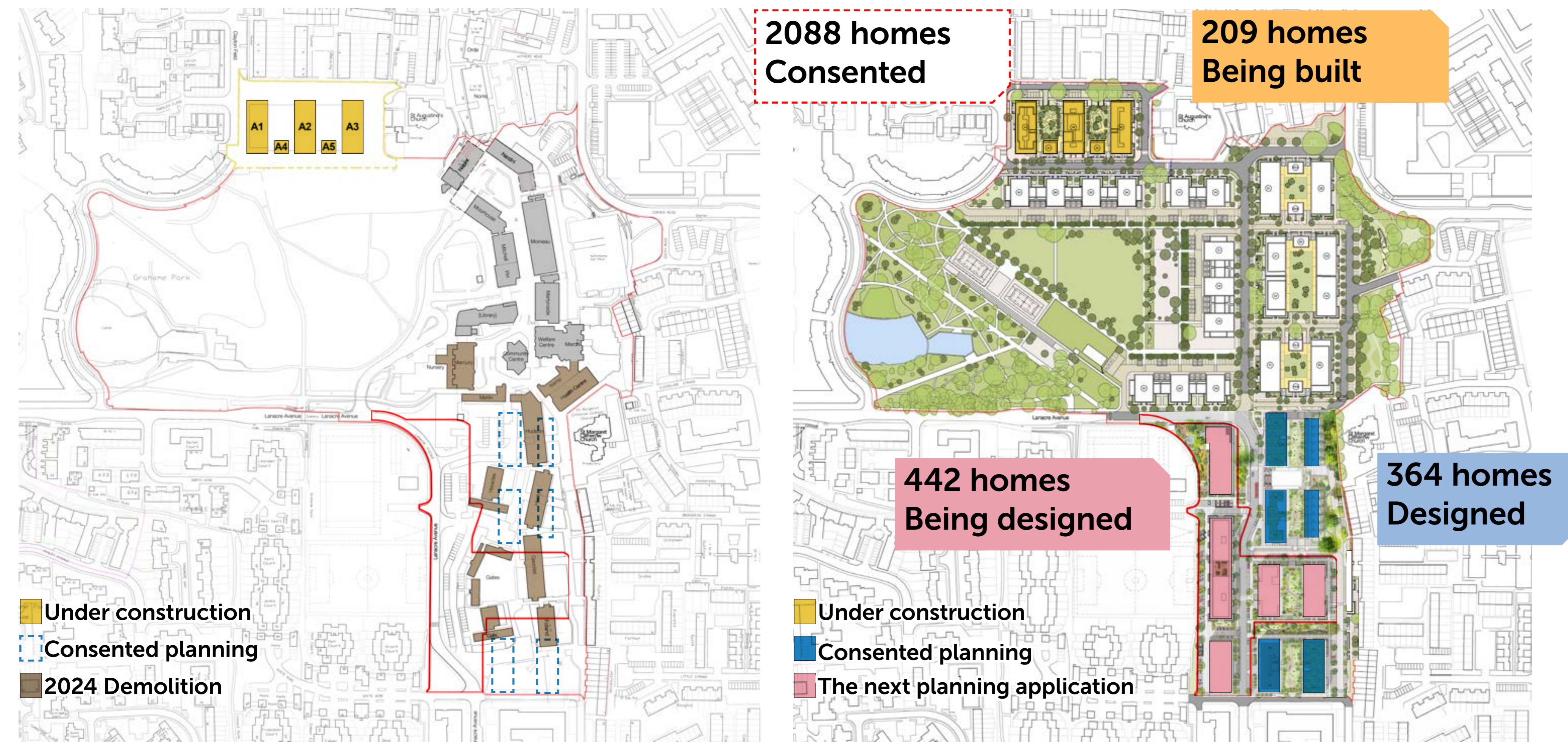


The Area now and in the future

GJL101



Grahame Park in 2023

Grahame Park in the future

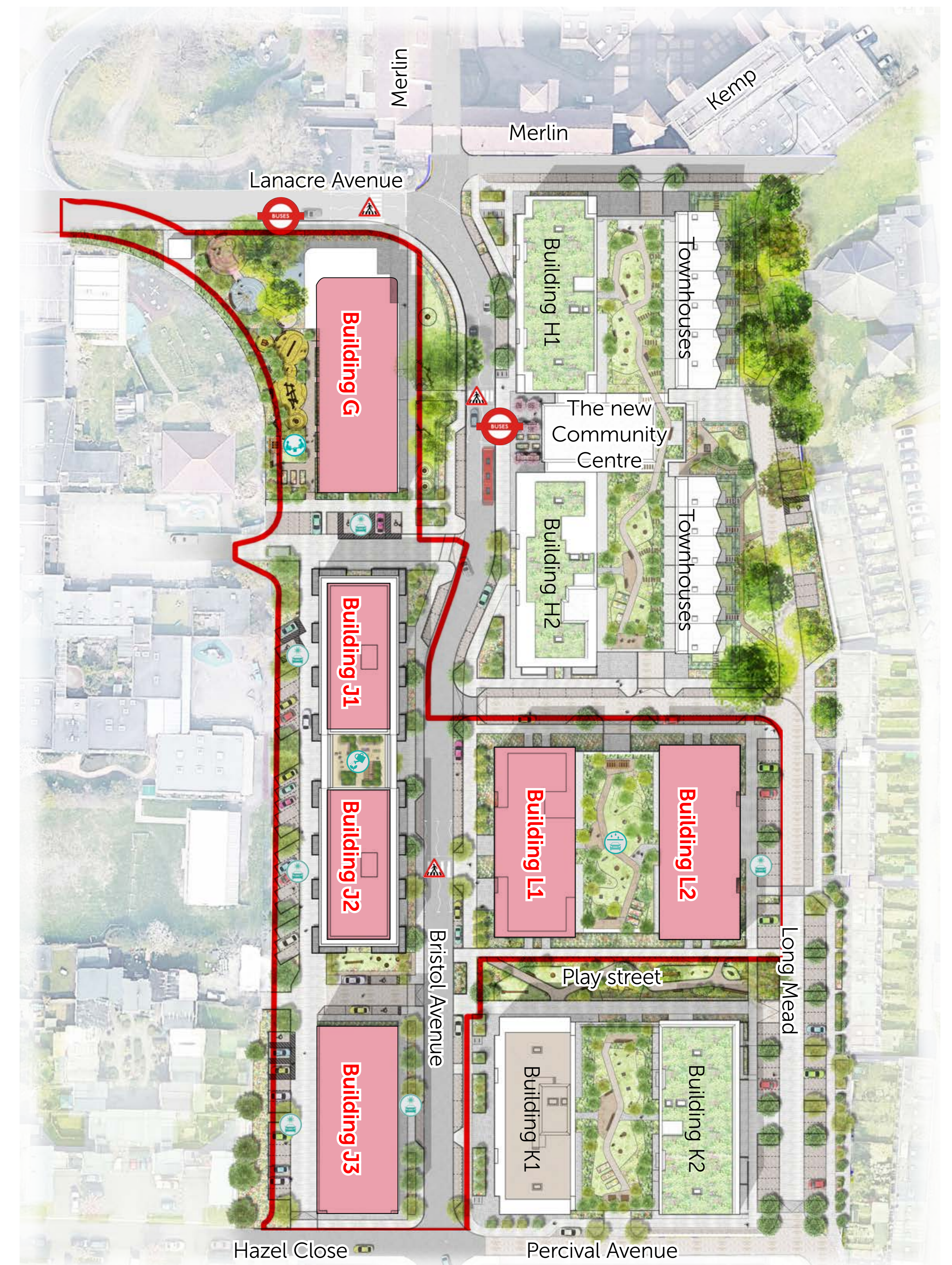


What's already been approved?

- 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 to be built over the next 15 years.
- Over **7,500sqm of play and activity space** through the improvements of the existing Heybourne Park.
- **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.**

The next phase - Plots G, J&L

GJL102



What's being planned?

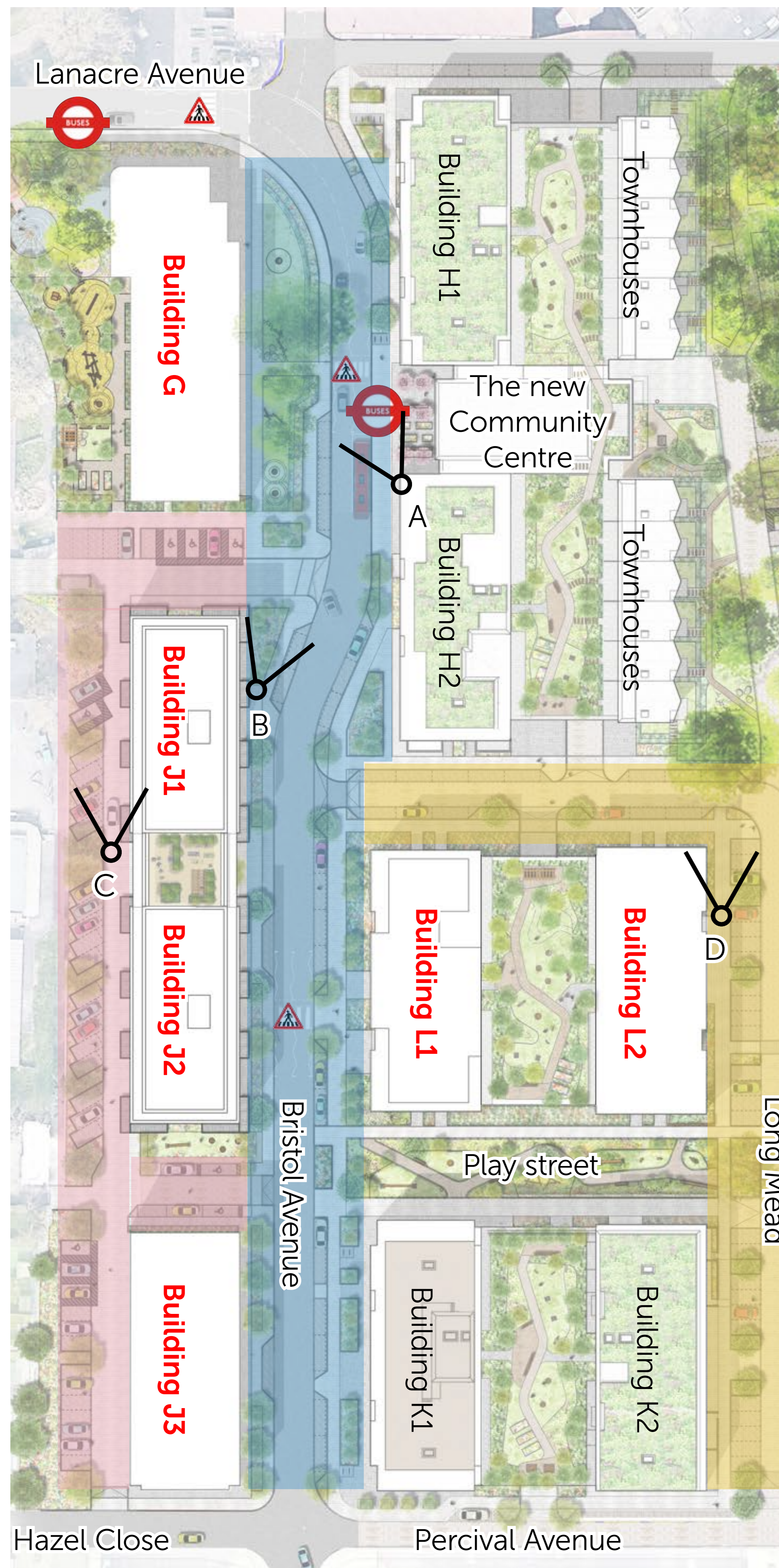
- 442 new homes with approximately 65% being affordable

