

We'd like to update you on our plans for the next stage of the Grahame Park regeneration.

Notting Hill Genesis and their Architect Pat Taylor held several consultation events and actively listened to your feedback to shape proposals for the area, which led to the planning approval in 2020.

The first new homes are being built now, and we received planning approval for a further 364 homes, Community centre and other uses earlier this year.

These boards provide you with an update on the progress of the regeneration, information about the next planning application we are preparing, and provide opportunities to engage in the design.

There will also be opportunities to engage further as the design progresses later this year.

What's on display today?



Scan the code with your phone for more info...



The big picture

Here we outline the progress we're making to regenerate Grahame Park and remind you of the approved masterplan and principles for change.



The next phase

We'll show where the next phase of the masterplan is being developed and how this is evolving from the masterplan we've previously shown.

What's next?

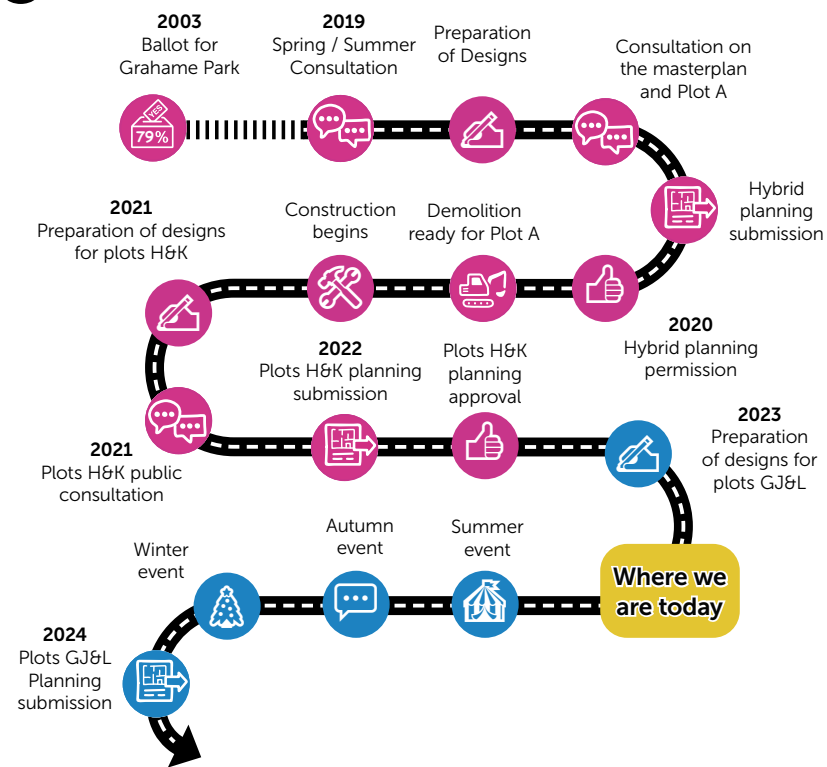
We're preparing designs for the next Planning Application to be submitted in the New Year, and you'll have an opportunity to discuss the designs as they evolve over the autumn.

Our ten principles for making Grahame Park a great place to live...

- Creating clear connections
- A network of streets and spaces
- Designing for daylight and views
- Strong relationships between buildings
- Different buildings = different spaces
- A choice of different homes
- A sense of identity and place
- Greener surroundings
- Public & private amenity
- Feel home before reaching your door

Progress update

- Work is now well under way on site at Plot A to deliver the first phase of the new masterplan for Grahame Park.
- Plot A includes 209 affordable homes and a small supermarket which are being built by our partner Wates Construction.
- Earlier this year, we received detailed planning approval for the next 364 homes on Plots H&K, with a new community centre, a new housing office, new shops, a cafe, high-quality landscape and playspace.
- We are now preparing proposals for the next detailed planning application which will complete the southern half of the masterplan, and we will be consulting further with residents and neighbours this Autumn ahead of a submission early in the New Year.



