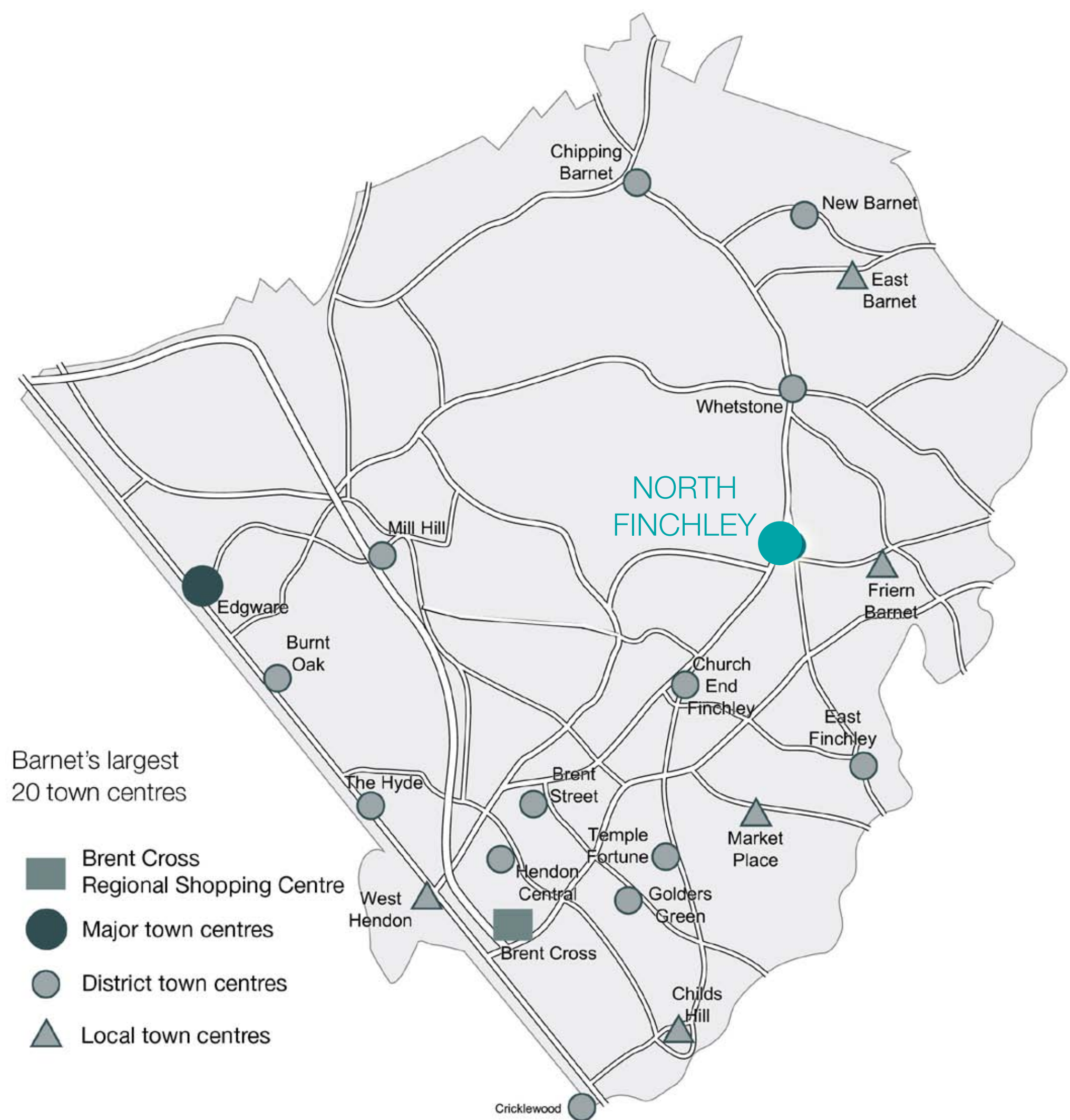
North Finchley town centre is Barnet's third largest town centre in terms of the amount of retail floorspace it contains, and it has the second highest financial turnover. The centre is performing well and Barnet Council are keen to consolidate this success and ensure that the town centre continues to thrive through managing new development and enhancing the variety of uses.

The Planning Strategy will focus on the main shopping areas of the town centre which front the High Road (A1000) and adjoining roads. The town centre stretches from the Metropolitan Police site and former Furnitureland showroom to the north to Tally Ho corner to the south.

The surrounding streets are predominantly residential suburbs, with Whetstone and Finchley Church End Town Centres located to the north and south respectively. North Finchley is well served by bus routes, but both Woodside Park and West Finchley Underground Stations are a 10-15 minutes walk away.