- A mix of single and 2 storey homes
- New Early Years spaces
- Local Food & Beverage destinations and shops
- Opportunities for flexible workspace
- New play spaces and communal gardens
- Tree planting in streets and gardens
- Additional street and podium parking



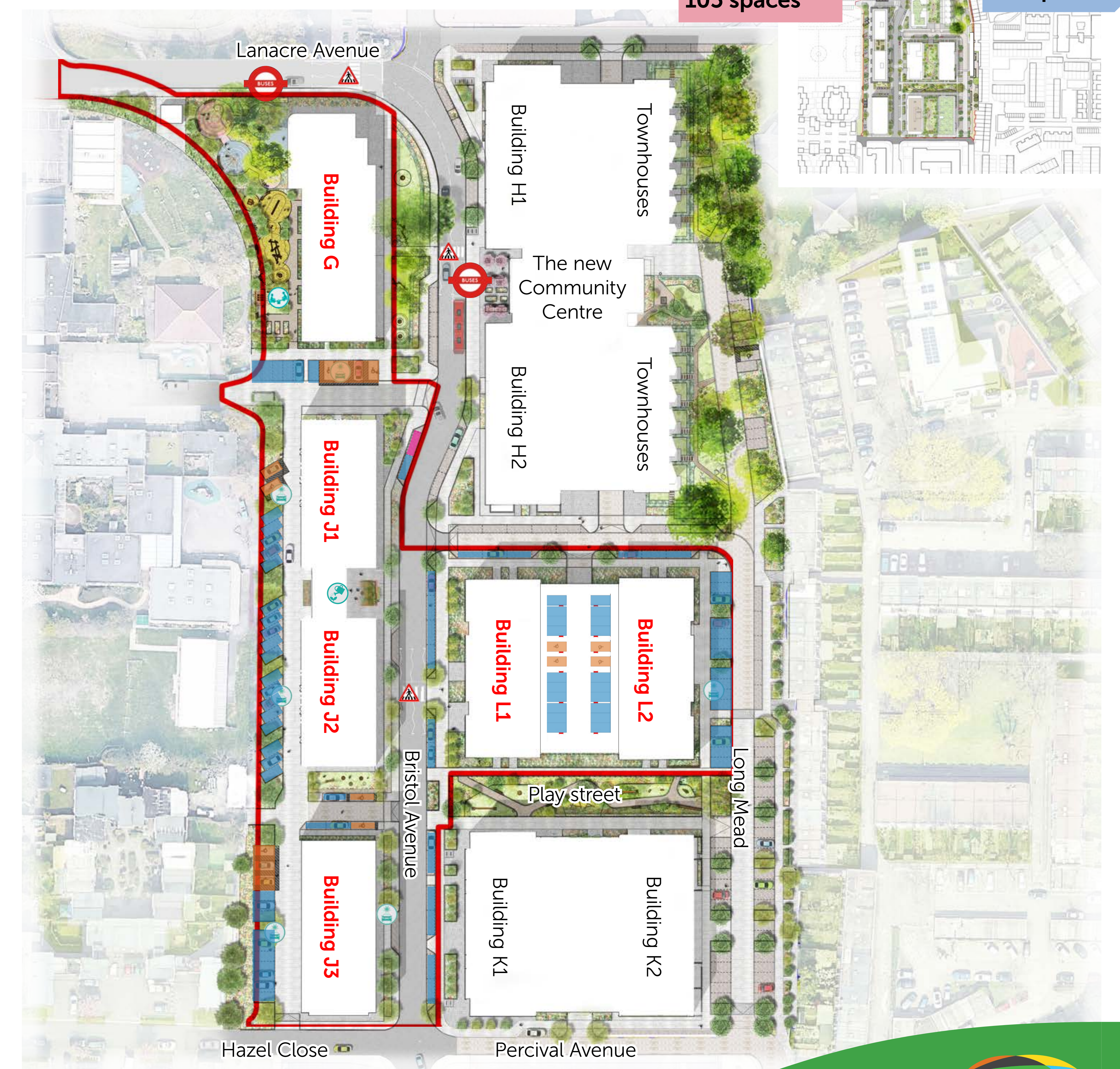
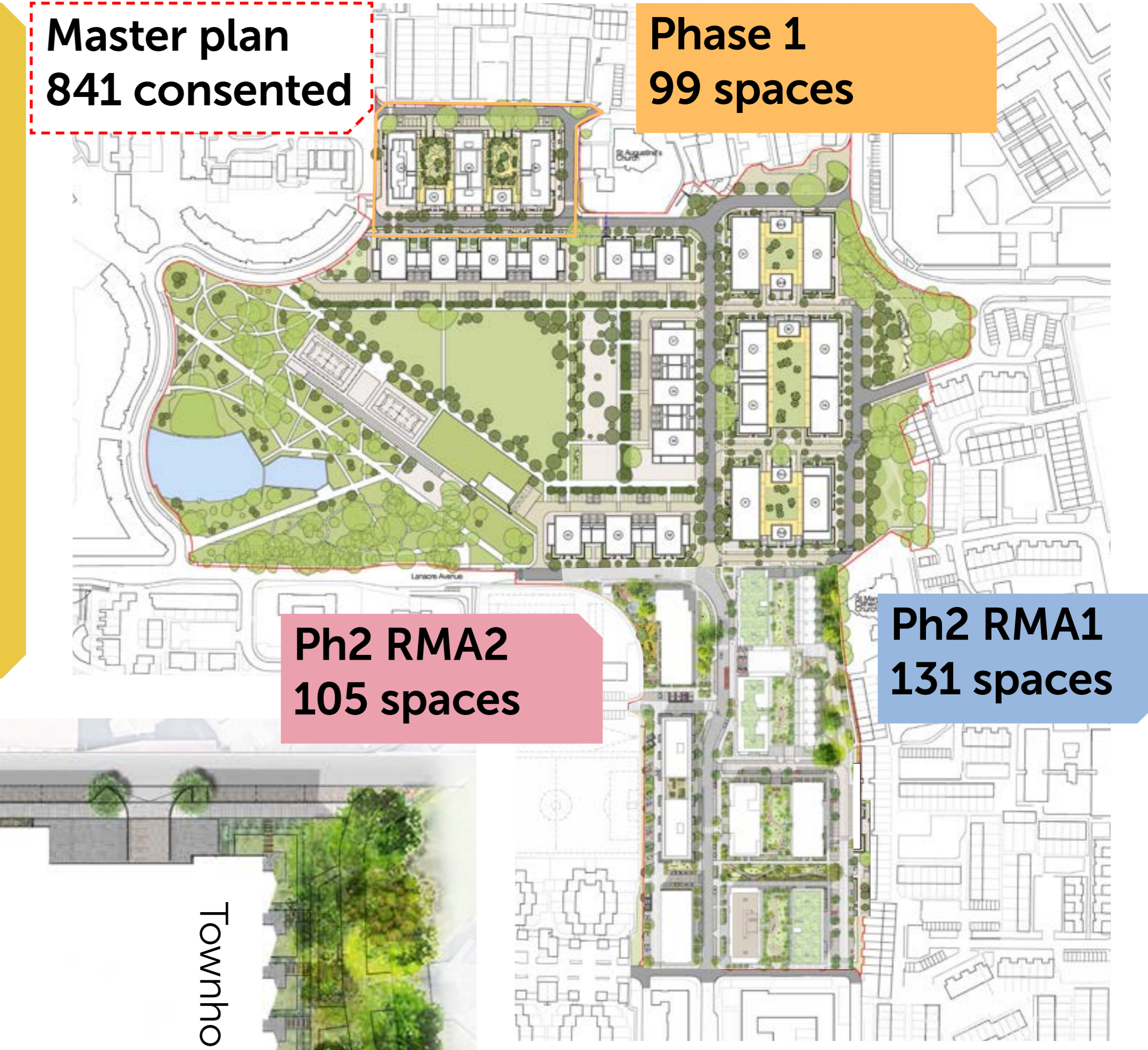
Character areas

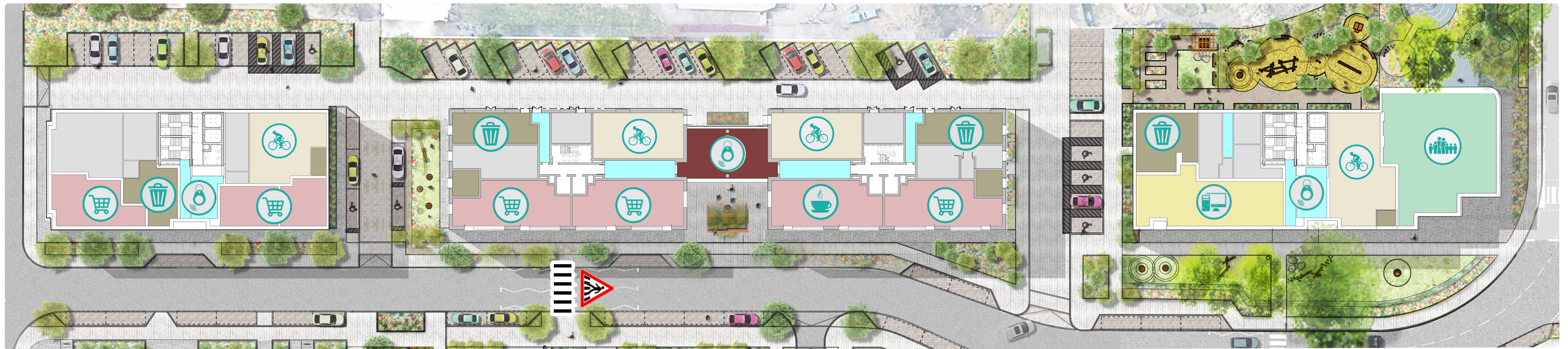
- The Avenue with animated community and retail frontage
- Neighbourhood streets with focus on quieter pedestrian experience
- Parking courts, with plenty of planting to provide a good outlook for overlooking homes



What's being provided

- 841 spaces consented across the master plan at a maximum of 0.4 spaces per home
- 105 new parking spaces in the next application
- Combined total of 236 spaces within phase 2
- Parking has been carefully considered across phase 2, meeting planning policy to provide sufficient parking whilst balancing the need for soft landscape and playspace