Key features and progress:

- Construction is under way...
- The structure is now complete...
- Private outdoor space for everyone
- Affordable homes to rent and buy
- Homes with front doors, not just flats
- Local shops for doorstep groceries
- Space for community groups
- Lighter bricks, not just dark like the existing estate
- Brick walls are being built...
- Services are being installed...
- The first new homes under construction
- Plot A
- Heybourne Park
- The next plots granted permission this year
- Plot H
- Plot K
- To Colindale
- Artist's impression View of Plot A



The approved masterplan

GJL103

First phase
Re-housing tenants and a new local supermarket

North:
Affordable workspace and a place to eat on the parkfront

Heybourne Park
Re-landscaped with decorative planting, fitness, sports, play and open lawns. Being progressed by Barnet Council.

Central:
Community space, nursery and Housing Office for NHG

South:
Local retail with cafés, shops and services

2019-2025
209 homes

2023-2030
1080 homes

2027-2037
800 homes

- Over 2,000 new homes to be built in the next 15 years
- A traditional network of green streets and gardens
- **Community space**, food and drink, workspace & local shops
- Over 7,500sqm of play and activity space to complement the lawns of Heybourne Park
- Balanced, tenure blind **community** of social and private rental, shared ownership and private sales.

What's already been approved?

- The masterplan approval set out the key principles for the regeneration of the estate which means we're not starting from scratch with this application.
- This includes permission for a total of **up to 2,088 new homes** and supporting community and retail uses.
- **50% overall affordable housing** has been agreed as well as the type and mix of homes.
- The position of the plots and main roads in the site is set.
- Each plot sits within an area known as a parameter which has outline permission for buildings up to a certain height.

Plot G up to 12 storeys
max height 87.03m AOD

Building H1 14 storeys
Approved in detail

Building H2 11 storeys
Approved in detail

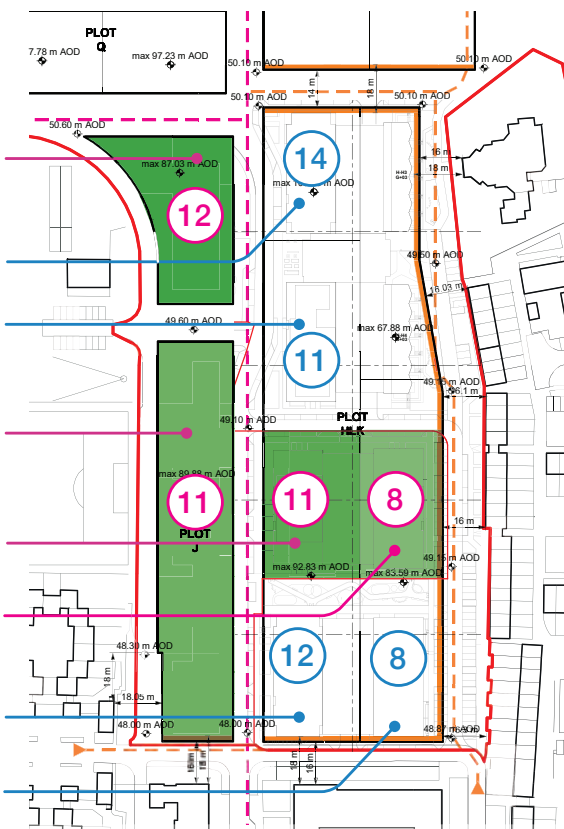
Plot J up to 11 storeys
max height 89.88m AOD

