

The existing estate

The first buildings have already been demolished to make way for the construction of Plot A, the first phase of the regeneration

- Demolished already to enable Plot A:
Nicolson; Nighthawk; Nimrod; Nisbet; Noel
- To be demolished to enable the next phase:
Folland
Galy; Gates; Gauntlet
Hector; Hudson
Kemp
Merlin
- To be demolished to enable future phases

The masterplan

The first new construction is underway on Plot A, with significant works expected to start in the new year. The next phase will start with Plots K then H.

- Under construction:
Plot A with a local supermarket
- Next start on site:
Plot K with cafe and retail
- Following start on site:
Plot H with the Community Centre
NHG offices and retail

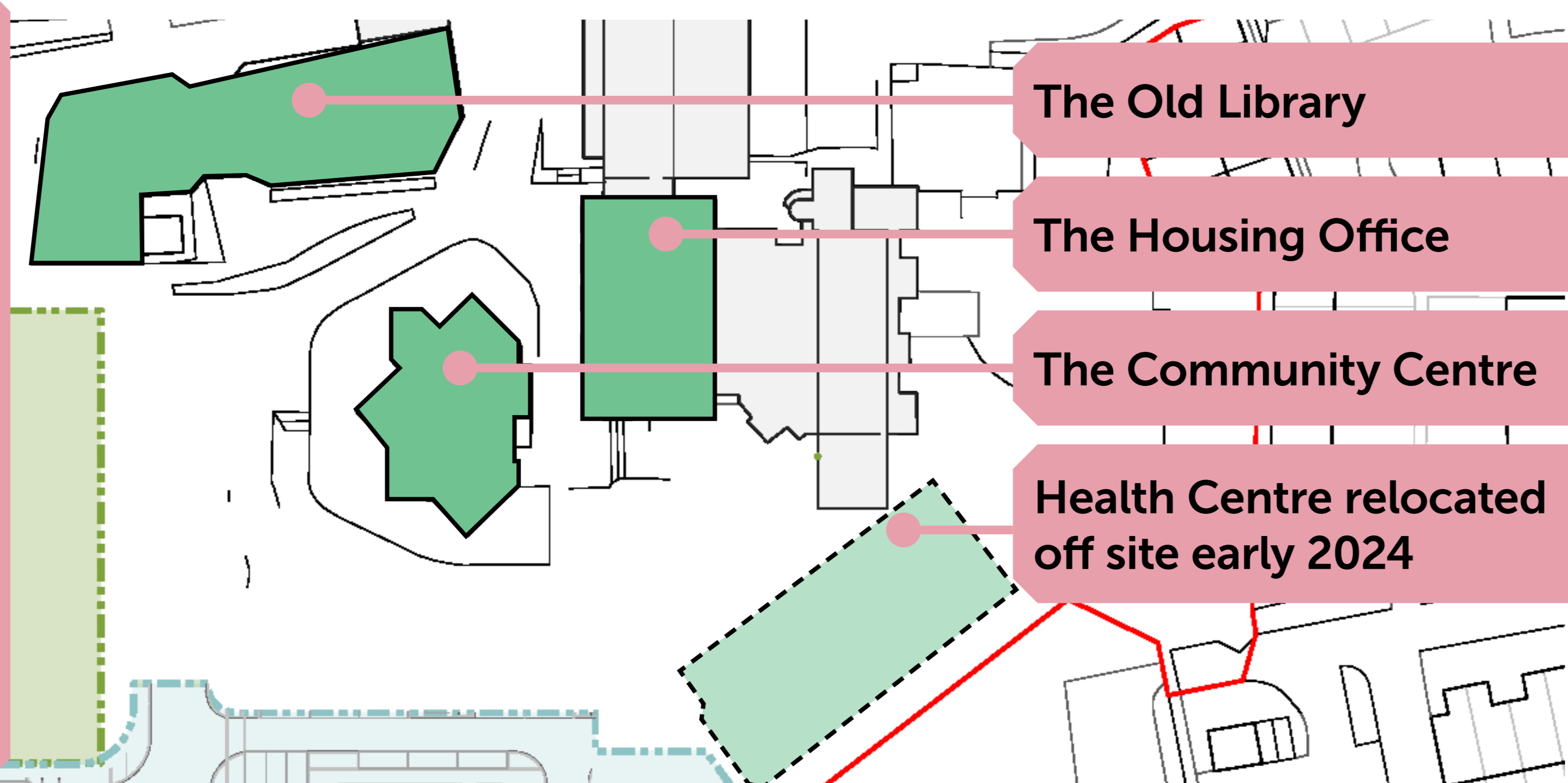


Early construction 2024-27

HK301

The existing Concourse

While the next two plots are being built, they will sit alongside the existing Concourse, with the old facilities such as the Community Centre and The Old Library until the new purpose-built Centre is ready.



A new local shop

NHG offices

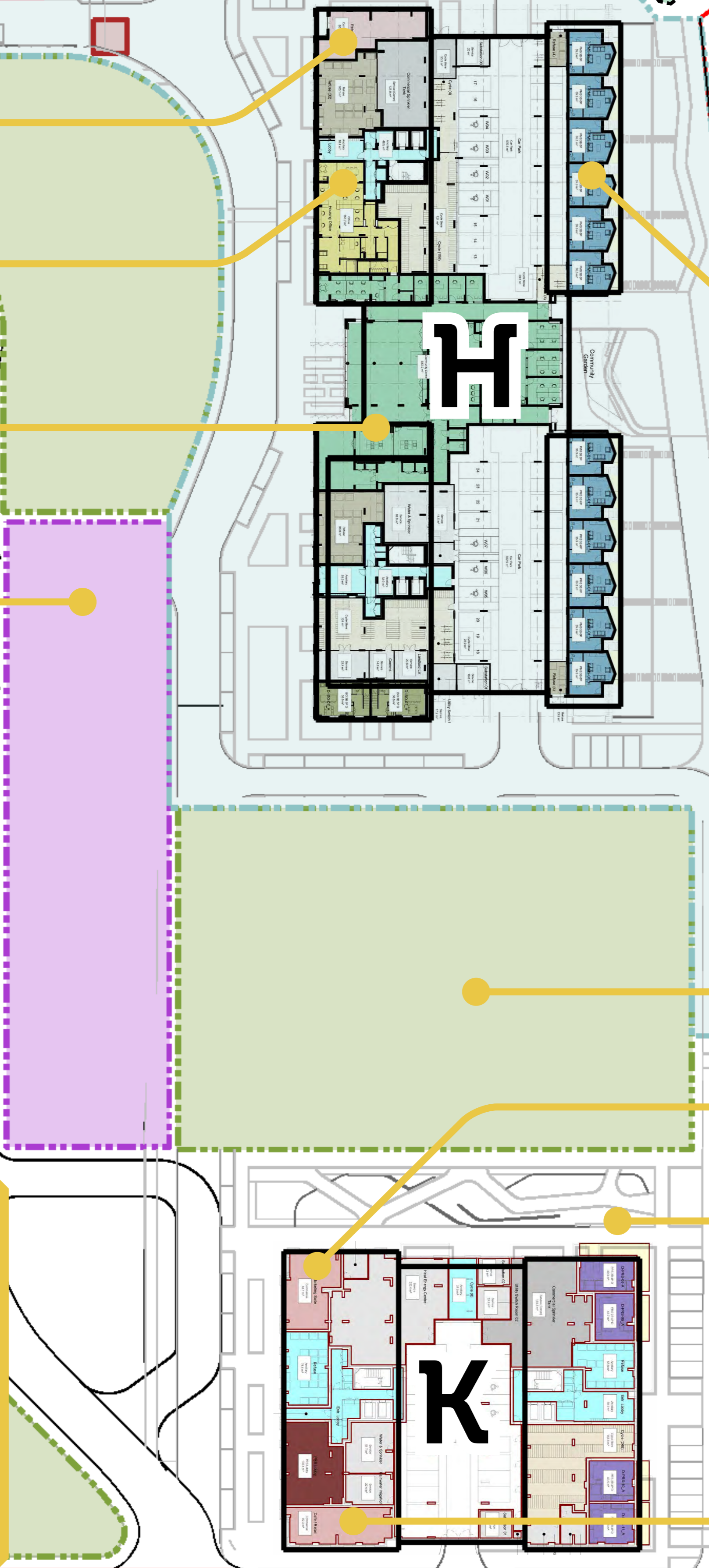
The new Community Centre

Construction site compound for all of Phase 2

Lanacre Avenue and bus routes remain in use

Plot K

In 2024, Plot K will start on site first following the demolition of Folland, Galy, Gates and Gauntlet. The first homes should be available in 2026.



The Old Library

The Housing Office

The Community Centre

Health Centre relocated off site early 2024

St Margaret Clitherow Church

Townhouses

Plot H

In 2025, Plot H will start on site following the demolition of Heracles, Hector, Hudson, Kemp and Merlin. The Community Centre should be available in late 2026, with the first homes in 2027.

Future site of Plot L

A new local shop

New play street

A new local cafe

Ground Floor plan of H&K in short-term context

Medium-term condition 2027-29

HK302

Final demolition

As the southern neighbourhood develops and the existing community facilities are replaced, the Concourse south of Norris will start to be demolished from 2027 onwards.

Quakers Course and bus turning circle

Construction of new road with bus link and connection north to Corner Mead

Plot G

In early 2027, Plot G will start on site and deliver new Affordable homes as well as a new nursery / childrens' centre

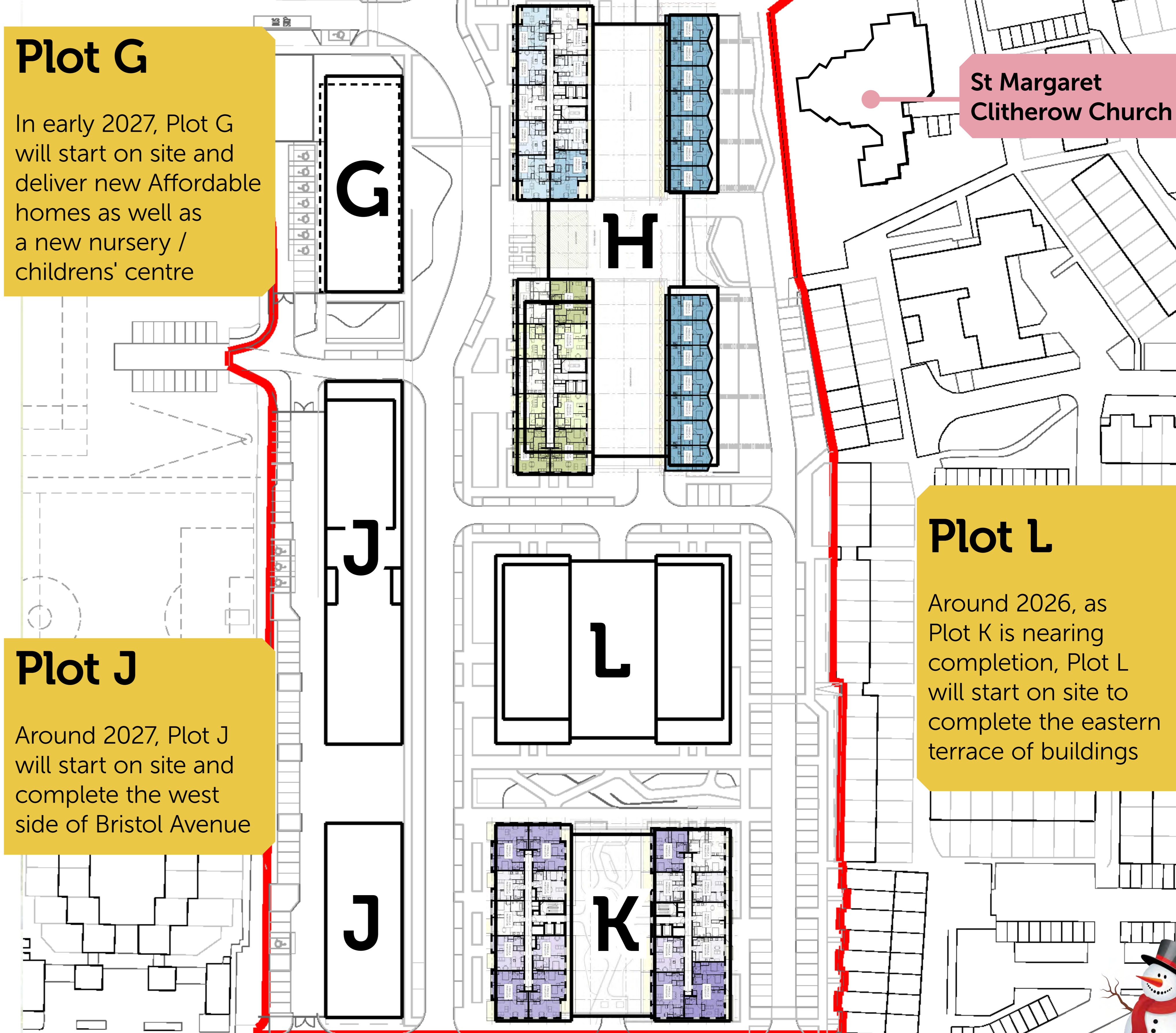
Plot J

Around 2027, Plot J will start on site and complete the west side of Bristol Avenue

