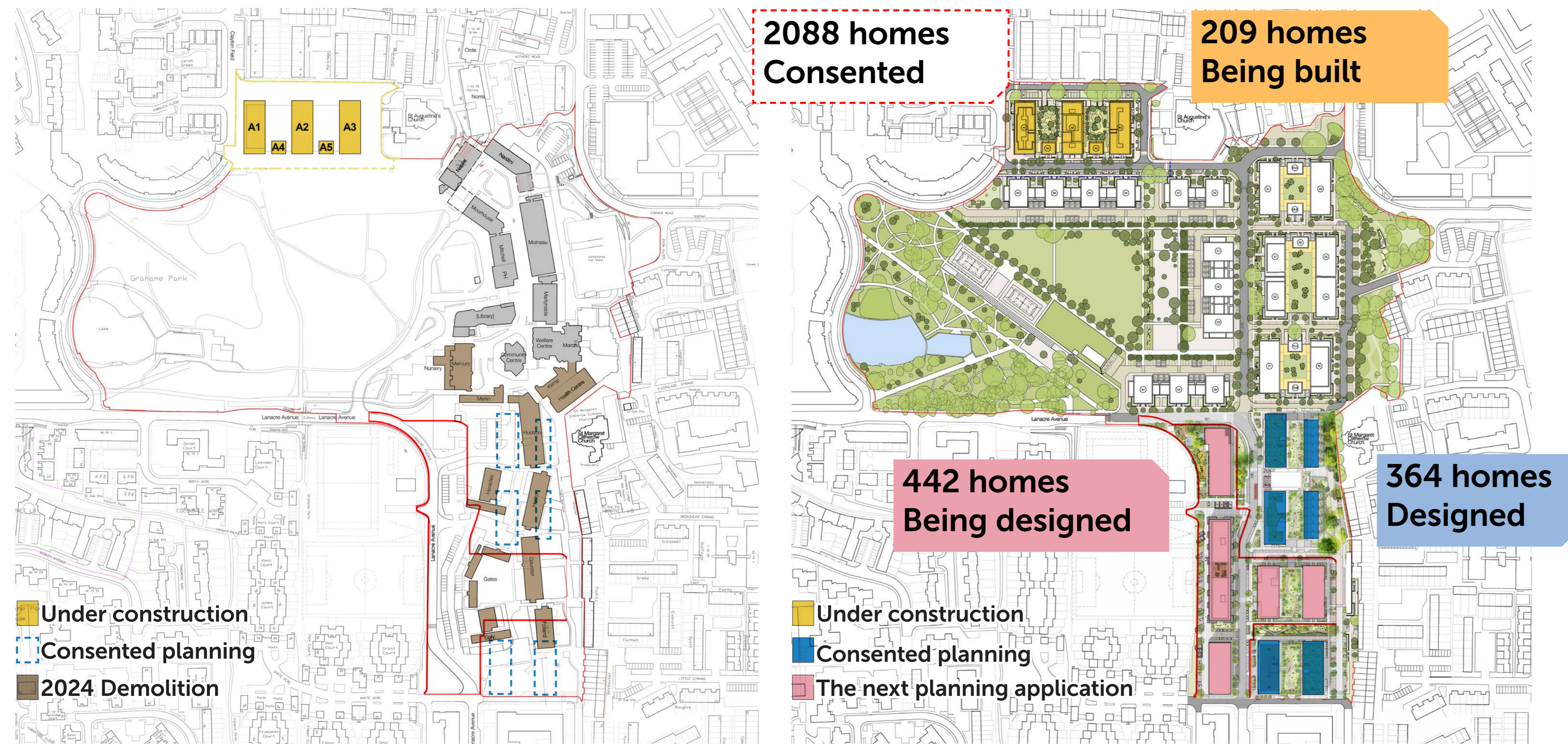


# The Area now and in the future

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?

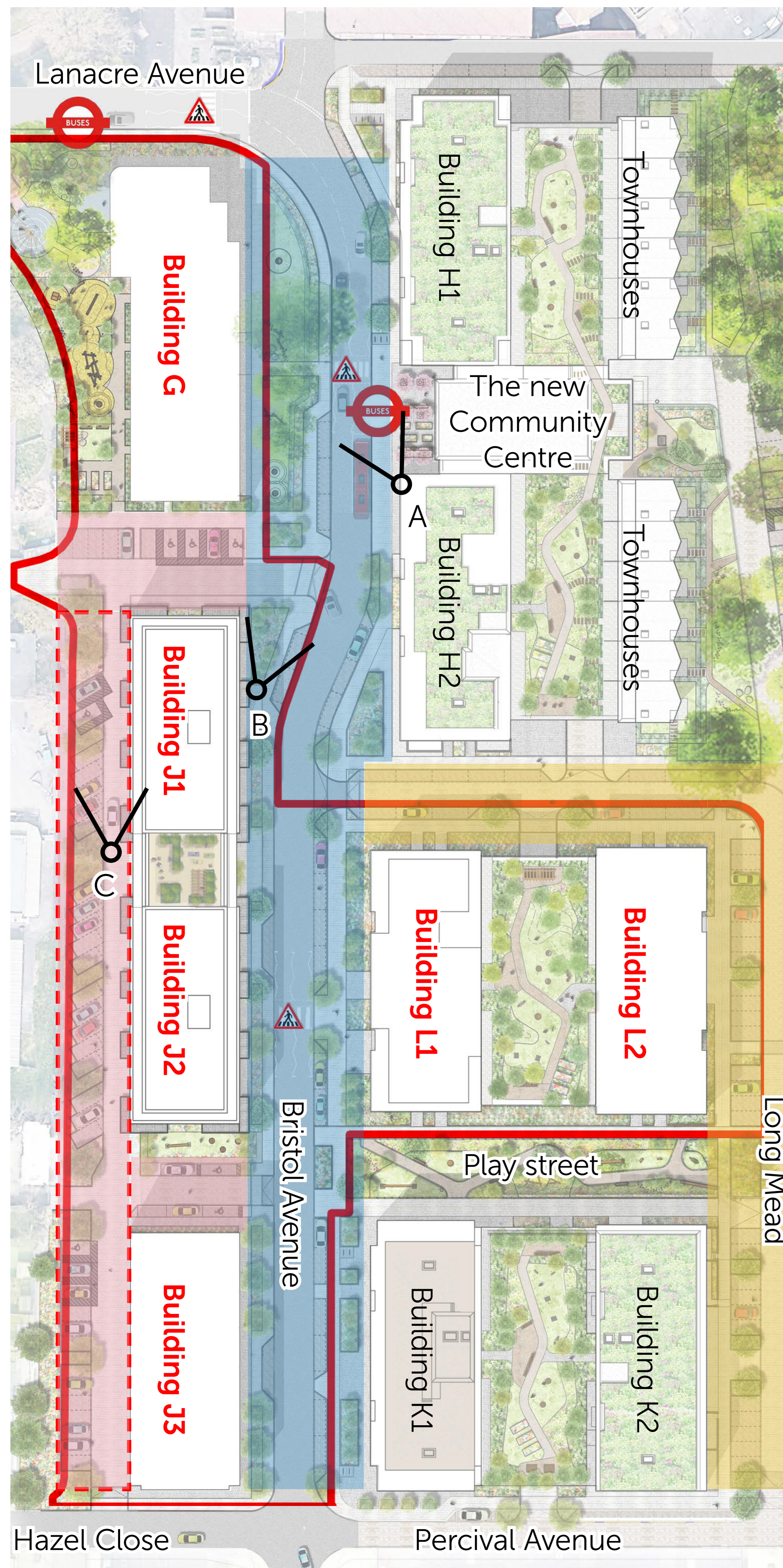
- 442 new homes with approximately 65% being affordable