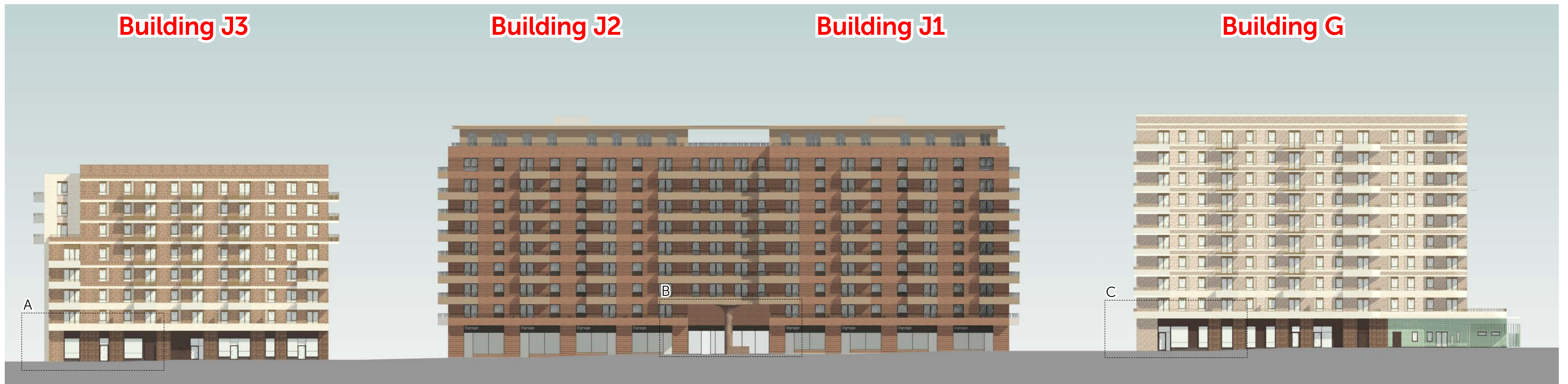


Building J3

Building J2

Building J1

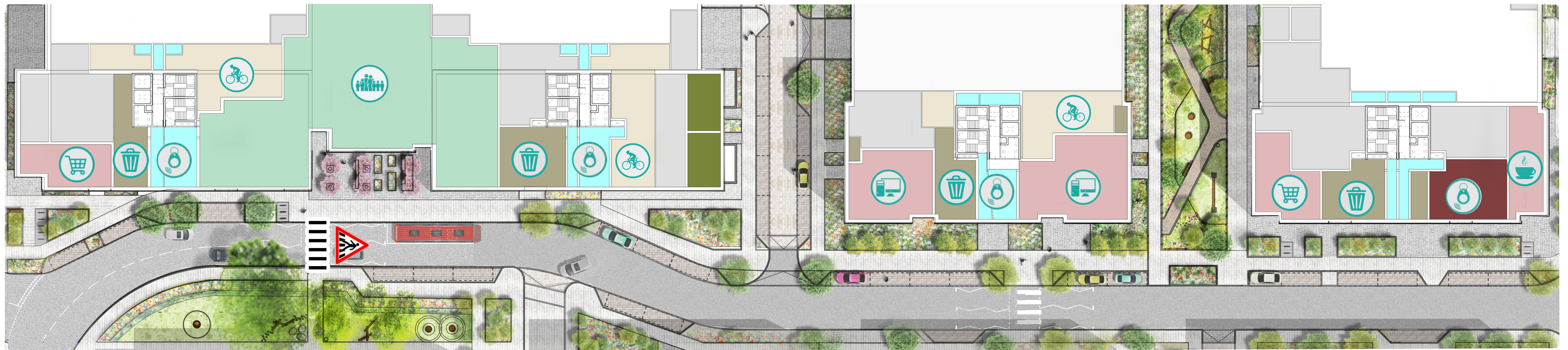
Building G



What's here

- Buildings J1, J2 & J3 will have a commercial offer that includes food & beverage units as well as multiple retail opportunities
- NHG Estate management office is now located in building G along with a 40 place nursery





Building H1
(consented)

Building H2
(consented)

Building L1

Building K1
(consented)



What's here

- A new children's centre will replace the NHG office in the already consented community centre
- New workspace opportunities will occupy the ground floor of building L1
- K1 is as consented with a cafe proposed on the south and a retail unit to the north overlooking the play space



A - Community Centre



B - Workspace

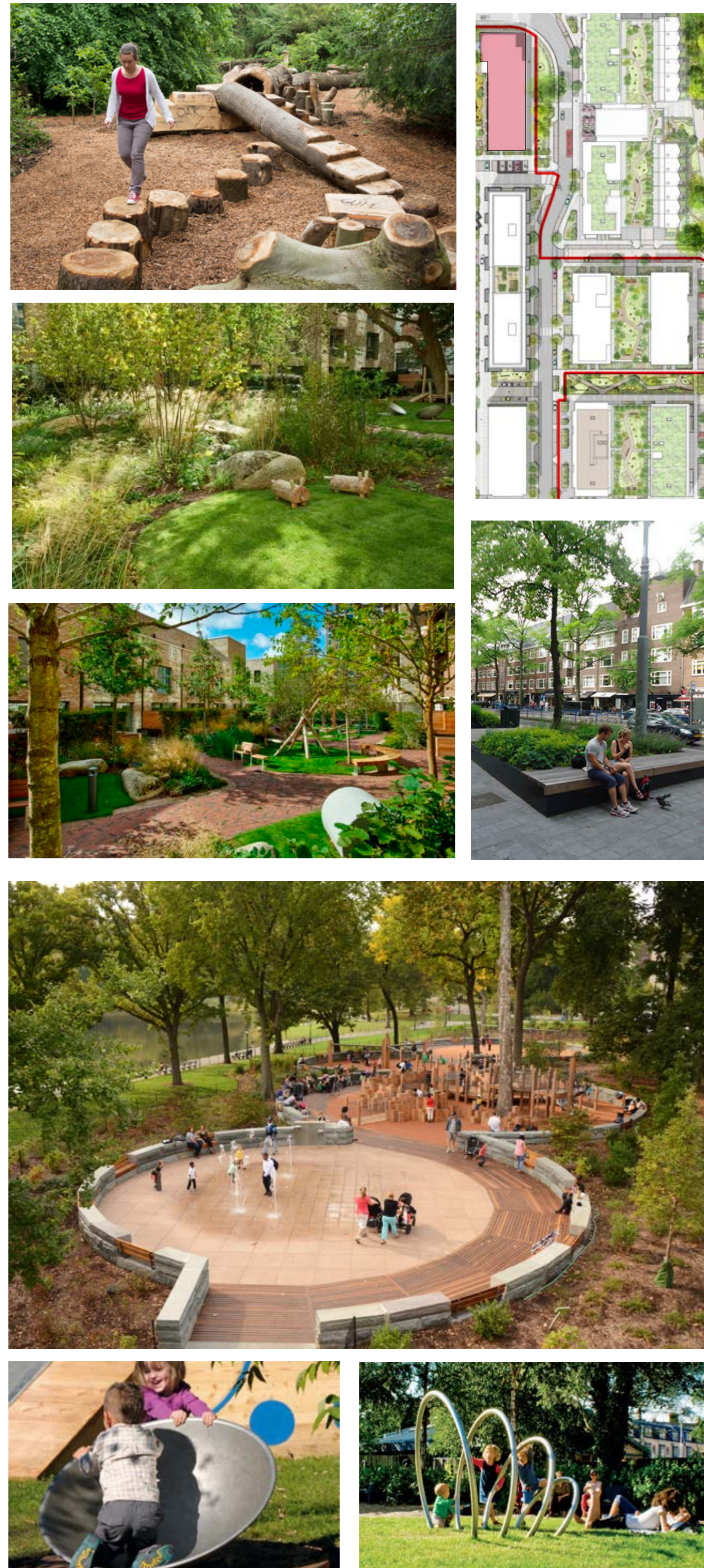
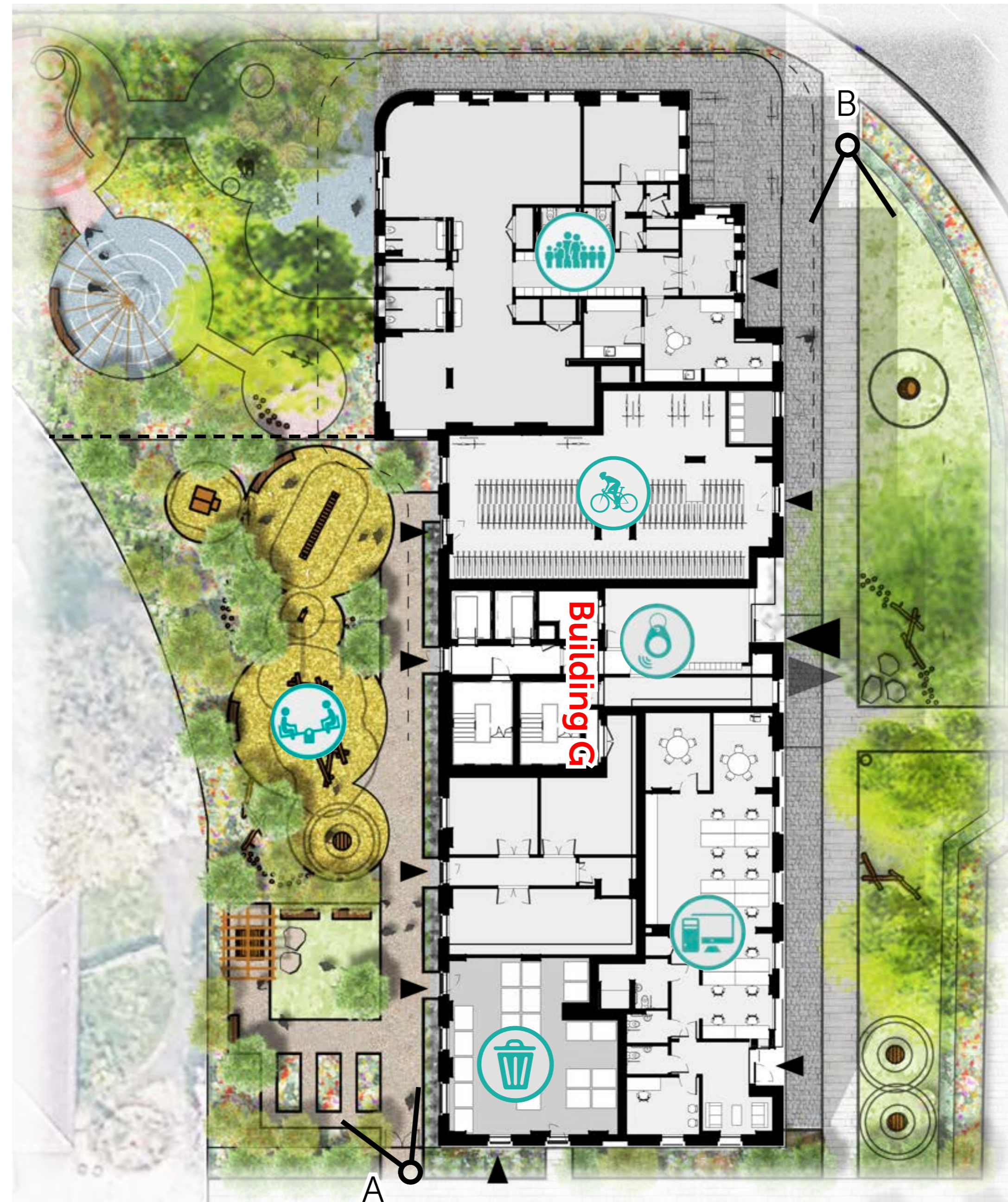