### The vision that is emerging for the town centre is:

To create a sustainable and distinctive suburban town centre with enhanced shopping facilities and a high quality pedestrian environment. North Finchley will be an attractive place to meet your everyday needs. The centre will provide a sustainable local alternative to some larger centres through the maintenance of a healthy mix of independent and established high street retailers. The south of the centre, with its existing leisure and cultural attractions will provide a focus for further new high quality evening activities.





## Character Area Analysis

An analysis of the character of North Finchley Town Centre has been undertaken. The illustration below highlights the different character zones we think make up the town centre:

### Northern zone

- Predominance of commercial and office space
- Presence of housing on the High Street
- Character distinct from the prime shopping area



office block      office block      houses

### Central zone

- Mix of shops and restaurants
- Wide pavements without railings etc
- Vacant units above shops



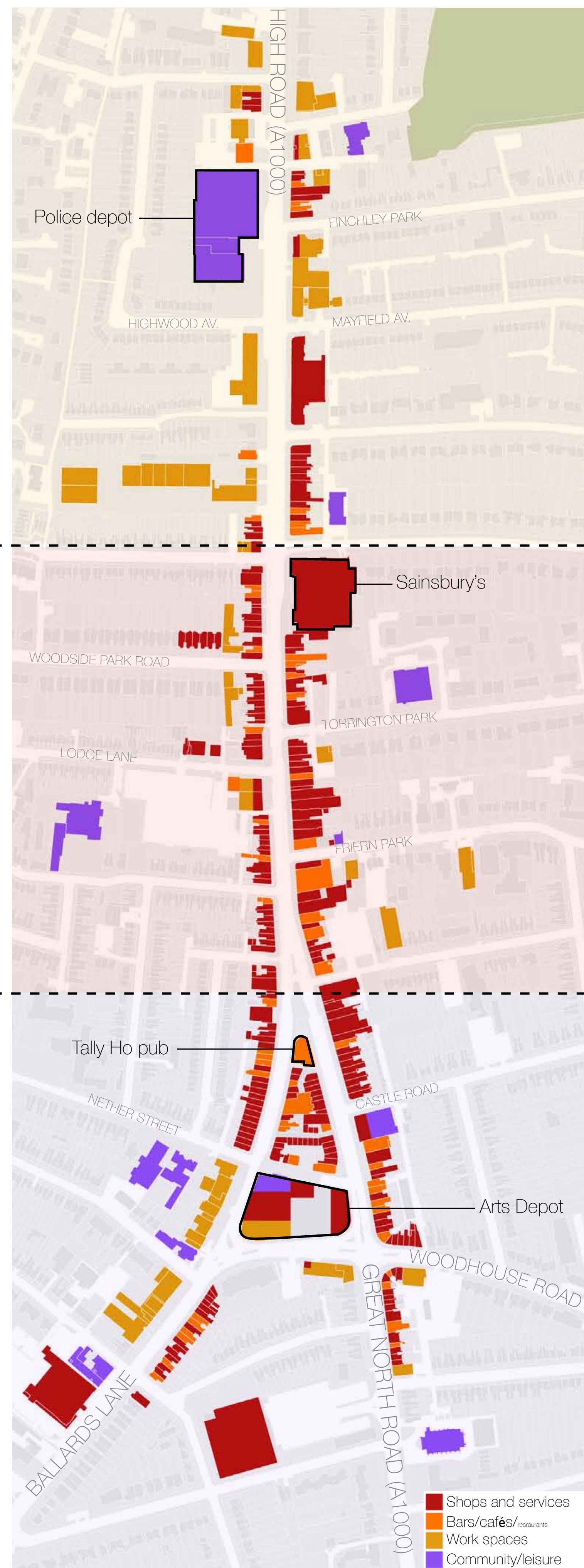
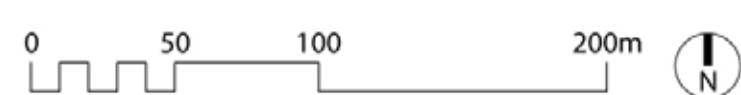
Sainsbury's      Barclays Bank      independent shops

### Southern zone

- Significant arts and cultural venue
- Restaurants and bars
- Poor pedestrian crossings and environment
- Poor quality public realm