St Margaret Clitherow Church

Plot L

Around 2026, as Plot K is nearing completion, Plot L will start on site to complete the eastern terrace of buildings

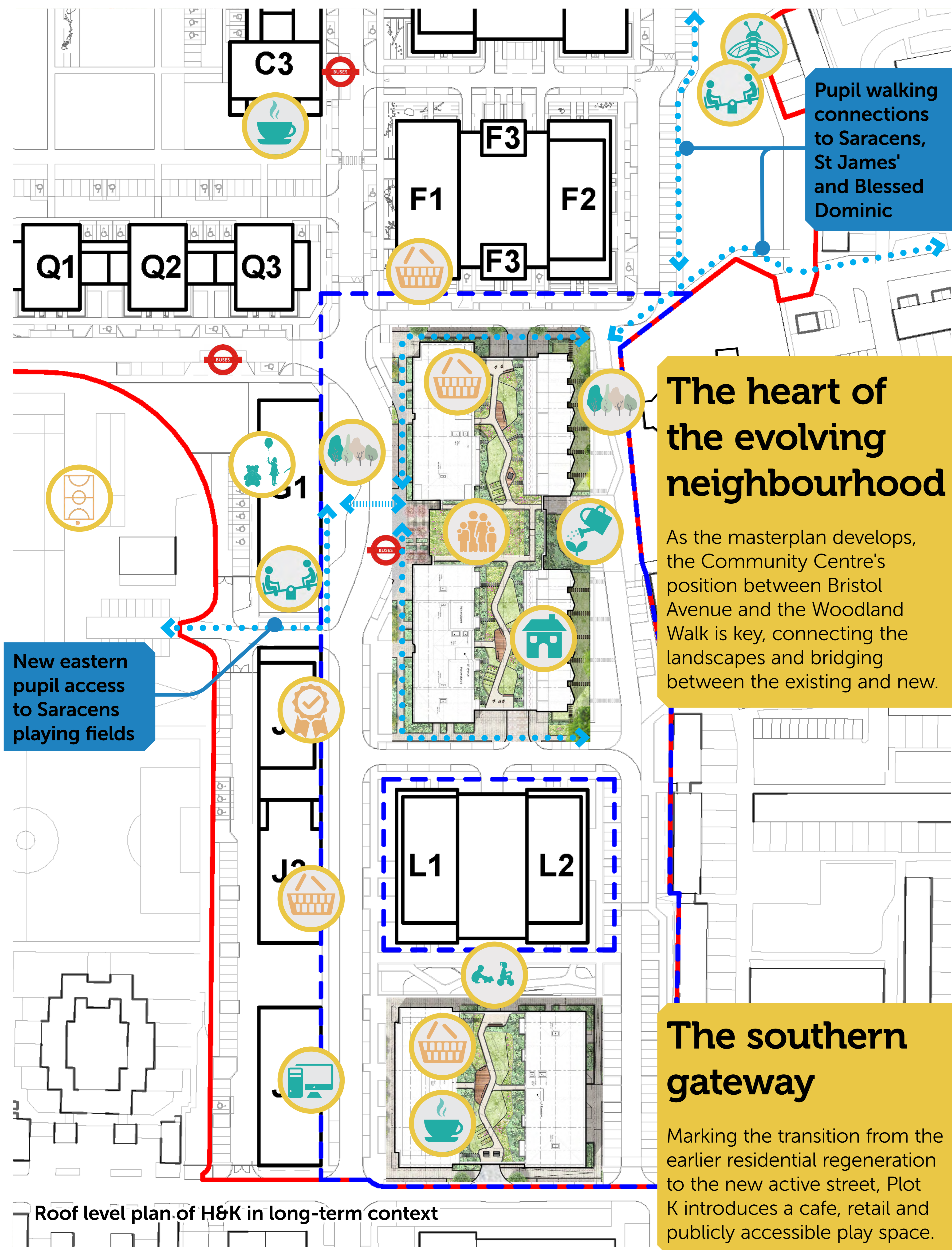


First Floor plan of H&K in medium-term context



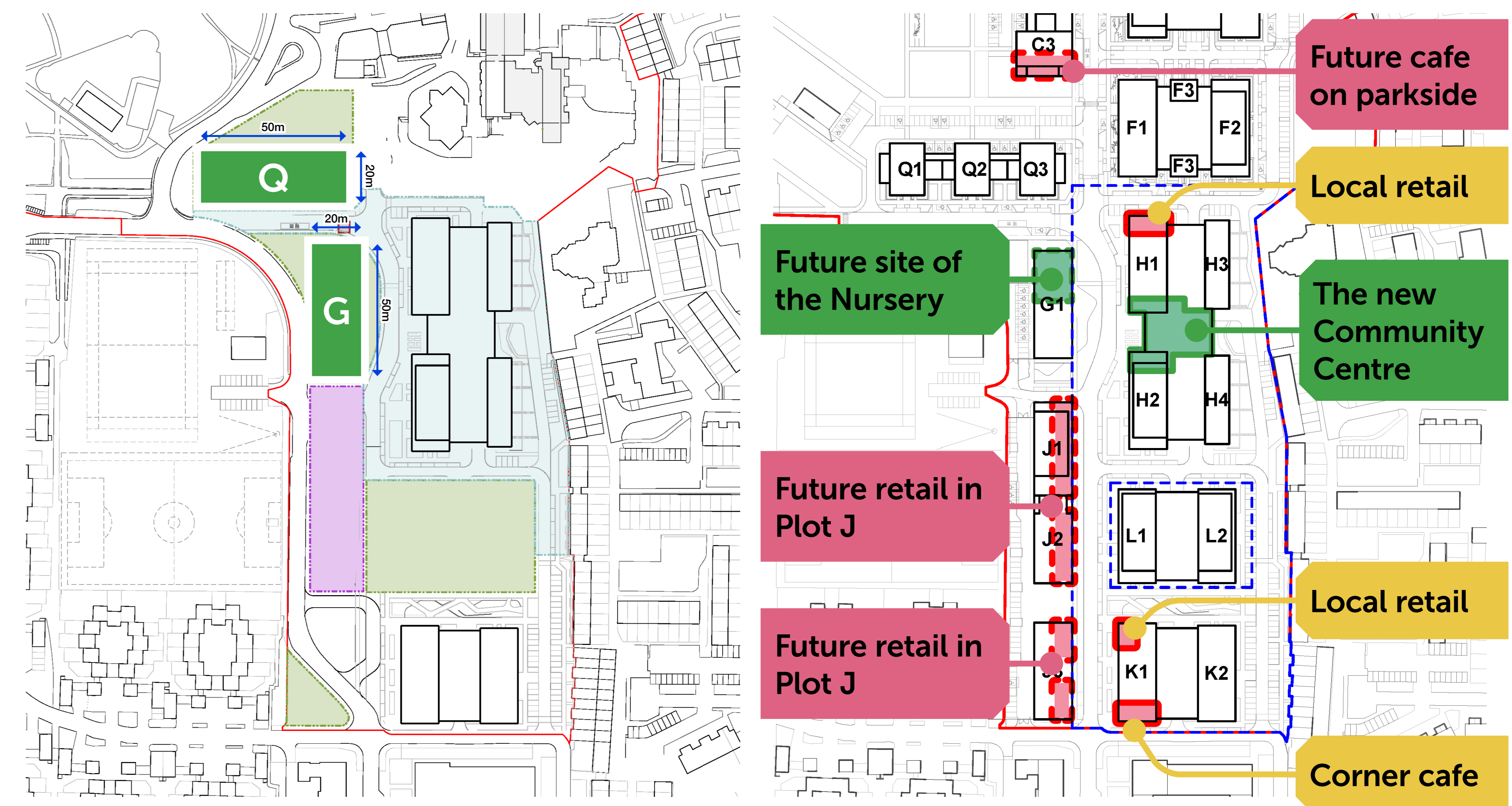
Long term context around 2038

HK303



What else would you like to see?

HK304



Temporary land use

While the next plots are being built, there will be some sites used for construction, but there may be opportunities to use some of the empty spaces for temporary uses.

Commercial spaces

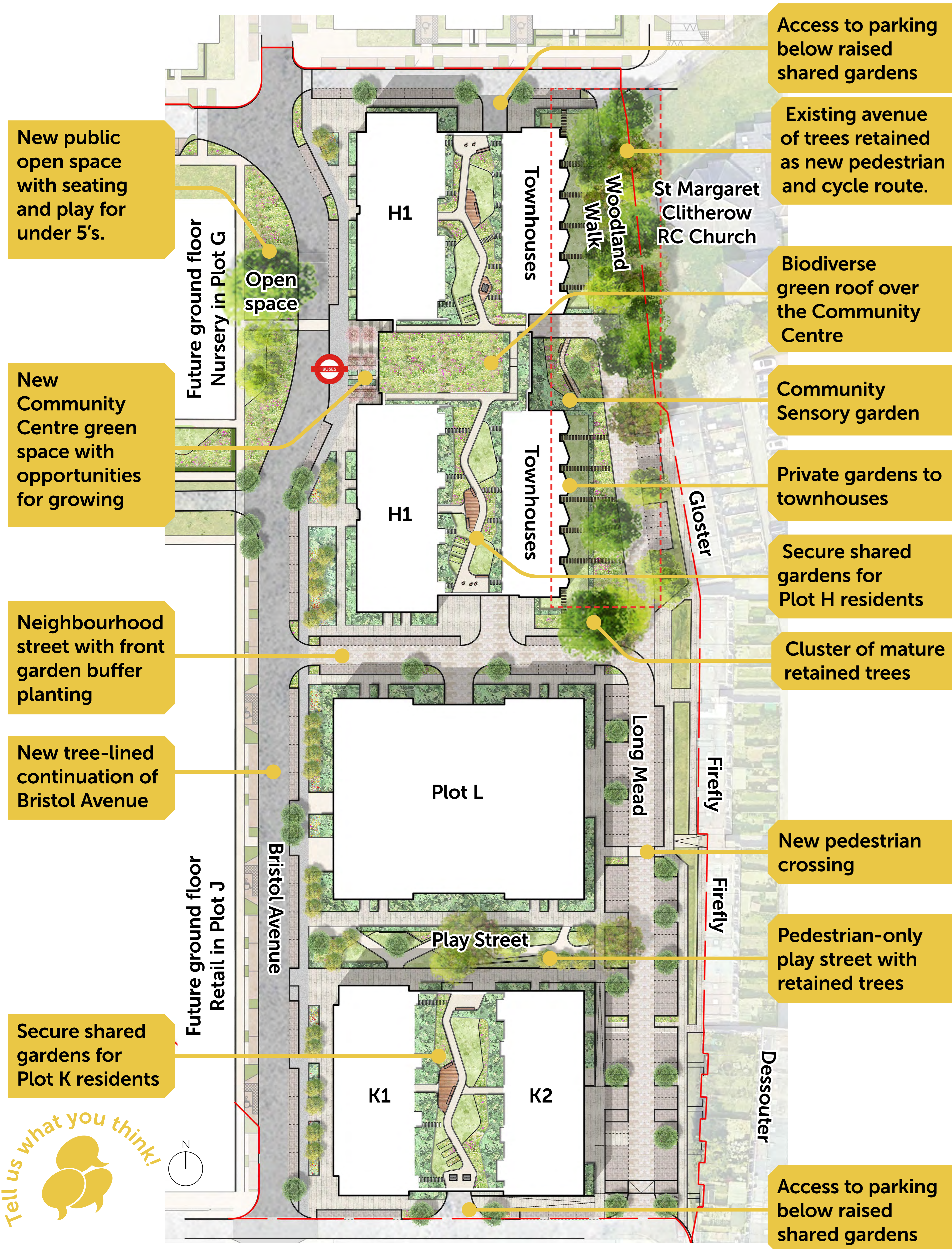
Plot H and K will both have commercial / retail spaces, alongside other spaces in later phases. There will be corner cafes in Plot K and on the Parkside in Plot C.