C - Cafe

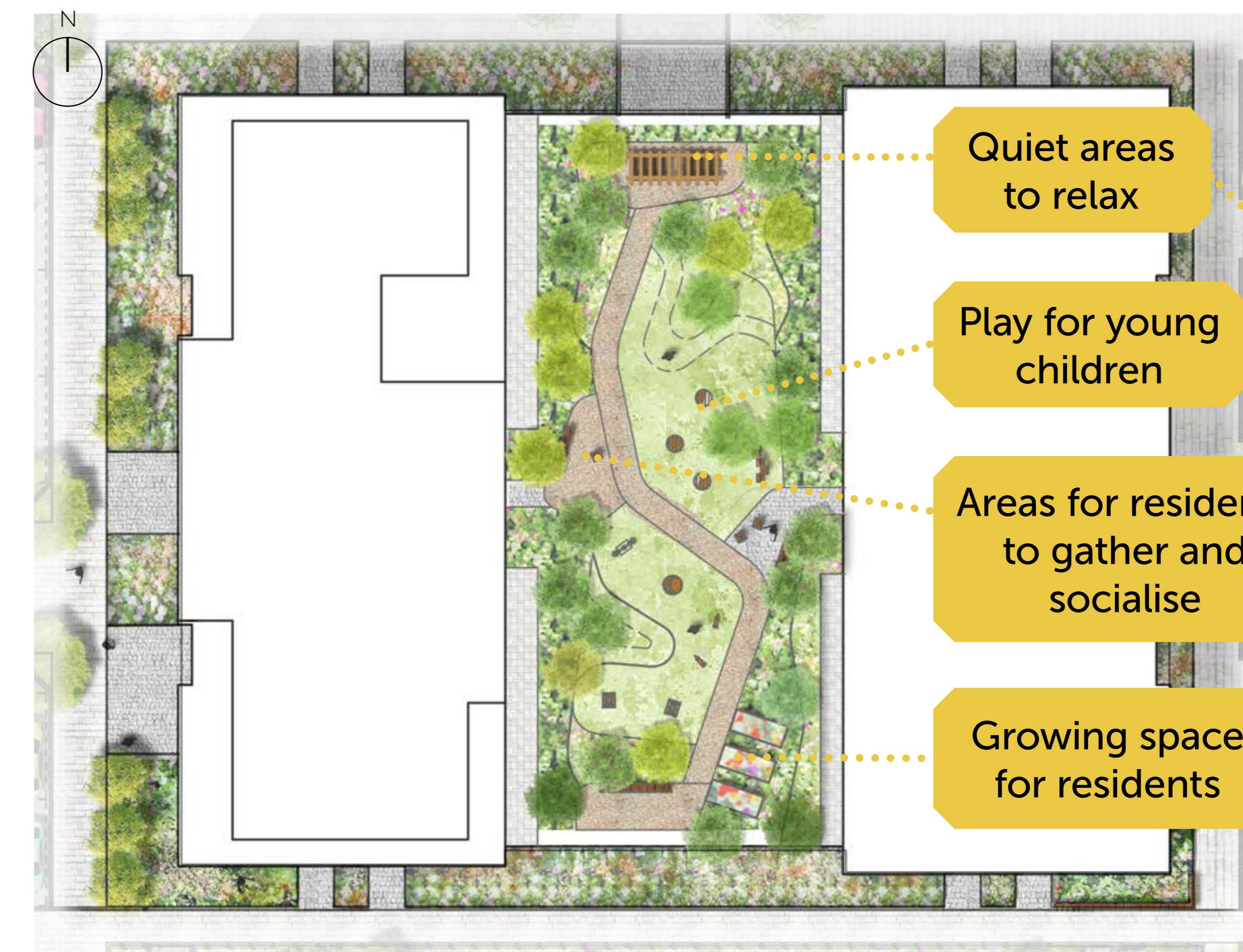


What's provided

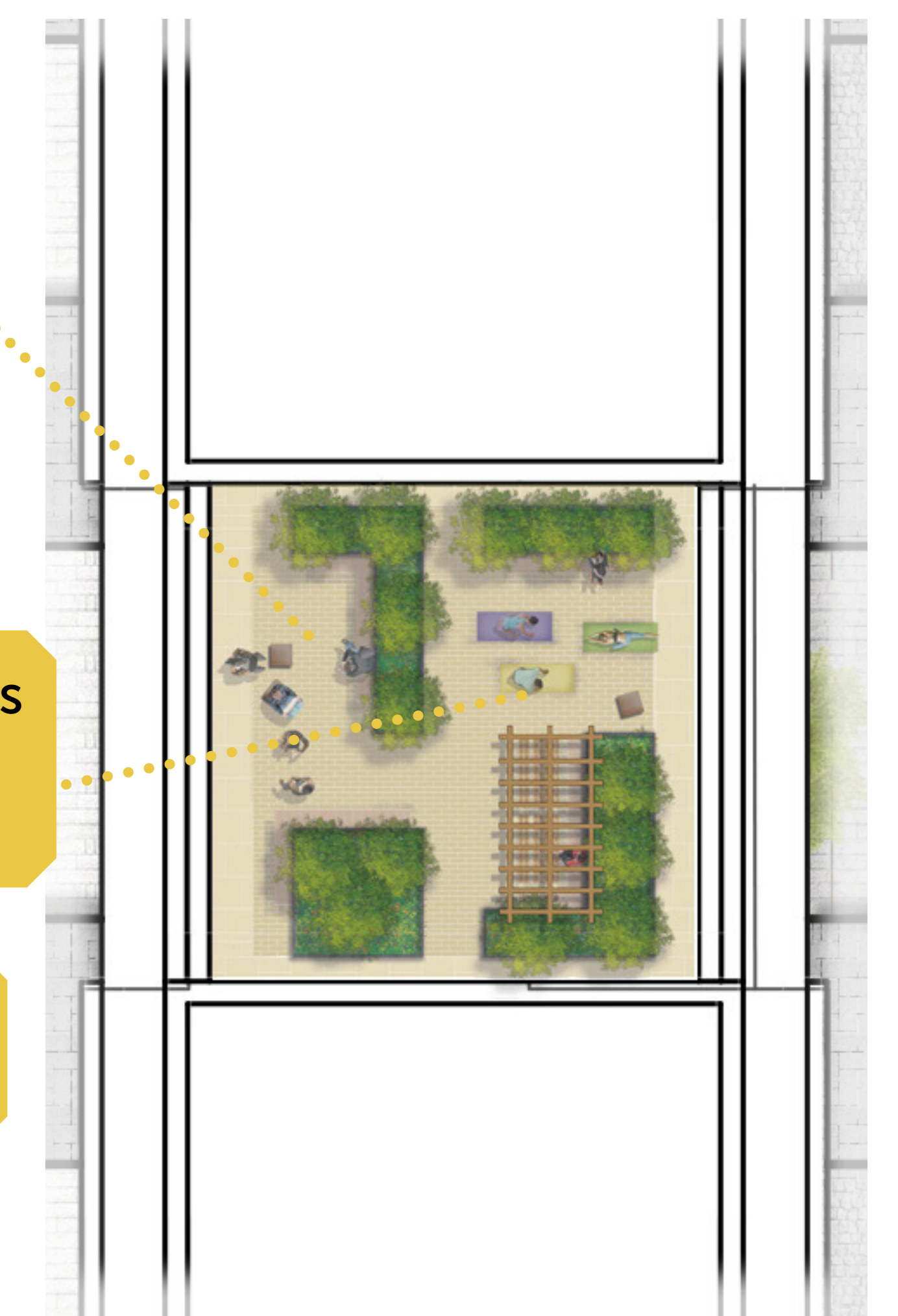
- A secure area at ground floor for the residents of building G to relax and play
- The play area will be immersed in nature and provide integrated play and equipment
- The garden will provide areas to relax as well as growing beds
- A soft landscape with play is located in front of the Nursery to encourage play for children outside opening hours



Plot L



Plot J1/J2



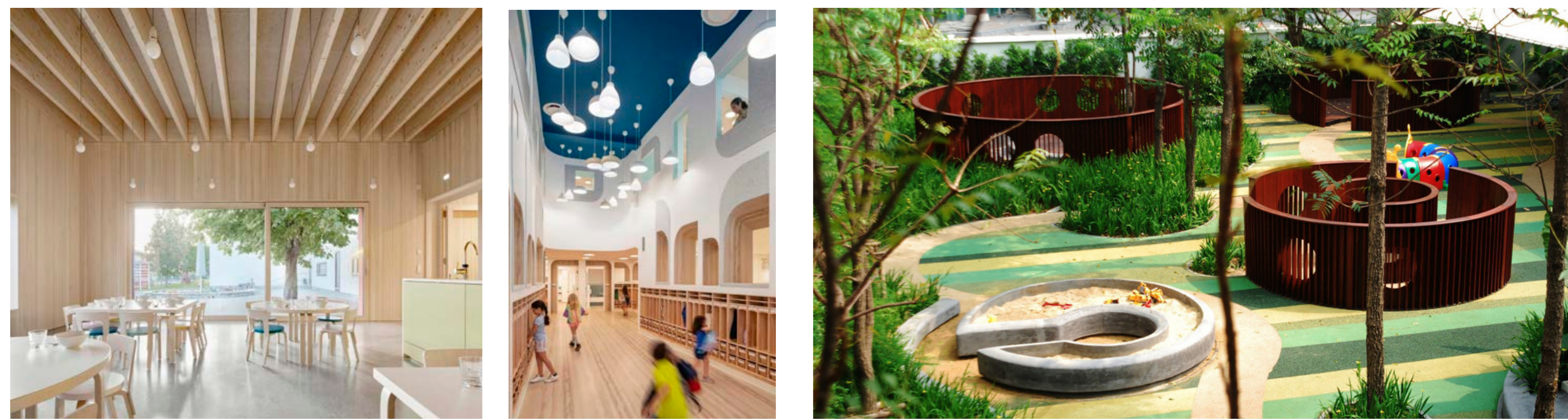
- Quiet areas to relax
- Play for young children
- Areas for residents to gather and socialise
- Growing space for residents