Bldg L1 up to 11 storeys
max height 92.83m AOD

Bldg L2 up to 8 storeys
max height 83.59m AOD

Building K1 12 storeys
Approved in detail

Building K2 8 storeys
Approved in detail



The approved Plots H&K

GJL104

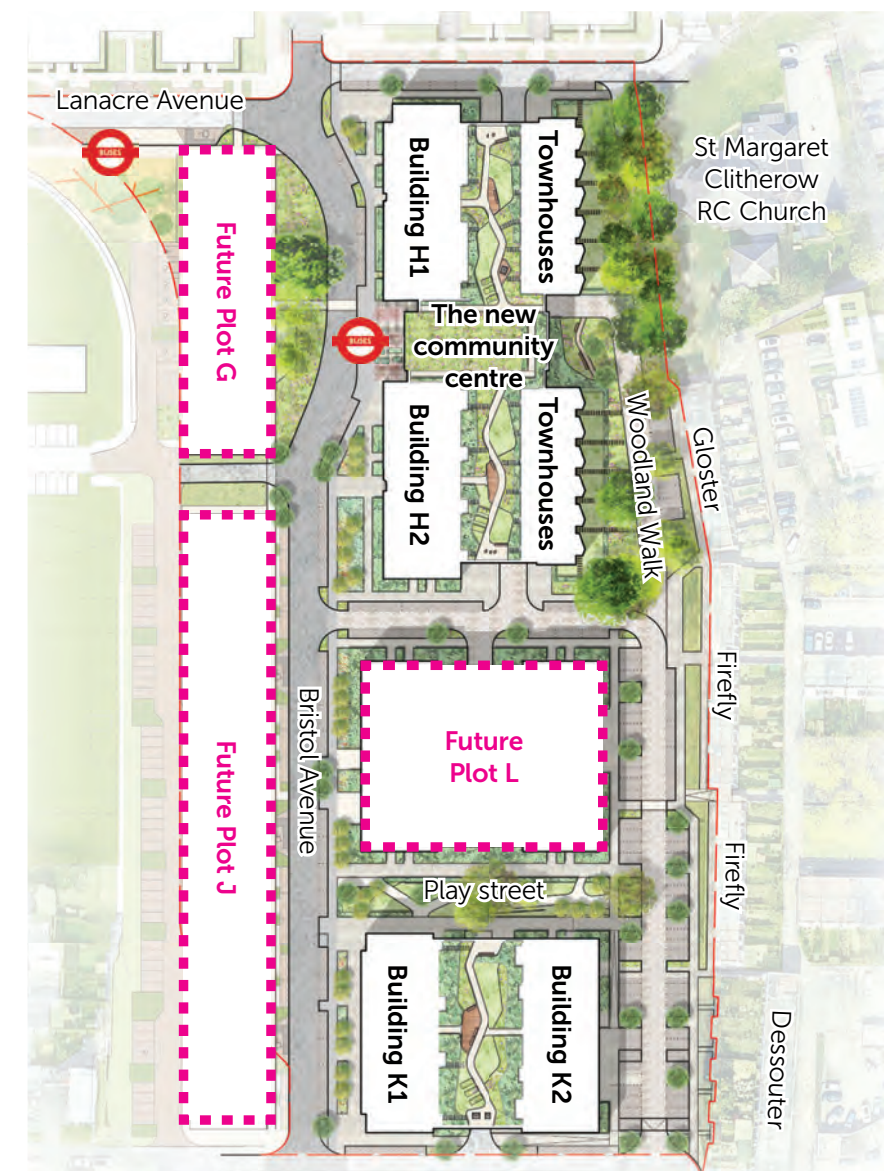
Detailed approval was given for Plots H&K in the south of the masterplan. Plot H is to the west of St Margaret Clitherow Church, and Plot K is to the north of Percival Avenue.

The approval granted permission for four buildings between 8 and 14 storeys tall, as well as 14 townhouses, providing a total of 364 new homes for sale, rent and shared ownership.

As well as the new homes, the permission also included a new community centre and provided permission for the next stages of the extended Bristol Avenue, the first step towards connecting buses through the estate north towards Mill Hill Broadway.

Key benefits of H&K

- Establish Bristol Avenue as the principle new north:south road.
- Provide safe connections through Grahame Park including the pedestrian priority Woodland Walk.
- Set the scene for future buildings by delivering a green, connected and playable landscape of streets and gardens.
- Install infrastructure for a district heating system.
- Establish a new community heart at the centre of Grahame Park around a Community Centre, Retail, Workspace and NHG housing office.



Above: Area of the next phase showing consented Plots H & K

Below: Proposed view of the new Community Centre from Bristol Avenue





What's being planned?

- 451 new homes including 300 affordable
- 219 Shared Ownership 81 homes at Affordable Rent

- A mix of single storey apartments and 2 storey maisonettes
- New Early Years spaces with a Nursery / Children's Centre
- A local restaurant and local shops
- Opportunities for flexible workspace
- The first extension of Bristol Avenue
- Rain gardens / SUDS soft landscaping
- New tree planting to streets and gardens

Alongside Plots H&K, Plots G,J&L will complete the area south of the existing Concourse, unlocking the wider regeneration by re-providing community functions, as well as new shops and workspace.

