

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 listened to your feedback to help shape the design proposals for the area and the 2019 planning application.

After achieving consent for the masterplan and the first building, we are now starting to design the next phase.

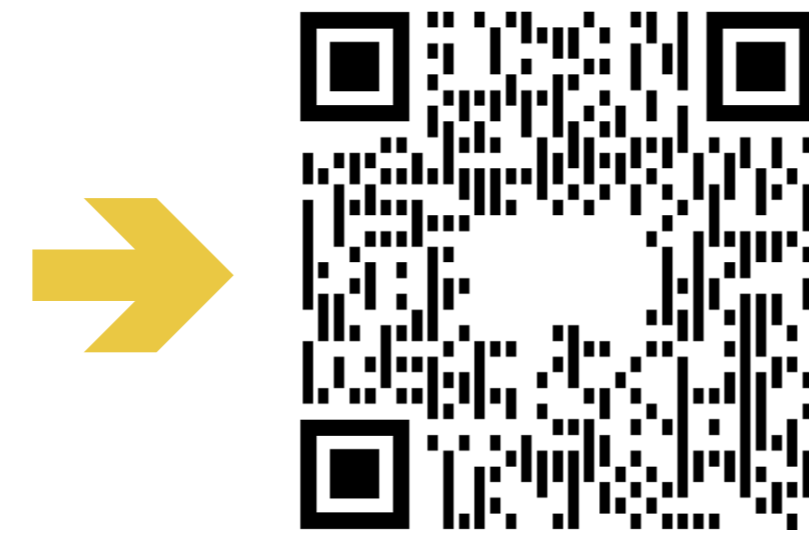
These boards accompany the August 2021 newsletter and communicate updates.

We're looking forward to meeting you at upcoming summer consultation events where we'll show you the latest version of our proposals for the future shape of Grahame Park and provide opportunities to engage in the design.

What's on display today?



Snap the code for more...



The big picture

Here we outline the progress we're making to regenerate Grahame Park and remind you of the 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 planning to submit our Planning Application this winter, and you'll have an opportunity to discuss the designs as they evolve over the next few months.