Key features

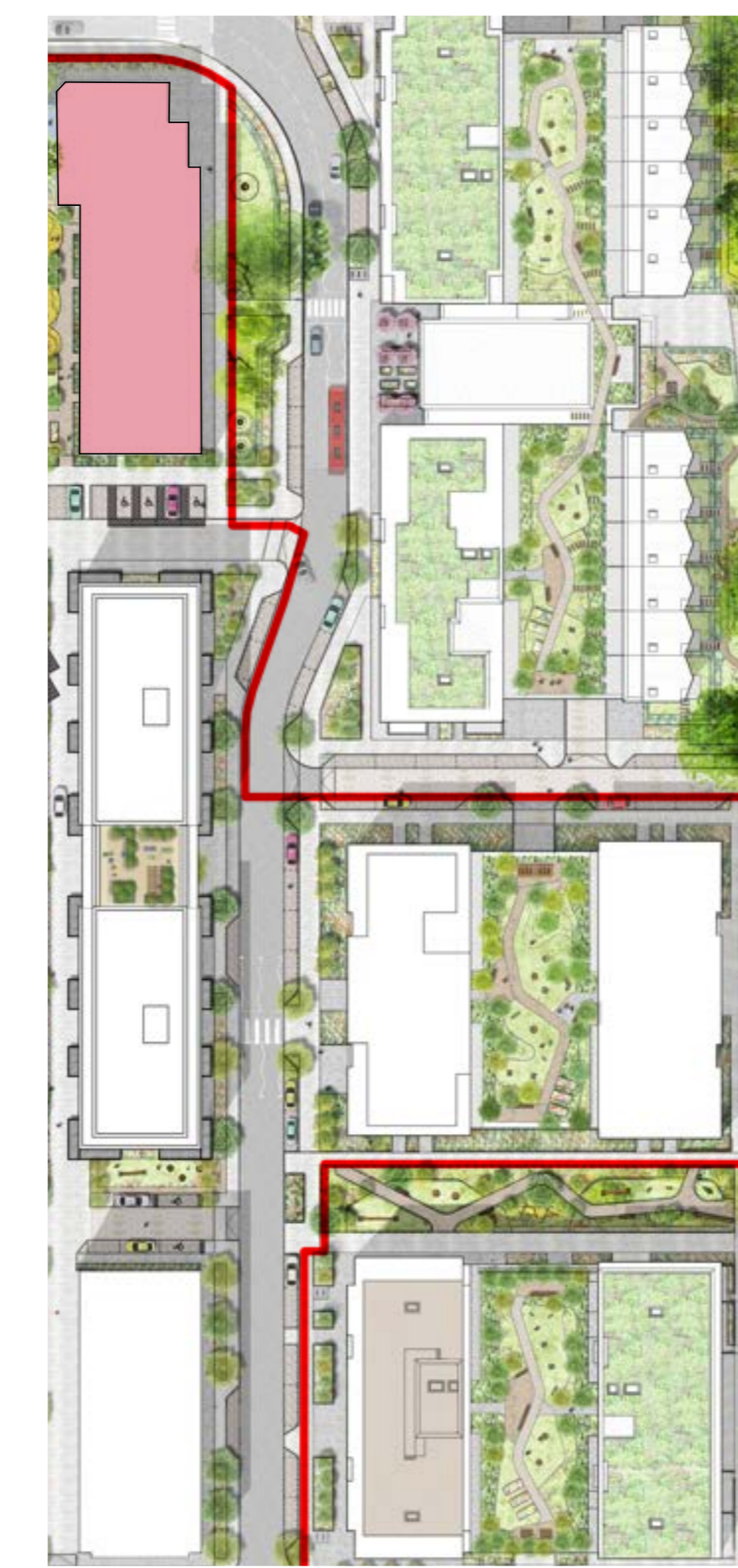
- Podium garden for plot L will provide places to relax and play, growing beds and fruiting trees whilst providing a great outlook for overlooking residents
- The roof top garden on building J1-J2 will provide flexible amenity for a range of activities including outdoor dining and exercise classes





New nursery

- 40 space nursery
- Age range from babies to 4 year olds
- Large sliding doors and covered external areas to encourage flexi-flow play
- Existing trees integrated into the play space to create connections with nature



East



North



81 Affordable homes for rent

- 10 storeys
- Single storey apartments from 1 bedroom to 3 bedroom homes
- New nursery and NHG's estate management office at ground floor

27x one beds
36x two beds
18x three beds

West



South

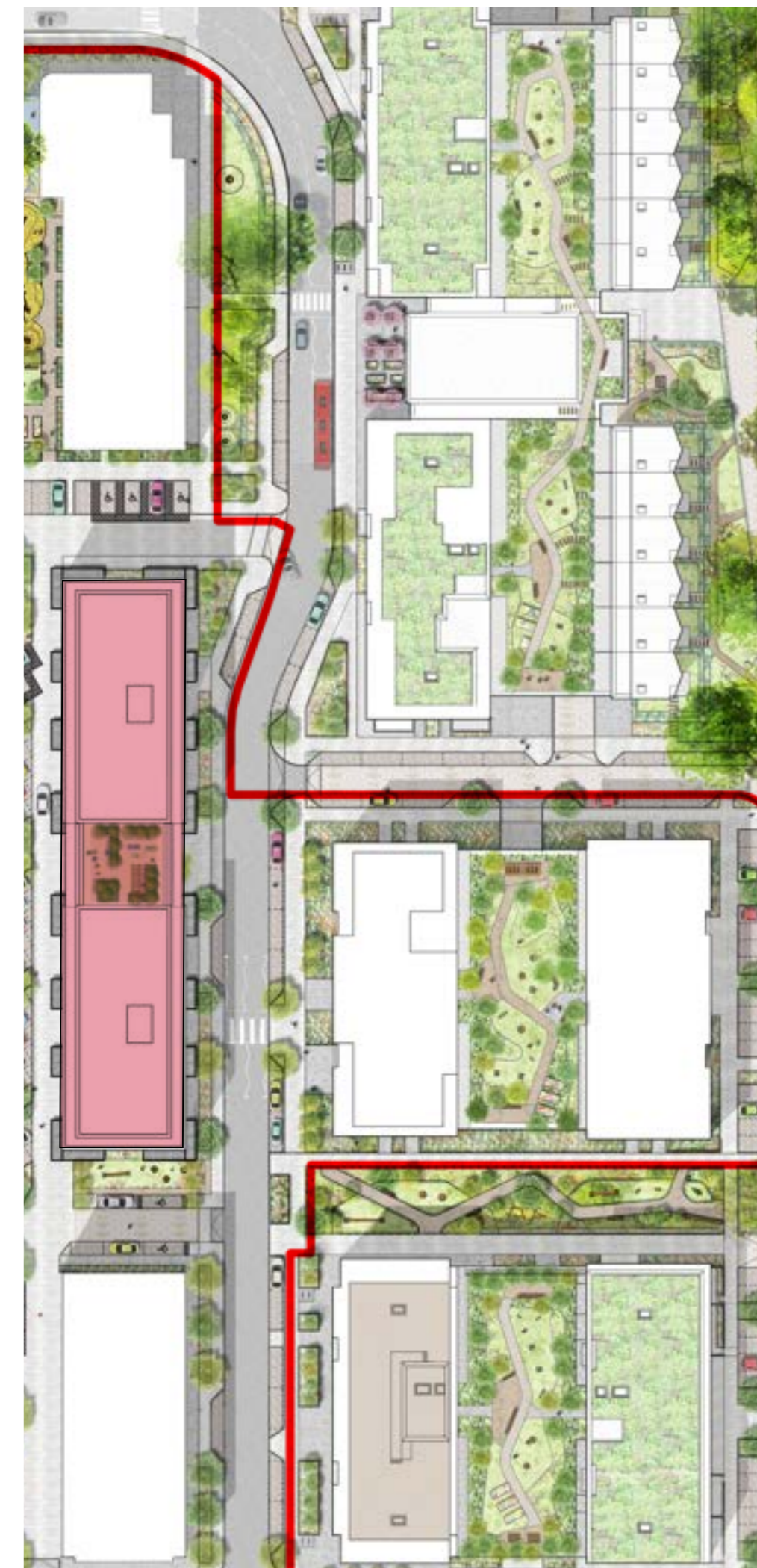


See more information online:
www.grahamepark.info

<https://www.nhg.org.uk/communities/offers-for-our-grahame-park-customers/stay-up-to-date/>

