

60, THE BISHOPS AVENUE

Welcome

Thank you very much for attending this public presentation by Dane Court Developments LLP of the refurbishment and redevelopment plans for 60, The Bishops Avenue N2 OBE.

Today, we are sharing information with the local community on the emerging plans for the site prior to submission of a planning application to Barnet Council.

Located on the western side of the Bishops Avenue, the site - also known as Dane Court - contains the locally listed manor house (completed 1895), its gate house (c.1905), garage (c.1930s), modern swimming pool block and gardens.

If we can help you with any questions, please do not hesitate to ask a member of the team. We would also welcome your feedback.



Aerial view of site with red line boundary



Find out more at www.60bishopsavenue.info

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Context



View of front of manor house, gate house and side annex

The 2.74 acres (1.1 hectares) site is at the southern end of The Bishops Avenue, around 150 metres from the junction with Hampstead Lane.

The manor house, with its Neo-Jacobean styling was one of the early homes constructed on the Avenue and along with the entirety of The Bishops Avenue sits within a Conservation Area.

The site neighbours 62, The Bishops Avenue (Jersey House) to the north and the recently constructed Signature care home at number 58 to the south. Opposite, on the eastern side of The Bishops Avenue, is the Buxmead residential development. The western boundary of the site neighbours the grounds of residential properties on Danewood Drive, off Winnington Road.



View of rear of manor house, rear extension, and side annex

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Design vision



Illustrative sketch of retained manor house and gatehouse with new side annex

Leading architects Squire & Partners have developed a sensitive masterplan for the site which seeks to:

- Retain and enhance the existing manor house and its gatehouse;
- Protect the historic building's character and its contribution to the Conservation Area;
- Remodel the rear of the manor house, removing the modern glazed extension and replacing it with a new façade which sits more comfortably with the original building;
- Introduce a new annex to replace the existing annex on the northern side of the manor house. This new building is subordinate to the main house and drawn back from the northern boundary of the site to allow for a new vehicular access route;
- Provide a new gatehouse close to the southern access into the site off The Bishops Avenue which complements the existing gate house located at the northern access; and
- Continue the use of both the existing vehicular access points to the site off The Bishops Avenue.

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Design vision



Illustrative sketch of new villas and new annex in landscaped gardens

The proposed masterplan also seeks to:

- Introduce four new villas (Ground + 4 storeys in height) which will be situated along the western and south western boundaries of the site;
- Provide some 63 new apartments overall for private sale within the existing and new buildings ranging in size from one to four-bedrooms;
- Plant some 85 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;
- Carefully position and treat windows on the new building elevations facing neighbouring boundaries to minimise overlooking;
- Locate car parking at surface level (six spaces including two accessible spaces) and also within a basement below the new Villas (61 spaces including six accessible spaces), accessed via the new paved vehicular route along the northern boundary of the site. Generous cycle parking provision is also included.

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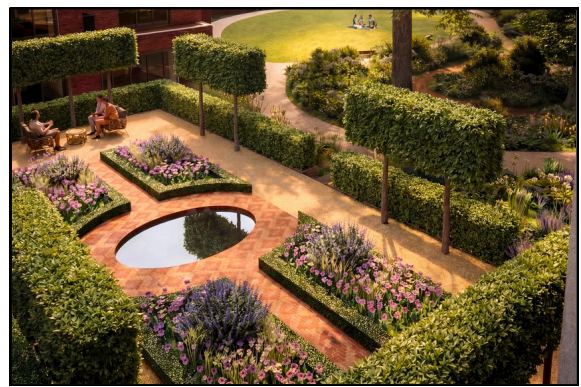
A beautiful landscape setting