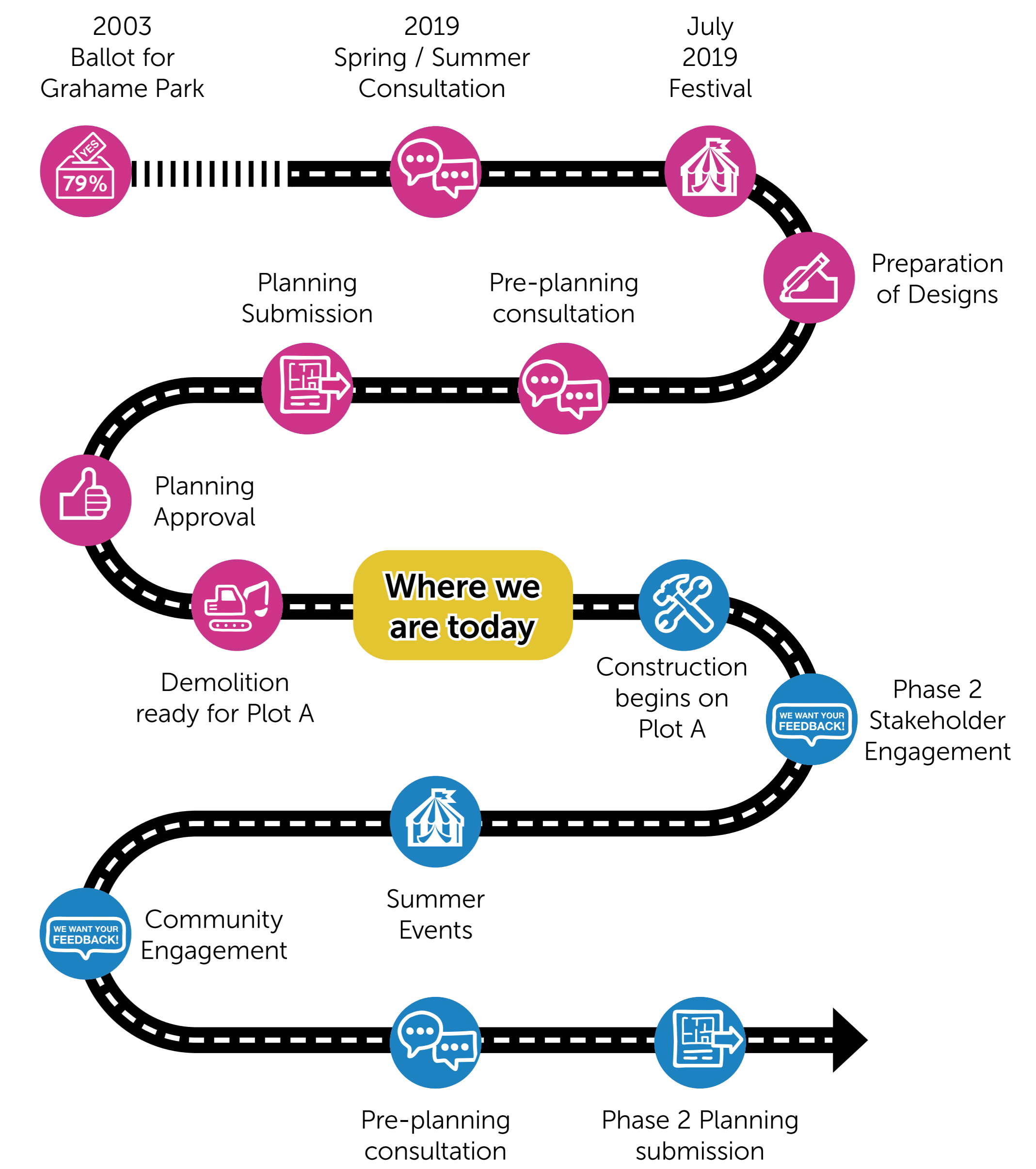


Ten principles for making great places to live...

- 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

The big picture

- Work is now beginning on site to deliver the first phase of the new masterplan for Grahame Park which received planning permission in July 2020.
- As part of the planning application, detailed planning consent was agreed for 209 affordable homes and a small supermarket on the first site of the masterplan, which is to be built by our partner Wates Construction.
- Demolition of the existing buildings on the site just north of Heybourne Park will be completing over the next few months, with enabling works beginning early in 2022. New homes are currently scheduled to complete the following winter.
- At the same time, we have started design work to inform the next phase of regeneration for 375 new homes, a new community centre, a new housing office, new shops, a cafe, high-quality landscaping and play features.
- We intend to submit a planning application for this area early in 2022, and we will be consulting with residents and neighbours this Autumn.



Demolition is under way...

The first new homes

Heybourne Park

To Colindale

Private outdoor space for everyone

Affordable homes to rent and buy

Houses with front doors, not just flats

Local shops for doorstep groceries

Lighter bricks, not just dark like the existing estate

You Said - we Did

Artist's impression View of Plot A



The approved masterplan

First phase
Re-housing tenants and a new local supermarket

North
Space for businesses and a place to eat on the parkfront

Central
Community space, nursery and site management

Heybourne Park
Re-landscaped with decorative planting, fitness, sports, play and open lawns