What should we try to do with these empty open spaces on Plots G & Q?	<p>All soft: eg: grass, and tree / shrub nurseries to mature saplings to be planted out later.</p>	<p>A mix of hard and soft: eg movable planters on asphalt paving to create flexibility with some greenery.</p>	<p>All hard: eg asphalt paved, possibly fenced in and line painted to create a temporary space for activity and play.</p>
	What types of businesses should we focus on attracting to serve the community?	<p>Local 'everything' newsagents for doorstep grocery shopping and essentials.</p>	<p>Specialist shops like greengrocers, butchers, bakers, DIY / electrical.</p>



The landscape masterplan

HK305



Your new Community Centre

HK306



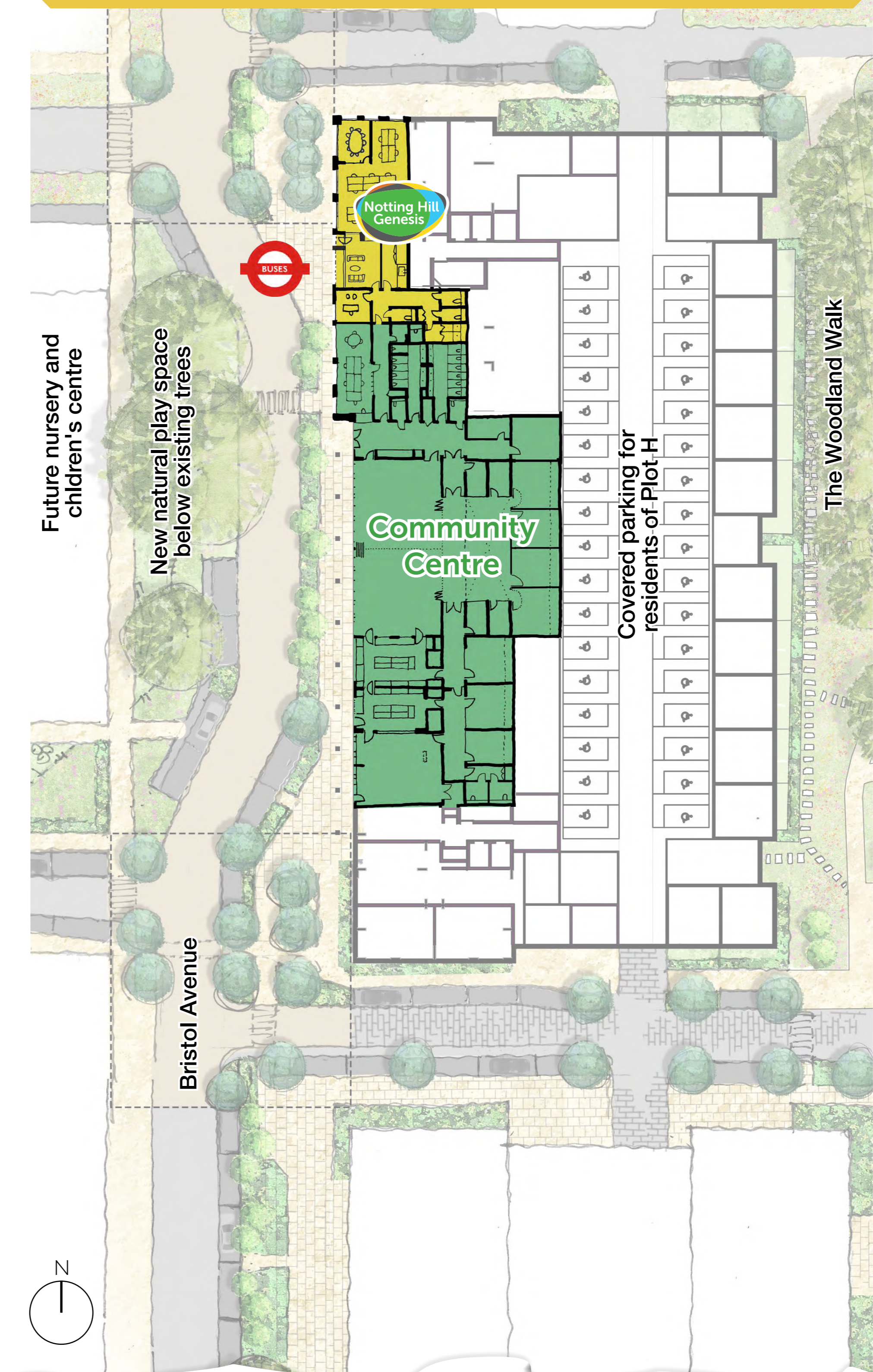
What's changed?

Since we last spoke with you, we have continued to develop designs for Plots H and K which have changed length along Bristol Avenue: Plot H has become longer, and Plot K shorter.

The new plan for Plot H created an opportunity to improve the Community Centre. In discussion with the Colindale Communities Trust and other users, we have reconfigured The Community Centre in Plot H to create a new frontage to the east while retaining all of the same rooms.

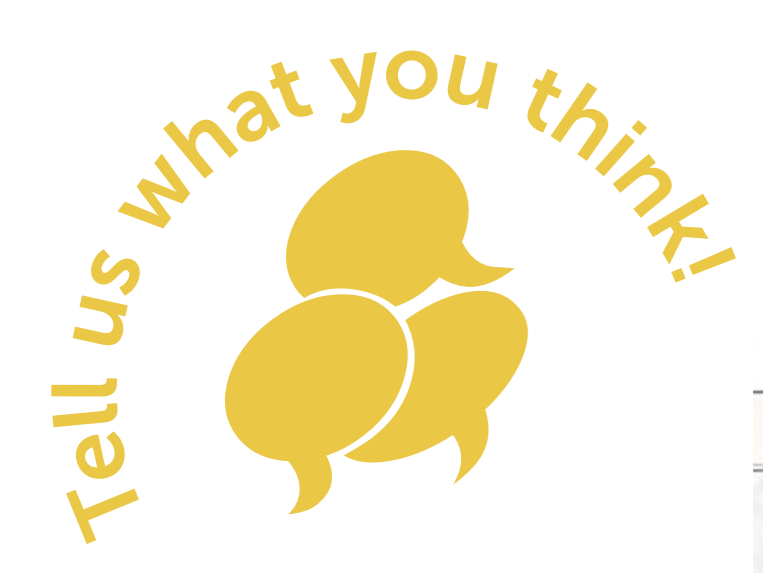
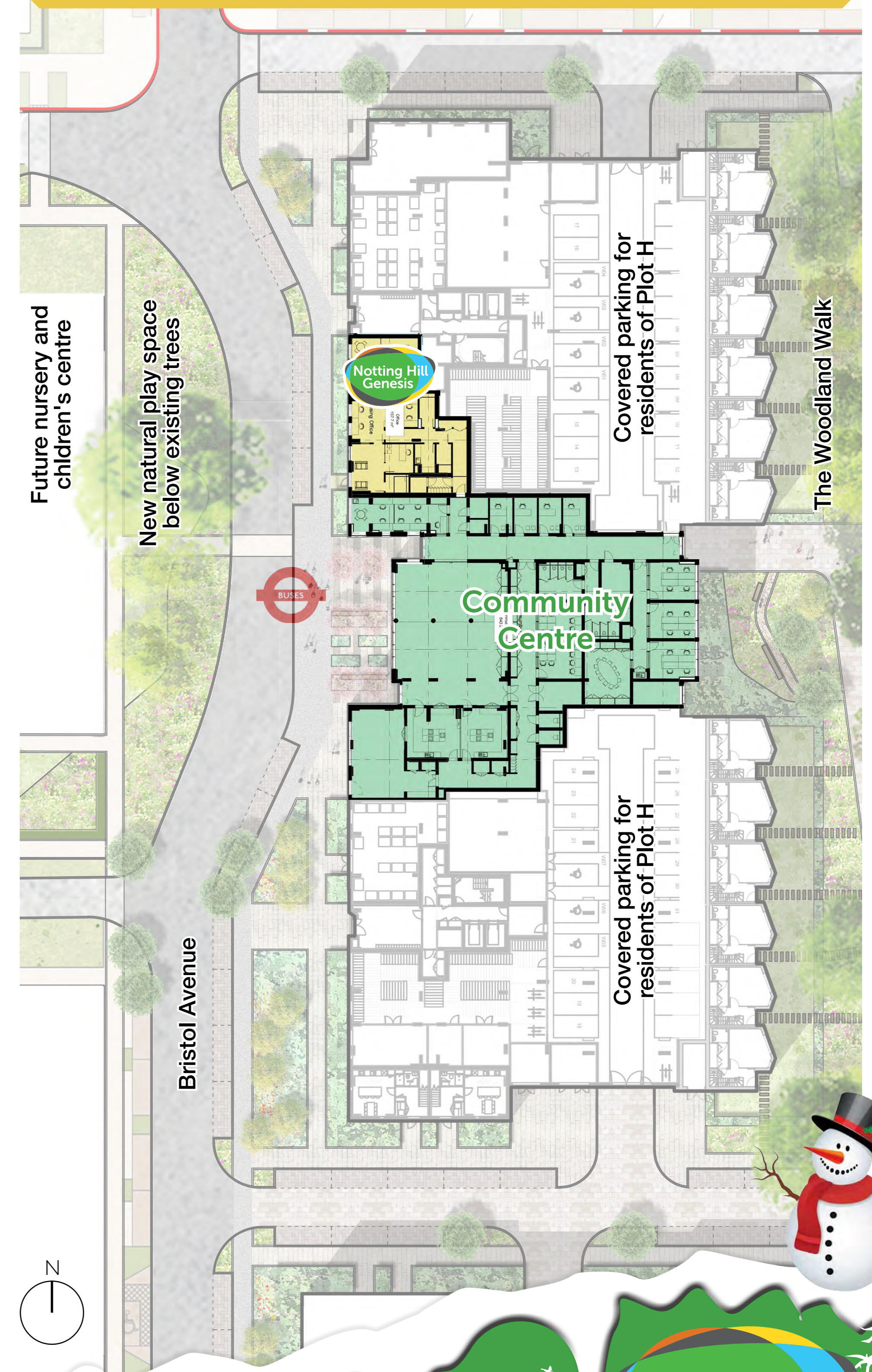
Previous arrangement

The Community Centre had a single, long external wall frontage facing onto Bristol Avenue, with a central lightwell covered courtyard.