Building J1/J2

GJL113



East



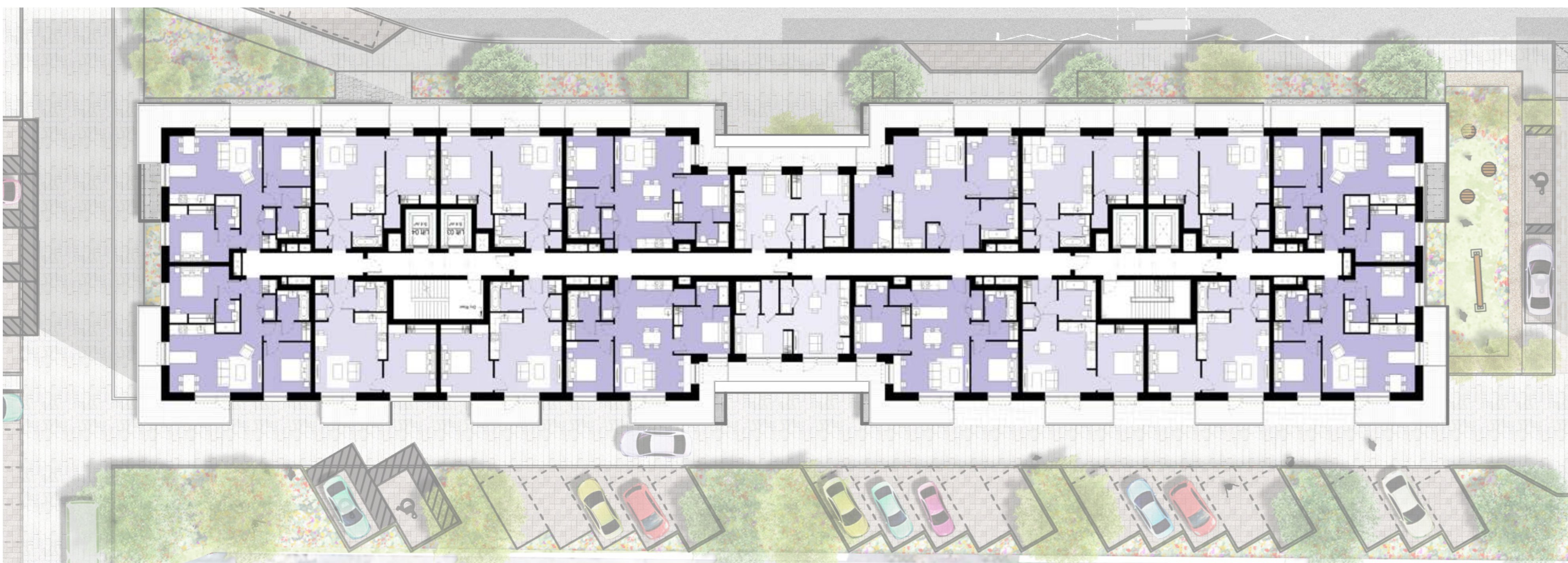
North



West



South



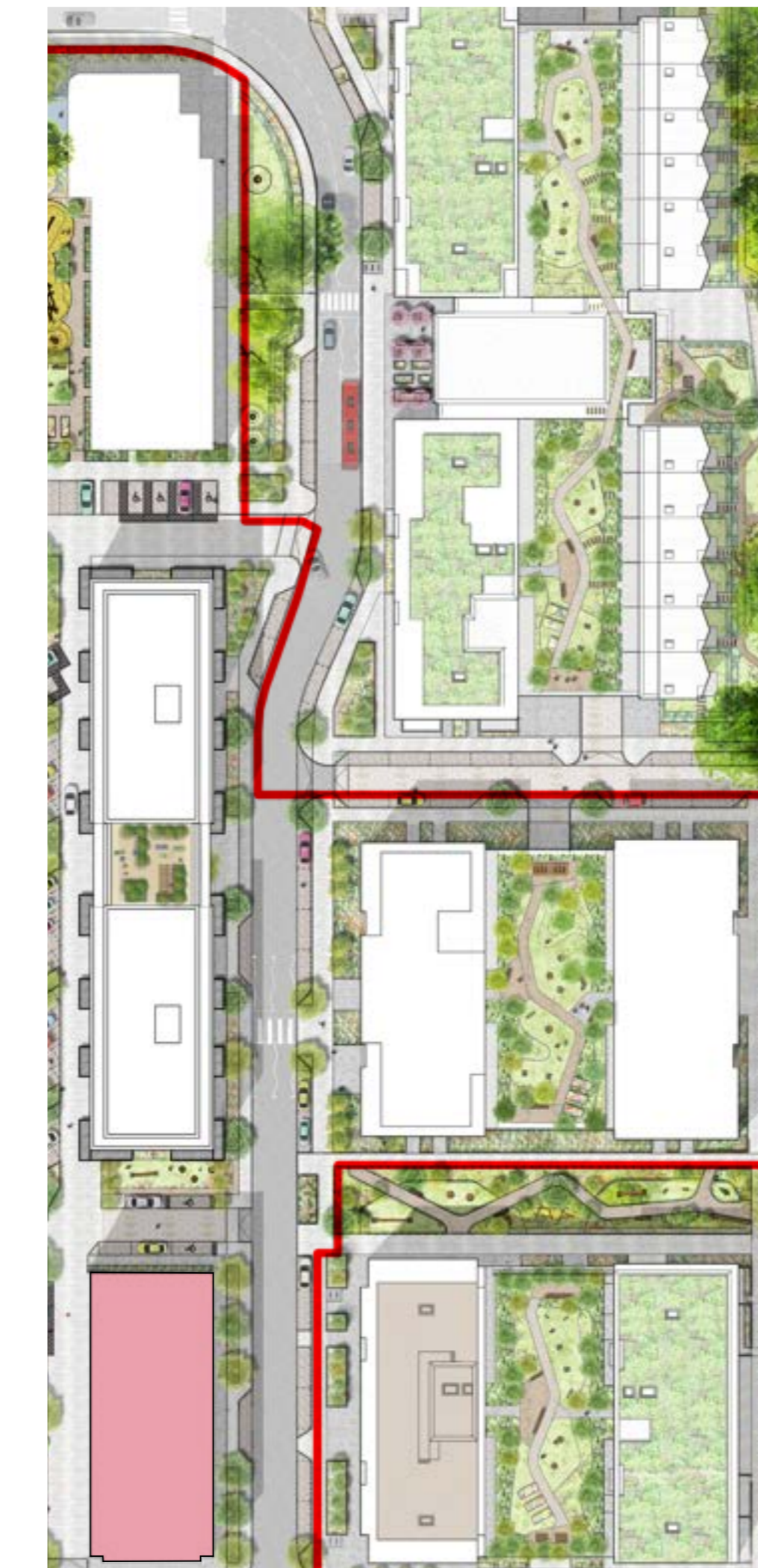
151 Private homes

- 10 storeys
- Studios, 1 & 2 bedroom single storey apartments
- New retail opportunities at ground floor

15x studios
66x one beds
70x two beds

Building J3

GJL114



East



North

West

South



60 shared ownership homes

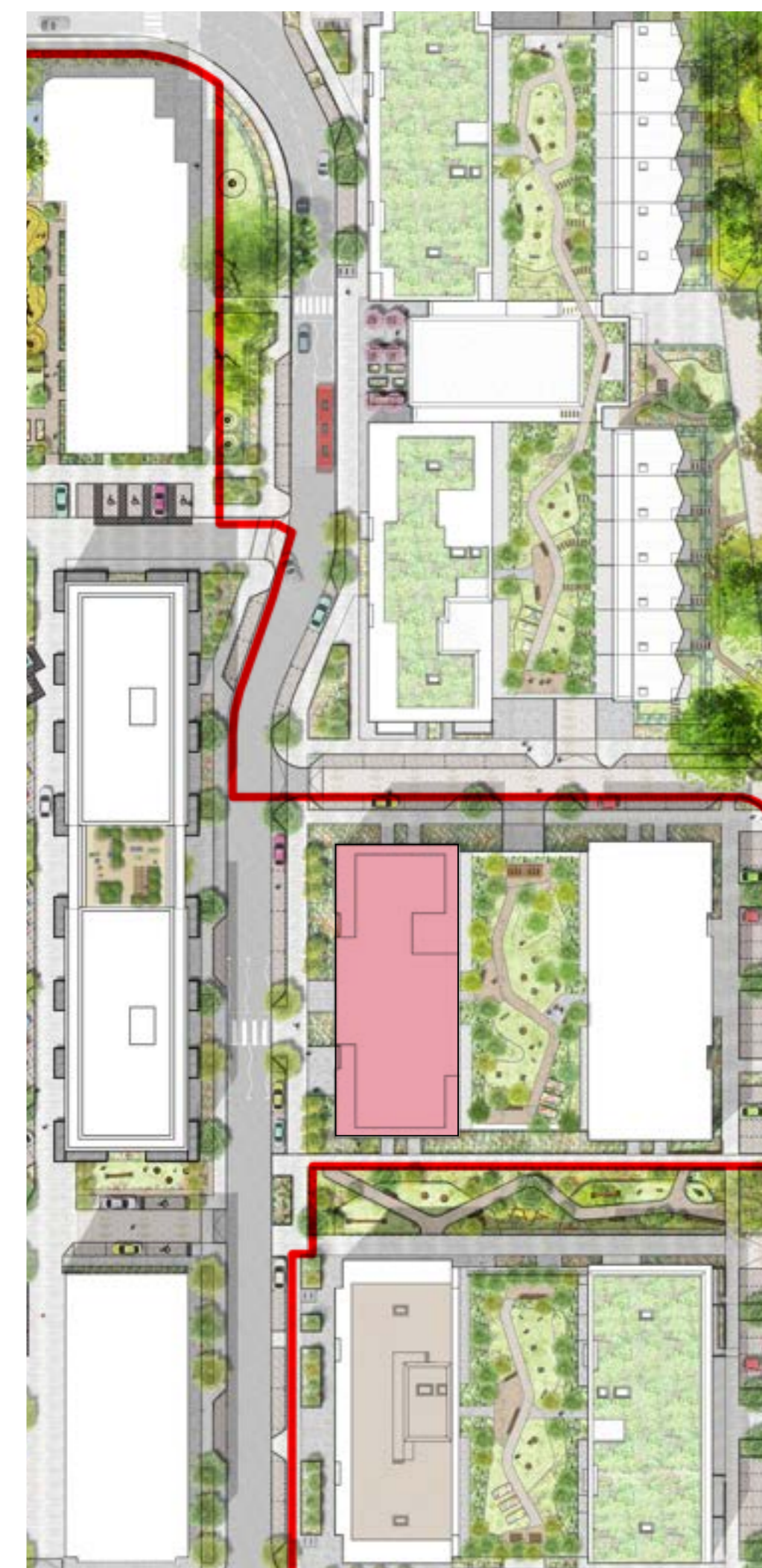
- 8 storeys
- Single storey apartments from 1 & 2 bedroom homes
- New retail opportunities at ground floor

29x one beds
31x two beds



Building L1

GJL115



87 Affordable homes

- 10 storeys + 1 setback roof level
- Single storey apartments from 1 bedroom to 2 bedroom homes
- Workplace opportunities at ground floor

47x one beds
40x two beds

East

North

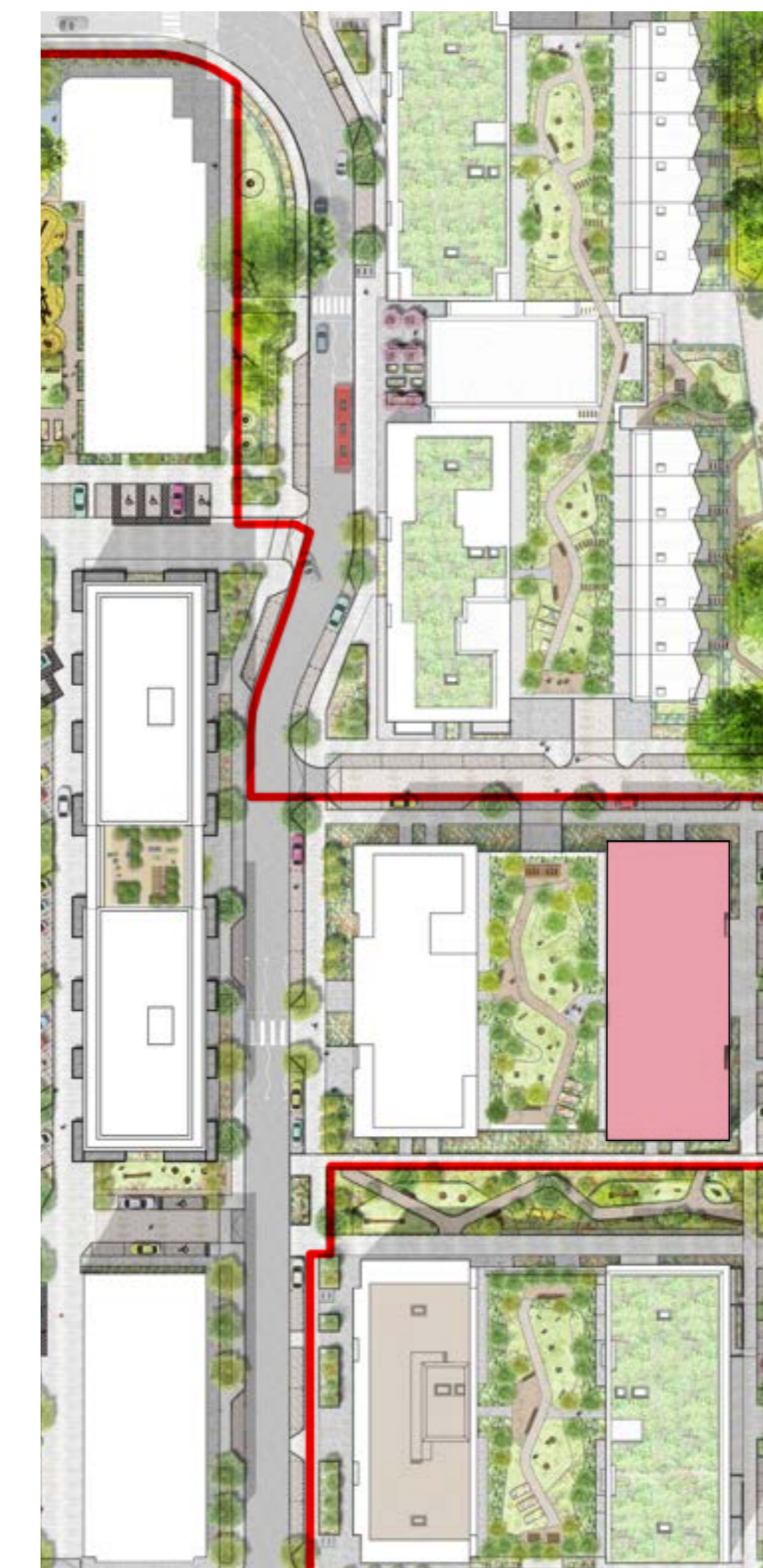
West

South



Building L2

GJL116



63 shared ownership homes

- 8 Storeys
- Single storey apartments from 1 & 2 bedroom homes
- 3 bed duplexes at ground floor