Safer, more accessible roads will bring buses deeper into the local community. Trees and shrubs will create a greener environment at street level.

Community cluster
The new Community Centre and the Early Years Centre connect across Bristol Avenue, with retained mature trees, new planting and play space.

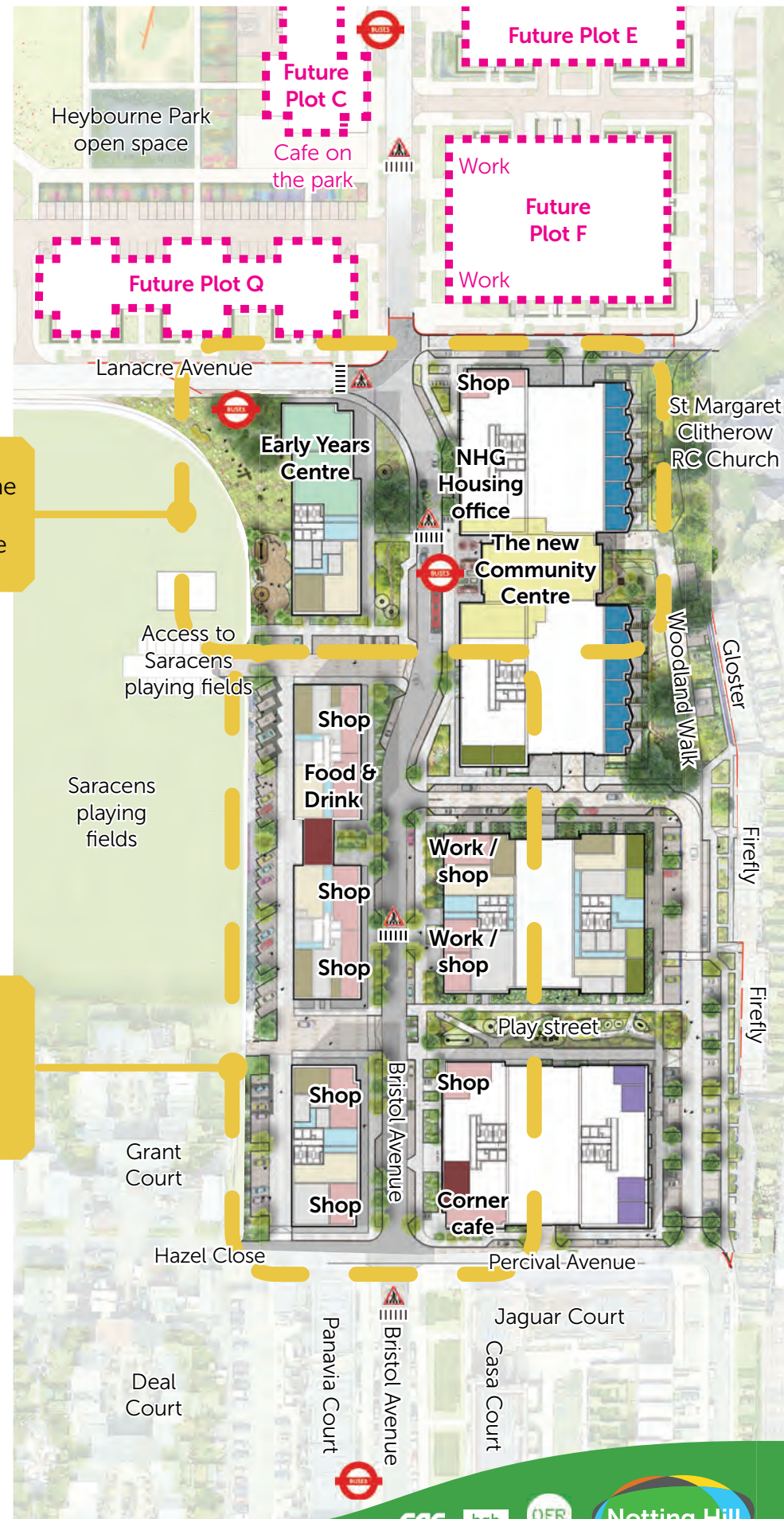


Enhanced eastern access off Bristol Avenue will provide a safer, more direct route to Saracens playing fields for local schoolchildren.