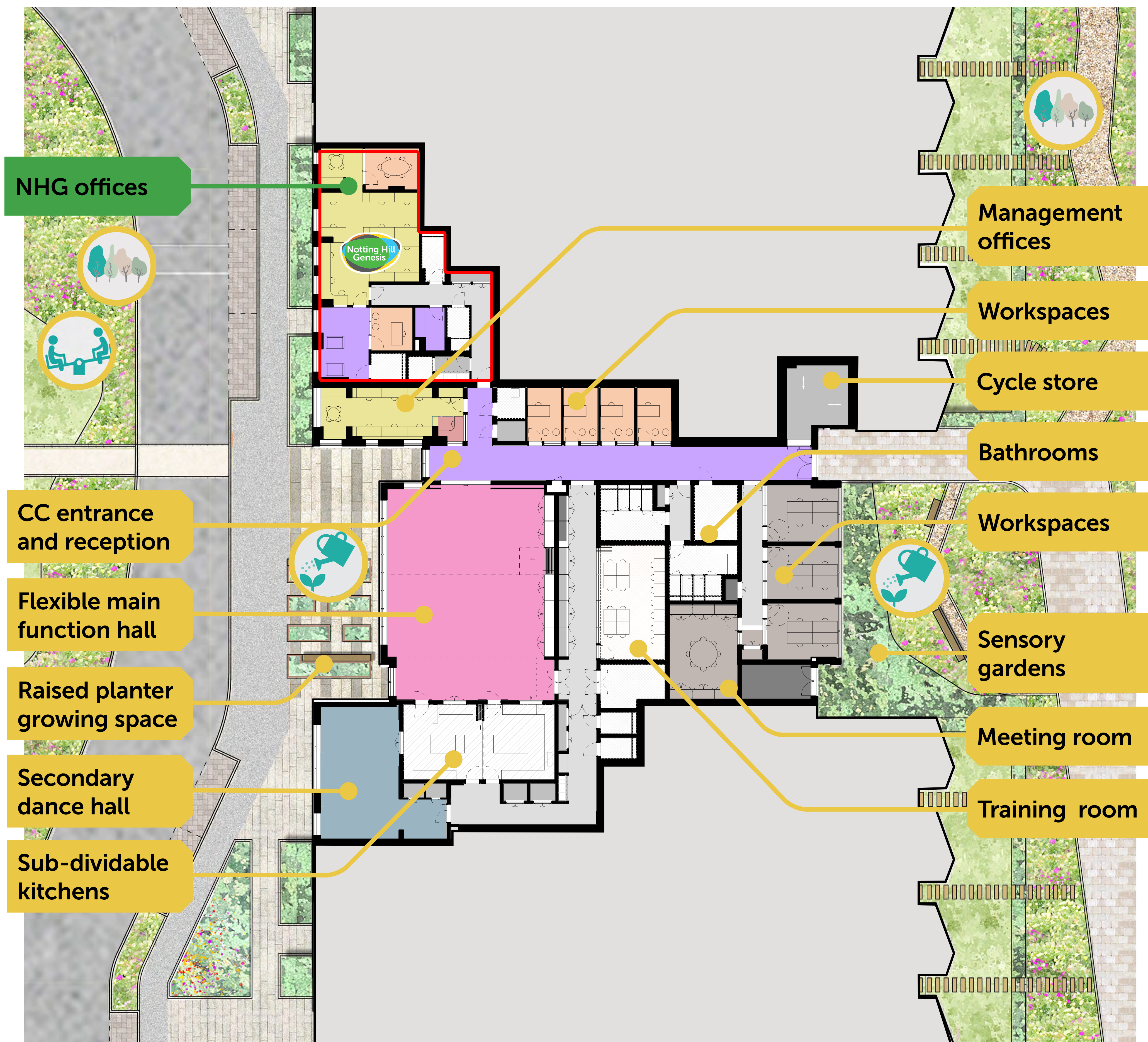
New arrangement

The Community Centre has pulled back from Bristol Avenue and introduced a new eastern frontage facing onto the Woodland Walk.



Garden settings for community life

HK307



A flexible layout

The new Community Centre has been designed to be able to host a range of different activities at different scales, from 2-person meetings or workspaces to cookery classes, fitness, indoor sports and dance, markets and catered events like wedding receptions and parties for up to 120 people.

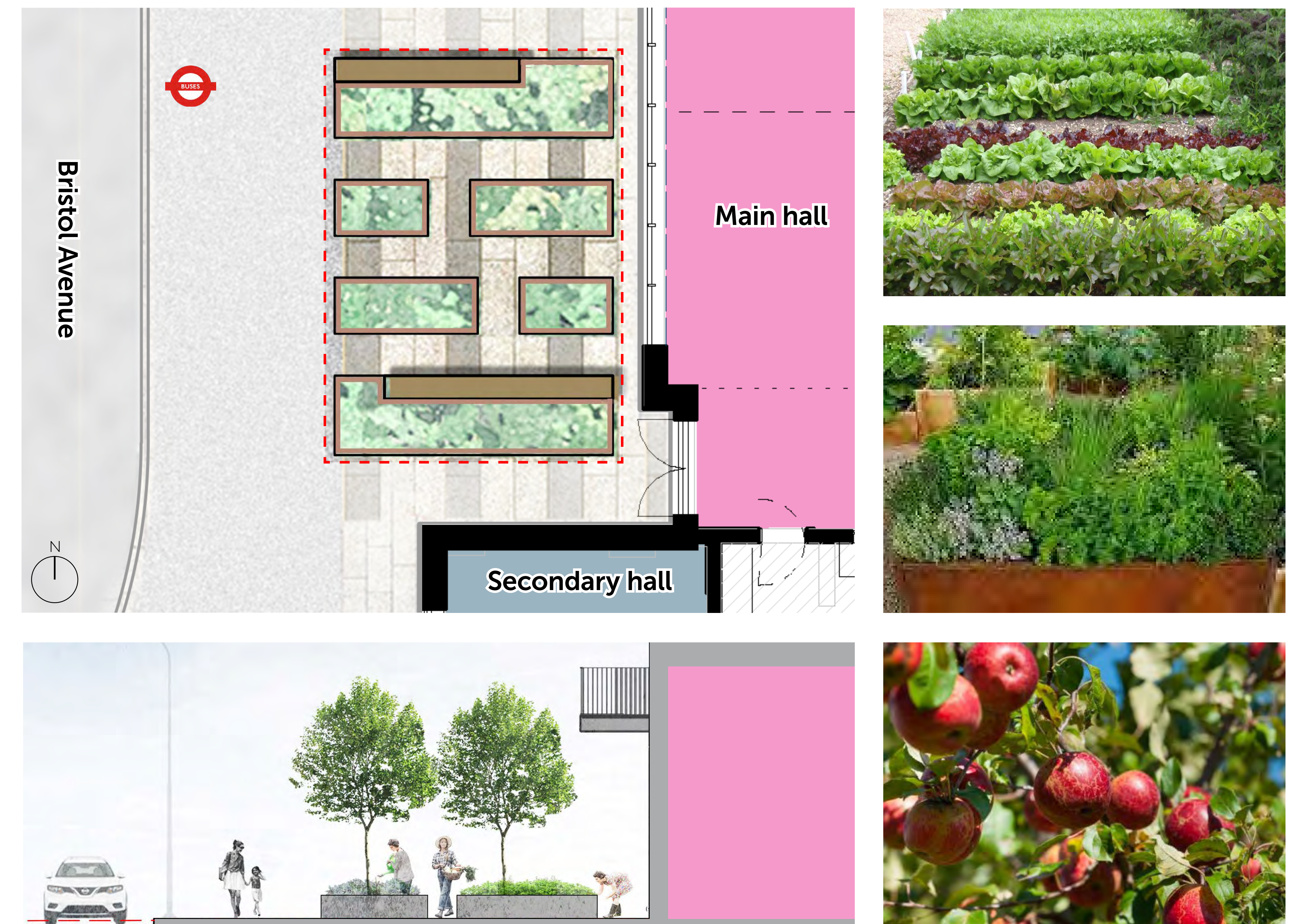
Notting Hill Genesis

The Community Centre will be run groups from the local Community, but Notting Hill Genesis will be right next door, with a connecting door allowing our team to play an active role in community life within the centre.

Get in touch email us at GrahamePark@nhg.org.uk

Community Growing Space

HK308



Community Growing Space on the west of the Community Centre

Should the growing space be enclosed?	Surrounded by a high, secure but see-through fence to keep out everyone unless let in by people running the Garden.	Surrounded by a low fence to keep out dogs and let people know it's separate.	Not at all; it should always be open to everyone.
	What sort of growing should we plan for?	Seasonal cut flowers that can be used/collected for flower arranging etc.	Herbs and soft fruit which smell good and can be used in cooking.



Community Garden

HK309



Community Garden to the east of the Community Centre

Should the Community Garden be enclosed?



Surrounded by a high, secure but see-through fence to keep out everyone unless let in by people running the Garden.



Surrounded by a low fence to keep out dogs and let people know it's separate.



Not at all; it should always be open to everyone.

What would you like the community garden to be like?



Heavily planted; a sensory garden with scented and wildlife attracting plants as part of the Woodland Walk



A mix of hard and soft; an outdoor classroom that can be used for training by the community centre.



Mostly hard paved; a flexible space that allows community uses at different scales. e.g. markets, events, small fetes.

The Woodland Walk

HK310



The Woodland Walk to the east of Plot H

Should there be multiple elements / uses on the Woodland Walk?



As many varied uses as possible; eg seating, playable elements, cycle stands etc.



A little, but there should be quiet reflective space here too, not everyone wants active busy spaces.



Not here, let this be a place for nature and quiet.

What would most make you feel safer while using the space?



Well-connected pedestrian and cycle routes to encourage more people to move through the space.



Improved lighting to aid navigation and safety.



Better visual connection to the Church / Community Centre to be overlooked and observed.