- 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
- 105 new parking spaces



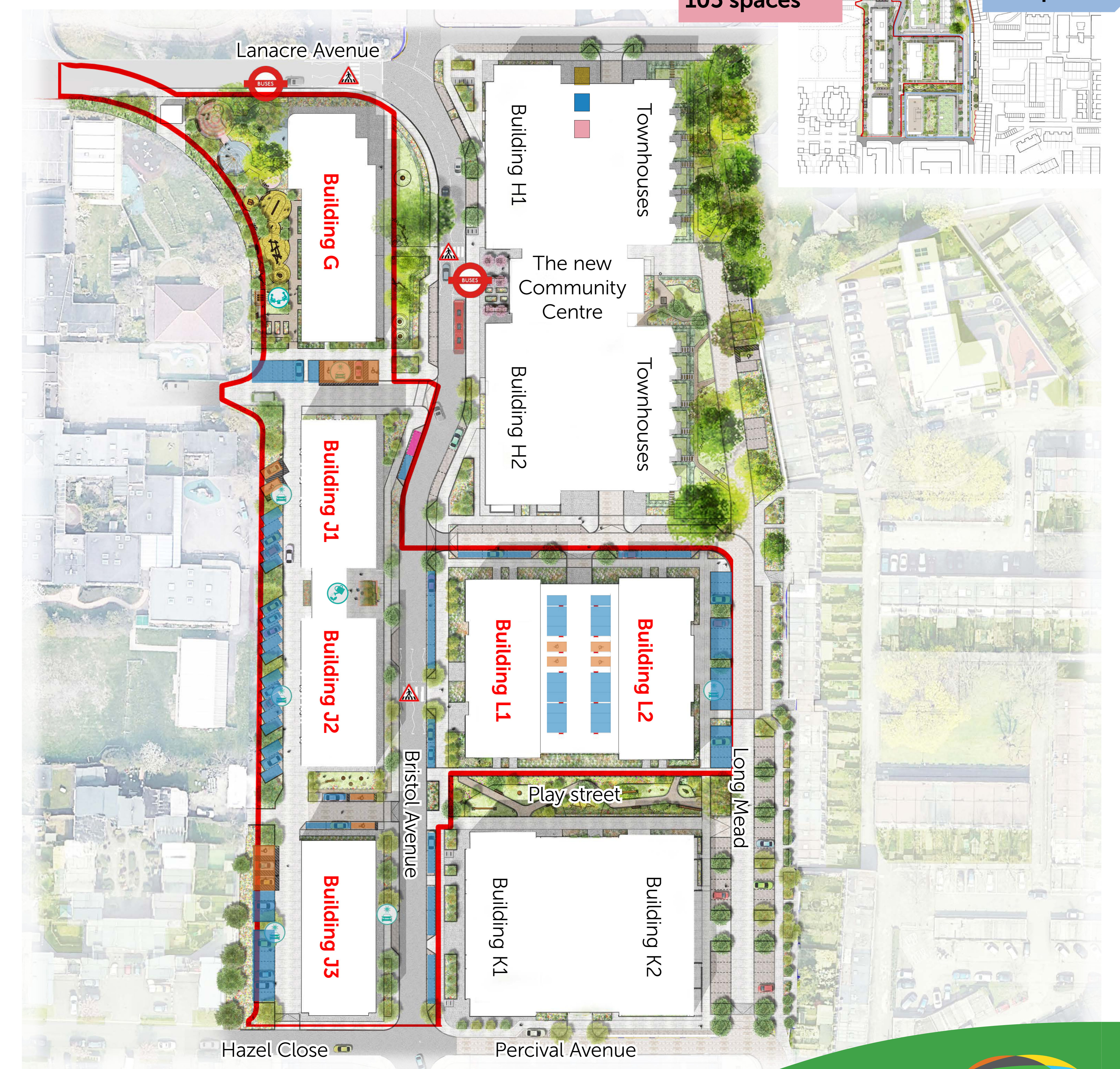
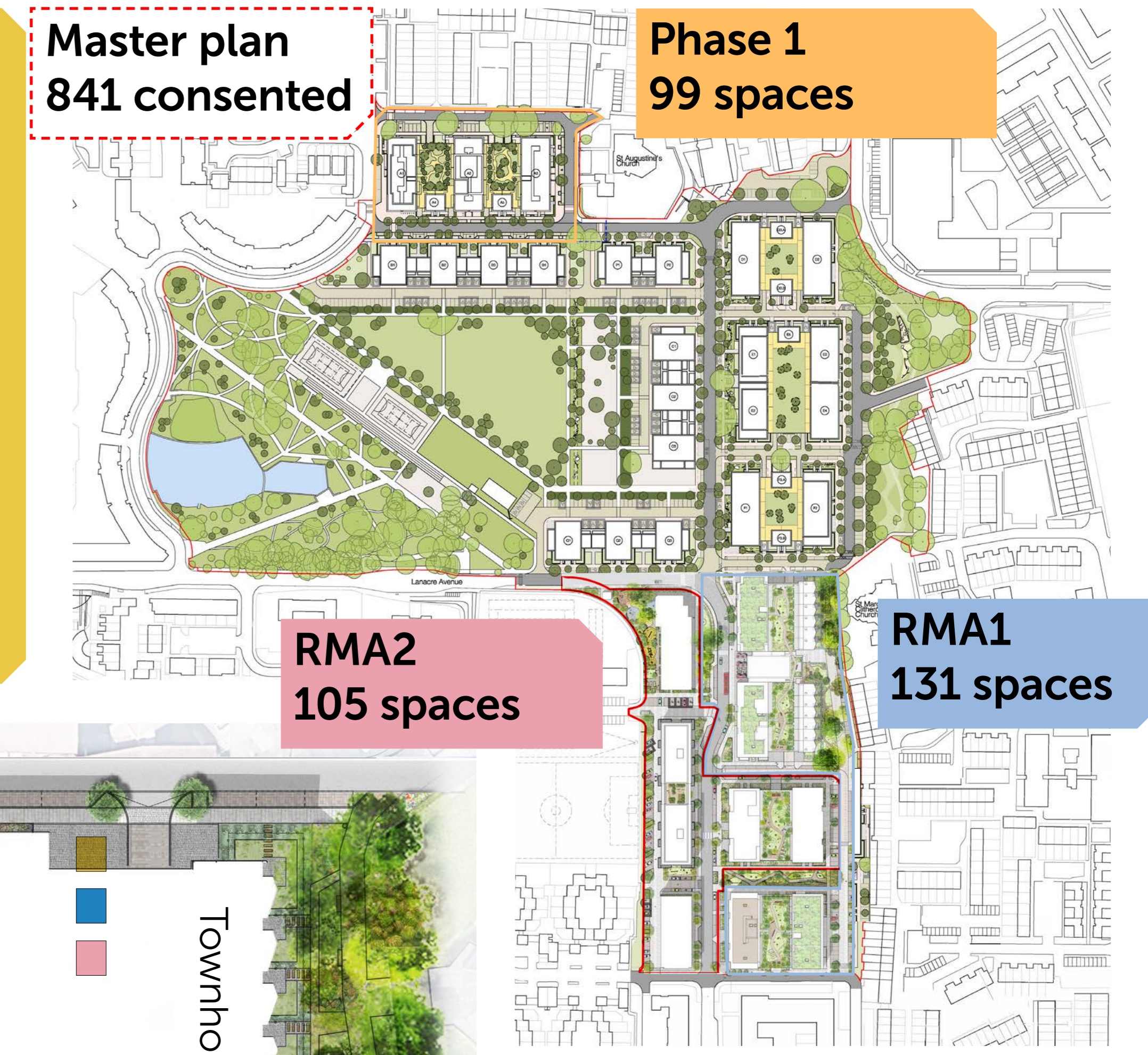
## Character areas

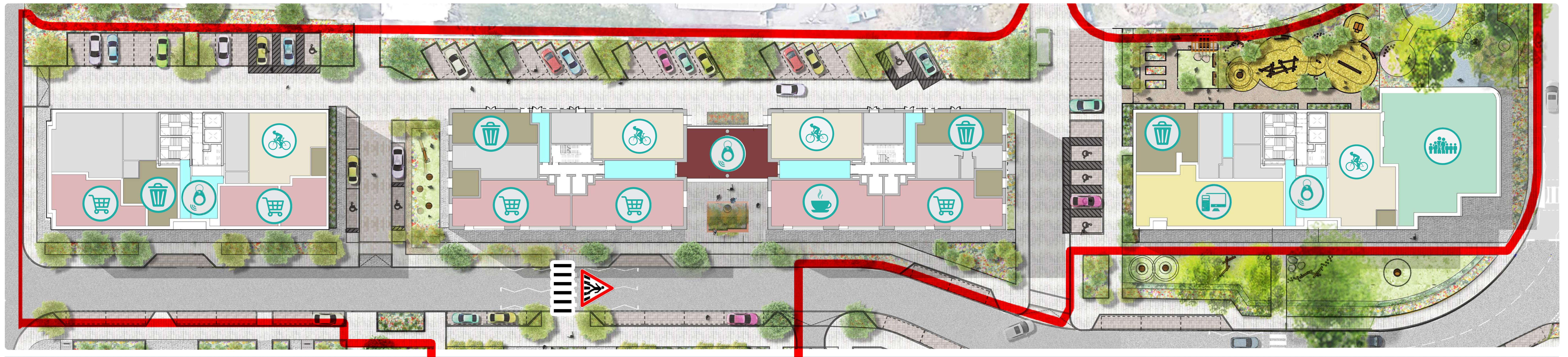
- The Avenue with animated community and retail frontage
- Neighbourhood streets with focus on quieter pedestrian experience
- Parking courts, with plenty of planting and well overlooked



## 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
- 11 accessible parking spaces
- 70 standard spaces on street within parking courts
- 24 spaces located within plot L podium car park
- 1 car club space





