

The story so far

HLK101

The masterplan: outline approval

The 2020 masterplan approval set out key principles for the regeneration of the estate, including:

- Up to 2,088 new homes
- 50% overall affordable housing
- Up to 5,950 sqm commercial space
- Over 7,500 sqm of play and activity space through improvements to the existing Heybourne Park.

First phase built and occupied

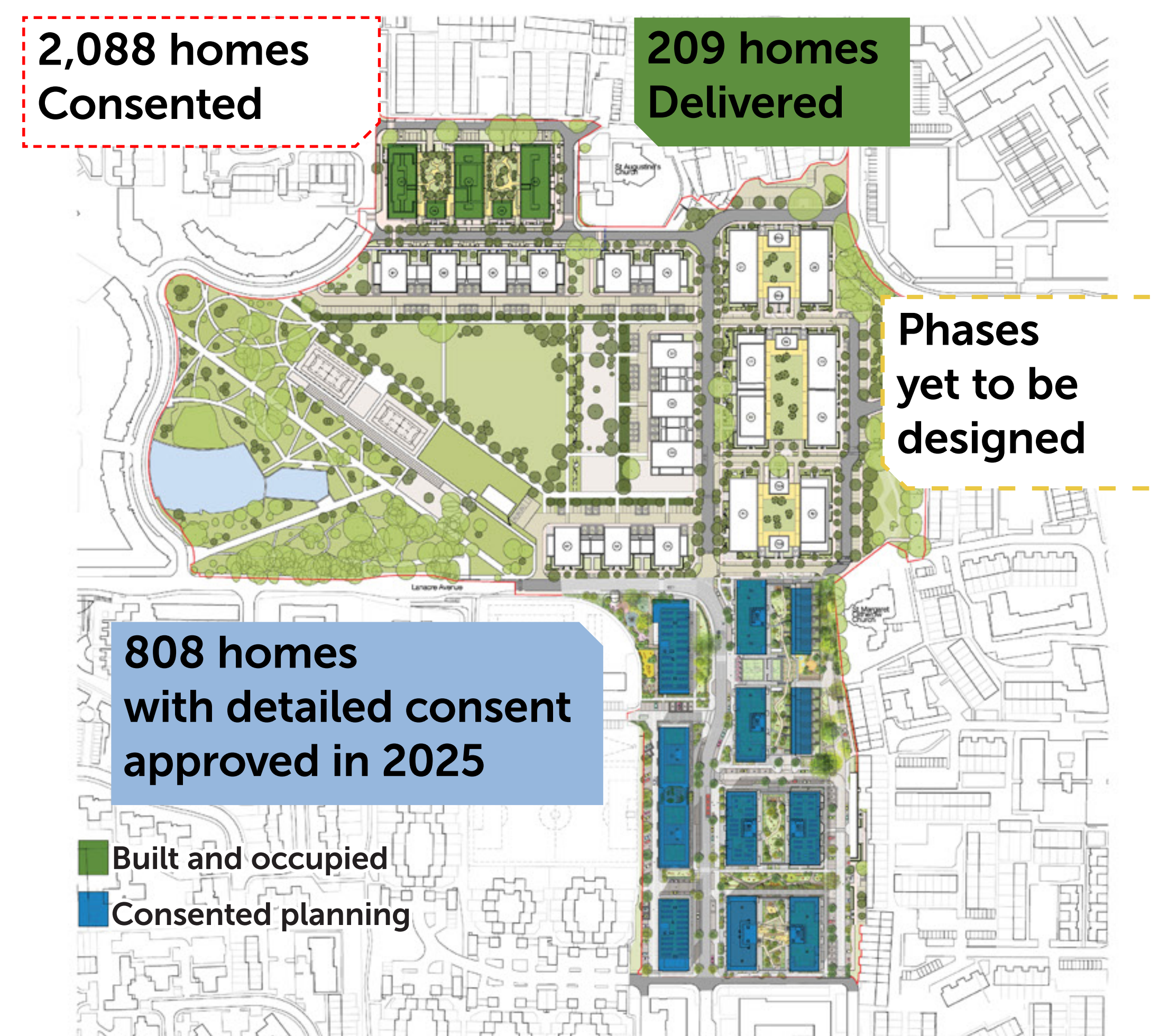
- 209 new homes have been delivered at Plot A, along with a new local supermarket and a 'Meanwhile' community gardening project on the edge of the Heybourne Park open space.

Detailed approval in the south

- We already have detailed approval for over 800 homes, new streets and spaces from Percival Avenue up to St Margaret Clitherow Church.

Proposed amendments

- Some changes are required to the existing Reserved Matters planning approvals to bring forward more affordable homes for rent sooner than we had planned.
- Non-material amendment applications showing the changes will be submitted later this year.



Grahame Park in the future

Plot A, the first phase of this masterplan to be delivered



The Cultivate Colindale meanwhile nursery garden



The next phases - Plots H ,L & K

HLK102



What's coming next?

- Plots H,L & K will deliver 553 new homes with approximately 75% being affordable

- Affordable homes to rent and homes to buy including Shared Ownership
- The new Grahame Park Community Centre
- Local Food & Beverage destinations and shops

- New play spaces and communal gardens
- Tree planting in streets and gardens
- Street and podium parking



Why make changes?

HLK103



Improvements we are making in this application



Compliance with new and updated regulations

New fire safety regulations and guidance require changes to building entrances, stairs, lifts and parking areas to make new homes as safe as possible.



Social / London Affordable Rent homes delivered sooner

- The overall masterplan will include at least 346 social rent homes.
- 60 have been built on Plot A
- Proposals will enable 155 Social/London Affordable Rent homes to be delivered earlier.



Focus on families

- Revised proposals will now provide more than thirty 3+ bed family homes for Social Rent
- The Children's Centre in Plot H will now be designed as a larger "Best Start Family Hub"



Additional new homes within agreed heights.

- The masterplan approved in 2020 allows for taller buildings.
- Revised proposals will enable 37 more homes within the masterplan building heights.



More, and better quality commercial space

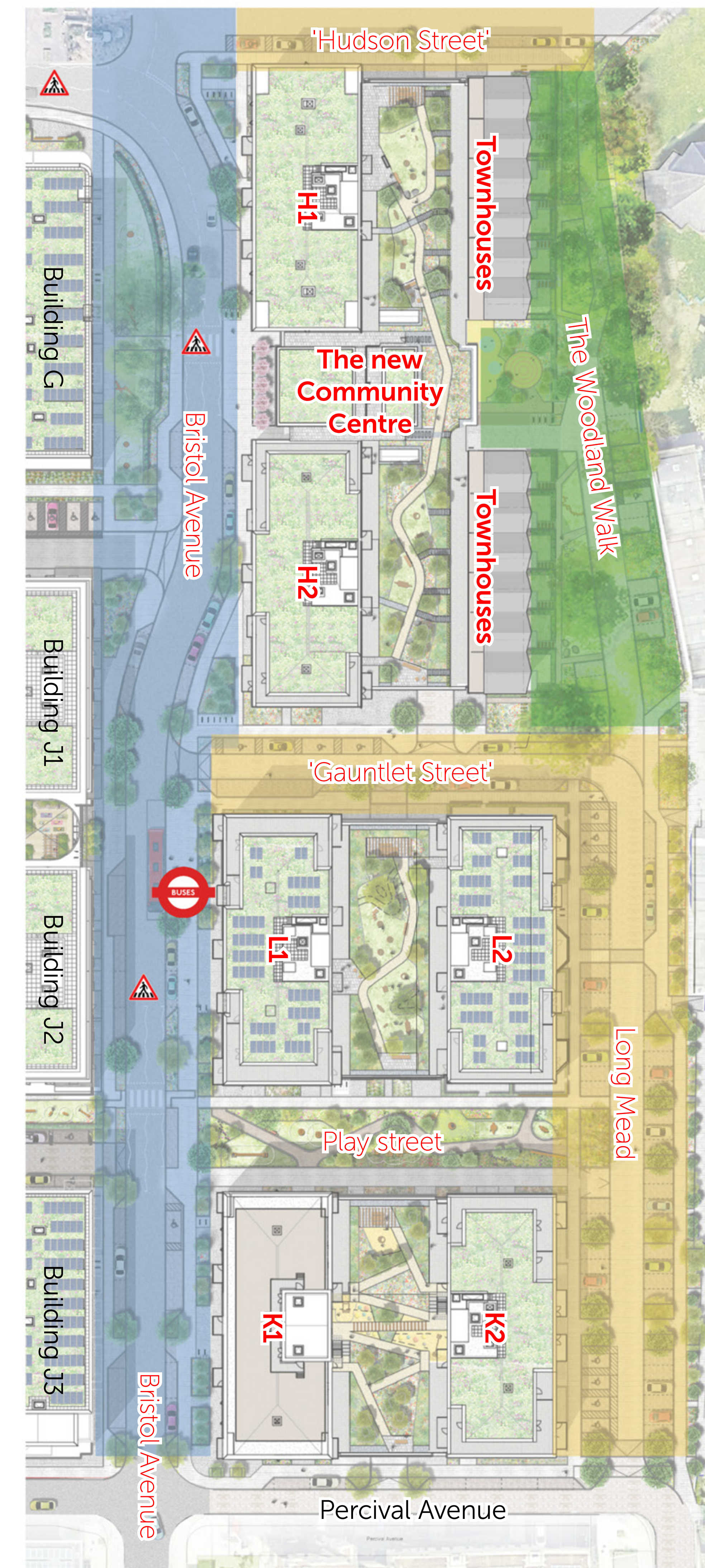
- We want shops and services to make this a vibrant place to live with jobs for local people.
- Revised and expanded commercial spaces will be more attractive to potential businesses who will bring employment and services to Grahame Park.

Greener neighbourhood streets

HLK104

Key character areas

- Bristol Avenue will be a new main street, with animated community and retail frontage
- To the east, neighbourhood streets have a focus on quieter experience with ground floor homes.



What's changing?