35x one beds
26x two beds
02x three beds

East

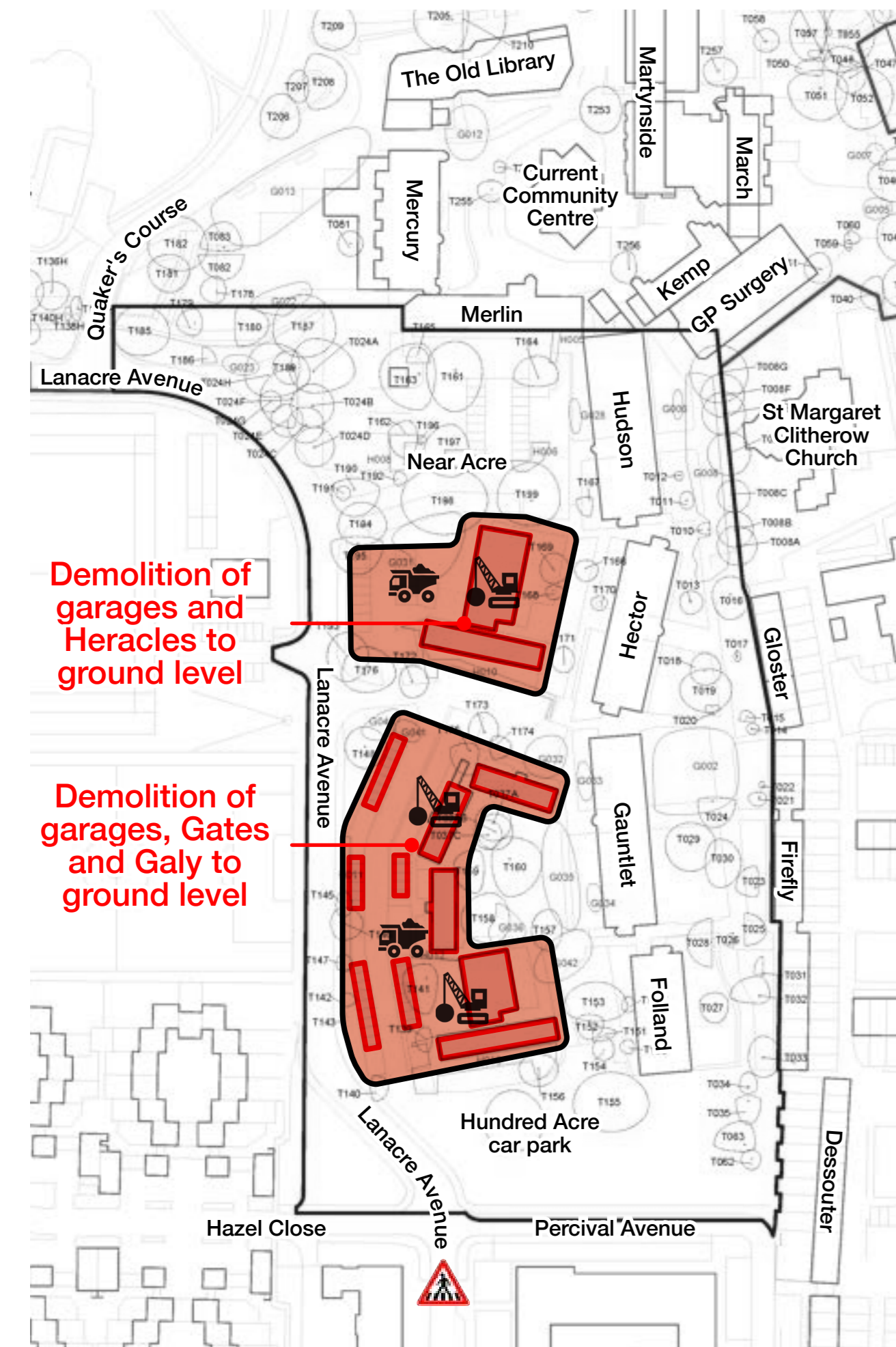
North

West

South



Early demolition

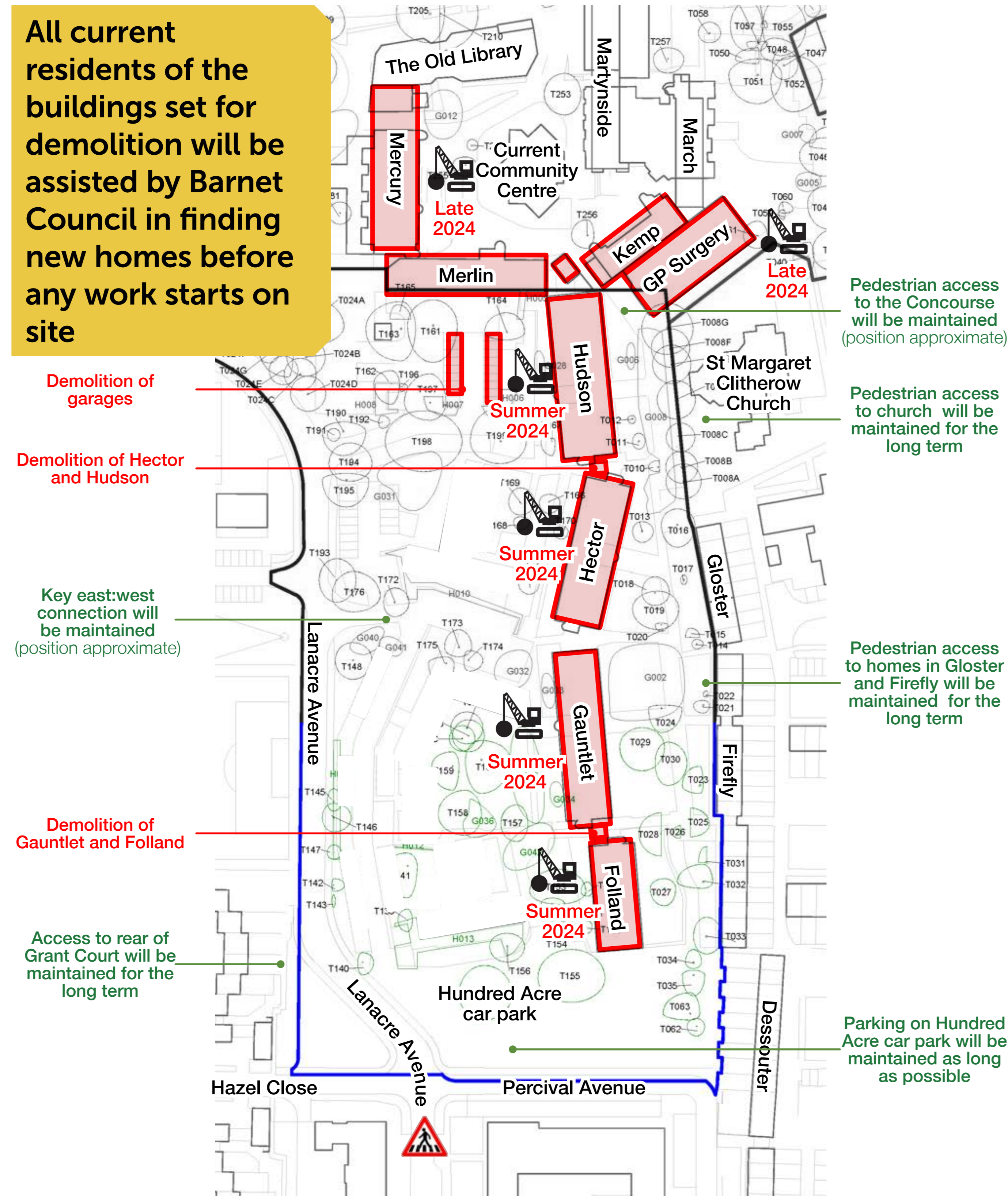


Early 2024 Making space for major work
The first buildings anticipated to be taken down will be the houses and garages off Lanacre Avenue to make space for teams to take down the larger buildings.

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



Demolition starting later 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.