**Building J3**

**Building J2**

**Building J1**

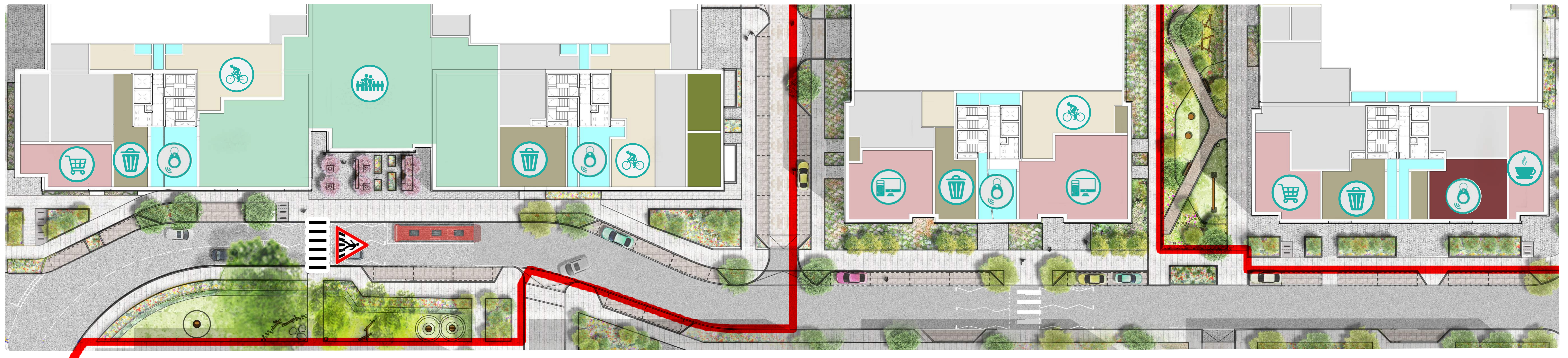
**Building G**



## What's here

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



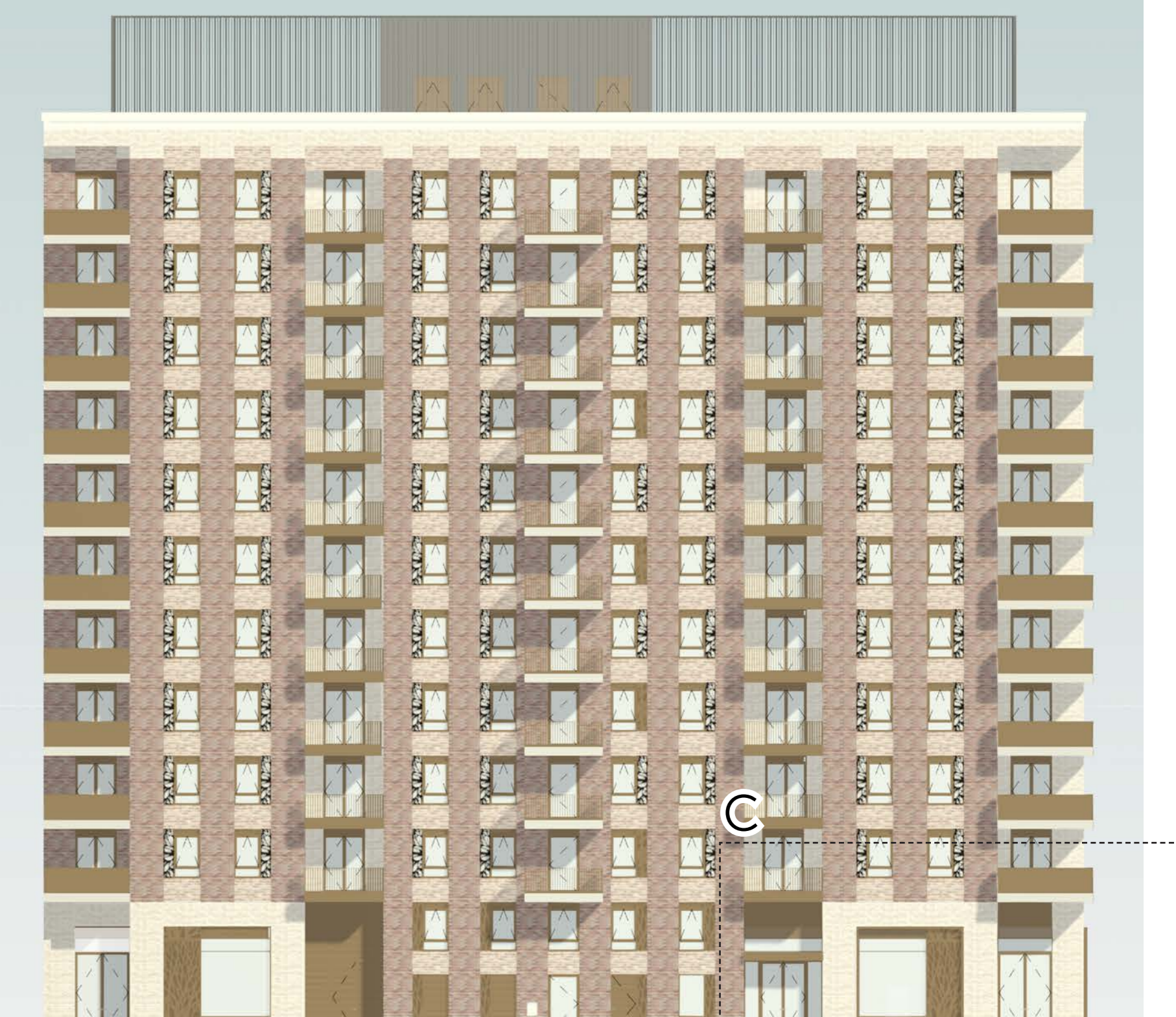


**Building H1**  
(consented)

**Building H2**  
(consented)

**Building L1**

**Building K1**  
(consented)



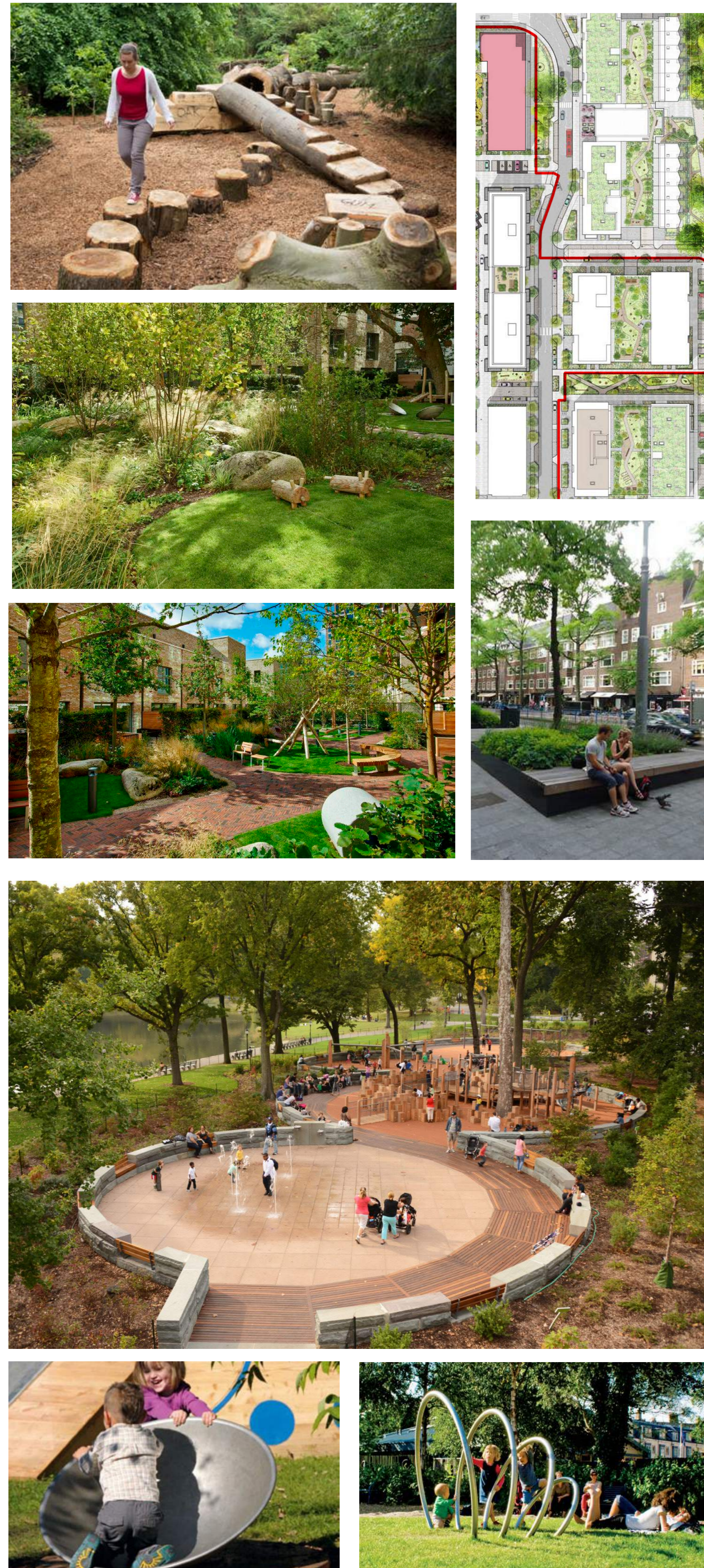
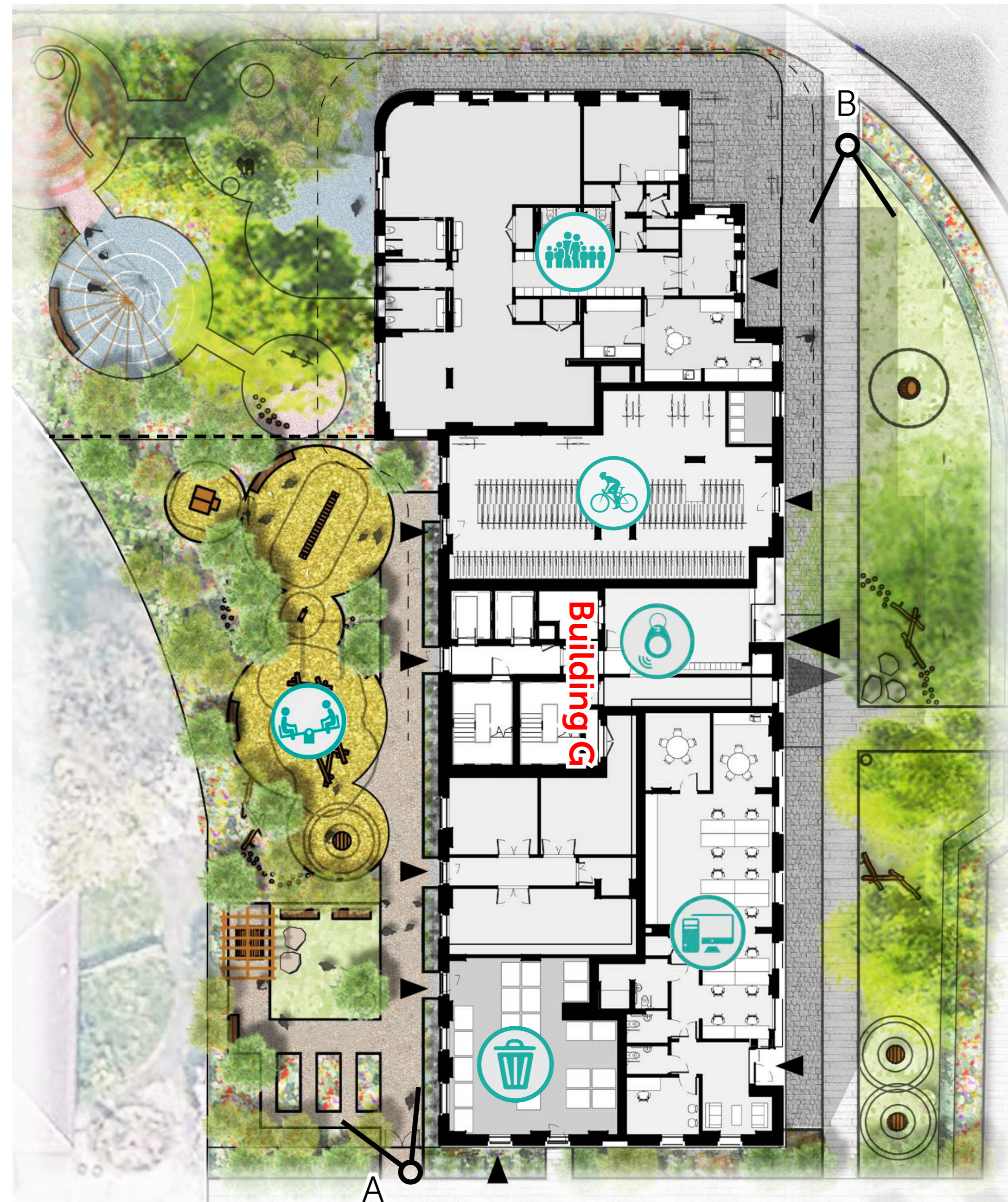
## What's here