Active neighbourhood centre
Places to eat and drink, affordable workspace, and local shops line the extended Bristol Avenue, with a landscaped Play Street serving existing and new families.



Existing rear access to private gardens east of Grant Court will be preserved, with new landscaping on the boundary.



What might the homes be like?

GJL107

A new architect joins the design team

- Masterplan Architects **Patel Taylor**, who designed Plot A, Plot H and Plot K, will be designing **Building G, Buildings L1 & L2 and Building J3.**
- For this phase, Patel Taylor have been joined by **Howells**, who will be designing **Buildings J1 & J2** halfway along Bristol Avenue.



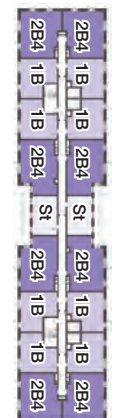
Example buildings...

...designed by Howells



Building G

- 81 homes for Affordable Rent
- Single storey apartments from 1 bedroom to 3 bedrooms
- New Early Years spaces on the ground floor



Building J1 & Building J2

- 151 homes for Private Sale / Market Rent
- Single storey apartments from Studios to 2 bedrooms
- A local restaurant and local shops on the ground floor



Example of a 2 Bedroom flat at Grahame Park



Example of a 1 Bedroom flat at Grahame Park



Building J3

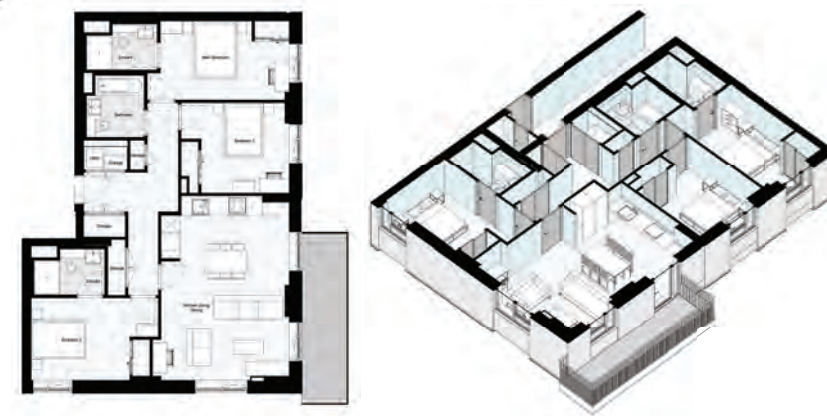
- 72 homes for Shared Ownership
- Single storey 1 bedroom and 2 bedroom apartments
- Local shops on the ground floor



Building L1 & Building L2

- 147 homes for Shared Ownership

- Single storey 1 bedroom and 2 bedroom apartments
- 3 bedroom 2 storey maisonettes
- Shops / flexible workspace on the ground floor



Example of a 3 Bedroom flat at Grahame Park

What might the place feel like?

GJL108



Have your say

We'd like to speak with you about the designs, in particular to hear your thoughts on the Early Years Centre, local shops, restaurant and flexible workspace

Early Years space

- Are you a parent, guardian, or caregiver?
- Do the children you care for currently go to nursery? Where?
- What works, and what could be better?
- What services or facilities would you like to see in an early years centre?
- What is most important to you when considering early years facilities?
- Are there any resources or support you believe would be helpful for parents?

Shops, restaurants & services

- What types of restaurants or cafés would you like to see in the area?
- Are there any specific types of businesses or services that would benefit you?
- Are there any types of shops and restaurants we should avoid?

Flexible workspace

- Do you work from home some or all of the time?
- Would you use a flexible workspace instead?
- What features would attract you to work locally but away from your home?
- Is there a good example you think we should go and take a look at?
- If there was a space to hire what kind of facilities would you like the space to have?



Talk to us in person at an event : There will be people from the design team and from Notting Hill Genesis.