Have your say and find more information online:
<http://www.grahamepark.info>

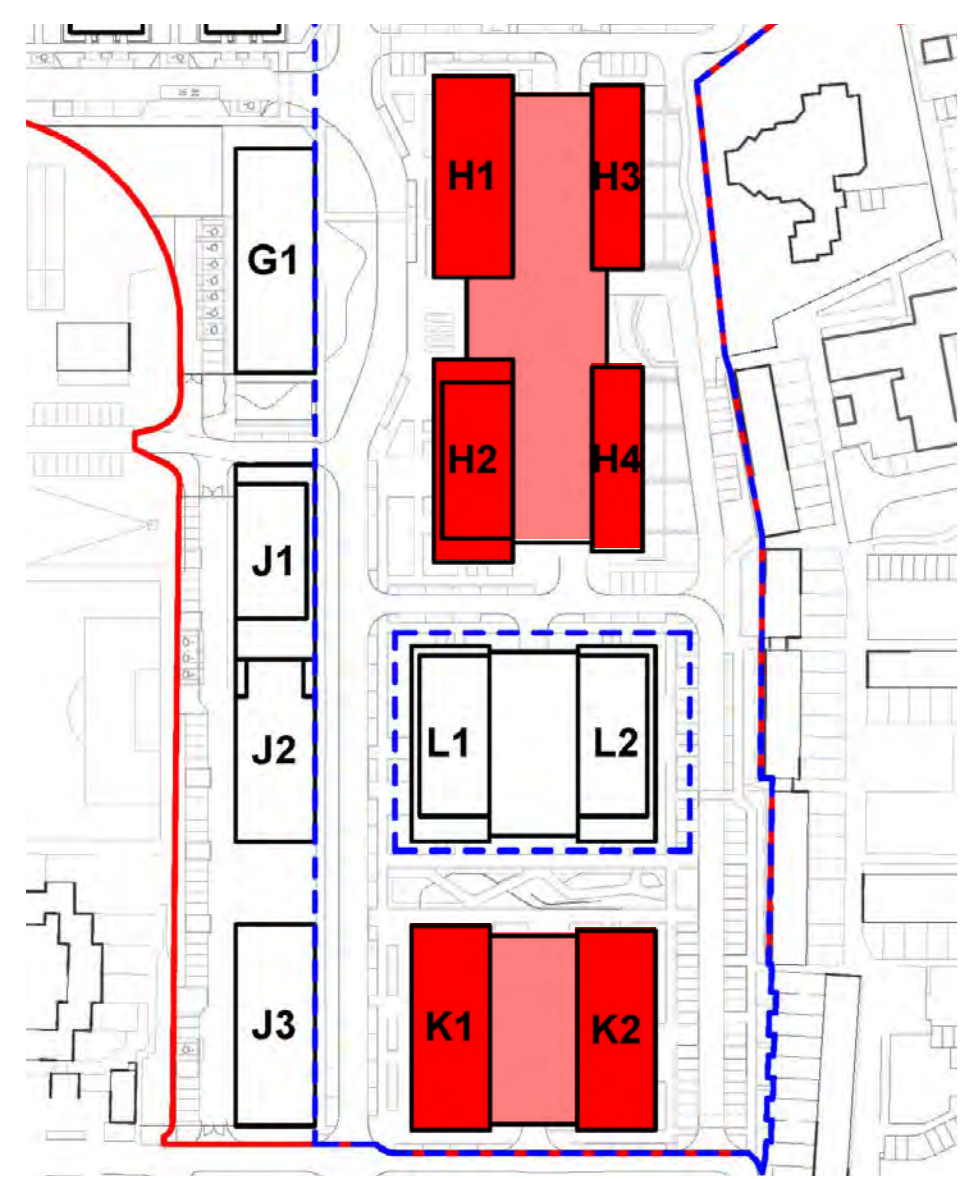


Strong thriving happy community



Design of Plots H & K

HK311

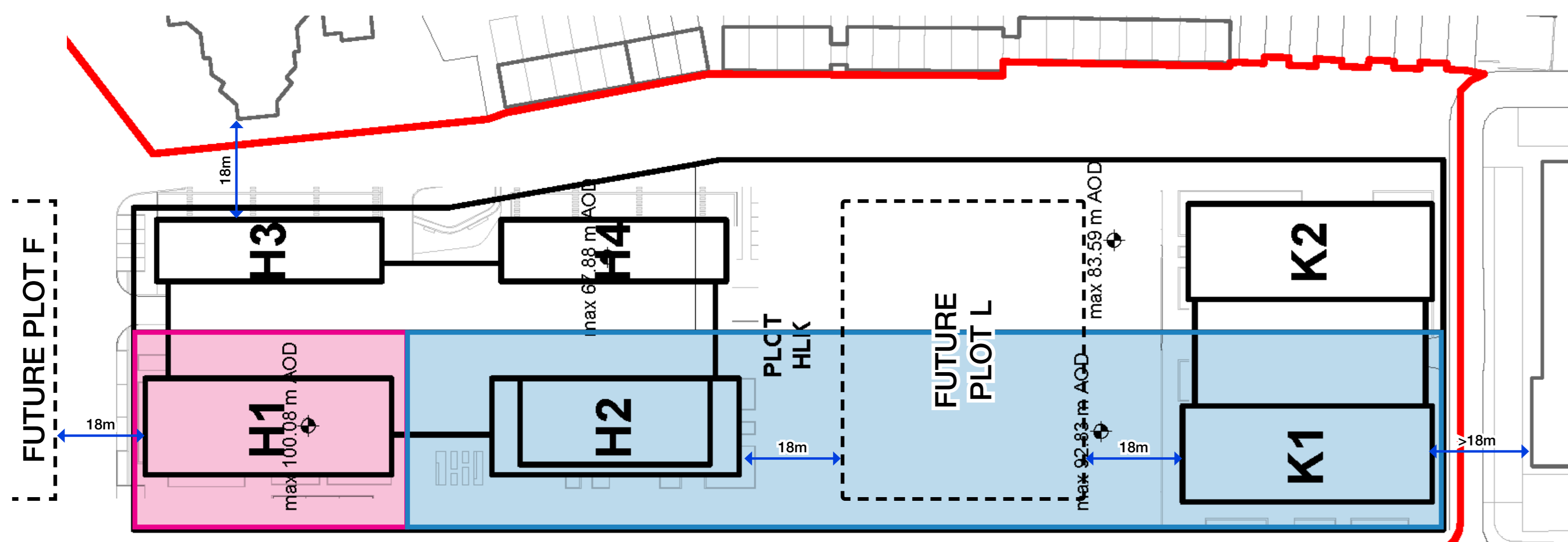


Masterplan arrangement

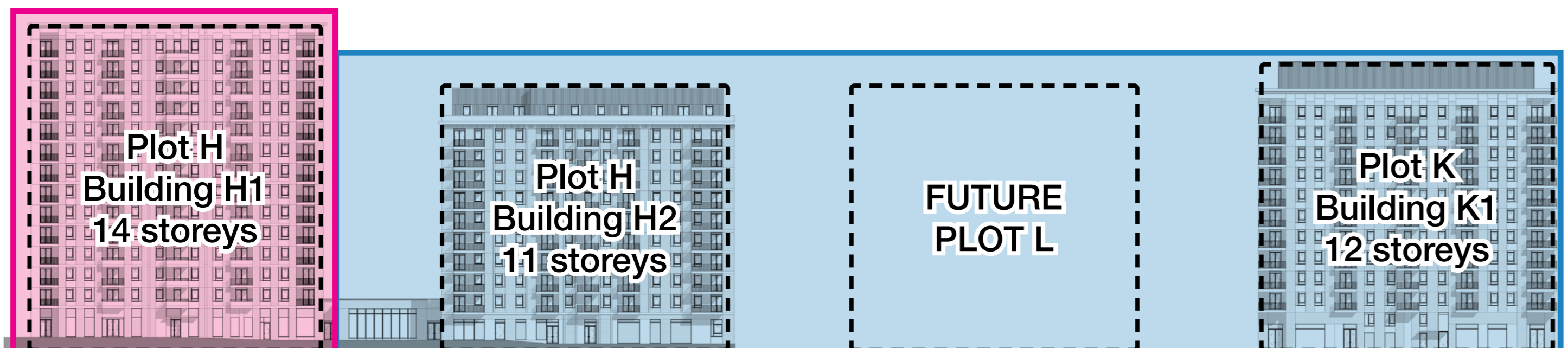
As part of the consented masterplan, the maximum potential height and the position of Plots H and K have already been given planning permission, and a set of **Parameter Plans** and **Design Guidelines** control the physical form and setting out of each plot, to be designed in detail and submitted for a **Reserved Matters Application**.

Plots H and K have been designed to comply with both the Parameter Plans and the Design Guidelines. They are within the maximum permitted height and footprint, and have considered the future development of Plot L.

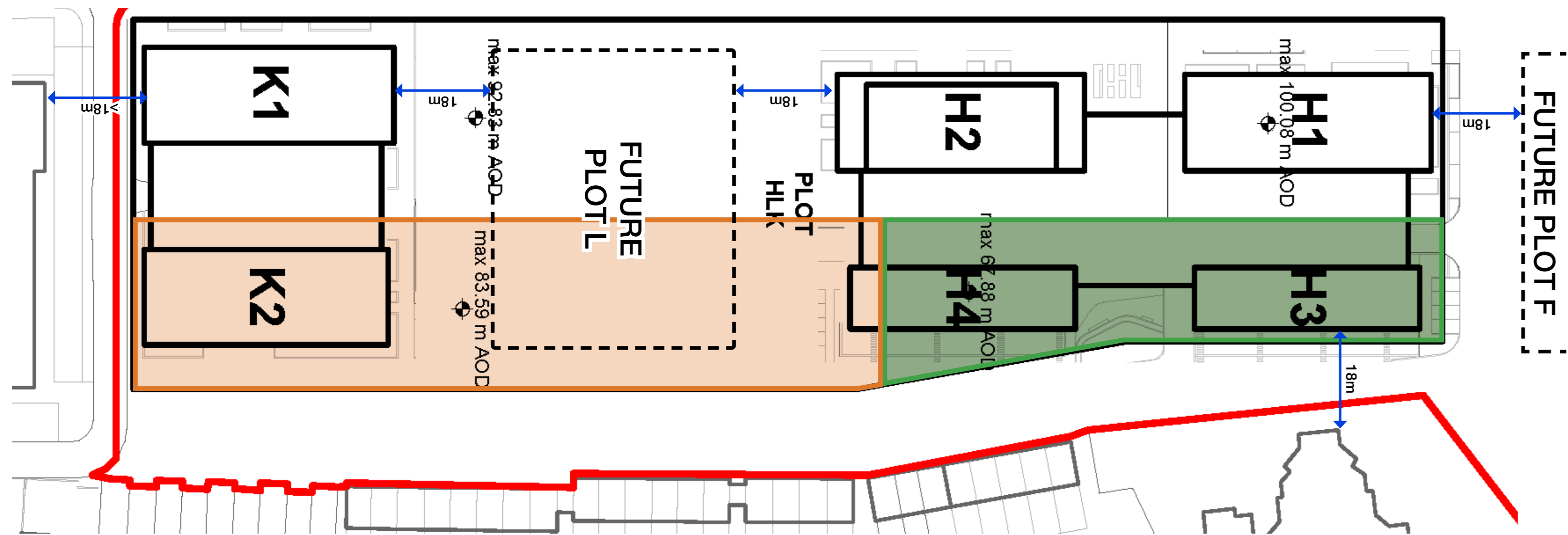
Location plan



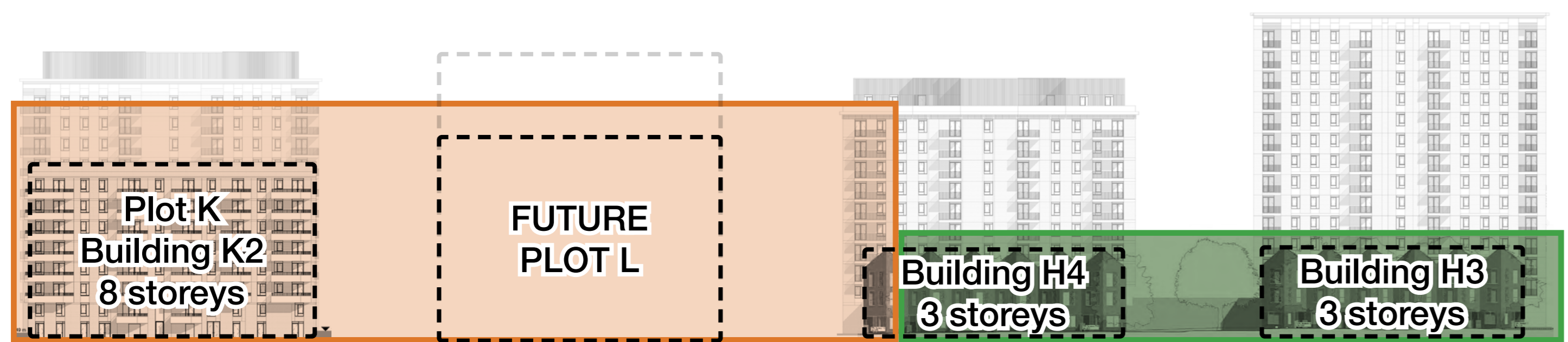
On the west side of the plots along Bristol Avenue, the parameters allow for buildings up to **12 storeys** in the blue zone and **14 storeys** in the pink zone.



Western buildings height compliance



On the east side of the plots along Long Mead and the Woodland Walk, the parameters allow for buildings up to **4 storeys** in the green zone and **11 storeys** in the orange zone.