- 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



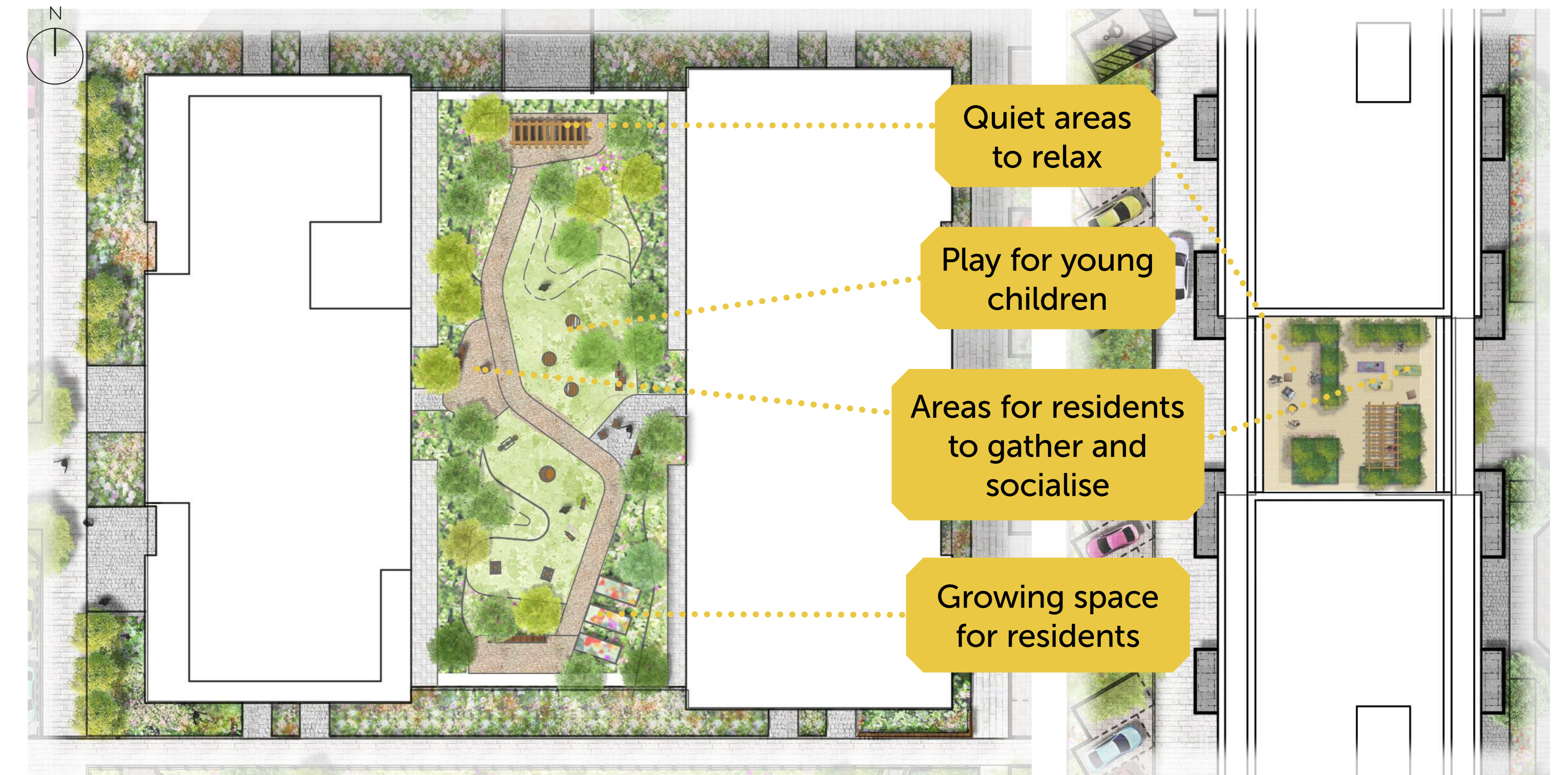
## What's provided

- 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 outside the Nursery to encourage play for children outside opening hours



## Plot L

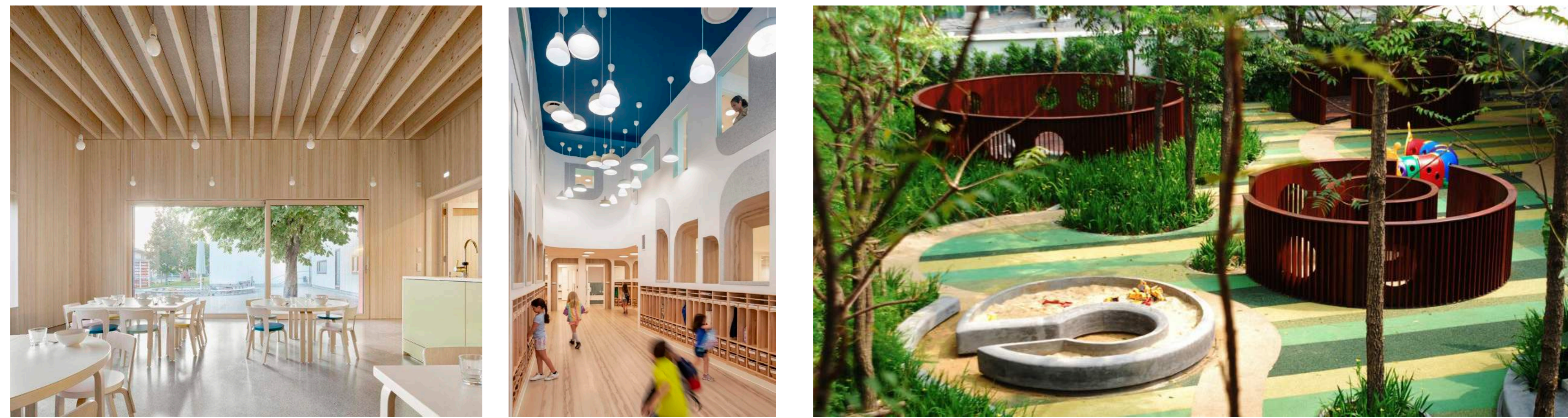
## Plot J1/J2



## Key features

- Podium garden for plot L will provide places to relax and play, growing beds and fruiting trees whilst being great visual amenity for the overlooking homes
- 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**

**West**

**South**

## 81 Affordable homes for rent

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

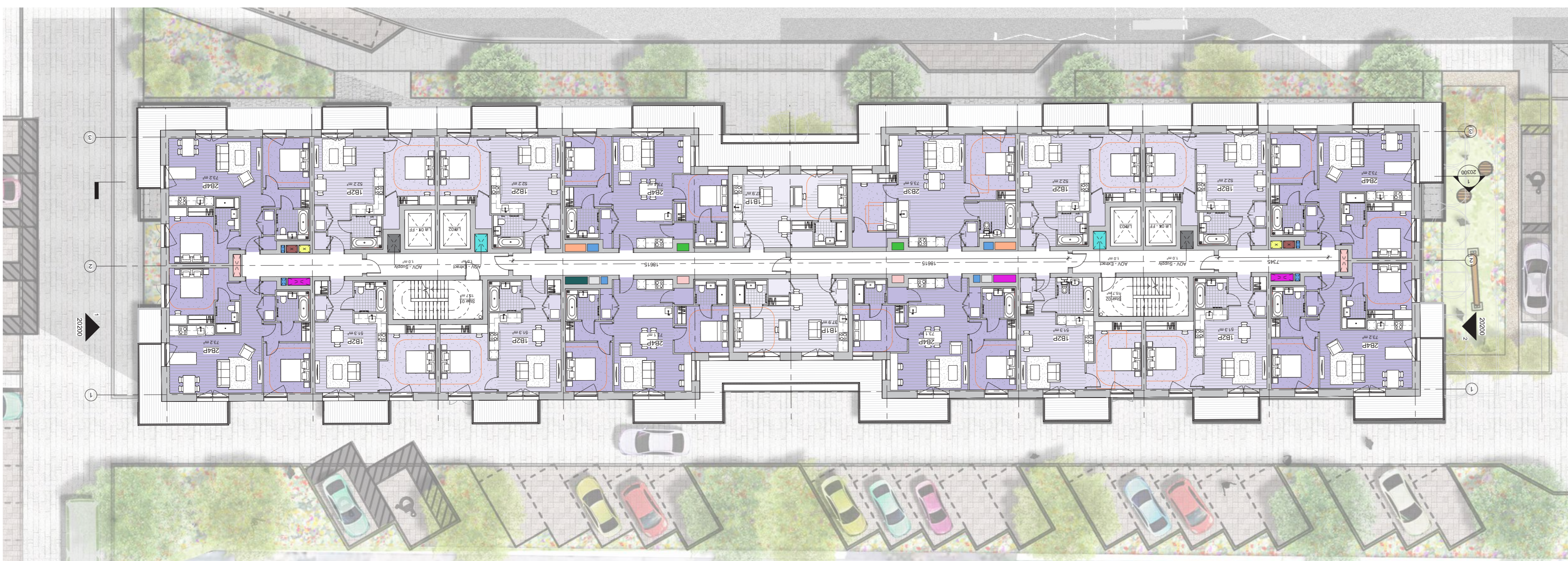
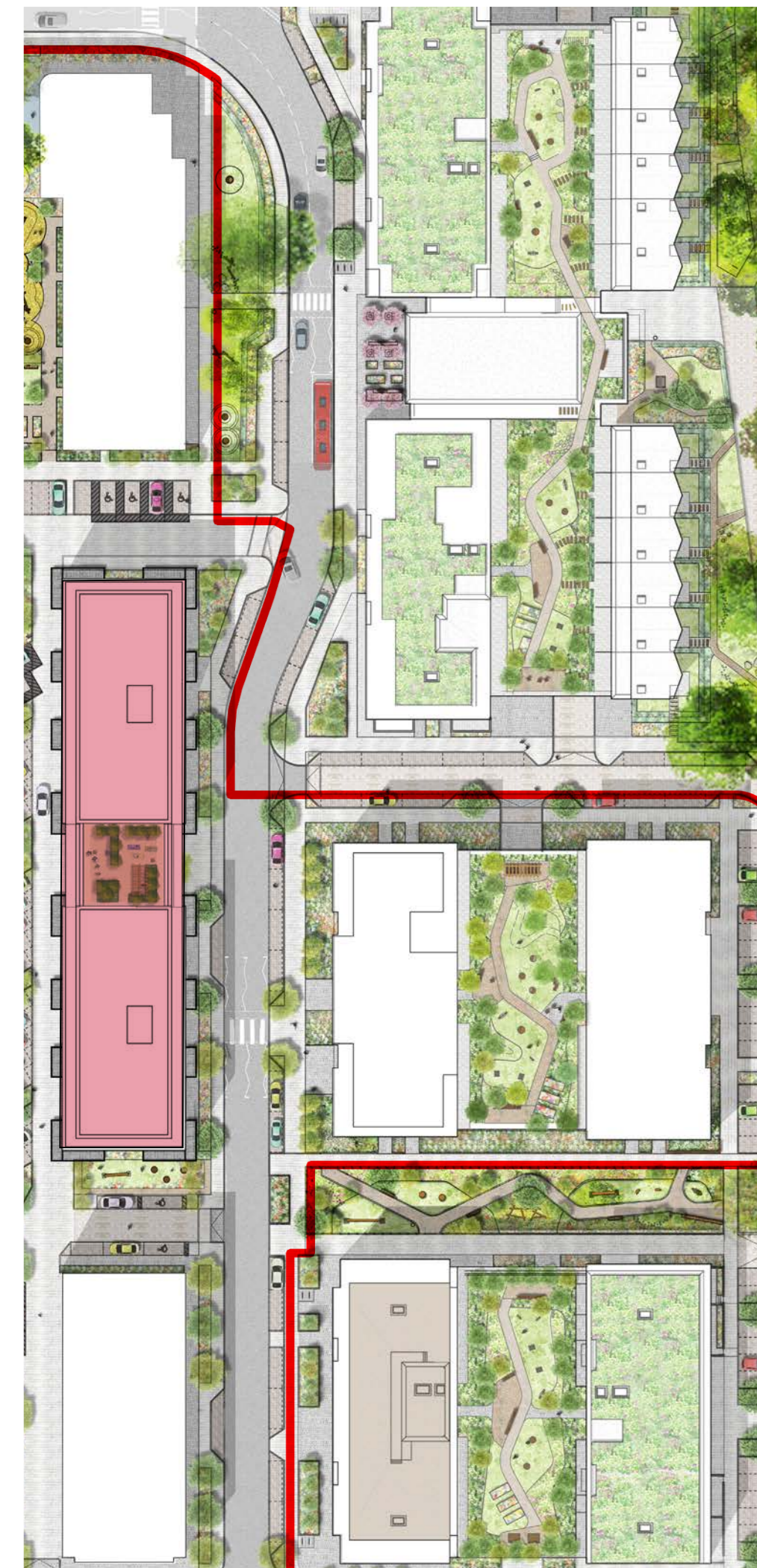
27x one beds  
36x two beds  
18x three beds