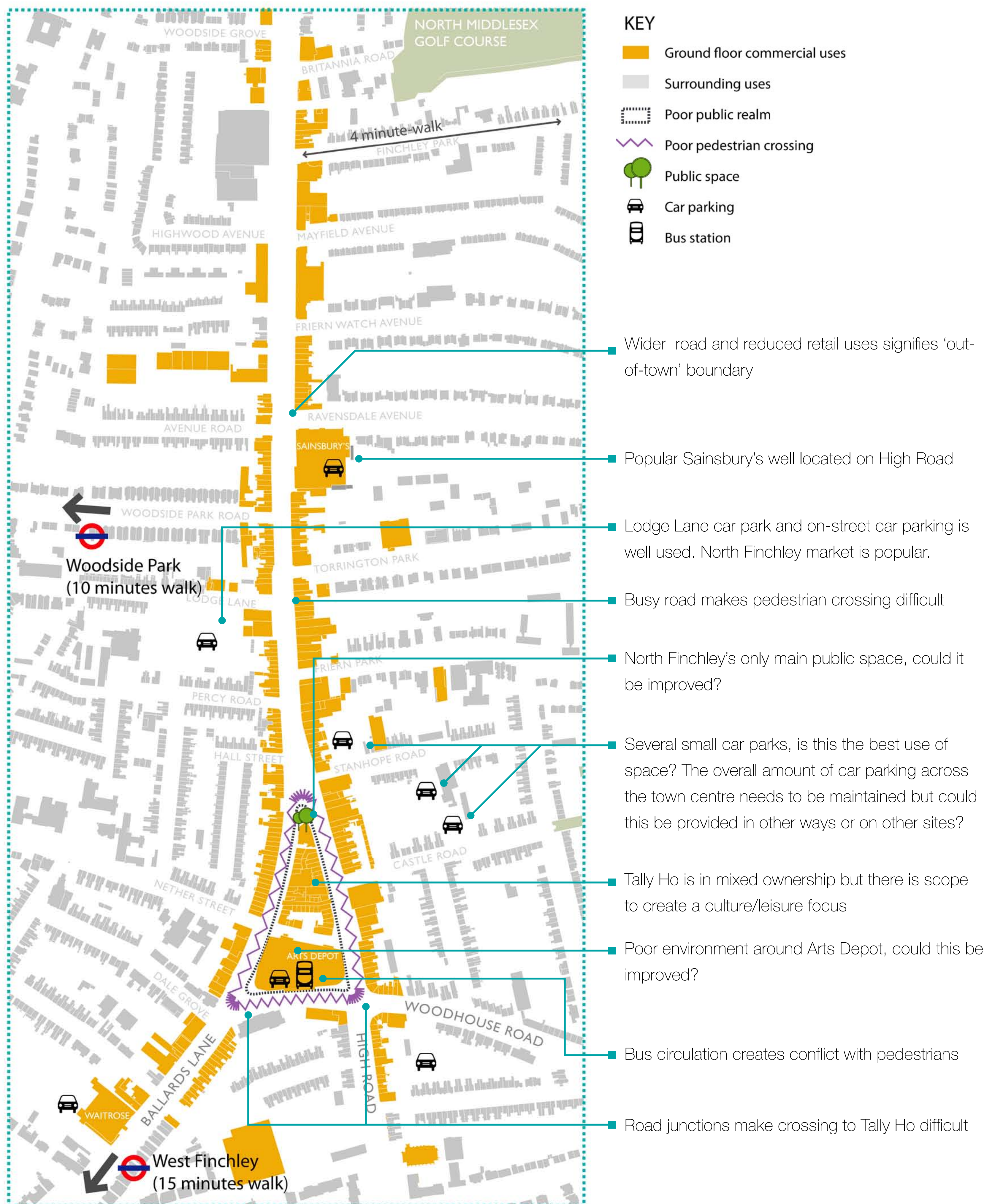
Arts Depot      Tally Ho pub      Balfour House with restaurants





## Issues

The illustration below shows the issues affecting North Finchley which have been identified to date.