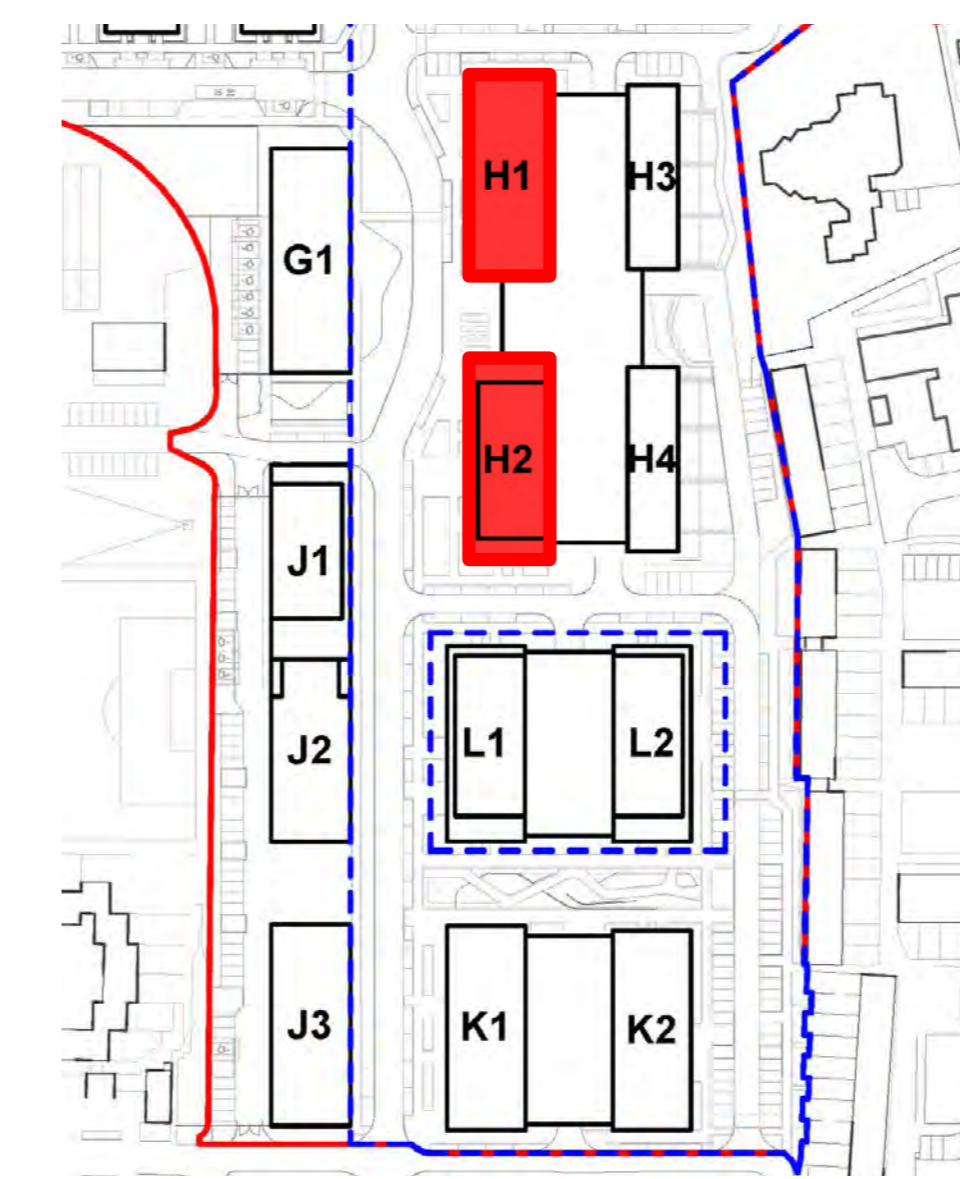


Eastern buildings height compliance

H3: Ground +2
H4: Ground +2
K2: Ground +7

Buildings H1 & H2

HK312



202 new homes for Market Sale and Shared Ownership

The two buildings in the north of the site will provide a mix of flats available to buy outright or by Shared Ownership, with sizes ranging from 1 person "Manhattan" studios to 3 bedroom 5 person homes.

10% of the homes will be designed for Wheelchair users.

H1 Market Sale	H2 Shared Ownership
20x Manhattan studios to 3 bedroom 5 person homes.	45x 1 bedroom 38x 2 bedroom 2x 3 bedroom
117 homes	85 homes

Location plan

External appearance

All of the buildings in Plots H and K have been designed with brick and precast / reconstituted stone facades, with metal balconies.

Consistent off-white masonry and bronze-coloured metalwork unify the two blocks, with tonal changes in the background brickwork marking the two individual buildings.

The top floor of Building H2 is set back from the main building line and clad with metalwork in contrast to the brickwork below.



Building H1 North West (Bristol Avenue) South East (Podium courtyard)



Building H2 North West (Bristol Avenue) South East (Podium courtyard)



Balcony and vent detail



North West corners

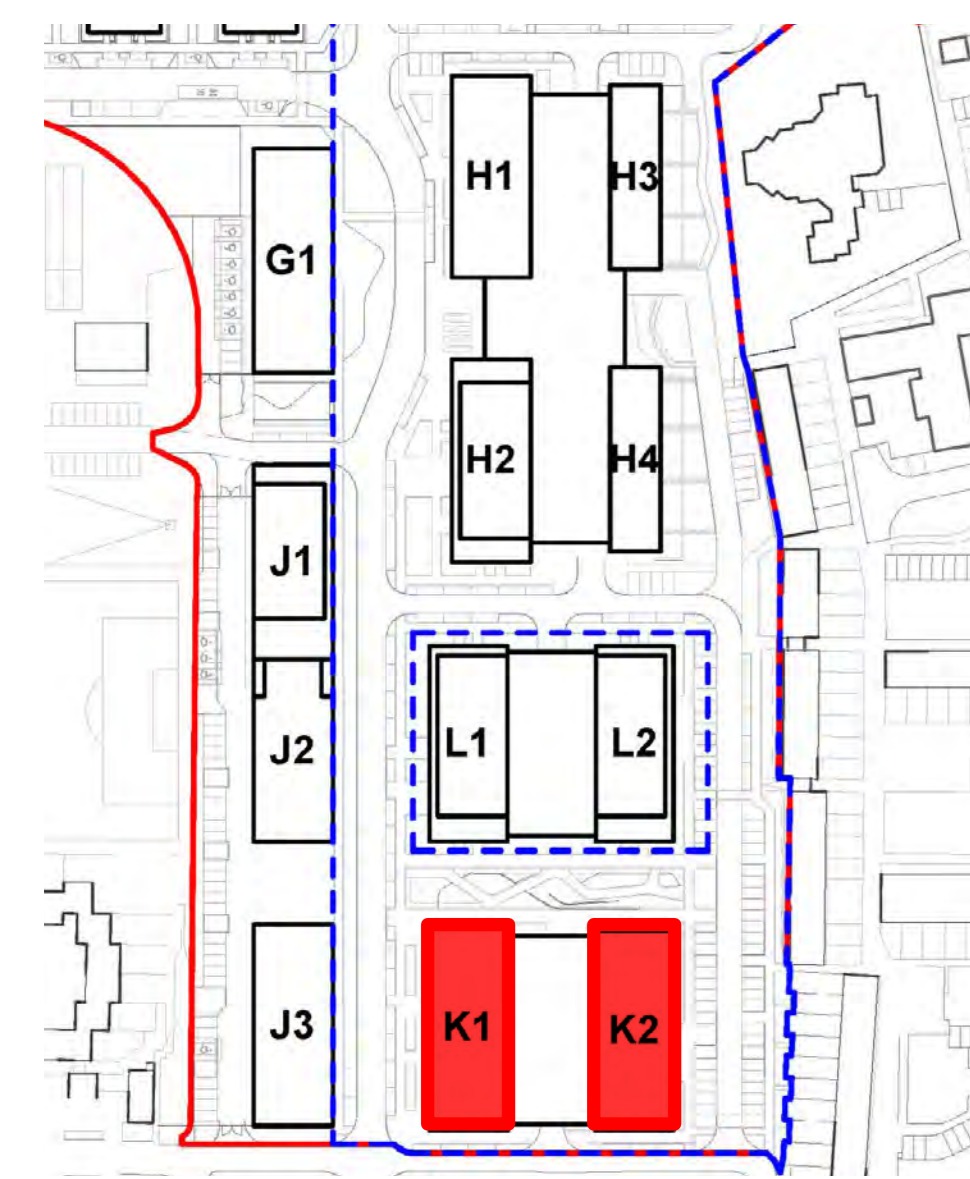


White upstands below window sills, White brickwork pier, Semi-inset and projecting balconies, Setback top floor



Buildings K1 & K2

HK313



150 new homes for Market Rental

The two buildings in the south of the site will provide a mix of flats available for market rent by NHG's provider **Folio** ranging from 1 person studios to 3 bedroom 6 person homes, and including ground floor duplexes.

10% of the homes will be designed for Wheelchair users.

K1 Market Rental	K2 Market Rental
20x Manhattan 30x 1 bed 40x 2 bed	7x Studio 13x Manhattan 12x 1 bed 22x 2 bed 6x 3 bed
90 homes	60 homes