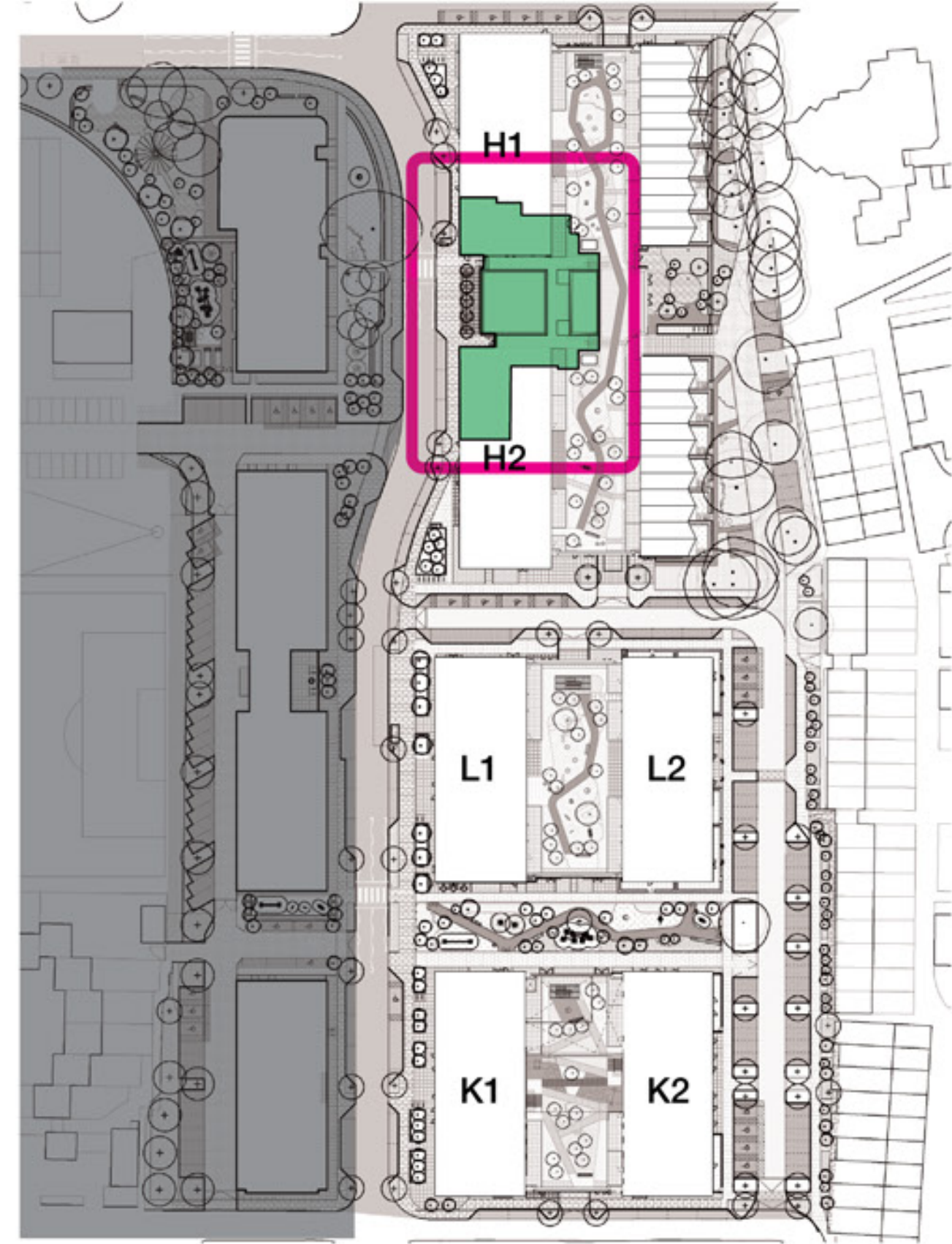
Not very much!

We plan to build Plots K & L first before Plot H, so we've moved the bus stop halfway down Bristol Avenue so it can be used sooner



The Community Centre

HLK105



What will be here?

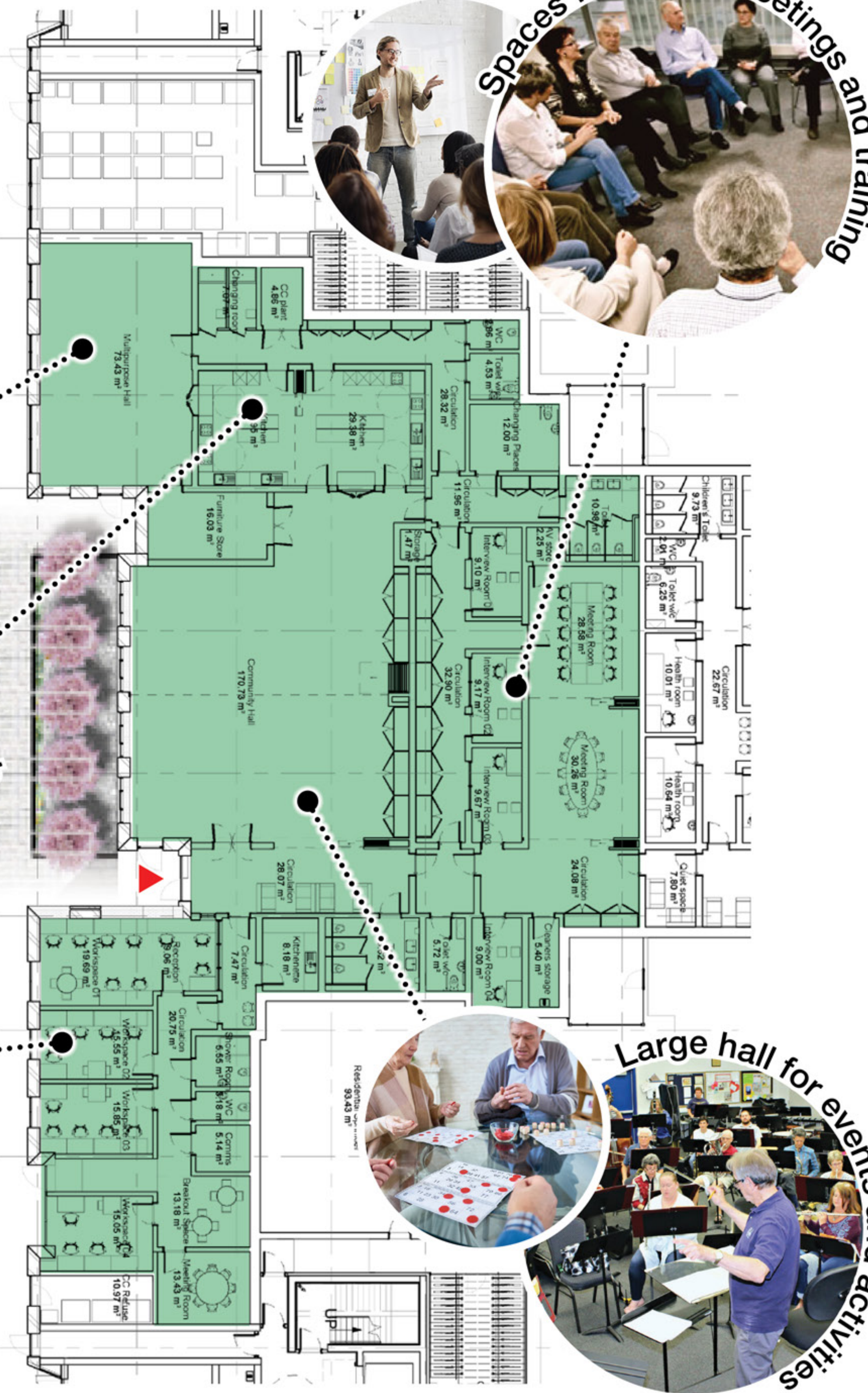
- A flexible large hall to host a range of activities.
- A smaller multi-purpose hall.
- Workspace.
- Flexible meeting rooms and spaces.

Multi-purpose hall for classes

Kitchens for catering and outreach

Workspace for local organisations

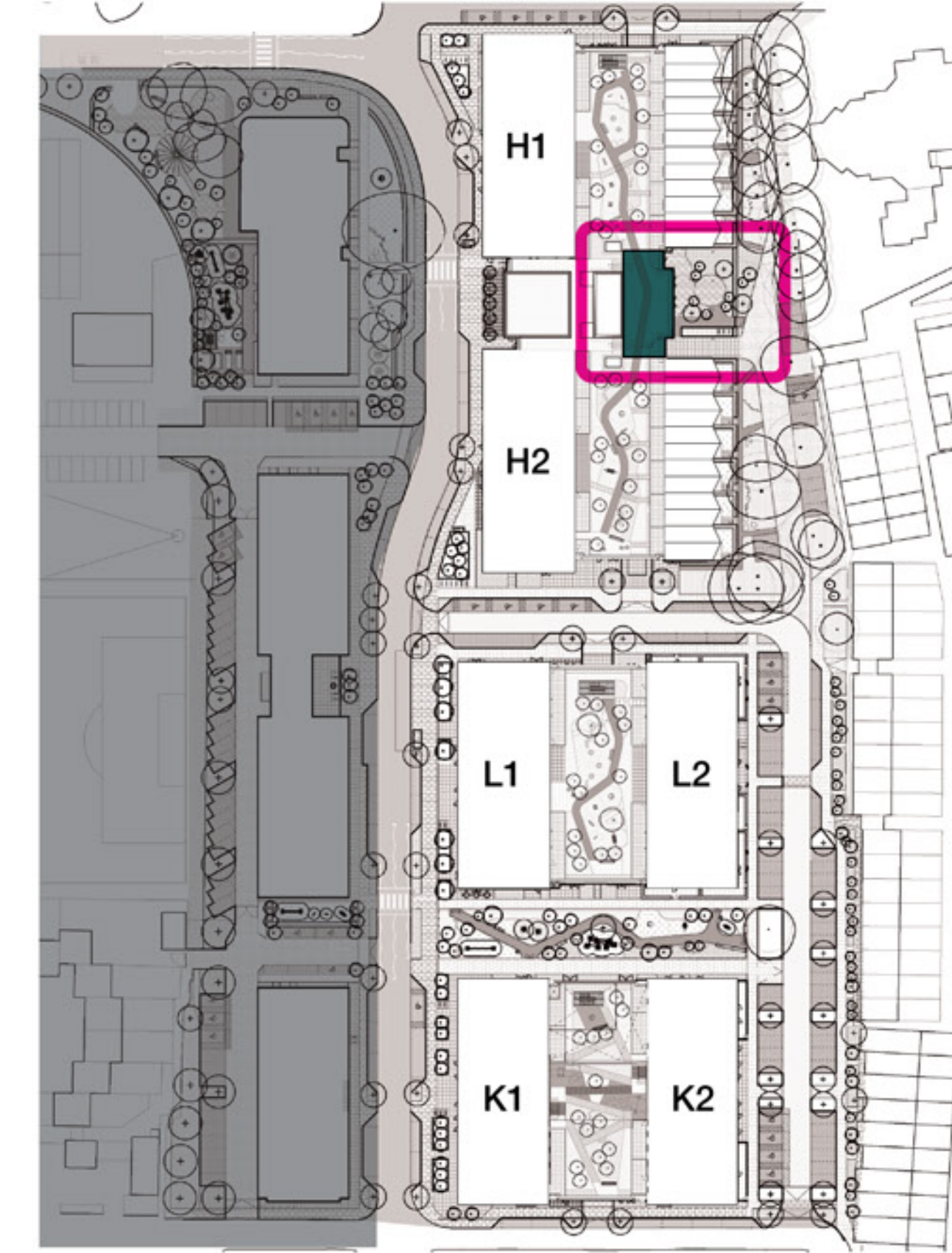
Spaces for group meetings and training



Large hall for events and activities

The Best Start Family Hub

HLK106



What will be here?