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

# Building J1/J2

GJL113



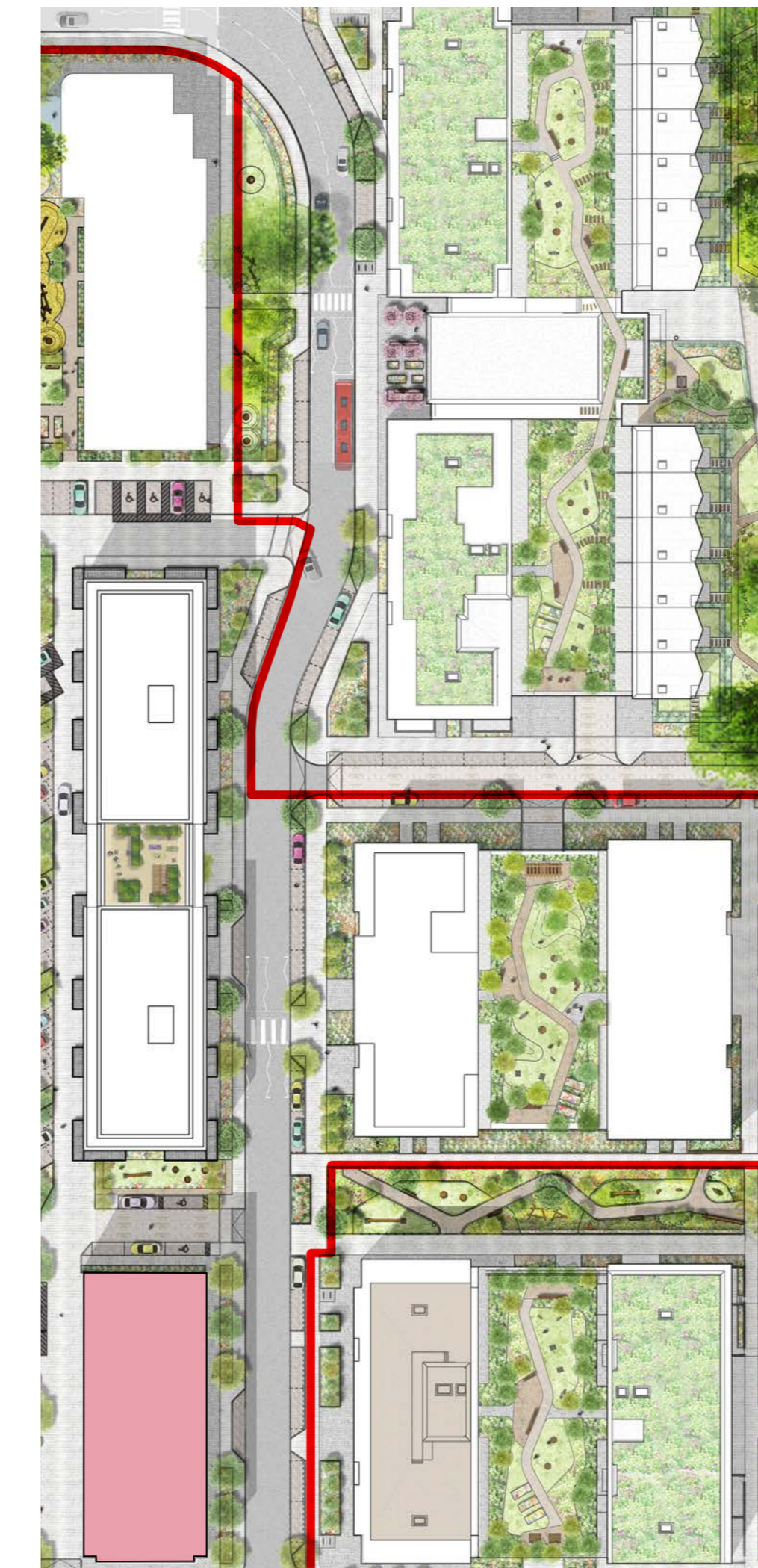
## 151 Private homes

- 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

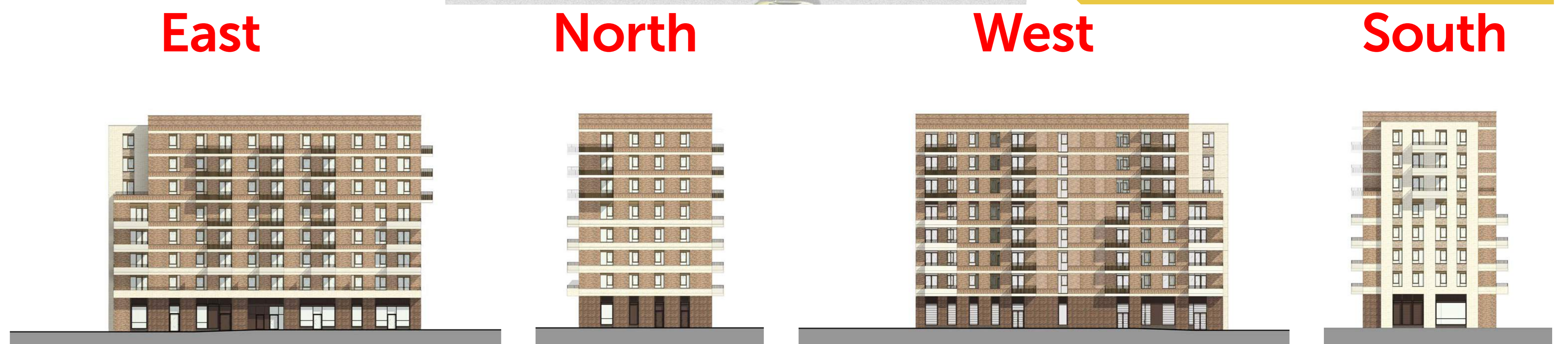
GJL114



## 60 shared ownership homes

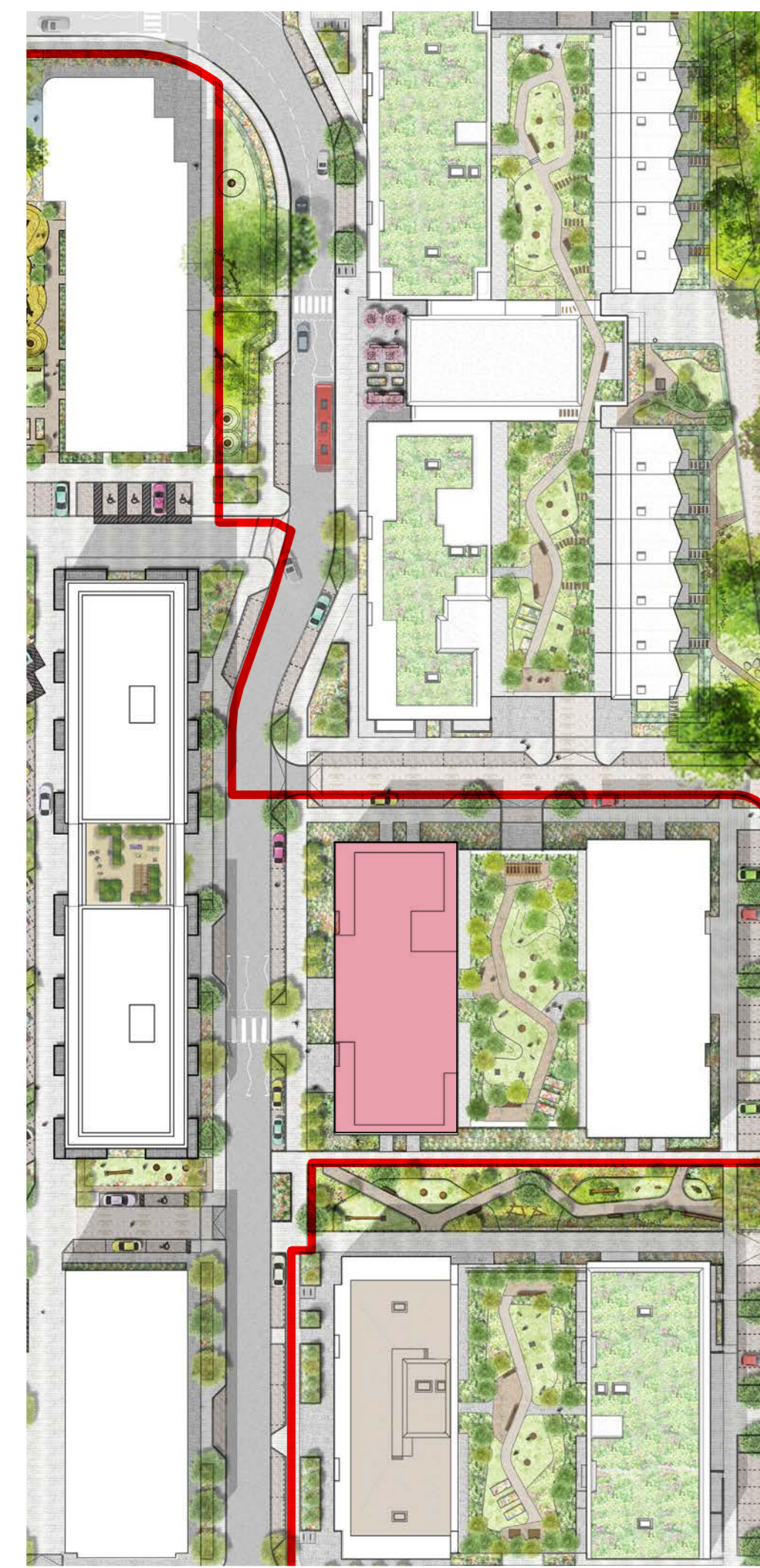
- 8 storeys
- Single storey apartments from 1 & 2 bedroom homes
- New retail opportunities at ground floor