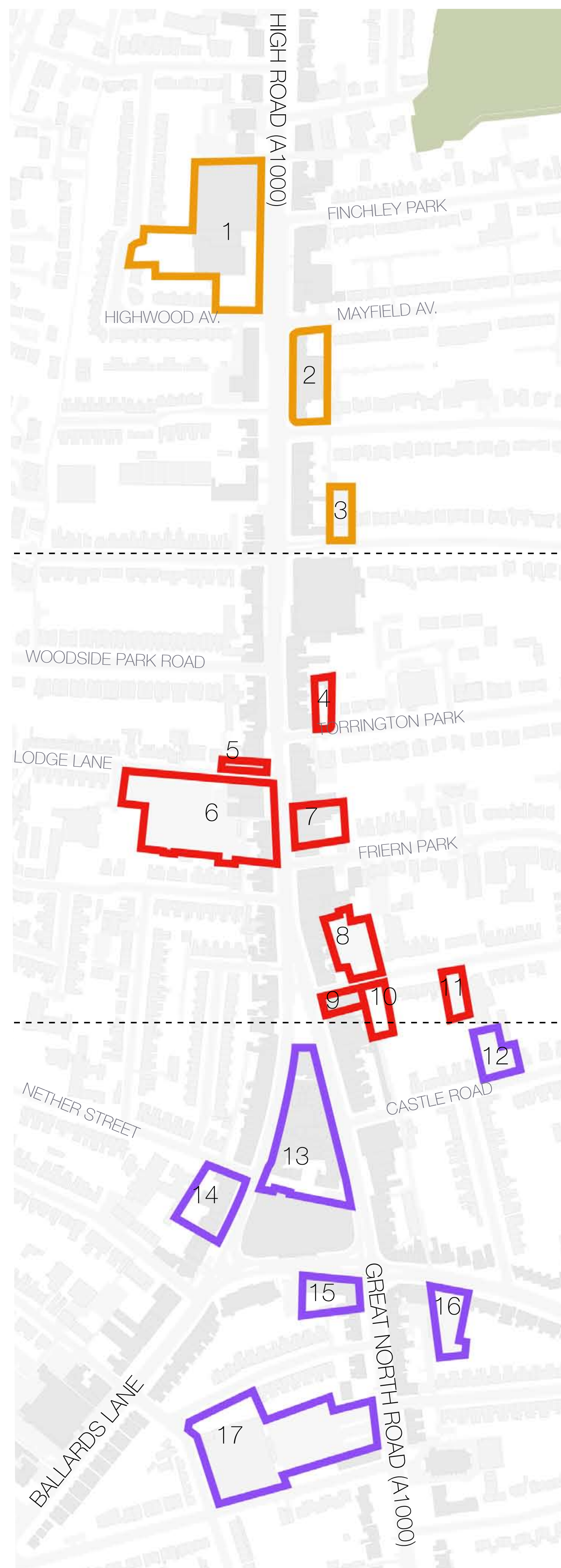


## Opportunities

This diagram illustrates the main opportunity sites identified to date for North Finchley. Potential priorities for land uses for each character area have been suggested to the right of the illustration.

It is important in North Finchley that the existing number of parking spaces is retained to support a viable town centre. Any future redevelopment of existing car park sites will need to ensure the re-provision of spaces and, where possible, increased provision on the site or elsewhere in the town centre.

1. **931 High Road:** This site contains mostly single storey police buildings which are now surplus to police requirements.
2. **902 to 928 High Road:** This is the site of the former Furniture Land shop which has been vacant for some time.
3. **North Finchley Library:** The existing library building is popular library but there is potential to relocate this facility within the town centre in modern, purpose built accommodation. The current building could then be refurbished for a new use.
4. **2a Torrington Park and car park:** This small site is currently a service yard and car park directly to the rear of the High Road.
5. **Junction of High Road and Lodge Lane:** Small vacant site.
6. **795 to 811 High Road (Iceland) and car park to rear:** The former Iceland store occupies a large section of High Road frontage in the centre of North Finchley. Lodge Lane car park to the rear is a very large public car park which hosts a market on Fridays.
7. **782 to 788 High Road:** This group of buildings are all single storey and of limited architectural quality.
8. **Car park to rear of 744 to 760 High Road:** Medium sized public car park to the rear of the High Road.
9. **740 to 742 High Road:** Poor quality building fronting the High Road.
10. **Stanhope Road Car park to rear of 730 to 742 High Road:** Small car park to the rear of the High Road with recent security improvements and because of these, to be retained as far as possible.
11. **Stanhope Road Bottom car park adjoining Barnet College:** Small car park on Stanhope Road.
12. **Castle Road car park adjoining Barnet College:** Small car park on Castle Road.
13. **Balfour House:** This site consists of the buildings to the North of the Arts Depot on Tally Ho corner. These include Tally Ho public house, the Arcade and Balfour House itself.
14. **313 to 319 Ballards Lane:** This is a council owned office block.
15. **Office block, junction of High Road and Woodhouse Road:** This office block is opposite the Arts Depot development and fronts the busy road junction of High Road and Woodhouse Road.
16. **Car park fronting Woodhouse Road:** This site is currently used for bus standing, but this occupies a fairly large and very visible area within the Southern zone.
17. **Homebase:** This large site is currently occupied by Homebase and its car park.



Northern zone

**HOMES**  
**EMPLOYMENT**  
**COMMUNITY**  
 SHOPS  
 CAFÉS/BARS  
 CULTURE

Central zone

**SHOPS**  
**HOMES**  
**COMMUNITY**  
 CAFÉS/BARS  
 CULTURE  
 EMPLOYMENT

Southern zone

**CULTURE**  
**CAFÉS/BARS**  
**SHOPS**  
**HOMES**  
**COMMUNITY**  
 EMPLOYMENT