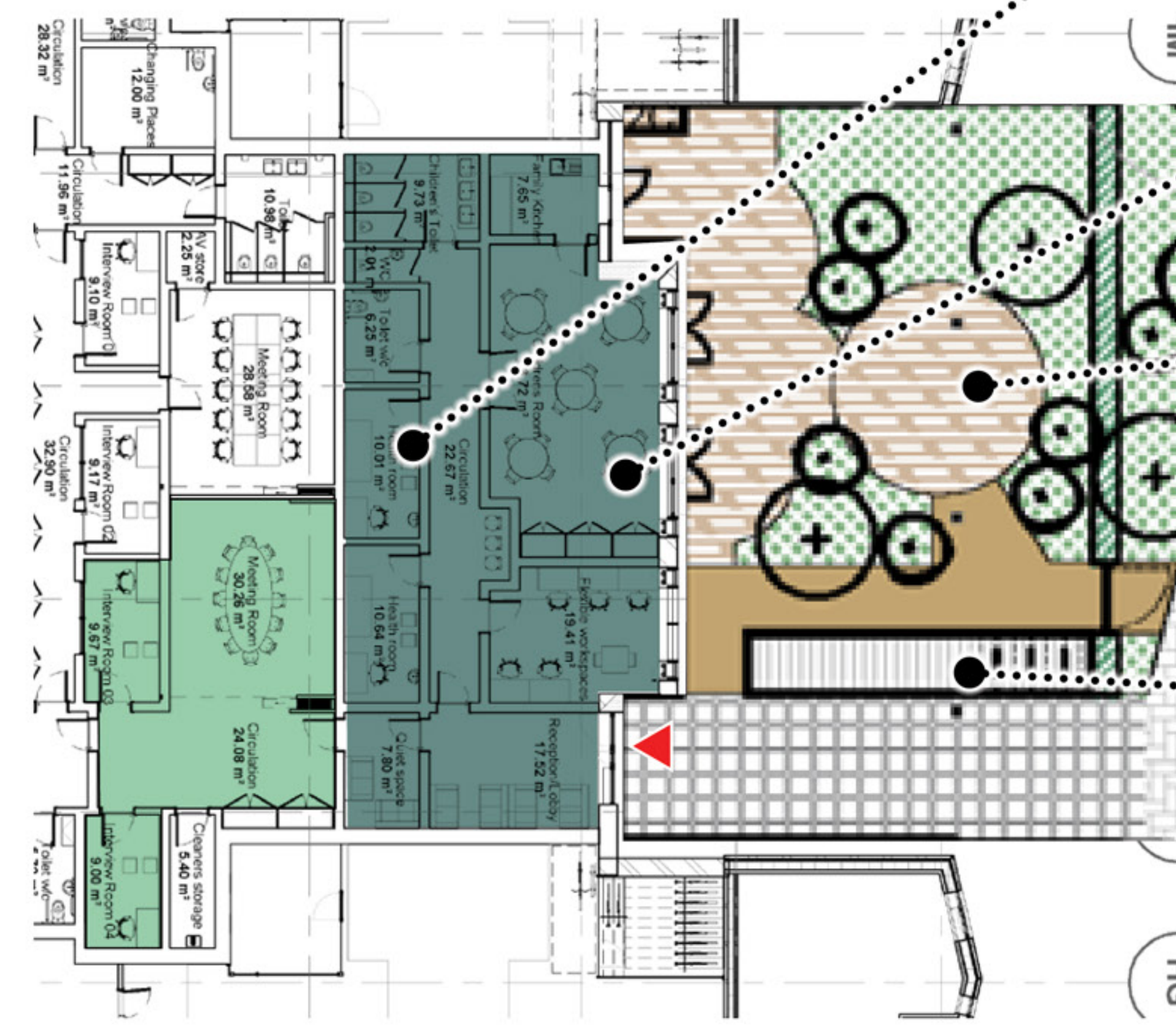
- A children's room for play and activities, with direct access to a secure garden area
- Staff offices and a reception area
- A domestic kitchen for safety training and meal preparation
- Flexible use consultation rooms
- A quiet space
- Secure access to Community Centre meeting spaces at pre-arranged times