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

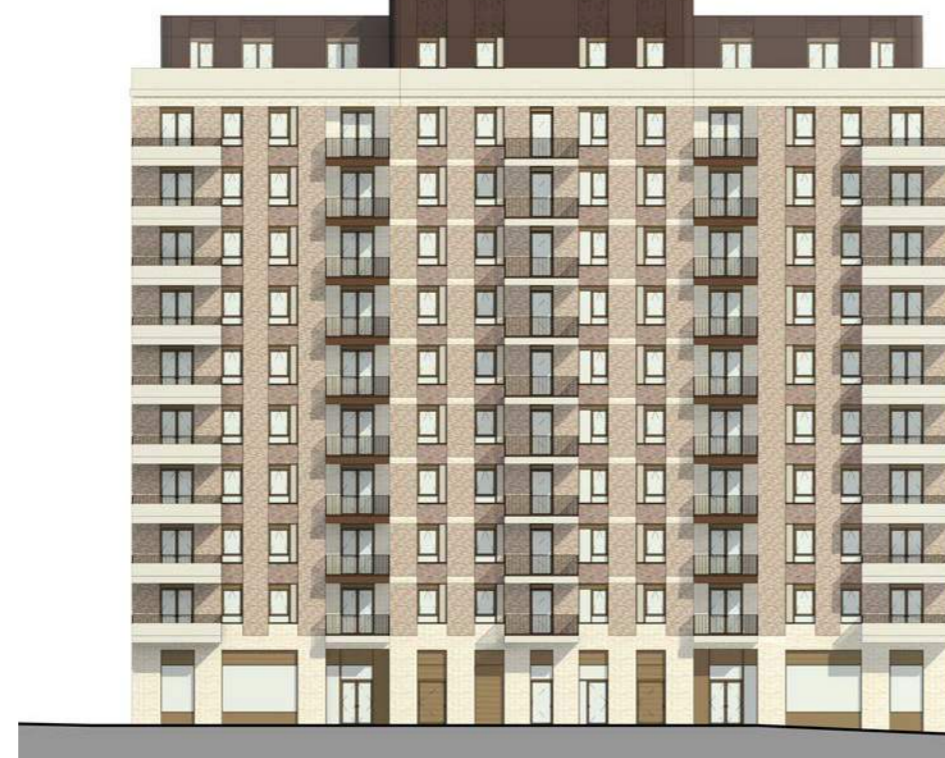
47x one beds  
40x two beds

East

North

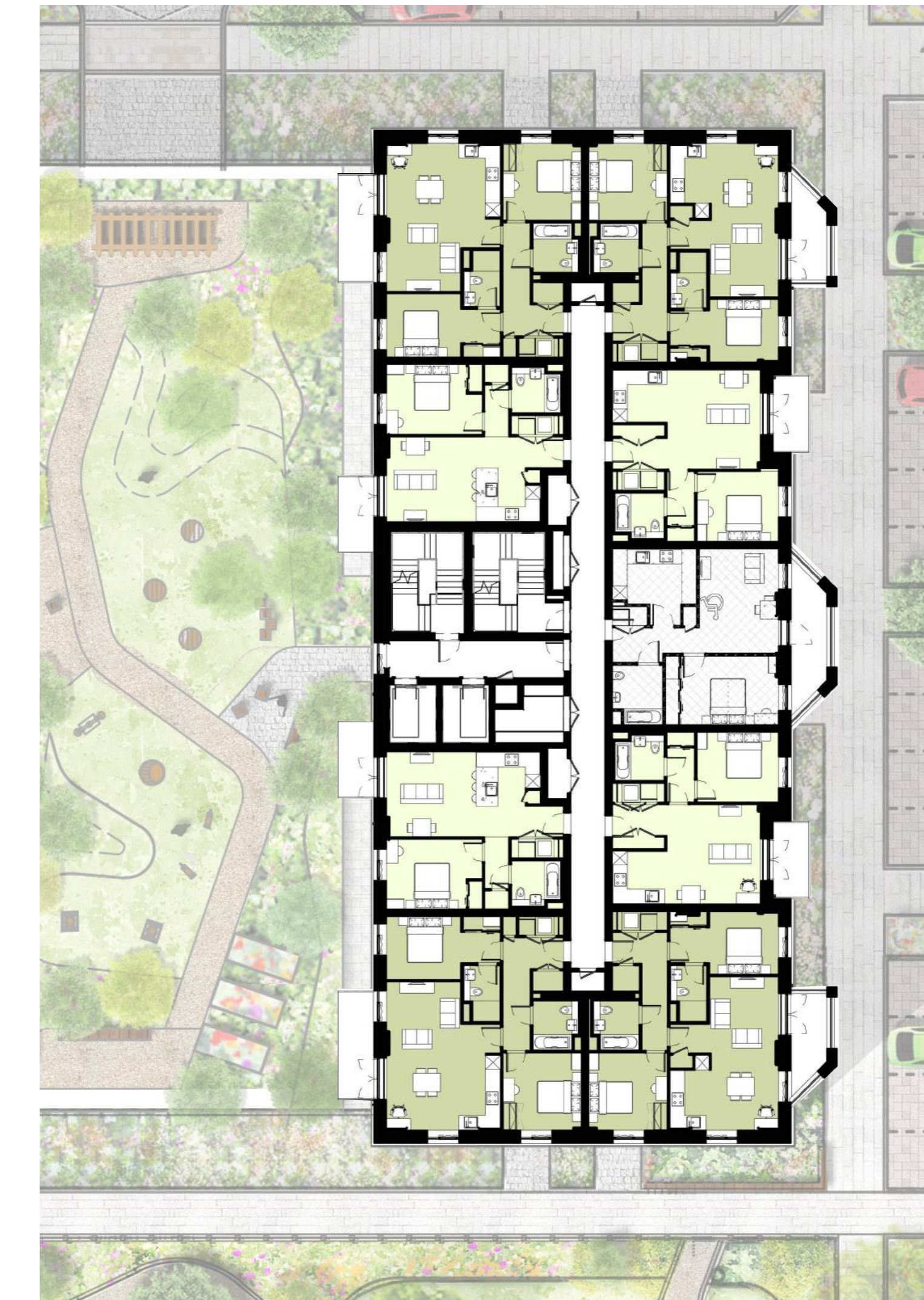
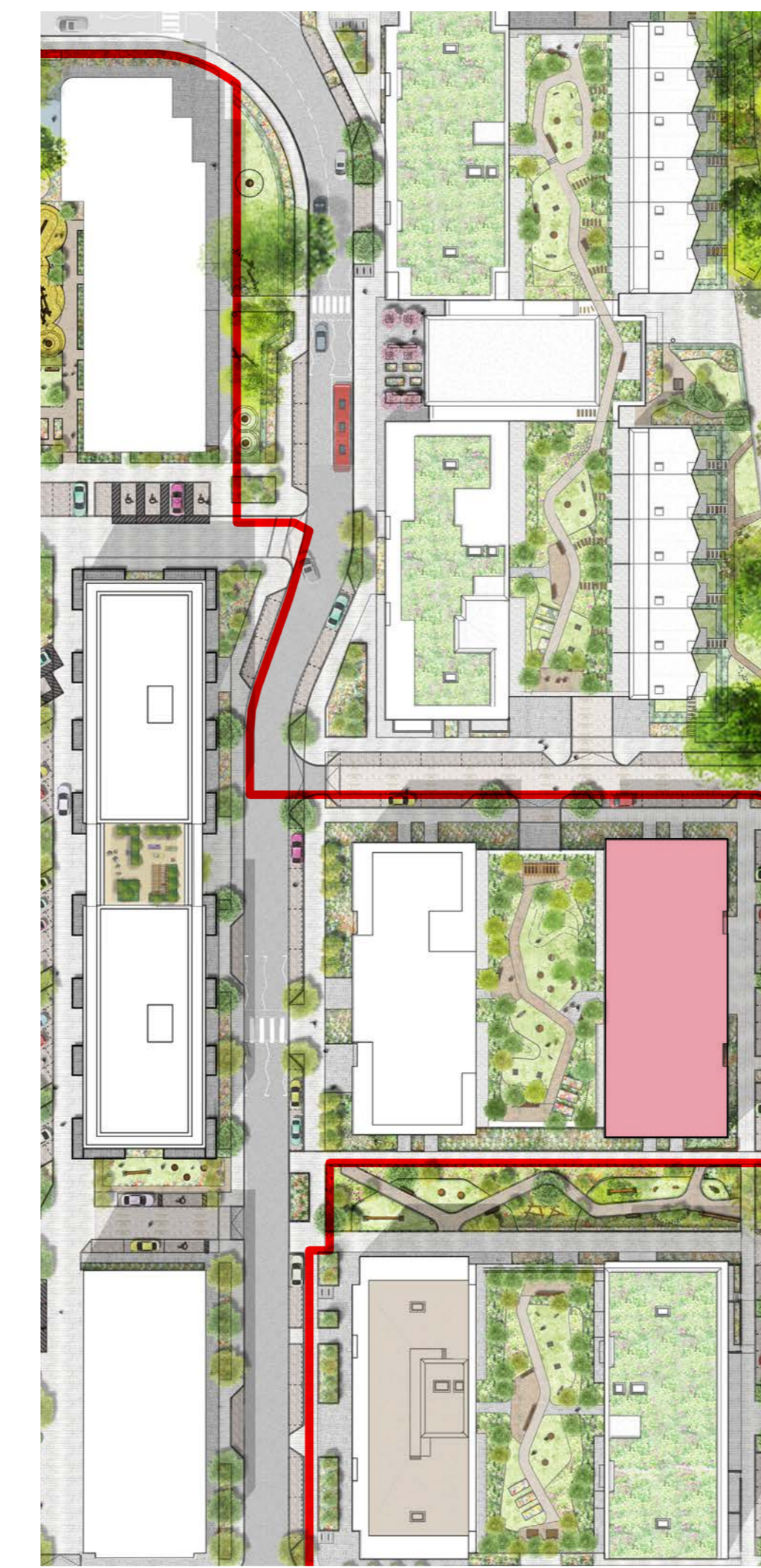
West