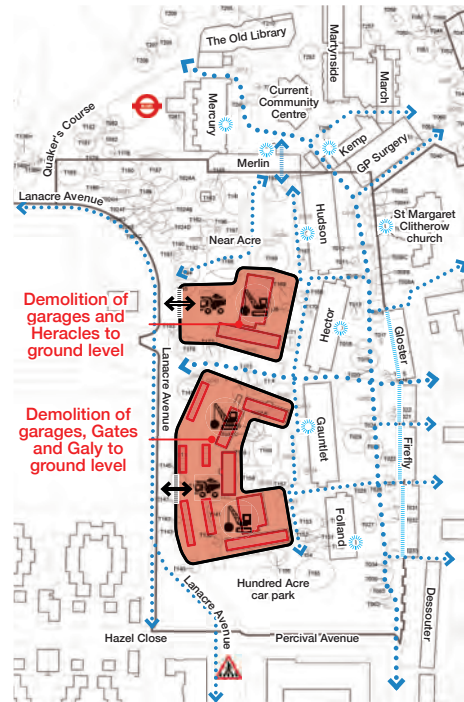
Look out for more updates and engagement opportunities at future community consultation events.



email us: GrahamePark@nhg.org.uk



Early demolition

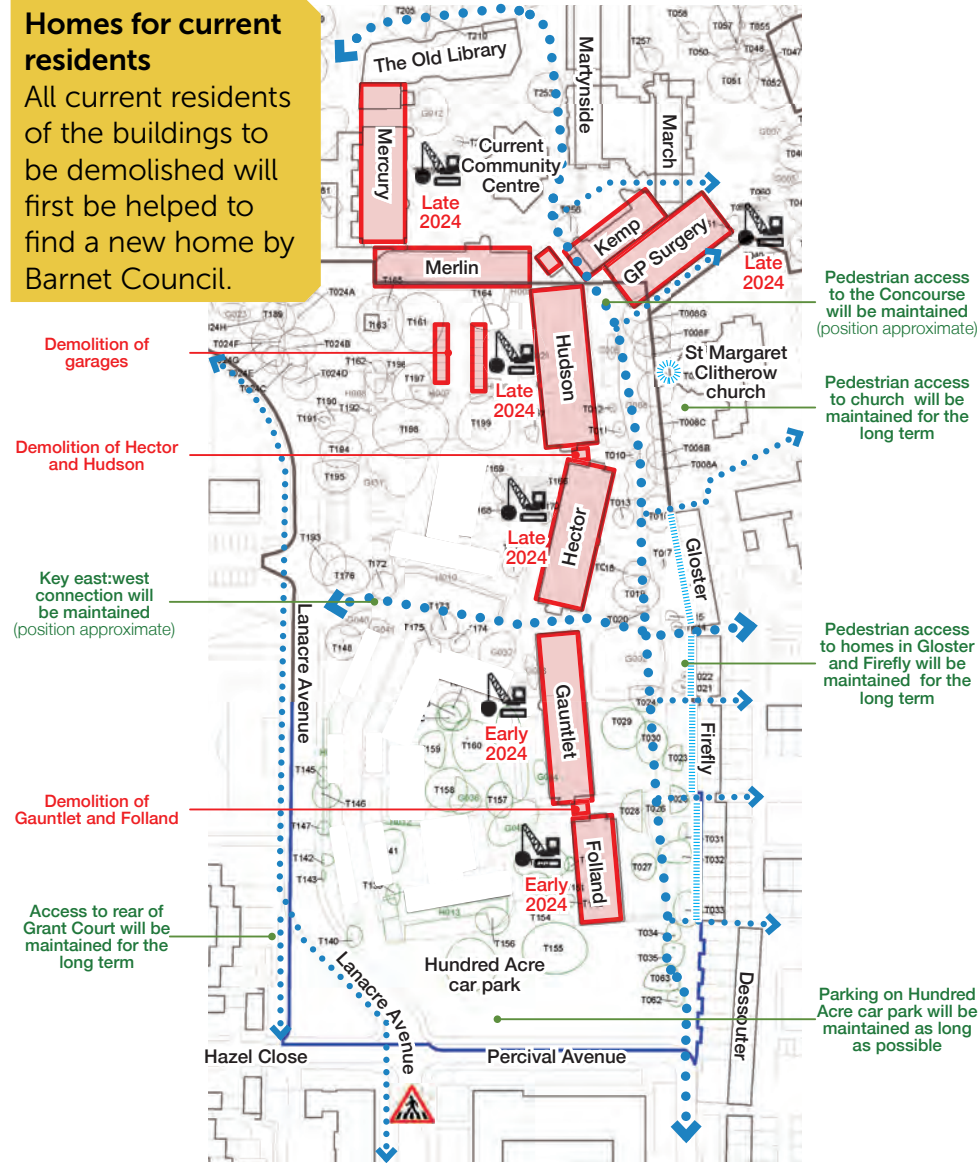


Autumn / Winter 2023
Making space for major work
 The first buildings anticipated to be taken down will be the houses and garages off Lanacre Avenue to make space for teams to take down the larger buildings.