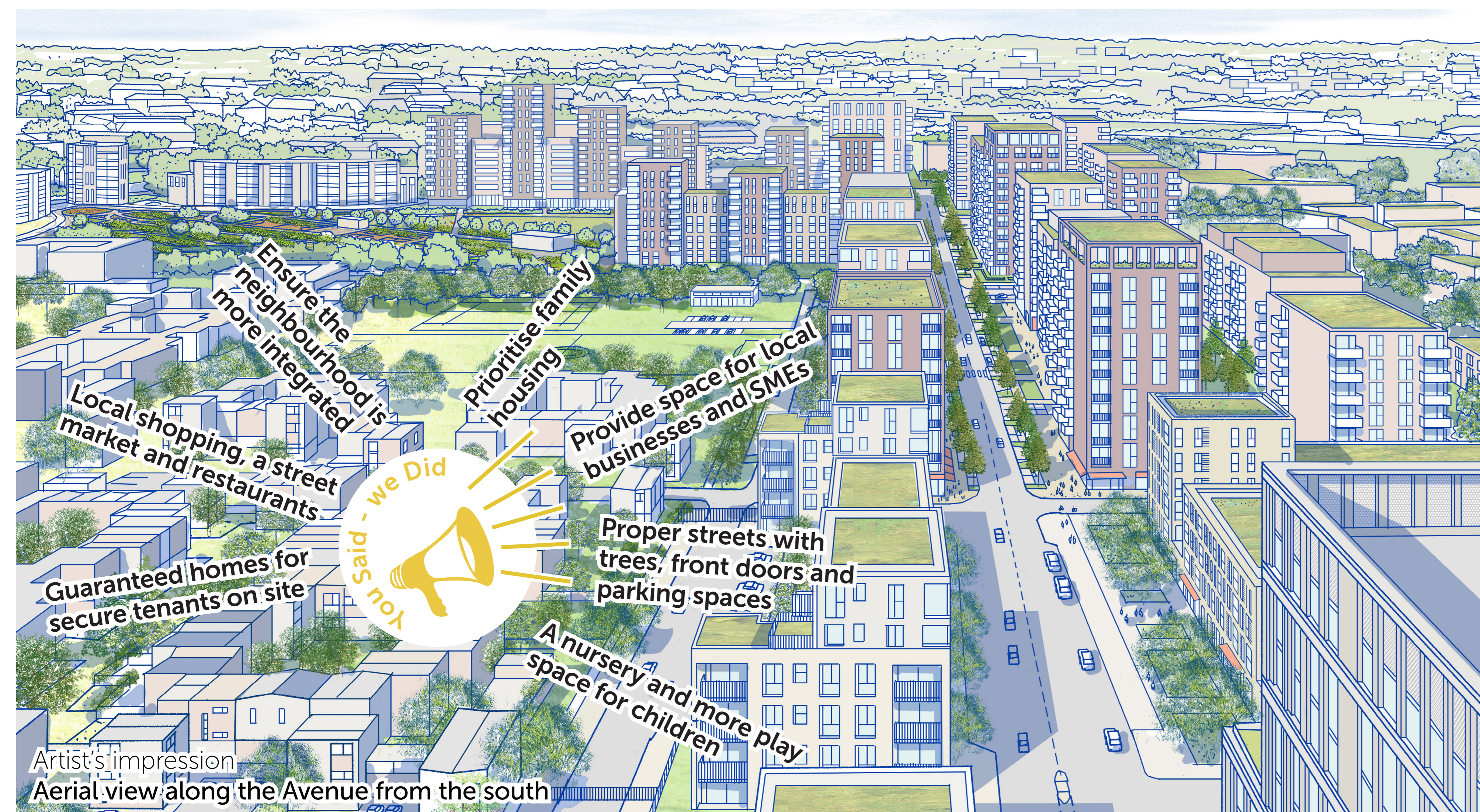
South
Local retail with cafés, shops and services

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
- Multiple aspect family housing
- A traditional network of 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
- Greener, more sustainable streets and buildings
- Balanced, tenure blind community of social and private rental, shared ownership and private sales homes across the masterplan
- Views across landscape