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

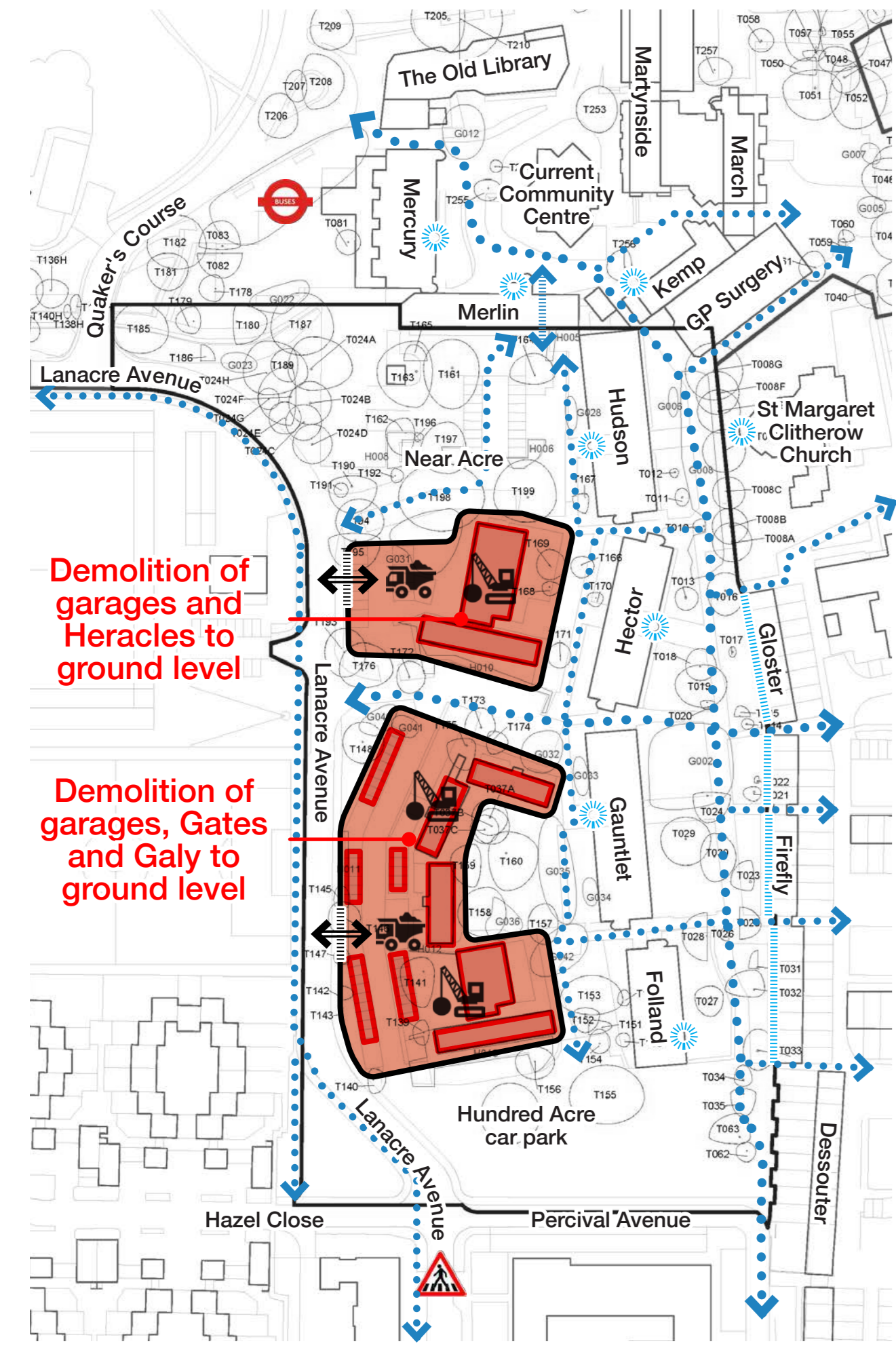
West

South



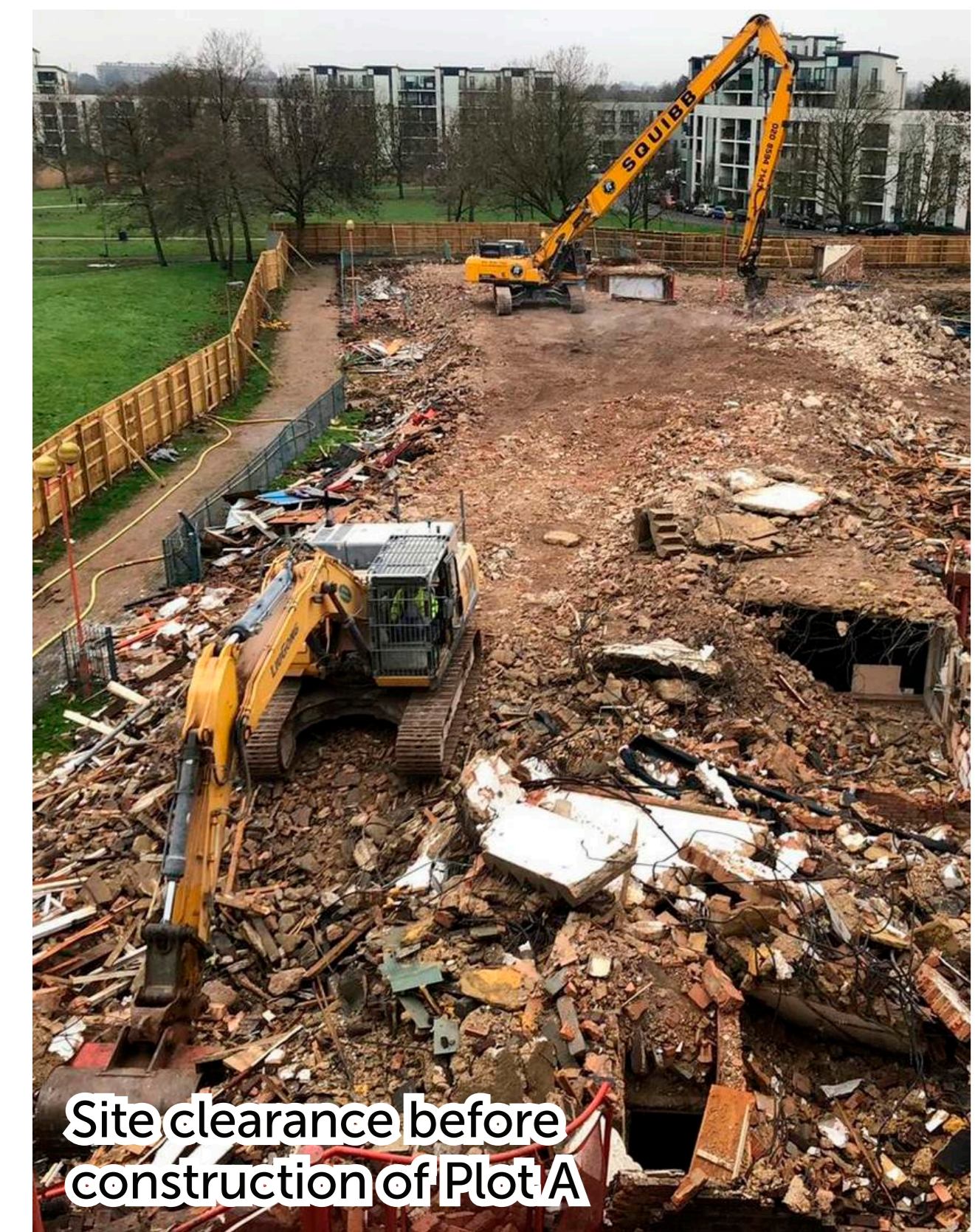


## Early demolition

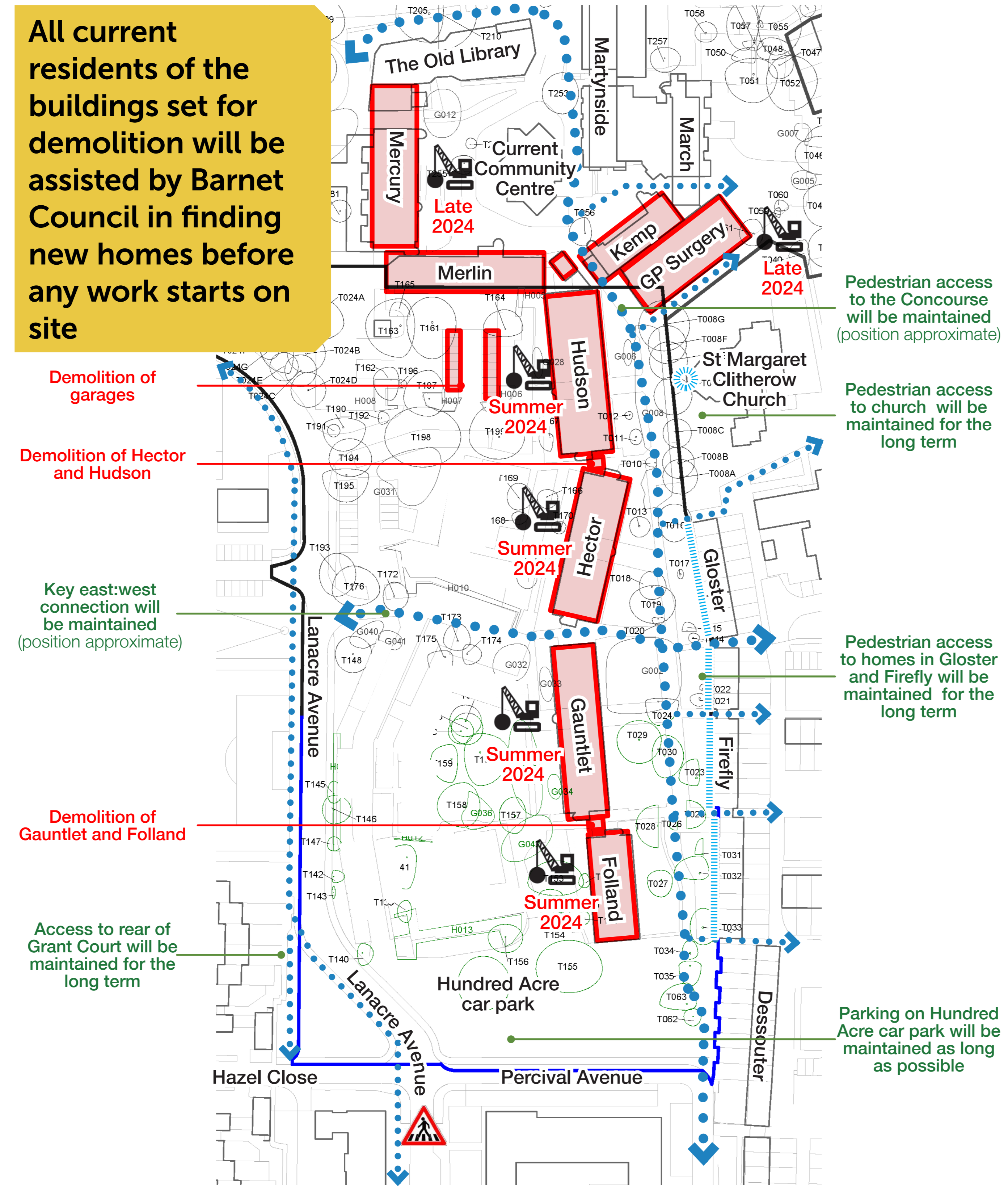


**Early 2024 Making space for major work**  
The first buildings anticipated to be taken down will be the houses and garages off Lanacre Avenue to make space for teams to take down the larger buildings.

