

## East Barnet

### Mixed Use Development

#### Location:

East Barnet, North London.

An existing employment site within the London Borough of Barnet.

#### Existing Use:

Wholesale electrical warehouse and showroom

**Site Area:** 0.07 hectare

#### Residential Density:

114 dwellings per hectare

#### Proposals:

Erection of a three-storey building comprising eight residential apartments and two small office suites, with car parking and communal amenity space at the rear.



The scheme involved redevelopment of an existing employment site within a predominantly residential street.

Planning issues included:

- Impact on residential amenity
- Height, scale, density
- Loss of existing employment generating use
- Quality of residential accommodation
- Parking provision

The project team was led by Harper Planning Consultants who undertook pre-application consultation with the Council and successfully negotiated detailed planning approval.

The proposal received full support from the planning officers and the application was granted permission under delegated authority.

The design reflects the prevailing architectural character of the local area. All new residential units exceed national housing space standards and provide dual aspect living accommodation.

The development incorporates two ground floor commercial units with direct frontage access - suitable for SME start-up businesses.