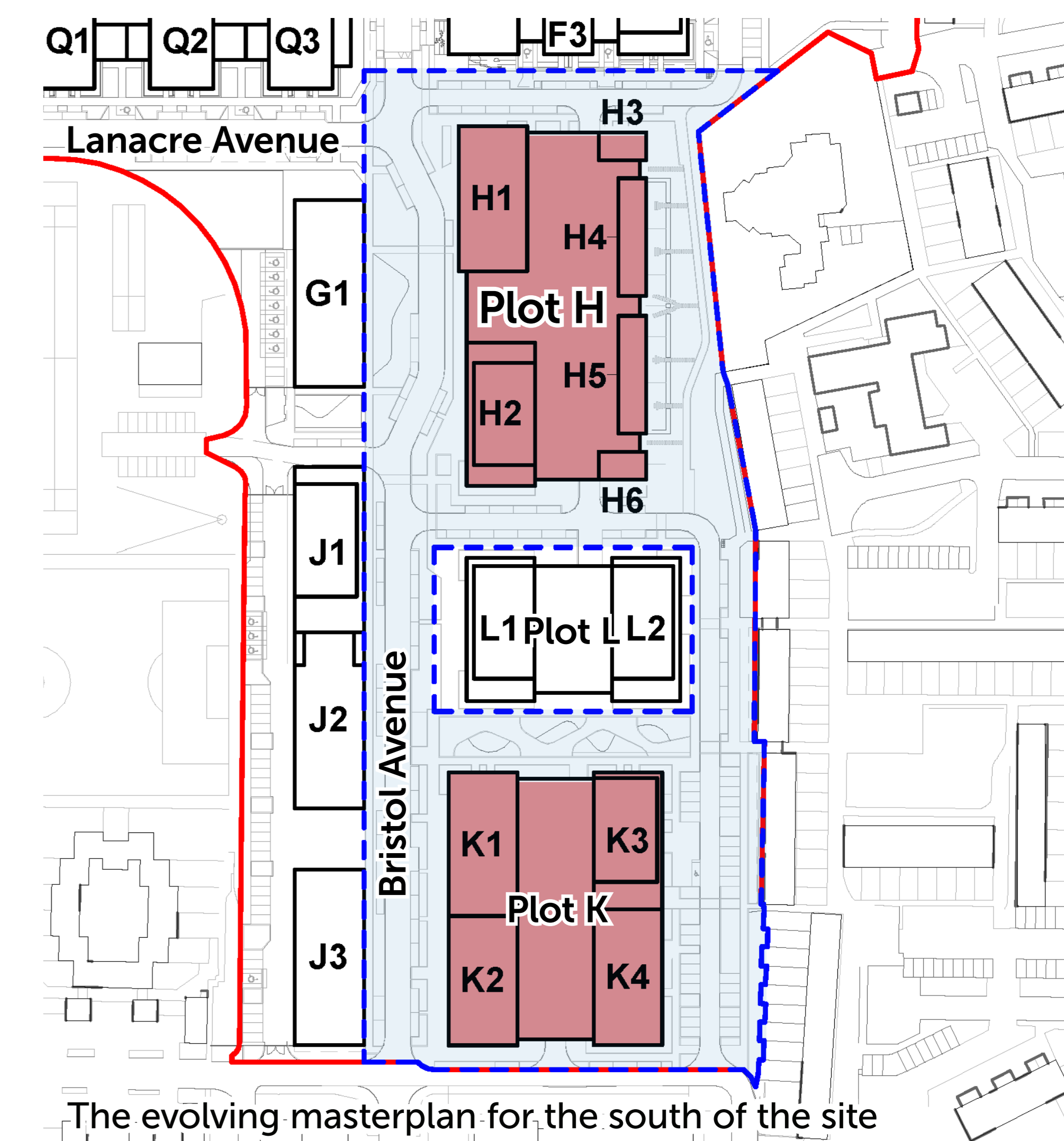
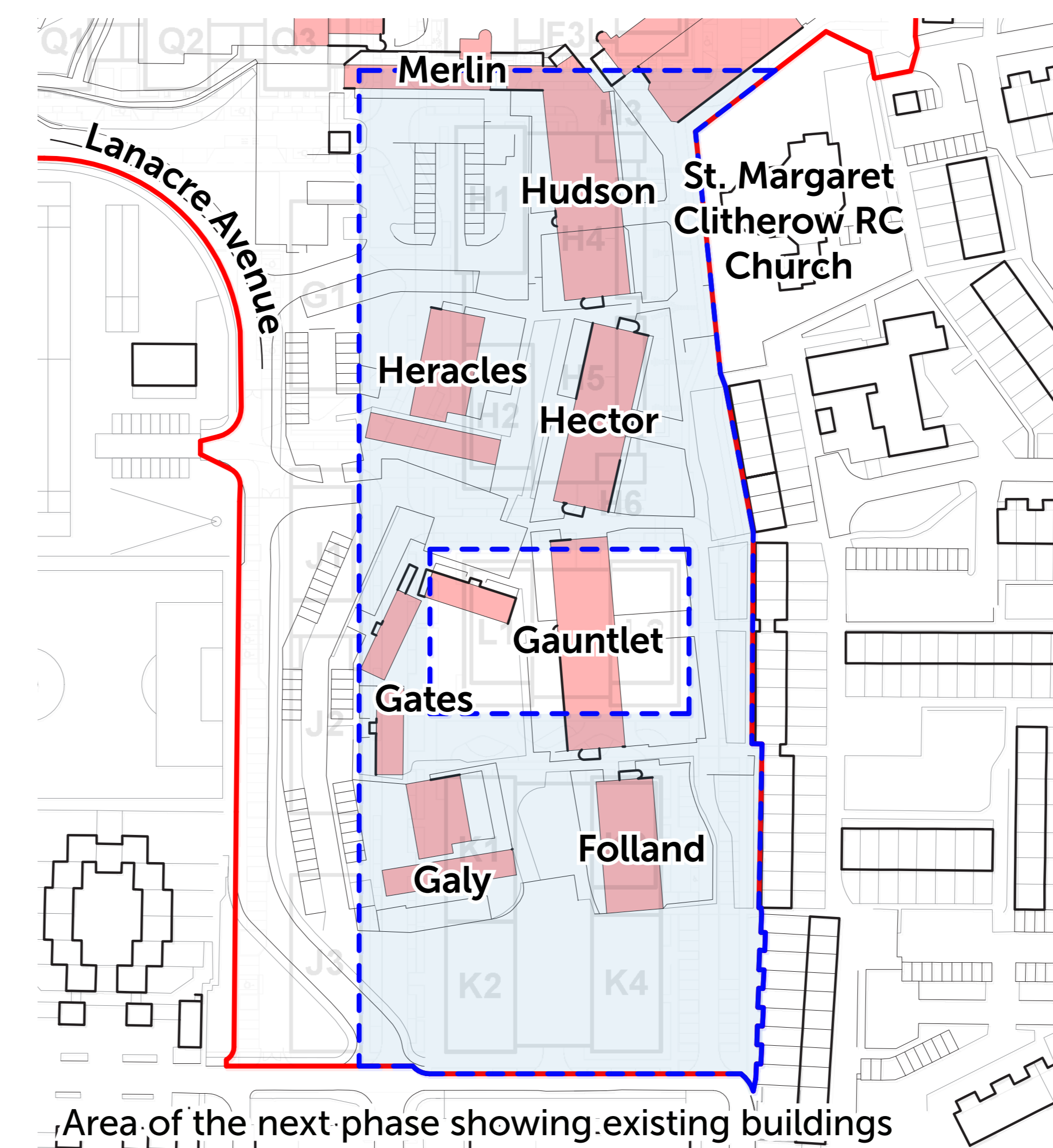
The evolving scheme

