

# Development Principles

To enable the delivery of this vision and in the context of national regional and local policy a series of development principles are being proposed:

## 1

Respect for and celebration of Chipping Barnet Town Centre's history, to be delivered through:

- Creating a vibrant and attractive place in which to live, work and shop
- Creating an economically viable town centre through improved quality and quantity of commercial, retail and residential uses.
- Ensuring that development is sensitive to the variations in character across the town centre from the conservation area boundary to the heart of the town centre and reflecting this in the form and density of development proposed.
- Ensuring the height/massing of any new buildings reflects the existing townscape which is predominantly two and three storey in scale.
- Ensuring street facing retail frontages reflect the historic nature of the town centre.

## 2

Enlargement of the retail offer with the re-provision of the Barnet Market at its heart, to be delivered through:

- Ensuring high quality design to maximise the opportunities presented by any development with new development in accordance with relevant national guidance such as Building for Life and By Design.
- Ensuring that retail development is outward rather than inward facing to maximise linkages with other parts of the town centre and promote active frontages.

## 3

Provision of high quality public realm and improved appearance of this part of the town centre, to be delivered through:

- Ensuring a vibrant and attractive public realm

## 4

Improved transport facilities and services for all road users, including in particular enhanced parking and parking management measures to be delivered through:

- Providing effective measures to deal with increased travel demand arising from new development.
- Connecting any new development into the surrounding area with new streets and footways.
- Enhancing existing pedestrian connections to improve access and footfall to existing facilities.
- Enhancing permeability of the area by looking at opportunities to create new, or enhance existing, access points.
- Utilising, and where appropriate, improving existing bus services and facilities in the area to encourage sustainable modes of travel.
- Ensuring that there are sufficient parking and servicing facilities provided both on and off street.