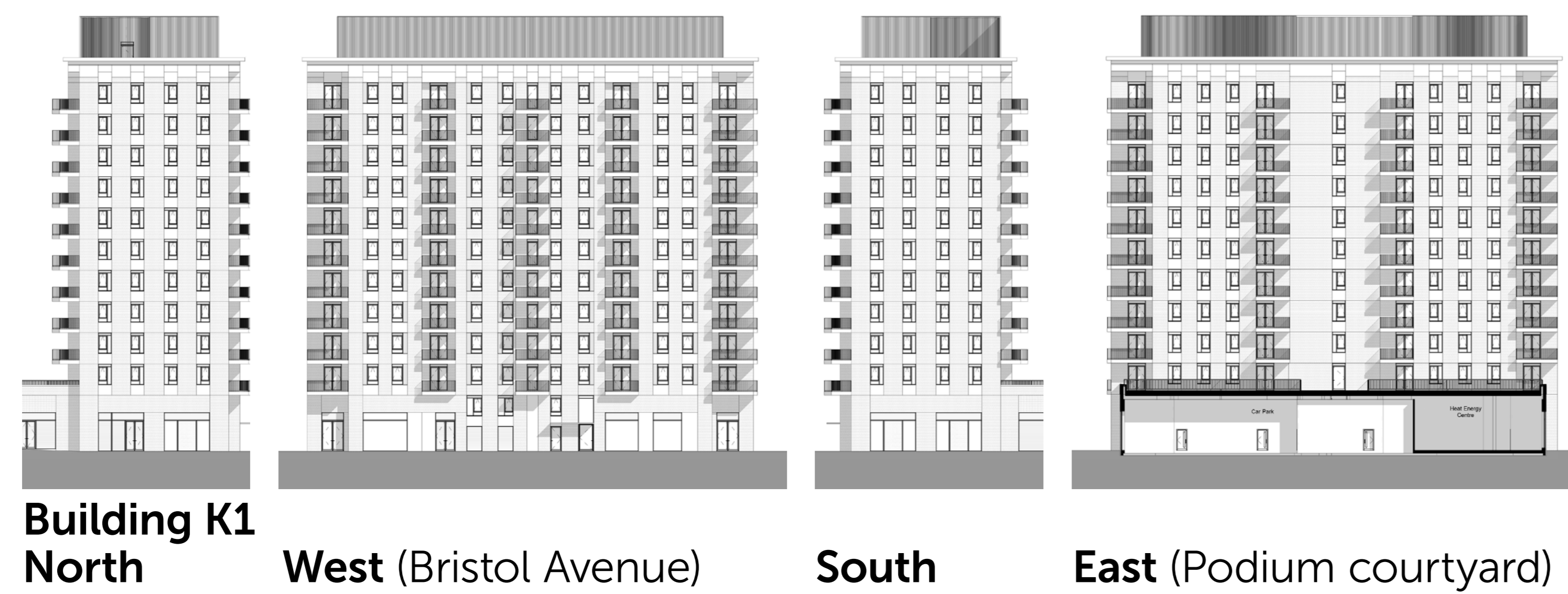
Location plan

External appearance

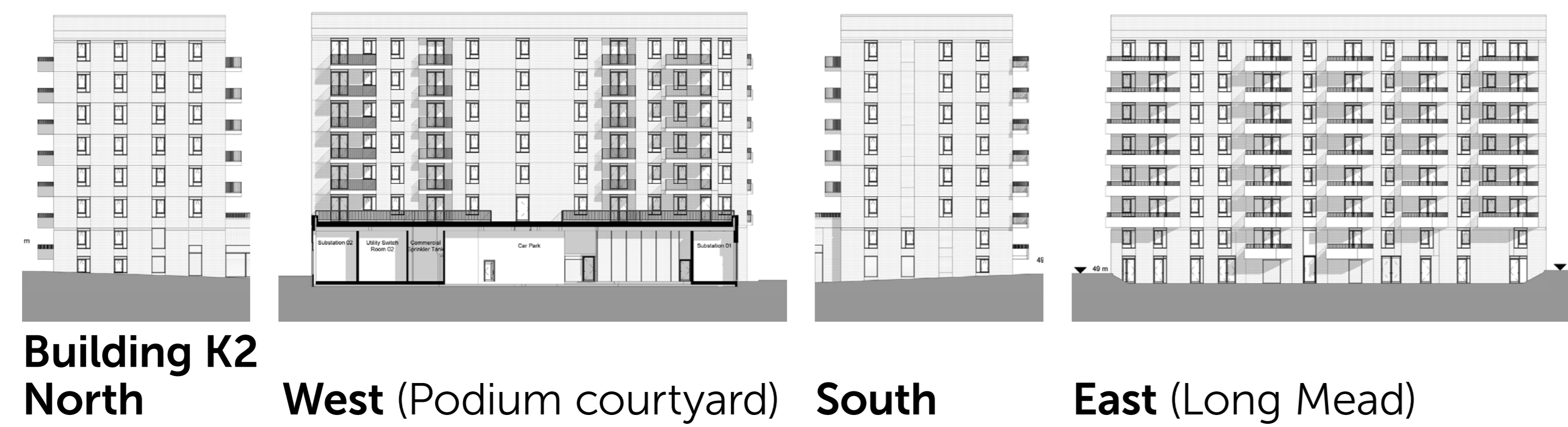
As with Plot H, Plot K has been designed with brick and precast / reconstituted stone facades, with metal balconies.

The top floor of Building K1 screens the zero carbon energy plant, and is set back and clad with metalwork to match Building H2.

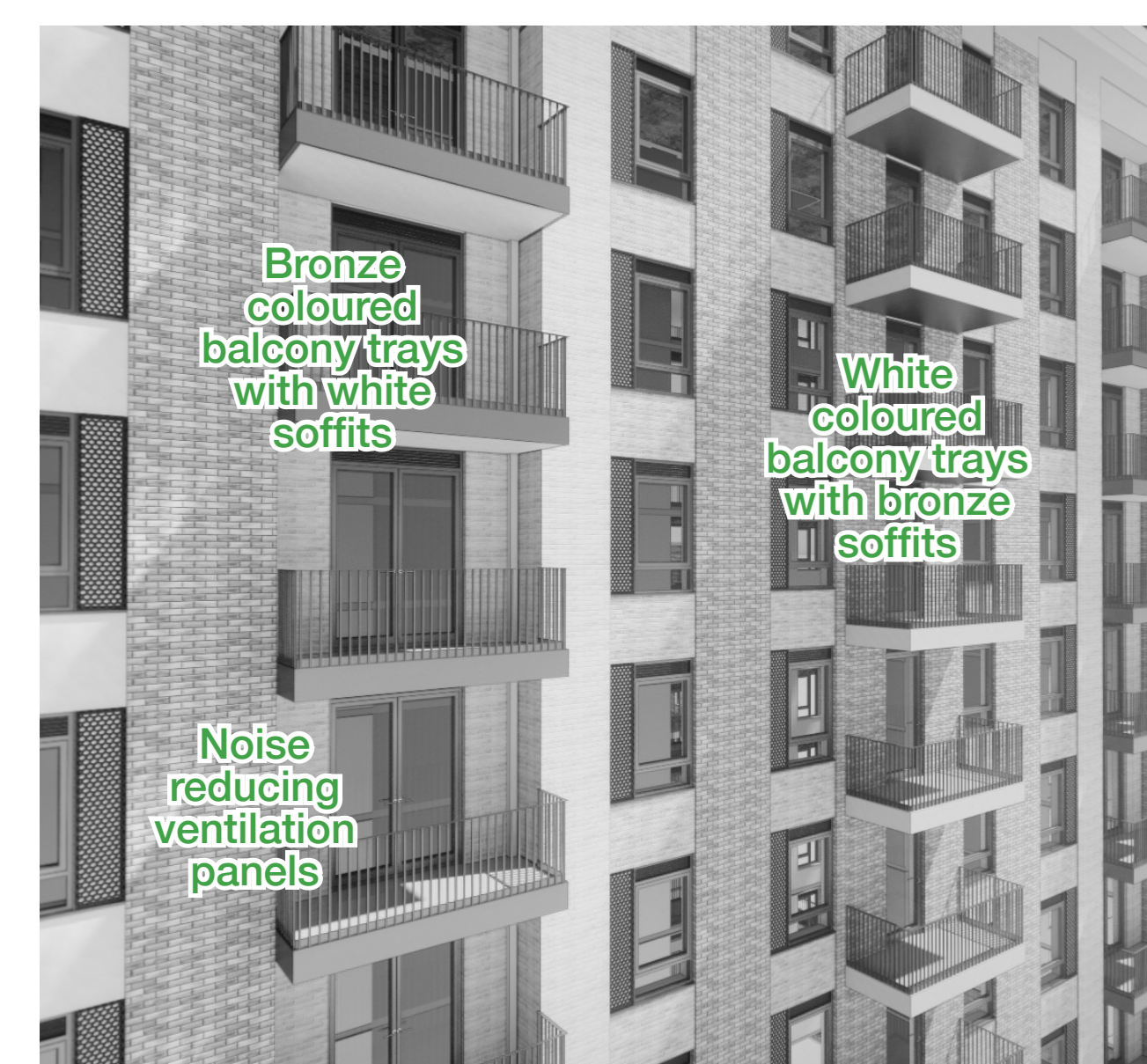
The lower Building K2, on Long Mead, has a richer brick palette and angled, white-faced balconies which appear to 'weave' between the brick piers.



Building K1
North West (Bristol Avenue) South East (Podium courtyard)



Building K2
North West (Podium courtyard) South East (Long Mead)



K1 Balcony and vent detail



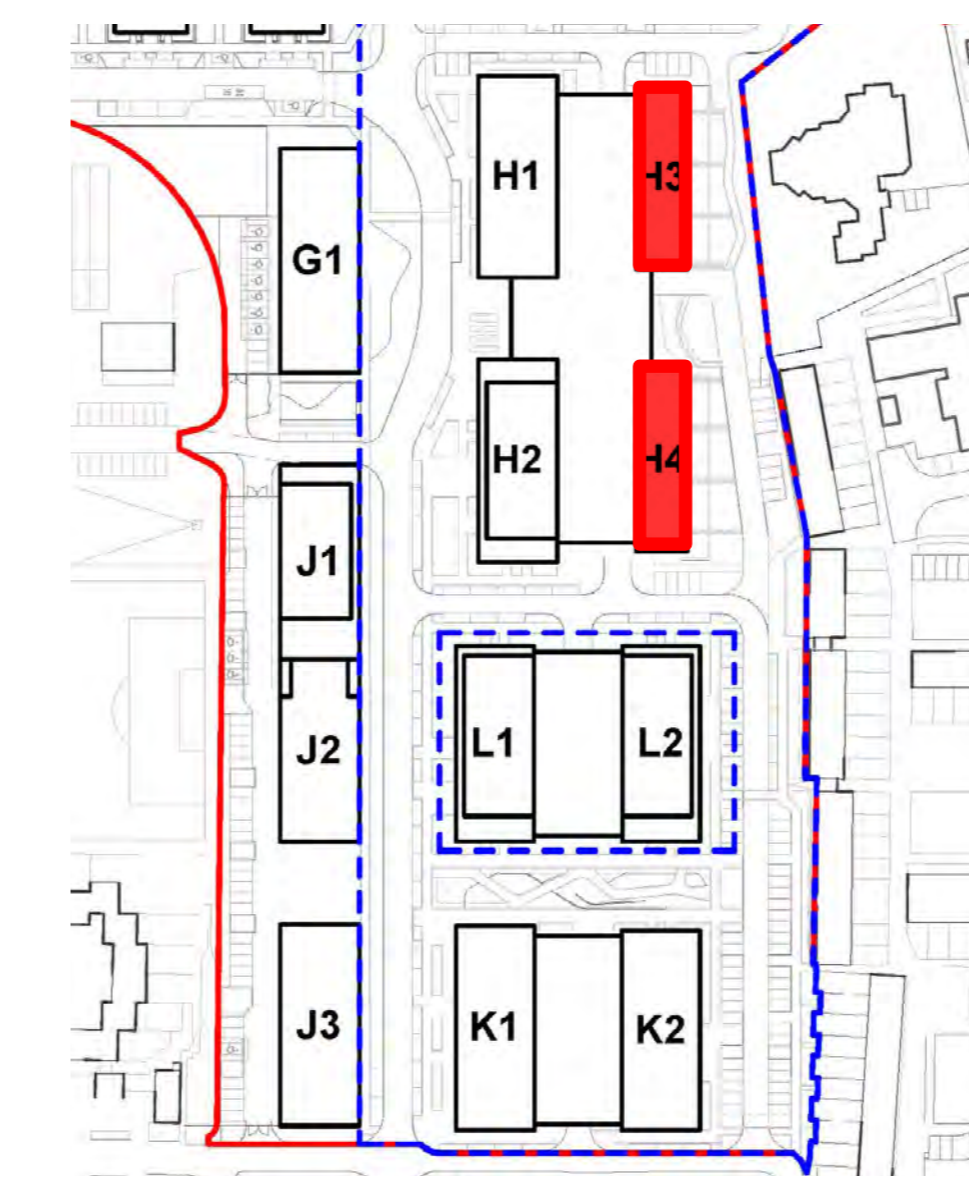
K1 South West corner



K2 Eastern balconies

Townhouse terraces H3 & H4

HK314



12 new homes for Market Sale

Lining the east of Plot H are two terraces, each composed of six unique townhouses designed by Patel Taylor's collaborator, **Gbolade Design Studio**.

The houses are connected to the shared courtyard podium, with private space at ground and first floor.