New parent support spaces

Flexible children's activity room

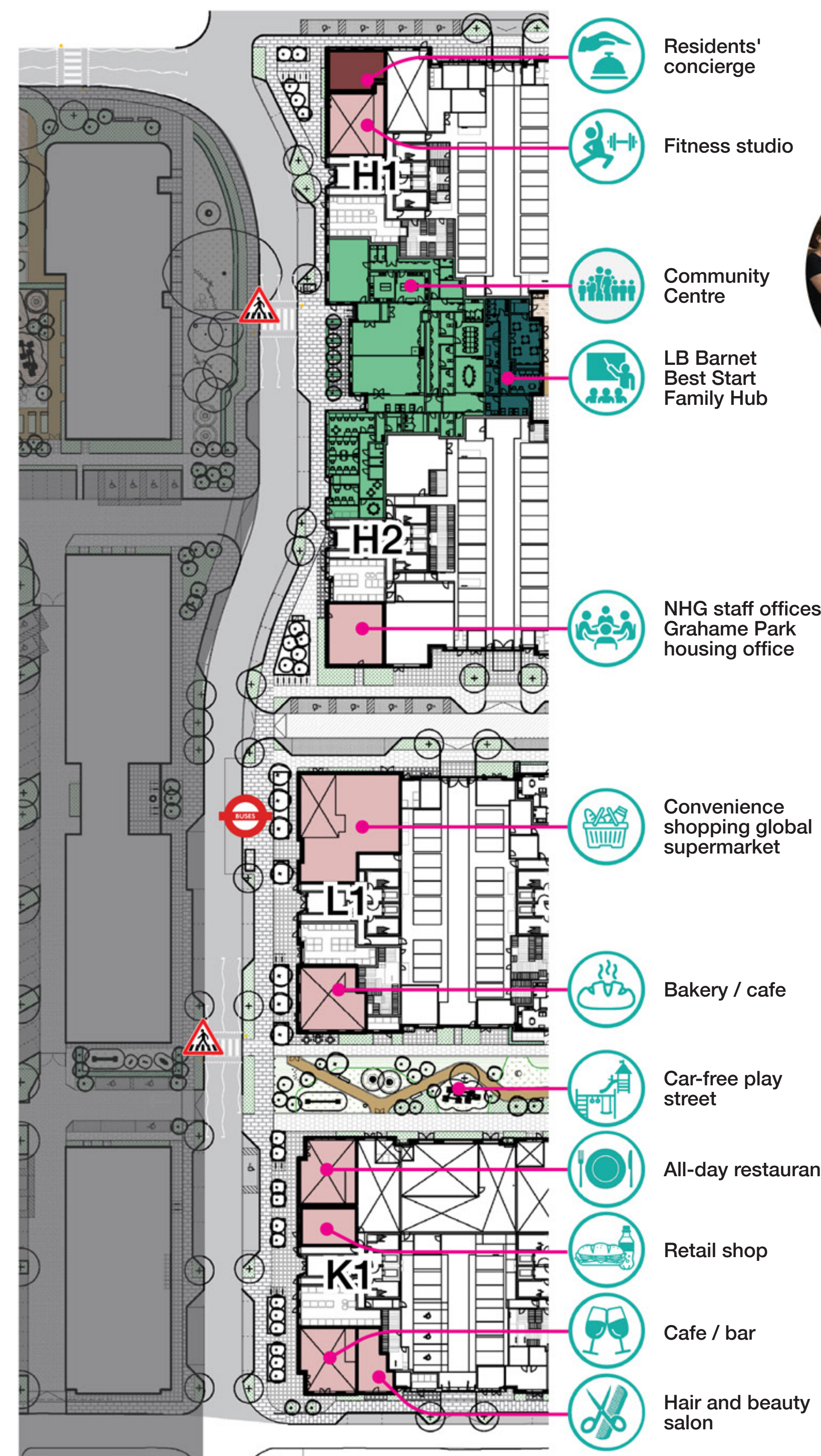
Garden for learning and play

Storage for buggies and bikes



A local centre on Bristol Avenue

HLK107



Local shopping with places to eat and drink

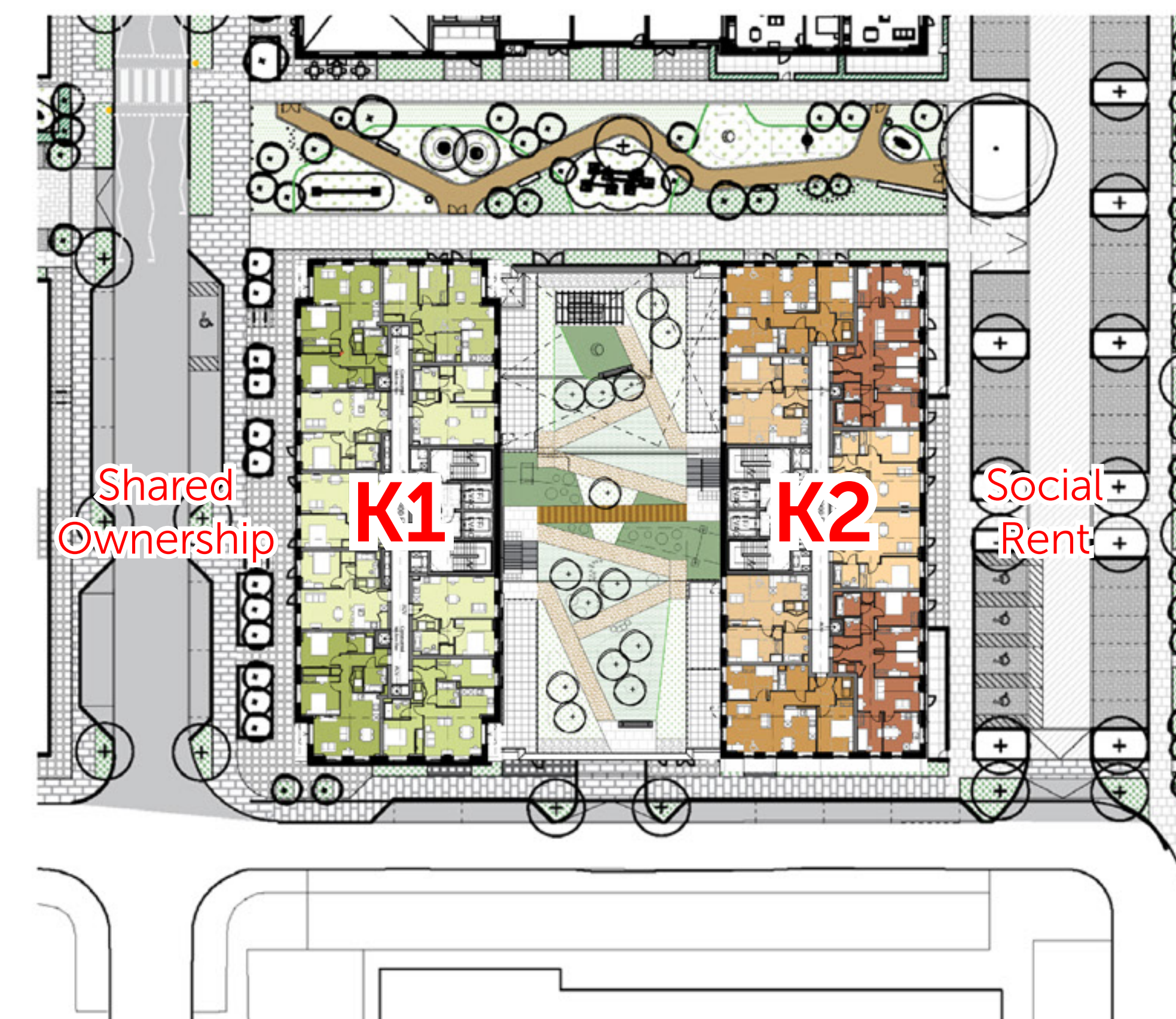
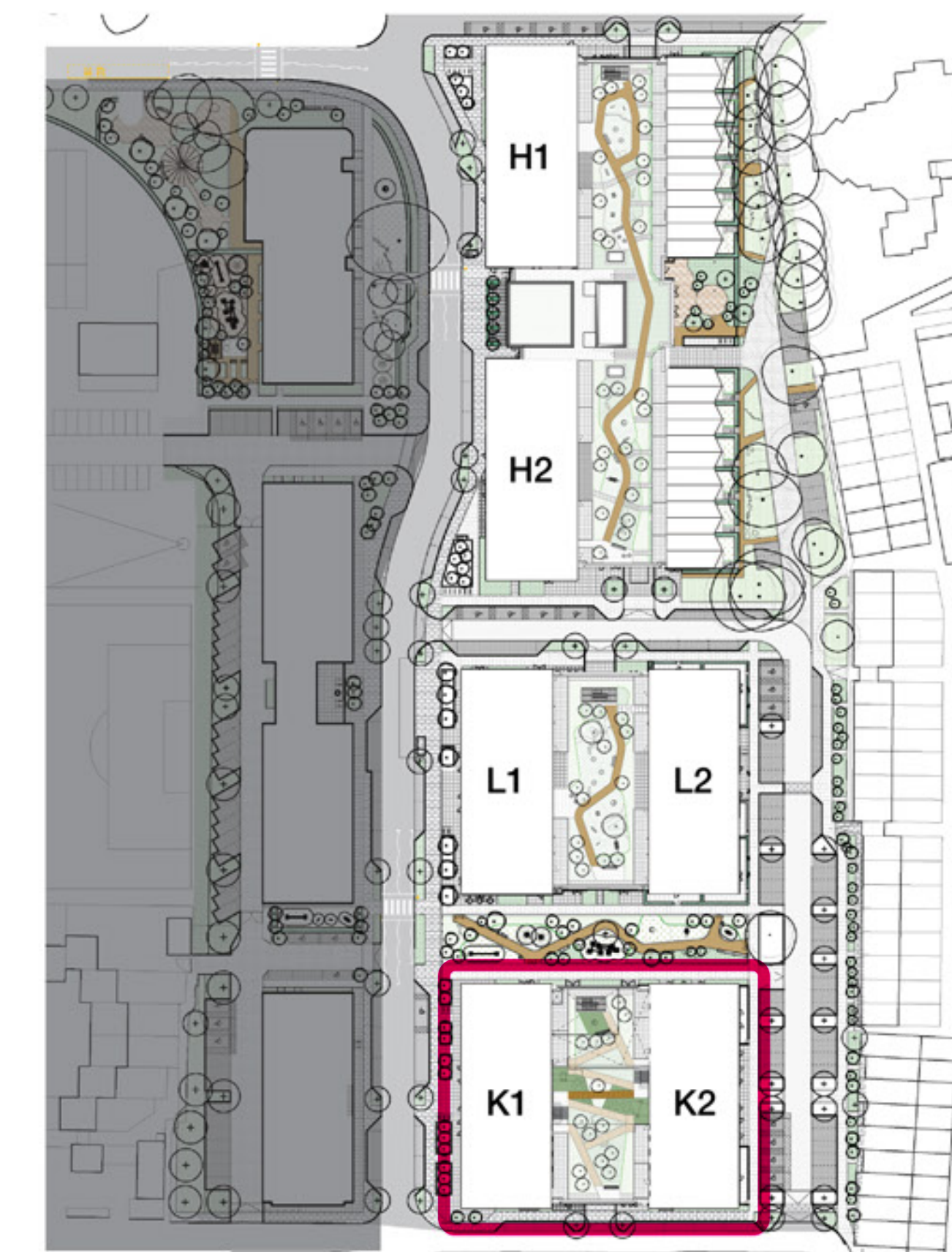
The west of Plots H, L & K will be lined by shops and services to support community life in Grahame Park.

Spaces have been designed to allow for:

- A bakery, cafe and local restaurants
- A convenience shopping global supermarket
- A beauty salon
- A fitness studio
- NHG offices and Residents' concierge

New homes in Plot K 1st phase

HLK108



156 new homes

Two buildings connected by a landscaped podium garden:

- K1 (west) 12 storeys + Energy Centre roof plant
- K2 (east) 9 storeys

1 bedroom to 4 bedroom homes for Affordable Rent and Shared Ownership:

- 75x one bedroom homes
- 65x two bedroom homes
- 10x three bedroom homes
- 6x four bedroom homes

What's changing?

Homes in Plot K used to all be for Market rent and sale, sized and aimed at smaller households. Now they will be for Social Rent and Shared Ownership sale, with more homes designed for family living.

K1: Double-height commercial spaces at ground

K2: An extra, setback floor has been introduced to create larger family homes and keep around the same number of homes.

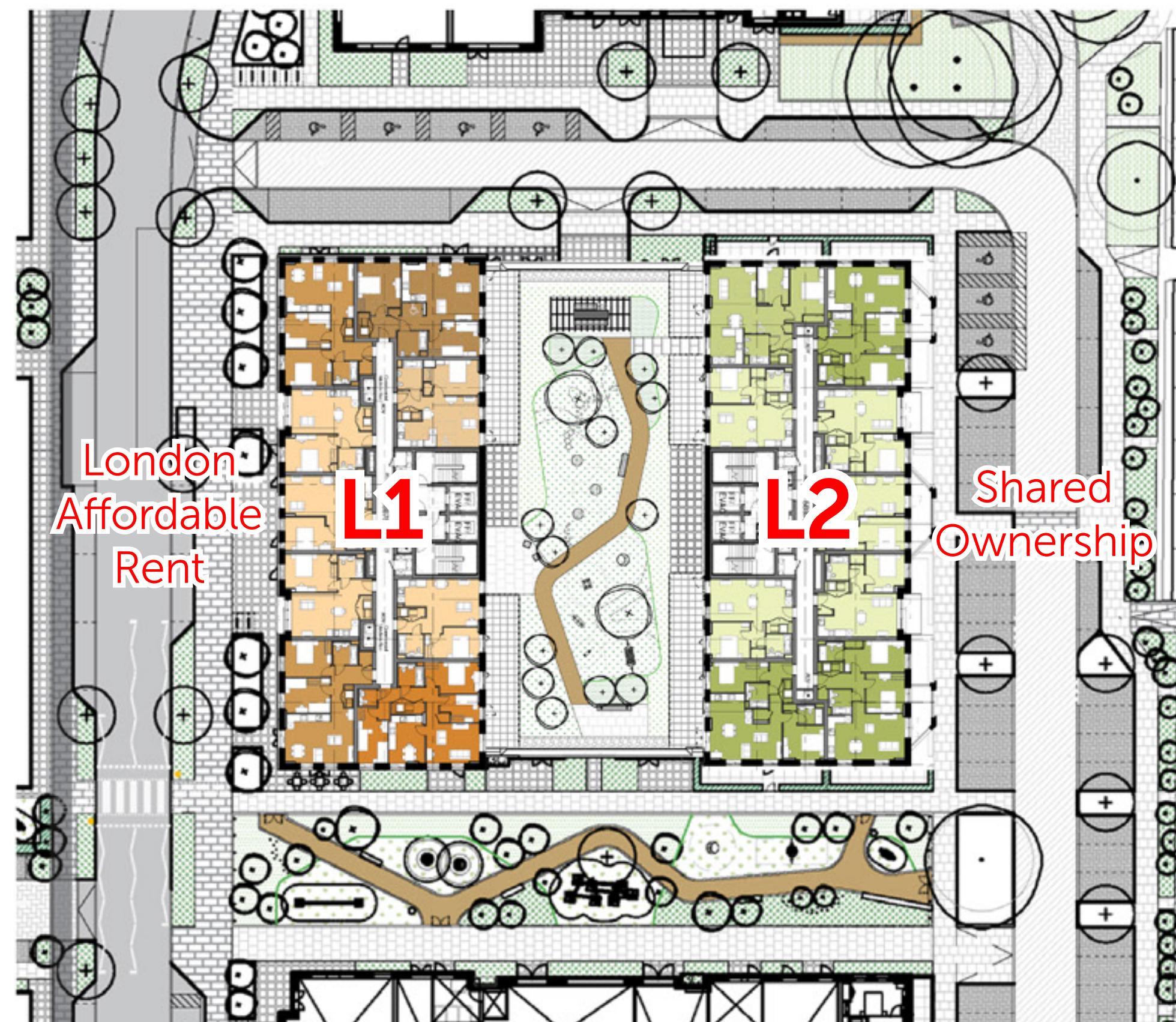


New homes in Plot L 1st phase

HLK109



View of Building L1 from the west



View of Building L2 from the east

167 new homes

Two buildings connected by a landscaped podium garden:

- L1 (west) 12 storeys / L2 (east) 9 storeys

1 bedroom to 3 bedroom affordable homes for London Affordable Rent and Shared Ownership:

- 92x one bedroom homes
- 59x two bedroom homes
- 16x three bedroom homes

What's changing?