These next phase is focused to the south of Grahame Park and will provide purpose built facilities for businesses and community activities to relocate from the existing concourse.

Work has begun behind the scenes to lay the foundations for the renewed Grahame Park and enable demolition of the concourse.

Key activities establish the framework for future regeneration and includes building new roads, connections, landscapes and installing sitewide infrastructure to benefit the whole community.

This first stage of this phase commences with Plots H, K and building the new community heart for Grahame Park.



What's changing?

- We're making Plot K larger and Plot L smaller to allow us to build an sustainable energy centre in the first new building.
- We're exploring new gardens on a playable landscape route from Saracens school in the north to their playing fields in the west.
- We're changing the line of Bristol Avenue to retain more high quality existing mature trees.
- We're exploring one-way roads to prioritise pedestrians and cyclists.



Key aims & principles

- Establish Bristol Avenue as the principle new north:south road through Grahame Park.
- Provide safe connections through Grahame Park in the short and the long term.
- 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 management.





What's planned?

- New homes.
- A range of home types and tenures.
- Apartments, maisonettes and townhouses.
- A new Community Centre.
- Retail / Cafe / Workspace.
- Site management offices.
- A playable landscape.
- Sustainable energy infrastructure.
- Rain gardens / SUDS landscape.

Moving forward

The next phase will build on the masterplan that was granted planning permission in July 2020, as we begin working on more of the detail we will be coming out to talk to residents, community groups and wider stakeholders throughout August and September (Covid-restrictions allowing) so keep an eye on the website for more information and look out for us at the Old Library and in the community.



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



We'd like to speak with you about the designs, in particular to hear your thoughts on the public areas for recreation, play and relaxation.

- What sort of equipment would you like to see included in the play street?
- What landscape features should be incorporated?
- Do you think there should be a mix of quiet spaces and play spaces?
- What makes a quiet space work for you?
- Should there be community growing space?
- What else would you like to see in these spaces?
- Is there a good example you think we should go and take a look at?

Have your say email us at: GrahamePark@nhg.org.uk