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



**All current residents of the buildings set for demolition will be assisted by Barnet Council in finding new homes before any work starts on site**

Demolition of garages  
Demolition of Hector and Hudson  
Demolition of Gauntlet and Folland  
Access to rear of Grant Court will be maintained for the long term  
Parking on Hundred Acre car park will be maintained as long as possible

Pedestrian access to the Concourse will be maintained (position approximate)  
Pedestrian access to church will be maintained for the long term  
Pedestrian access to homes in Gloster and Firefly will be maintained for the long term

Key east-west connection will be maintained (position approximate)

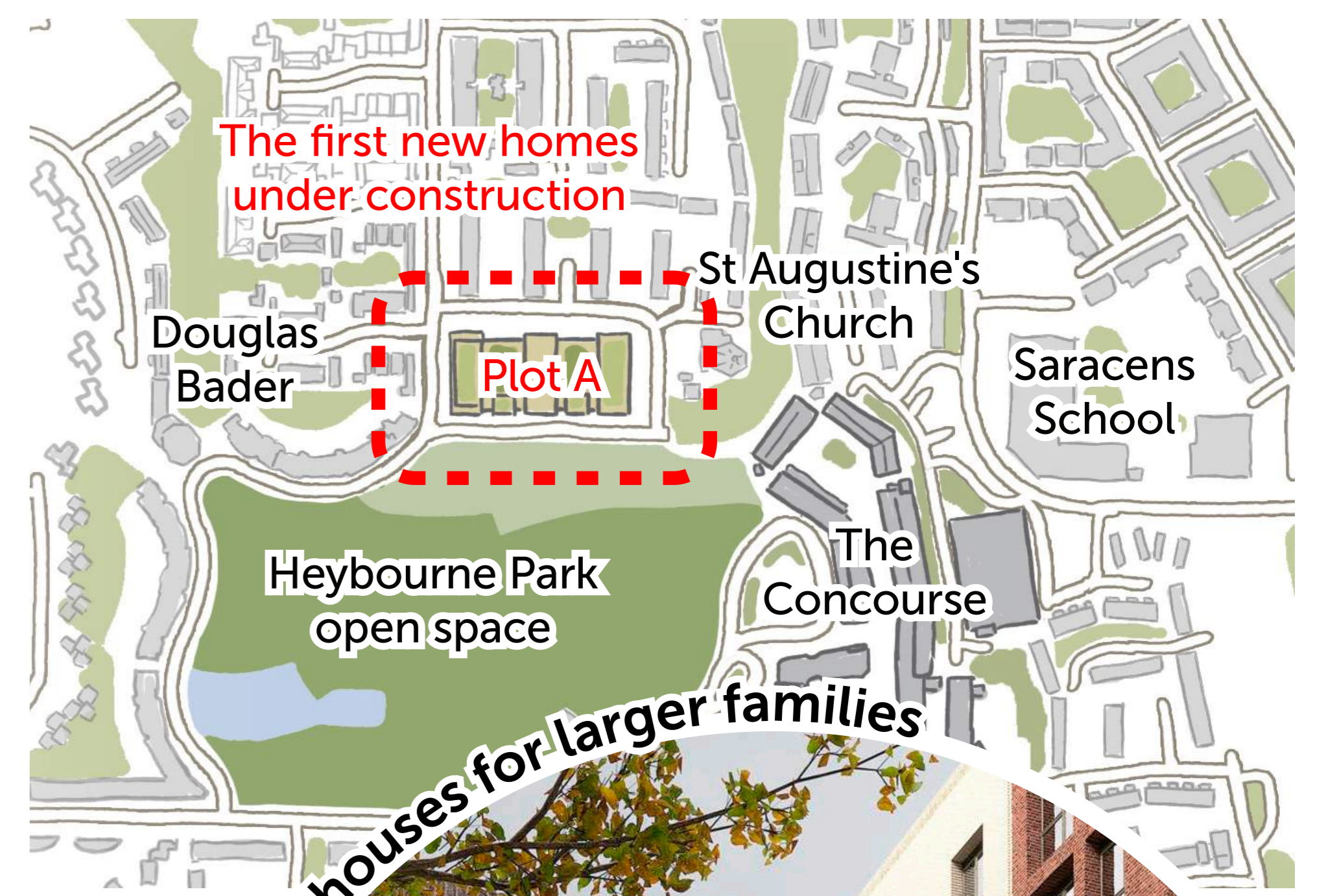
## What can I expect to see?

- 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.

# Plot A

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.

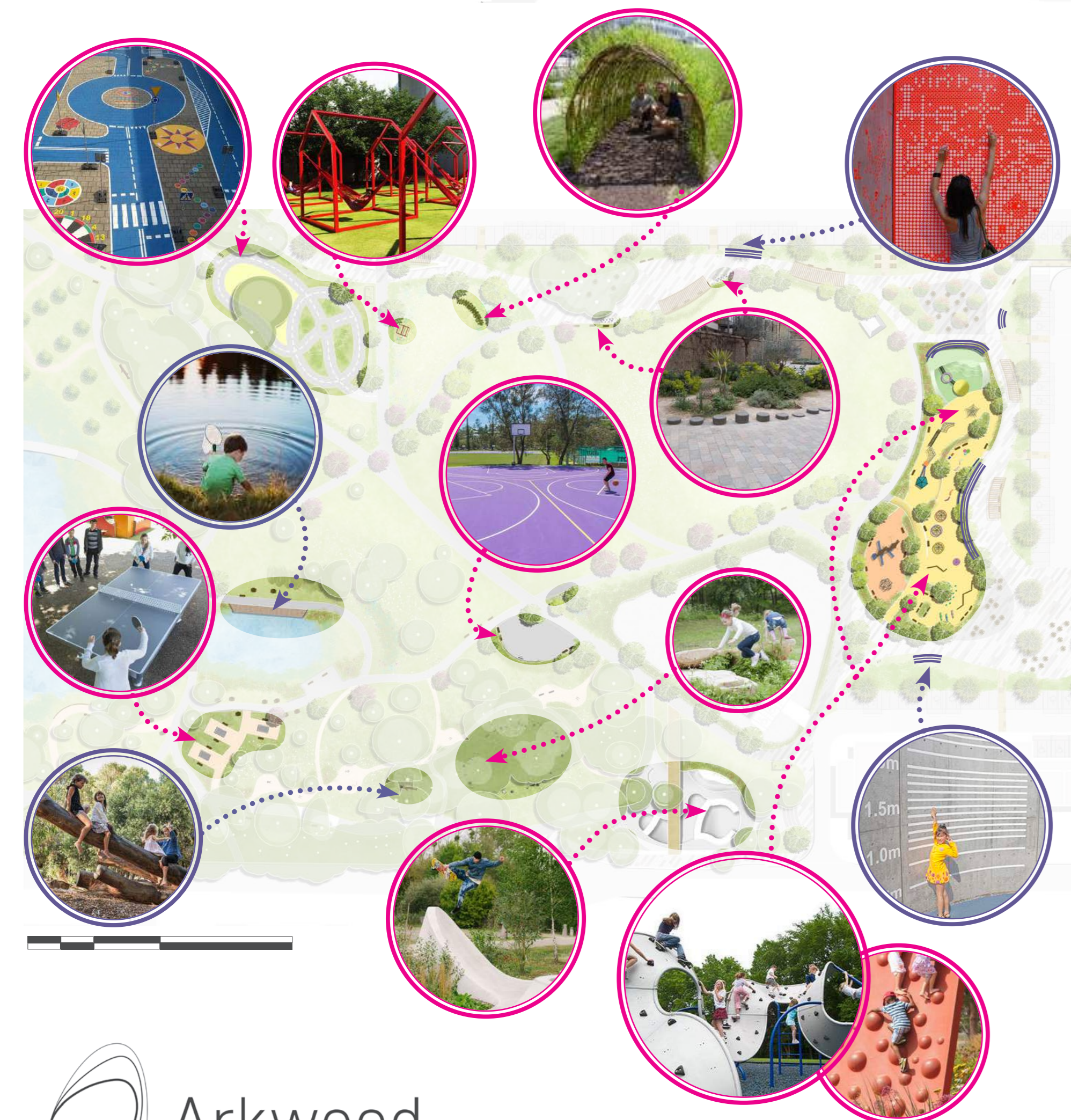


First floor plan



Artist's impression View of Plot A





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

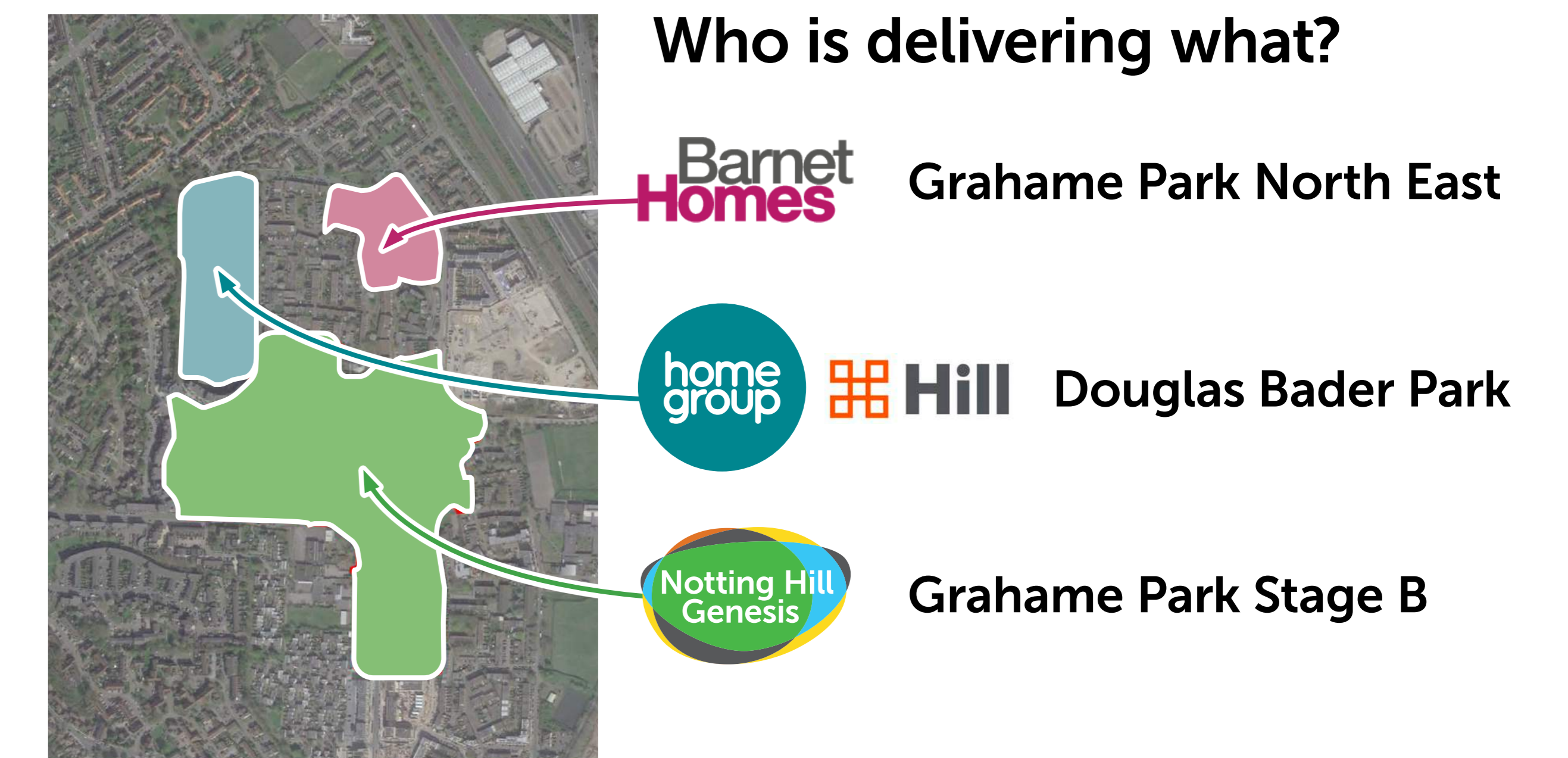
For more information about the Heybourne Park scheme please contact:

**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 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:  
**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 will be contacted in coming months for support 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](http://www.grahamepark.info)  
<https://www.nhg.org.uk/communities/offers-for-our-grahame-park-customers/stay-up-to-date/>