Homes in Plot L used to all be for Shared Ownership sale. Now, the homes in one building will be for London Affordable Rent.

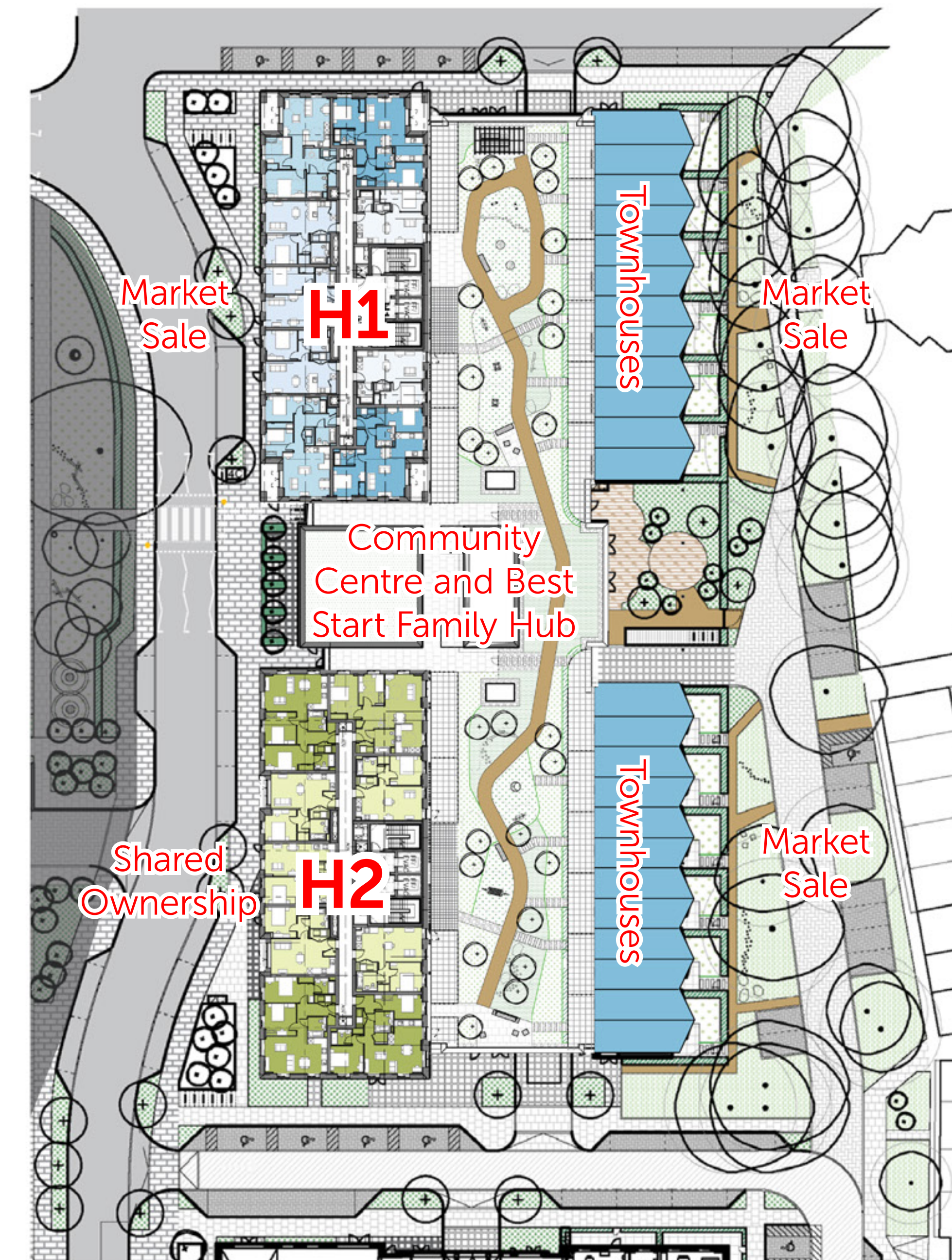
- L1:** Double-height commercial spaces at ground
- L2:** An extra, setback floor has been introduced to deliver more affordable homes sooner.

New homes in Plot H 2nd phase

HLK110



View of Buildings H1 & H2 from the west



View of the townhouses from the east

230 new homes

Two buildings and two terraces of townhouses connected by a landscaped podium garden:

- H1 (north) 15 storeys
- H2 (south) 12 storeys
- Townhouses (east) 3 storeys

1 bedroom to 3 bedroom homes for Market Sale and Shared Ownership:

- 27x studio homes
- 94x one bedroom homes
- 97x two bedroom homes
- 12x three bedroom homes

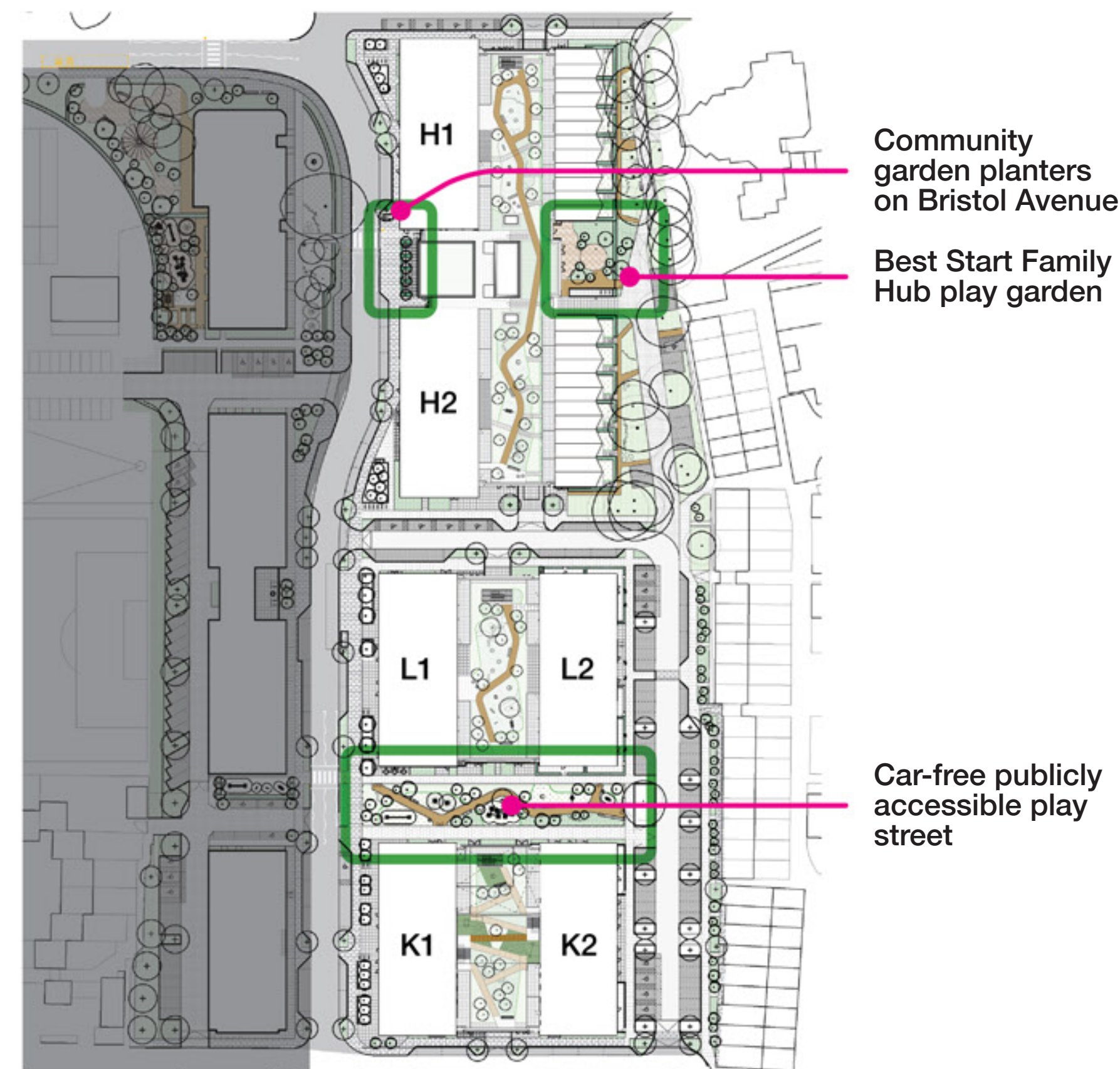
What's changing?

- H1:** Double height commercial space at ground floor and an extra floor of market sale homes.
- H2:** An extra floor of shared ownership homes.