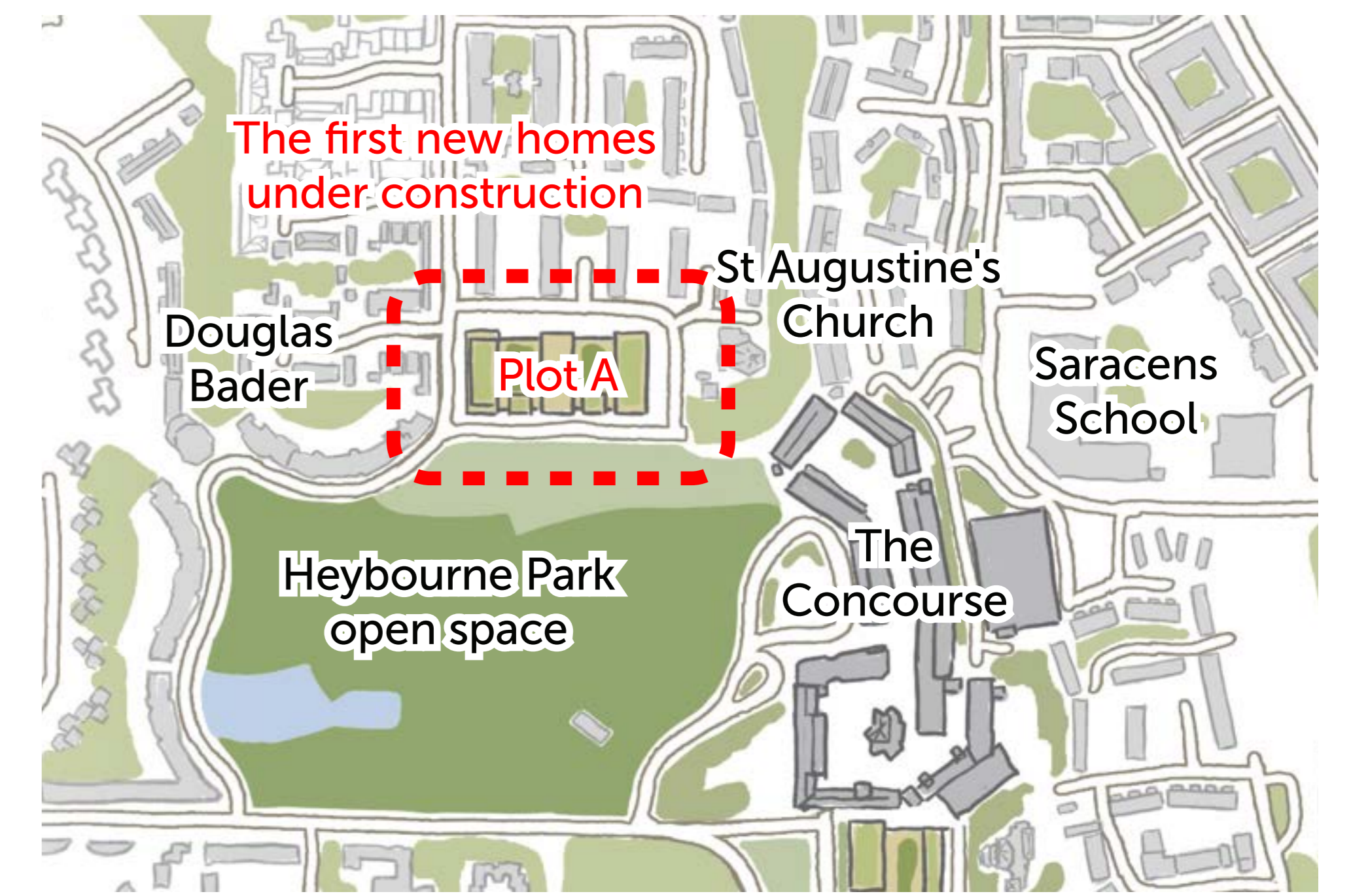
You might see:

- 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.



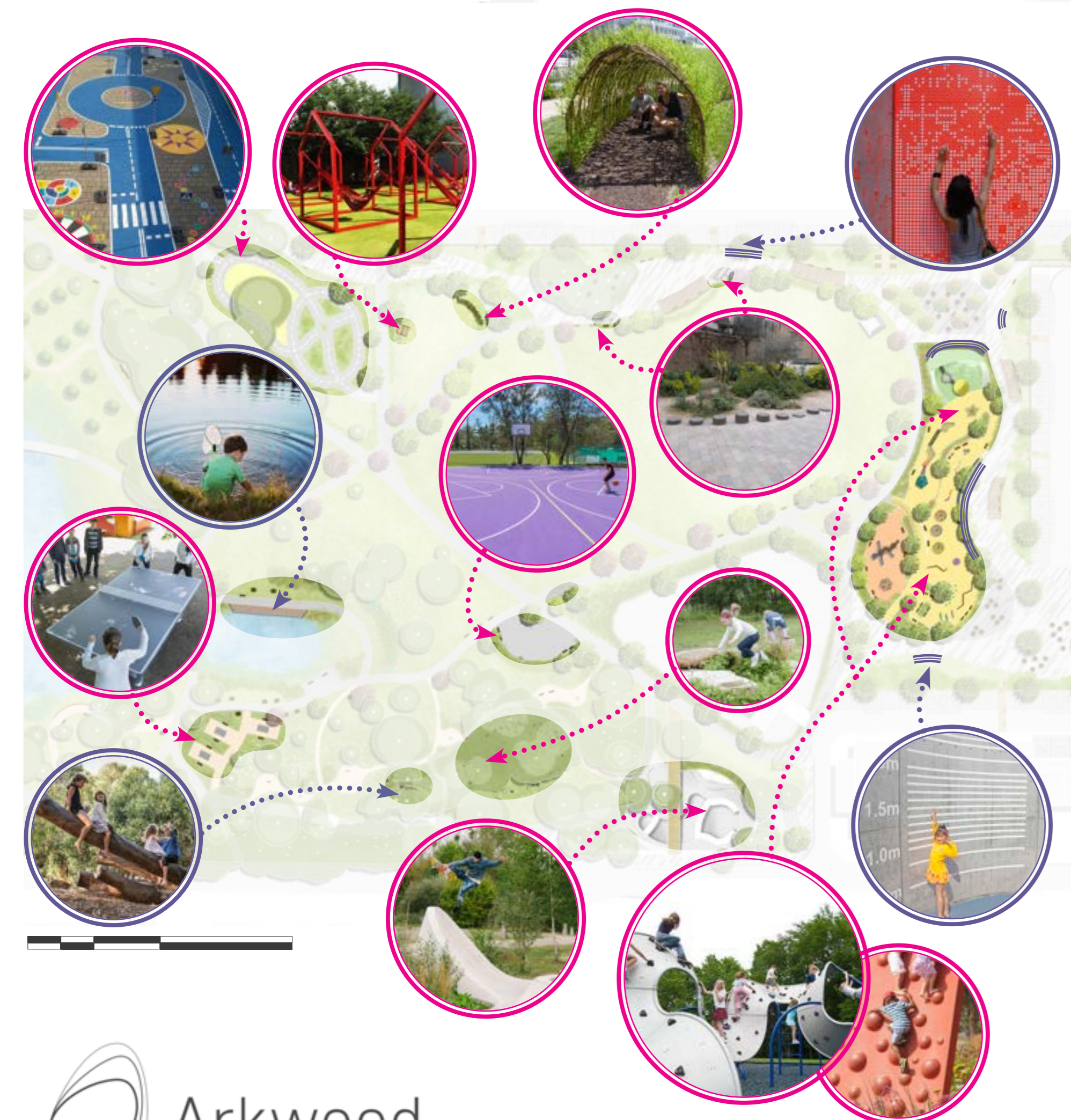
Construction is under way on Plot A and due to complete early 2024.

There will be 209 new affordable homes, which includes 60 for rent.



First floor plan





The Heybourne Park regeneration project is part of a wider transformation of Colindale and will provide new and higher quality greenspace for local residents. The refurbished park will provide spaces for recreation and play, and features sustainable drainage and plantings that improve biodiversity. A refurbished Heybourne Park will be the green jewel at the heart of the Grahame Park development.



Bird boxes Wildflower Meadow Apple orchard Skate area can accommodate existing trees and vegetation

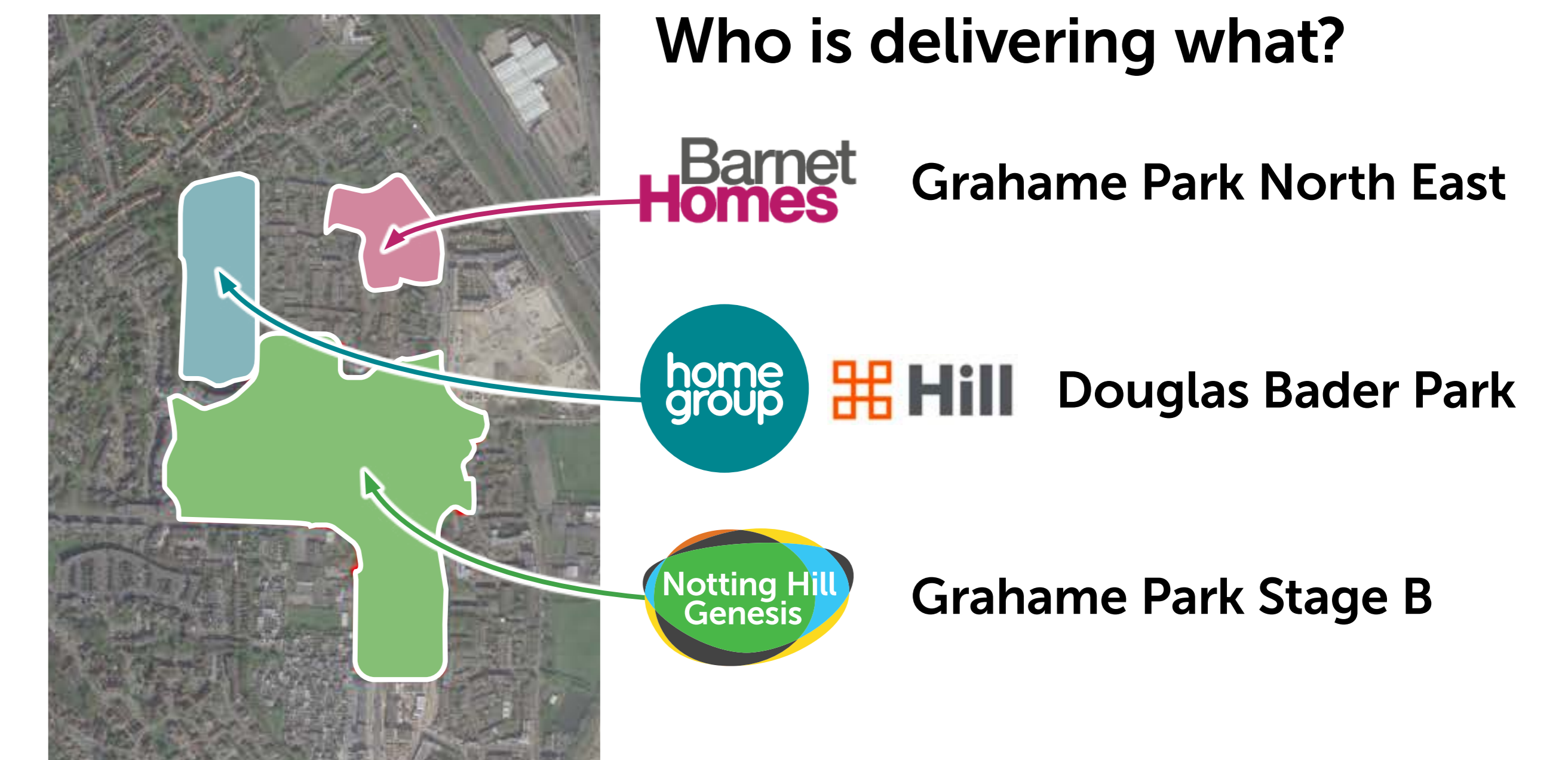
For more information about the Heybourne Park scheme please contact:

Claudia Frost
Associate Landscape Architect
Arkwood Ltd.
claudia@arkwoodltd.co.uk
020 8986 2338

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 spring / 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 is planned to 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:
Richard Glaister
Regeneration Manager, Home Group
richard.glaister@homegroup.org.uk
0300 3045511

- Phase 1 Summer 2024
- Phase 2 Spring 2028
- Phase 3 Spring 2032

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 are being contacted and supported through the process.



To find out more, please contact:
Susan du Toit
Senior Project Manager, Barnet Homes
susan.dutoit@barnethomes.org
020 8359 7805



See more information online:
www.grahamepark.info
<https://www.nhg.org.uk/communities/offers-for-our-grahame-park-customers/stay-up-to-date/>