Landscape masterplan



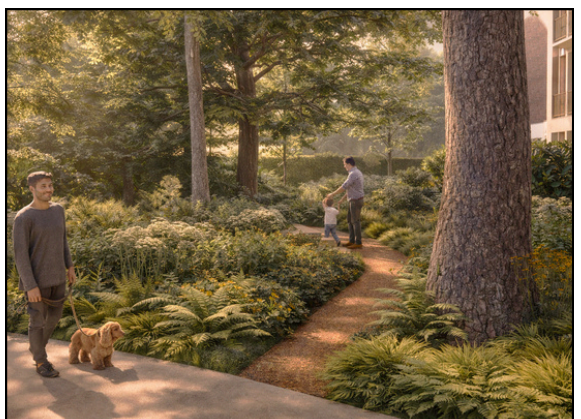
Welcome Gardens 1



Reflection Gardens 7



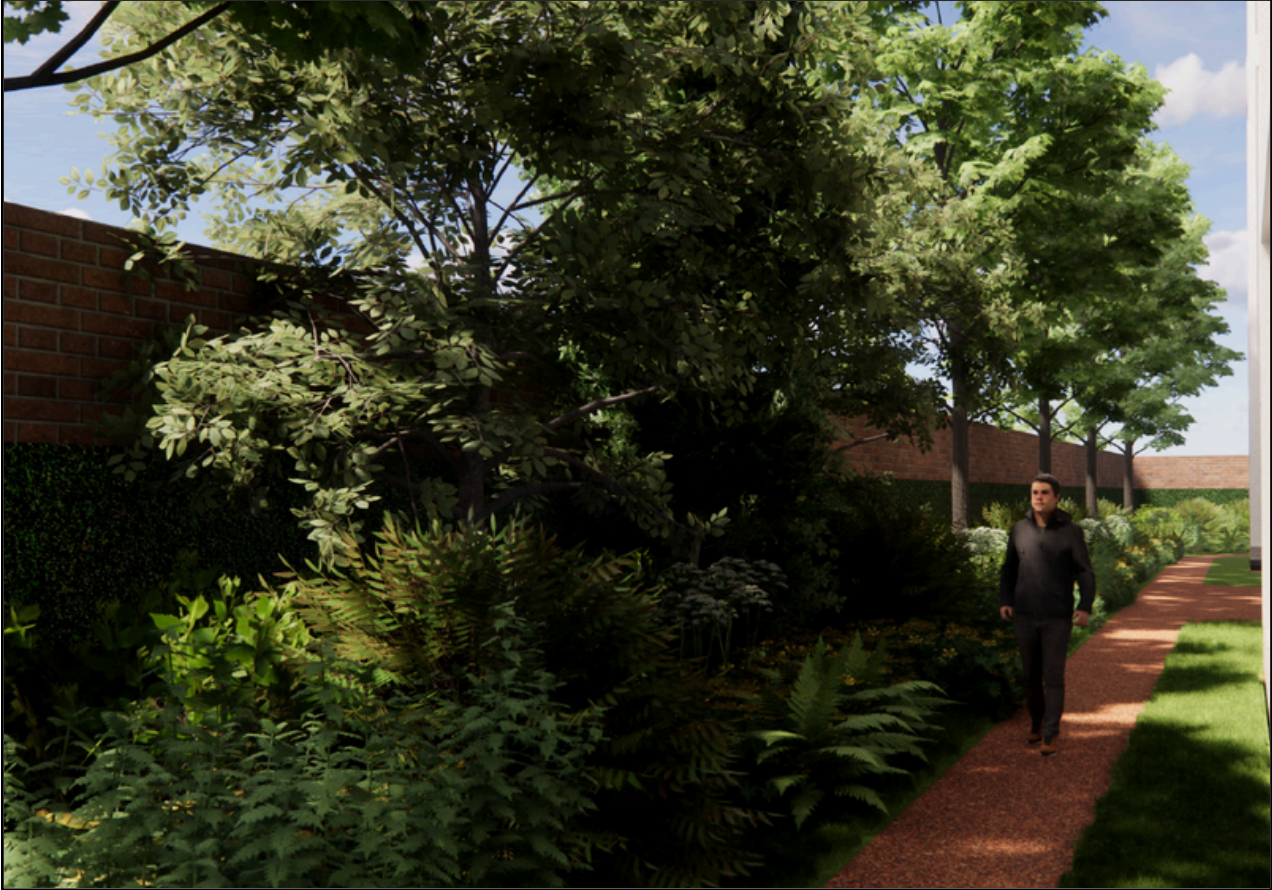
Blossom Walk 3



Woodland Trail 4

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Benefits



Woodland planting on boundary to protect privacy & neighbour amenity

The emerging proposals provide:

- A sensitive residential redevelopment of this urban site;
- Retention and enhancement of the existing locally listed building;
- Introduction of bespoke high-quality design by award-winning architects;
- An exceptionally attractive landscape setting with improved biodiversity;
- Retention of the highest quality trees at the site, removal of generally lower quality trees and planting of a rich variety of new trees as part of the new landscaped gardens;
- Positioning and treatment of windows on the new building elevations to minimise overlooking;
- Improved environmental sustainability: low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy;
- Financial contributions, subject to viability, for local employment opportunities, open space, playspace, affordable housing, transport and biodiversity; and
- New jobs and training opportunities at construction and operational stages.

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What Happens Next?



Woodland Trail and lawn

Thank you very much for visiting our drop-in session today.

Our community engagement includes the launch of a dedicated website, a webinar and a public drop-in session.

Barnet Council will also carry out its own consultation on the finalised planning application.

This will take place after submission which is expected by the end of May 2026.

Please use one of our feedback forms to give us any comments on the emerging proposals, we would welcome your views.

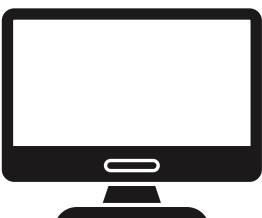
If you would like more information our contact details are:



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0800 246 5890 (free to call)



Find out more at www.60bishopsavenue.info