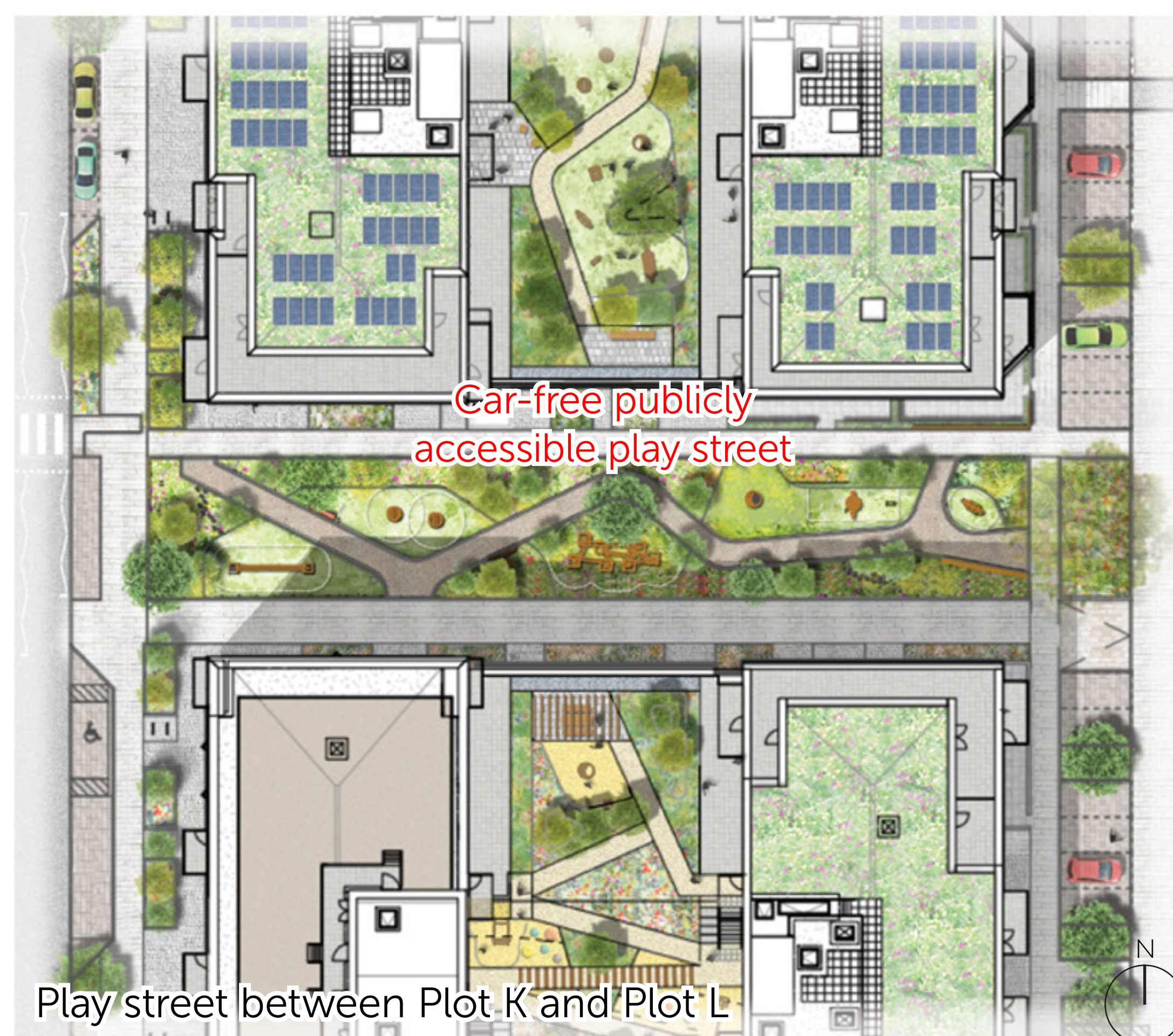
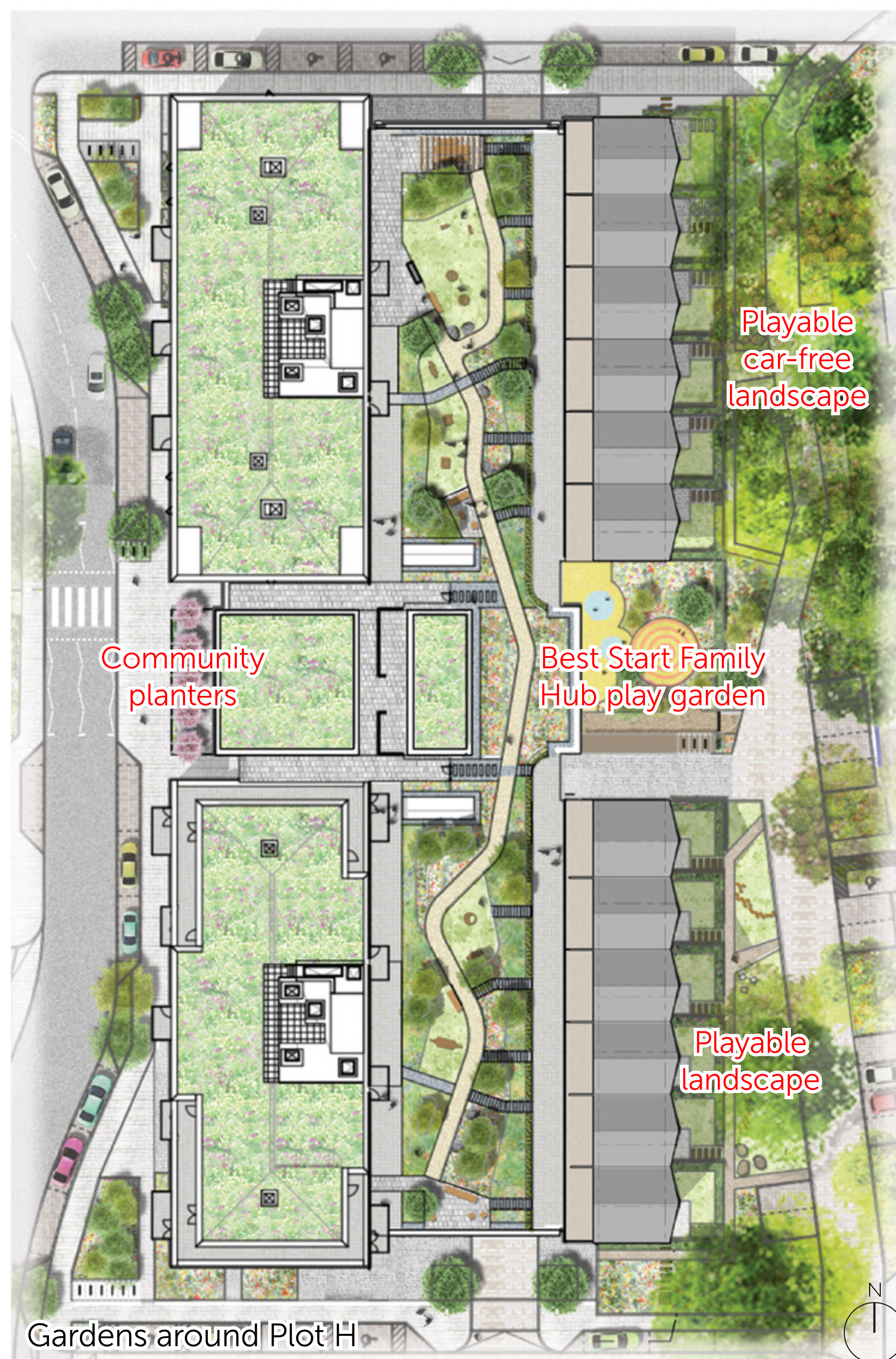
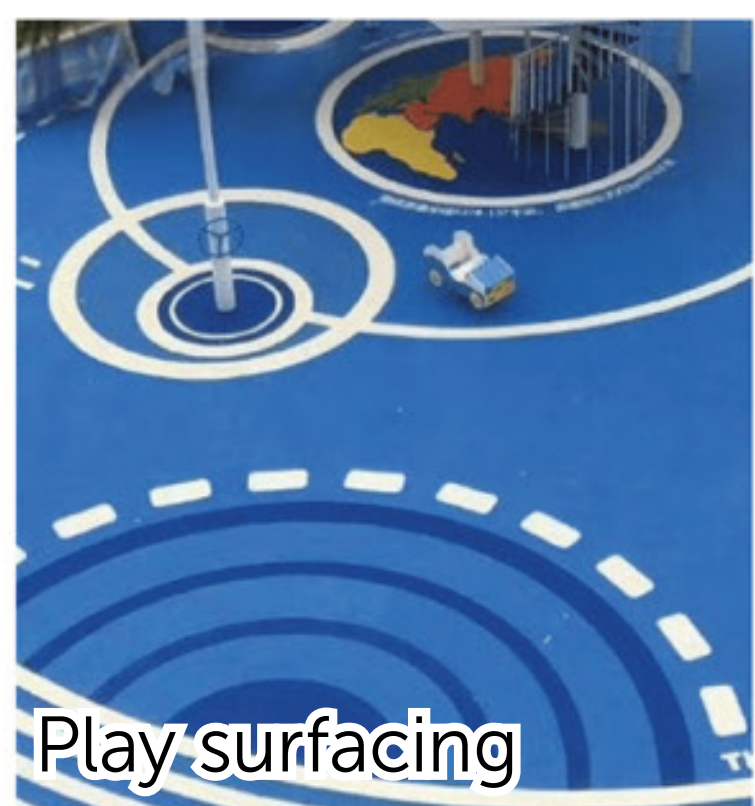
Street-level gardens and play

HLK111



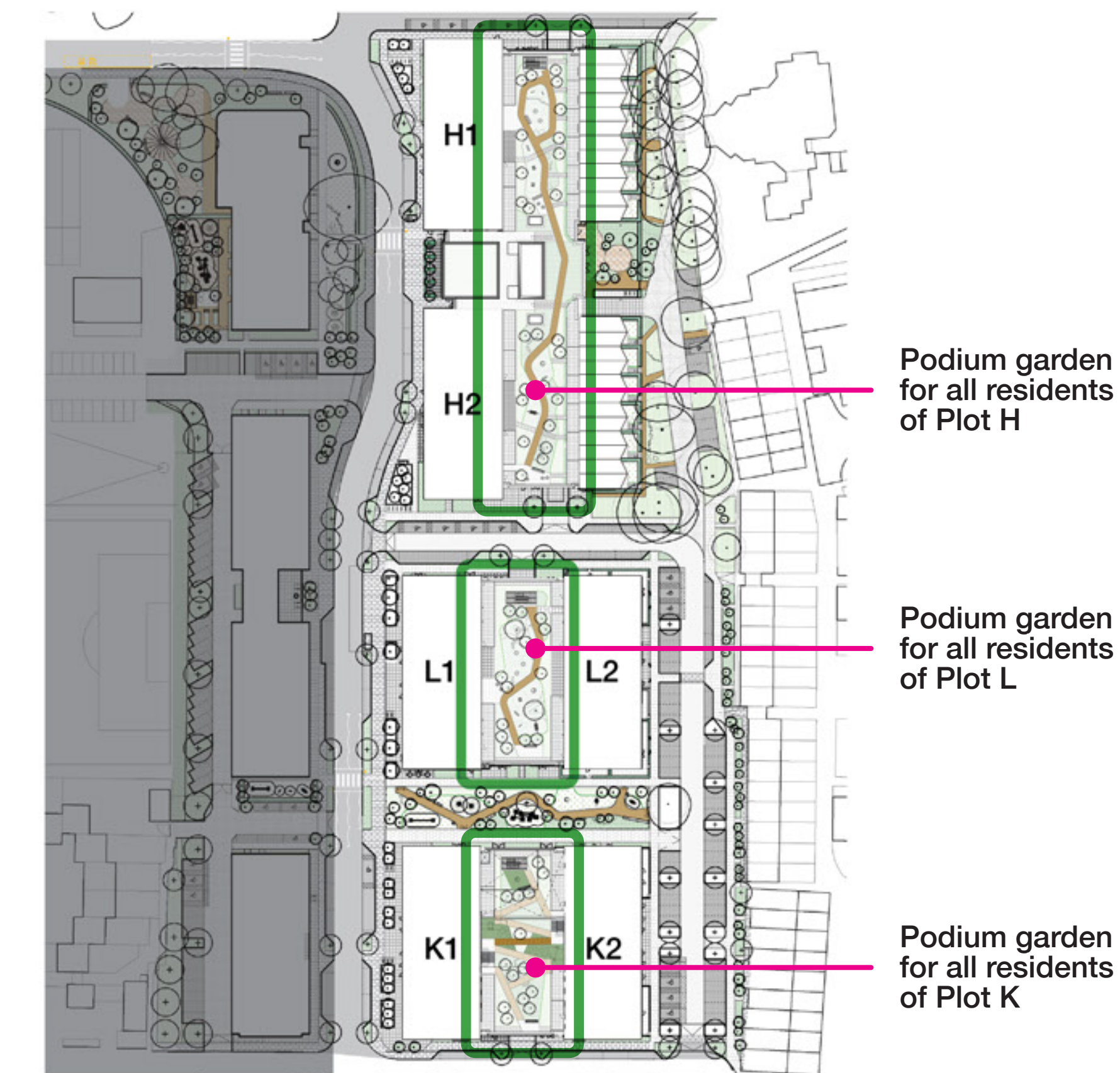
What will be here?