The homes have been designed for family life:

- Large living areas at ground floor, looking out over gardens
- Space for a home office / nursery
- A tall kitchen/dining area which opens out onto a private terrace
- Three double/twin bedrooms

Location plan

External appearance



Typical street view



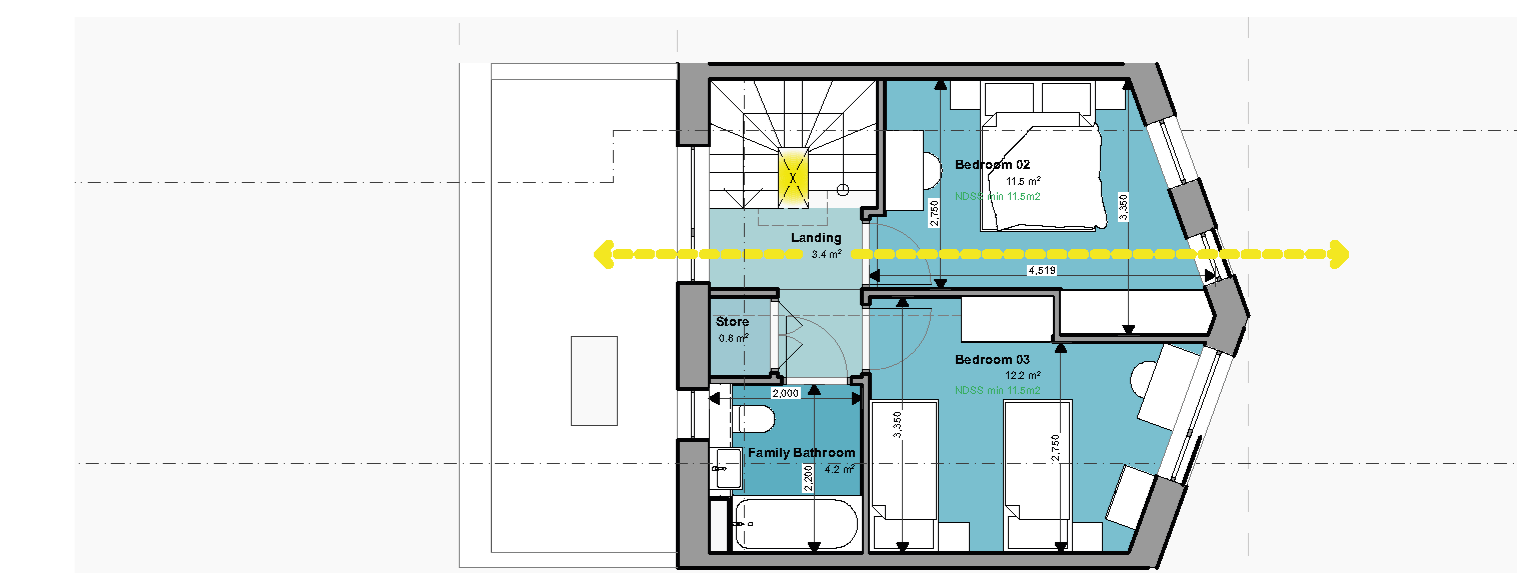
Typical street elevation

The townhouses have a recognisable pitched roof with solar panels and skylights, and a unique chamfered front facade reinterpreting the traditional bay window into a full-height expression.

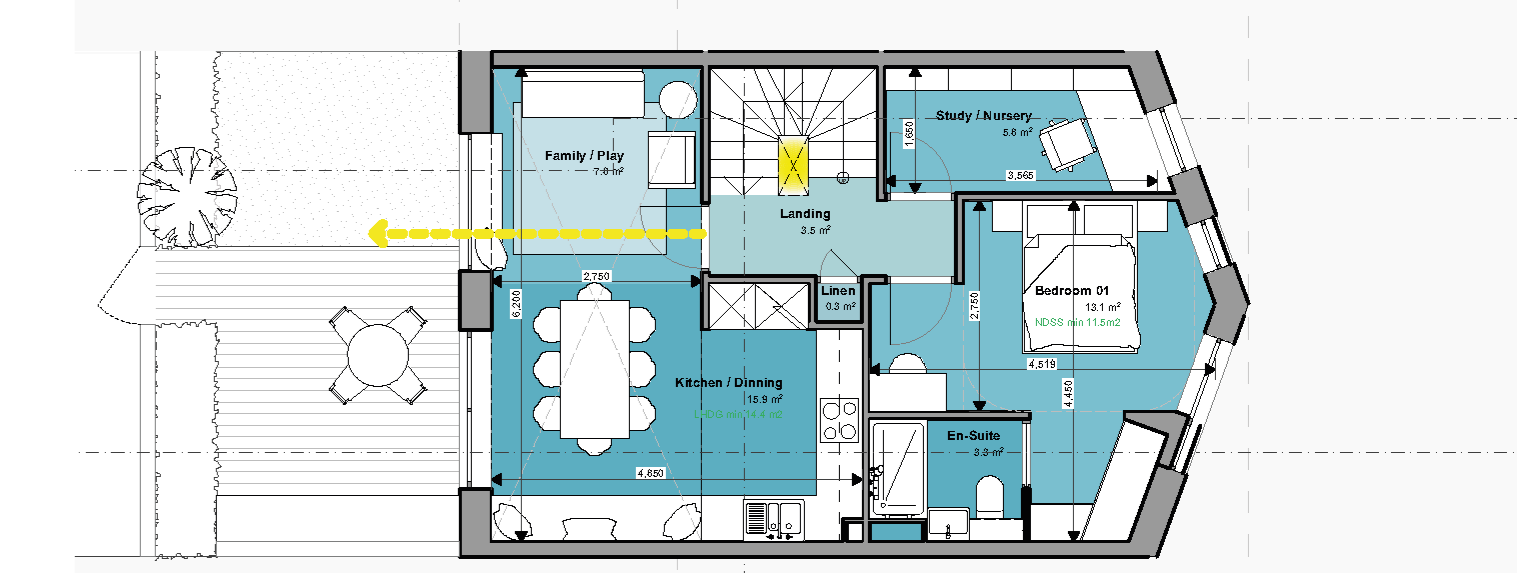


Typical courtyard elevation

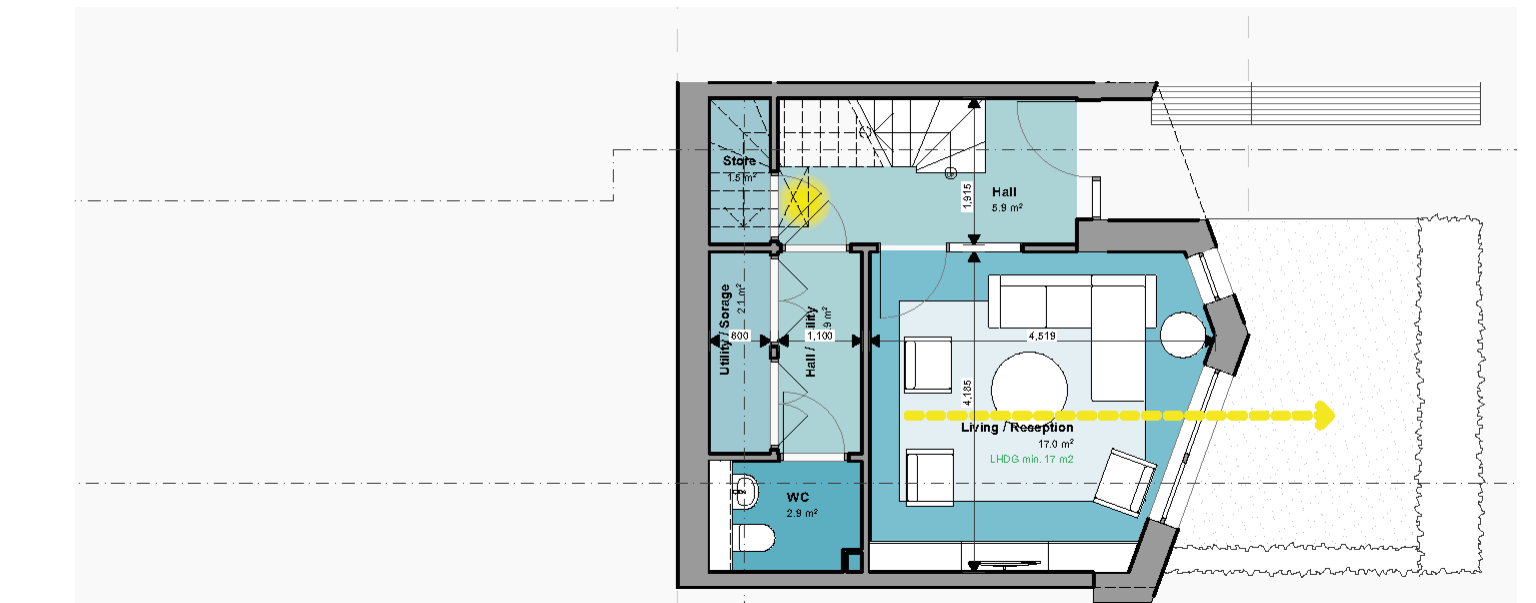
Arrangement



Second floor



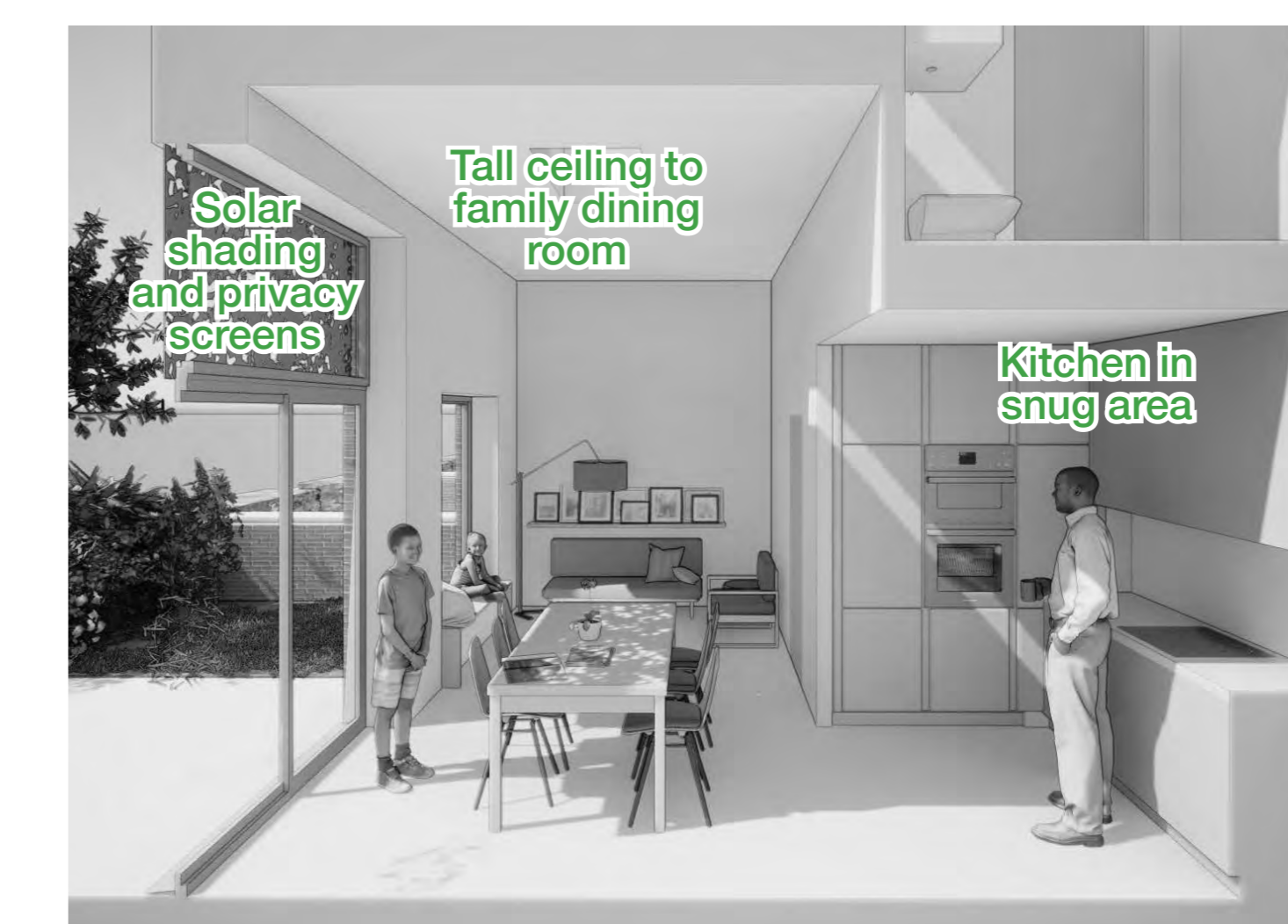
First floor



Ground floor
Typical plans

The external walls will follow a similar palette to the rest of Plot H and K, with a variety of tonally different bricks drawn from the other four buildings H1/H2 and K1/K2.

Perforated leaf-pattern metal screens match the vents in H1, H2 & K1 along Bristol Avenue.



Family kitchen diner interior view



Section