A trusted demolition contractor is being procured by NHG. They will put in place measures to minimise the impact to local residents.



Later demolition starting in 2024



What can I expect to see?

Before the demolition crews start work, you may see more activity around the south of the site as our teams survey the existing buildings.

They are looking at the condition of the buildings to plan for a safe demolition process.

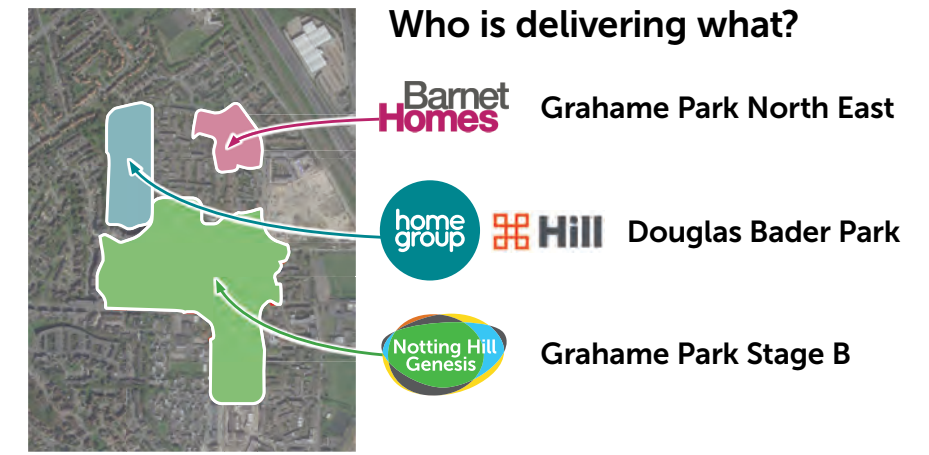
You might see:

- Measuring and photographing around the estate: They're studying the buildings, roads, trees and any wildlife they find.
- Hoarding fences being erected.
- Trial holes being dug in the ground.
- Parts of buildings being removed for inspections.

These proposals, and the wider Stage B masterplan for Notting Hill Genesis, are only part of the developing story of your area.

To the North East, Barnet Homes are planning to accelerate regeneration of the Grahame Park Estate.

To the North West, Home Group and Hill have held a successful residents' ballot and planning application.



Douglas Bader Park

Home Group / Hill



Planning consented for the regeneration of the Estate, being delivered in three phases:

- Phase 1: The North of the estate encompassing former streets of North Green and houses on Linklea Close. These have been demolished and new properties are being built. When complete in Summer 2024 there will be 38 affordable homes.
- Phase 2: The South of the estate consisting of Brooklea & Parklea Close. The redevelopment of Phase 2 will start at the end of 2024. When complete in Spring 2028 it will provide 391 affordable & sale homes.
- Phase 3: The middle section of the estate consisting of Highlea Close, Willow & Birch Green, and the rest of Linklea Close. Redevelopment will start on completion of Phase 2. By spring 2032 there will be 324 affordable & sale homes.



To find out more, please contact:
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Grahame Park North East

Barnet Homes



A proposal for the north east of the Estate to allow regeneration to start more quickly.

- The first phase covers Slatter, Sopwith, Spitfire, Spooner, Tait, Tedder, Wilshire, Whittle, Whittaker and Wheeler.
- Consultation and engagement on the next stage of design will continue later in the year, with a planning application early next year.
- The development will deliver around 500 new homes, create new links across the estate and create good quality play space and green spaces.
- Residents living in the blocks affected by the proposals will be contacted in coming months for support through the process.



To find out more, please contact:
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