- A car-free street with play equipment and planting, safely contained by a low fence.
- A dedicated play garden for Barnet Council's Best Start Family Hub
- Playable landscape on residential streets



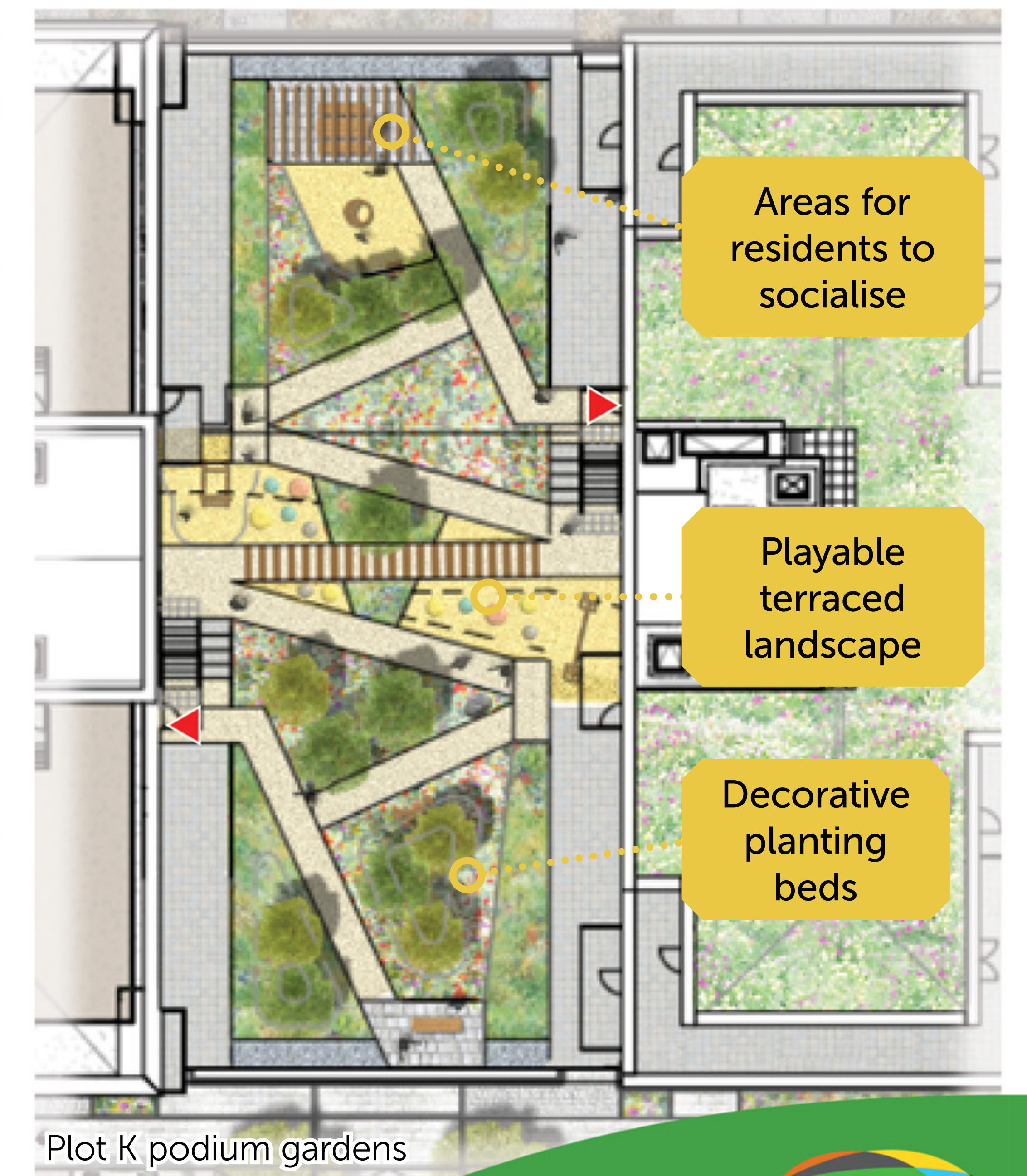
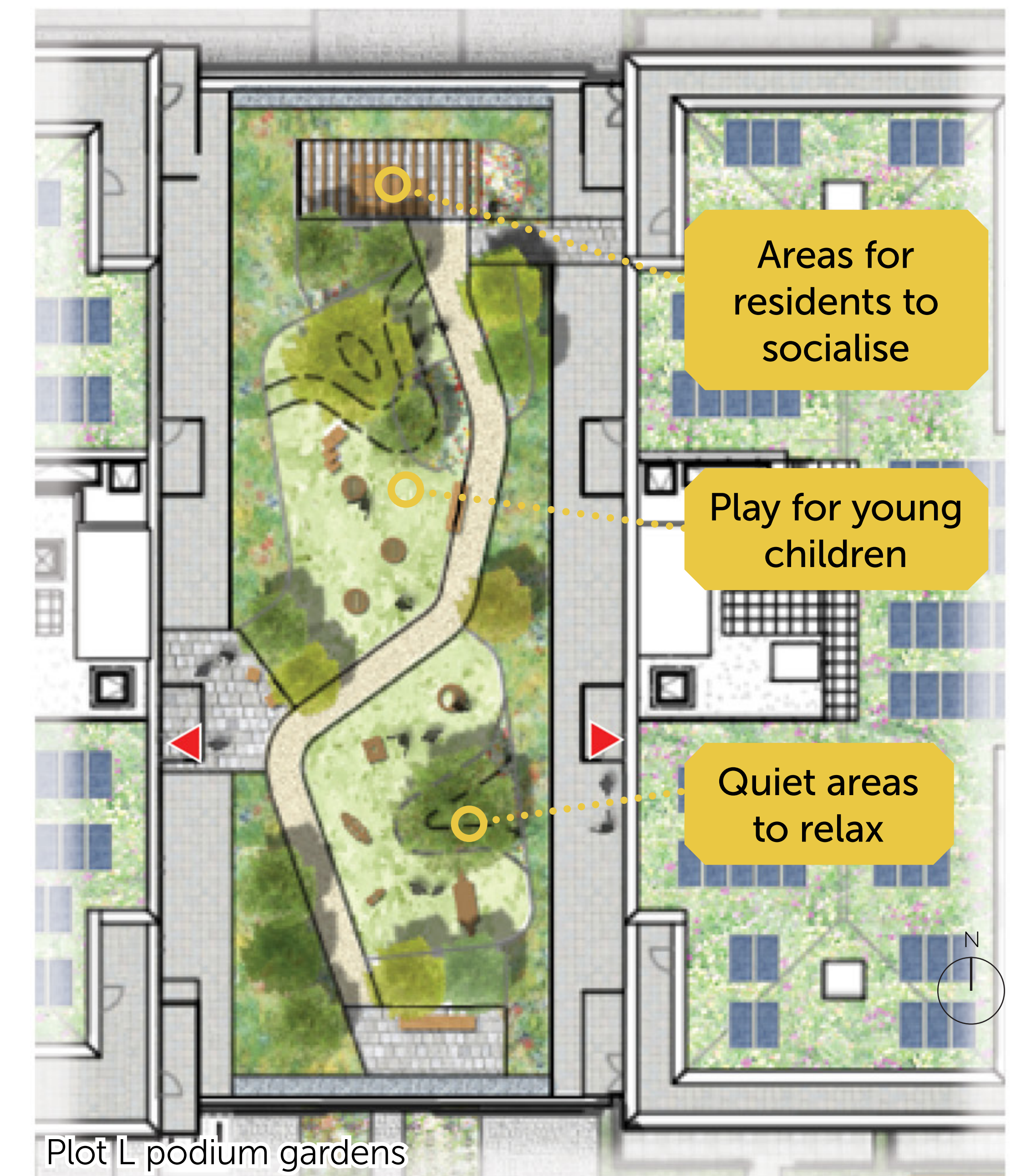
Raised podium gardens

HLK112



What will be here?

- Safe and secure raised gardens in each plot
- Climate-resilient planting
- Seating options to be alone or in groups
- Play for young children 0:5 close to home



Preparing for construction

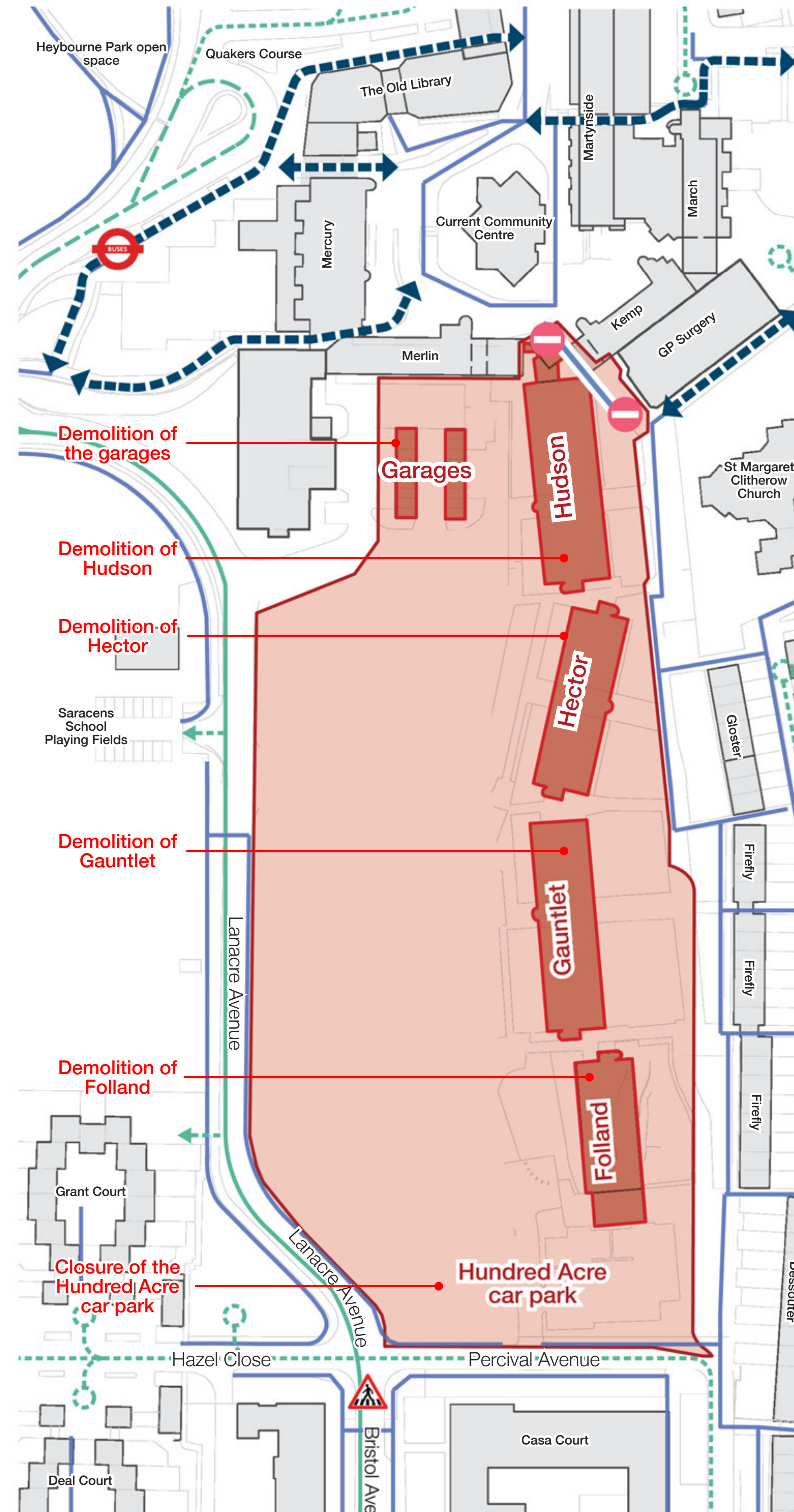
HLK113

Where will the work be?

The plan below shows the location of the site for the demolition and construction work needed to deliver Plots H, L & K. Lanacre Avenue will remain open throughout.

What comes next?

To enable the next phase of construction we need to close the temporary Hundred Acre car park, and demolish more buildings. For safety, some pedestrian access routes will be diverted.



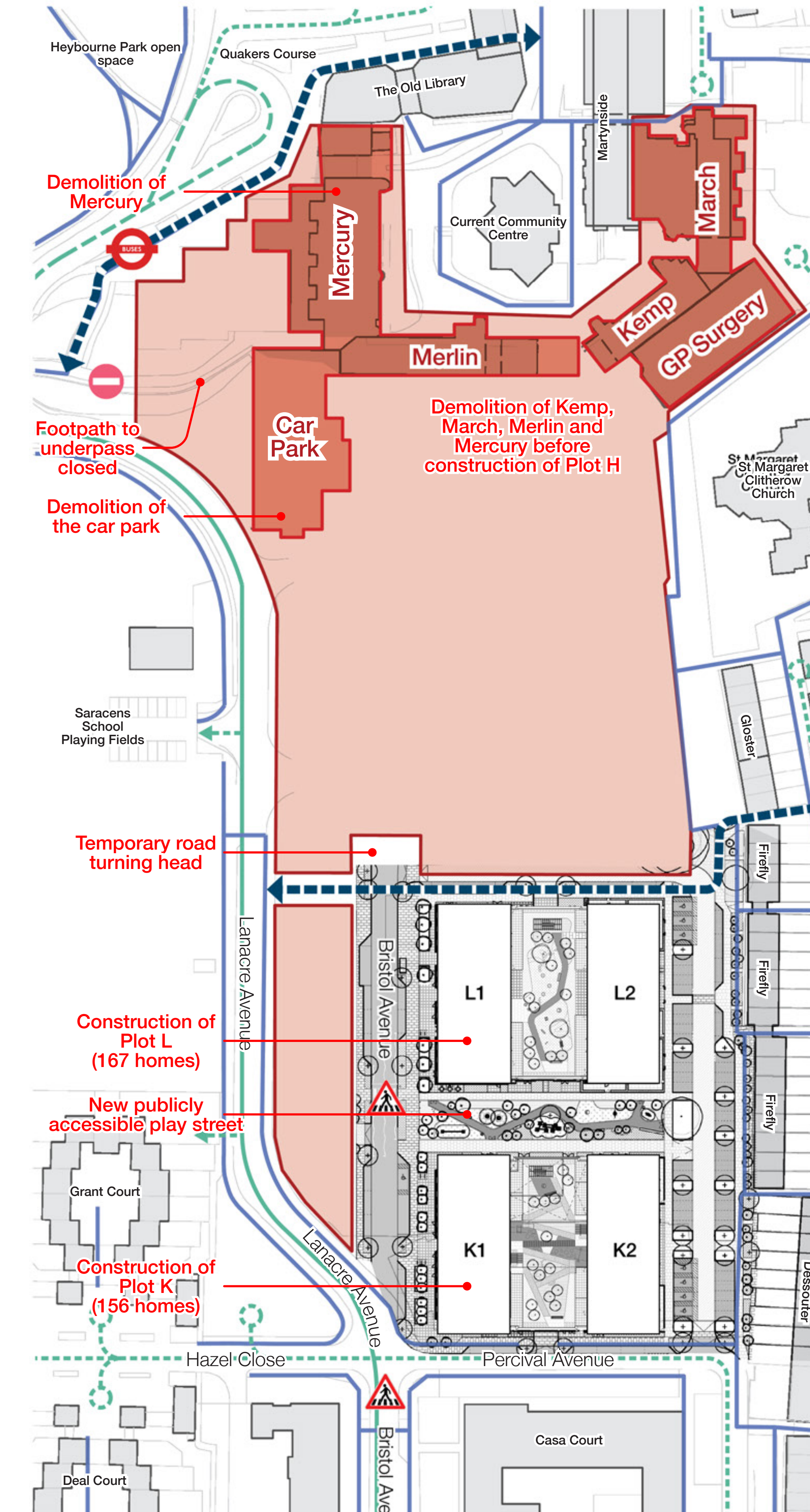
Folland, Gauntlet, Hector and Hudson will be safely demolished within a secured area of the site.

Building in two phases

HLK114

First phase: Plots K & L

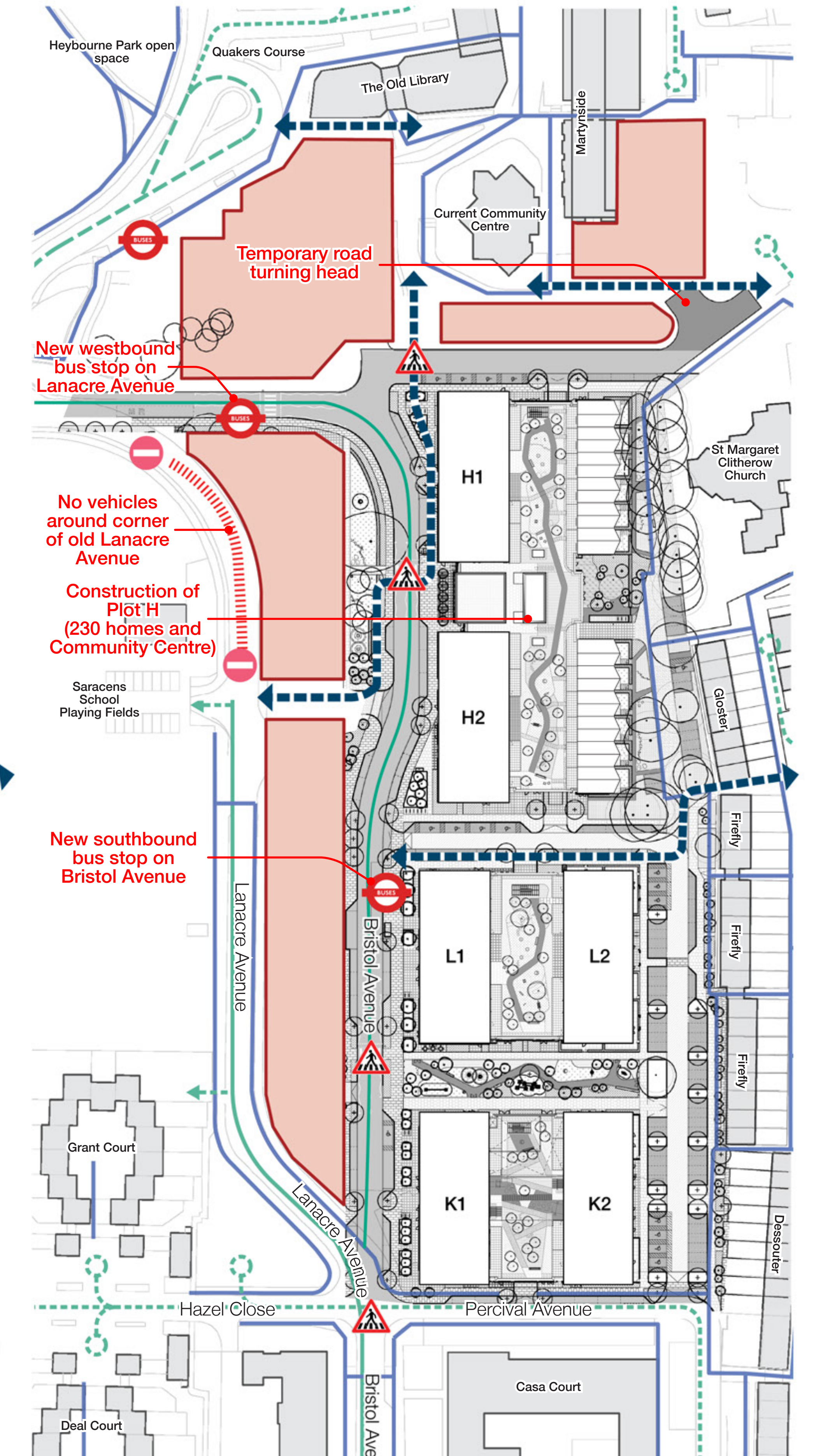
Construction of the new buildings, roads and landscaping will start in the south of the site. An east-west pedestrian connection will be provided as soon as it is safe to do so.



When Plots K and L have been built, new roads, footpaths and street-level playspace will be opened up for all residents to use.

Second phase: Plot H

Once Plots K & L have been completed, Plot H and more new streets will be built next. New pedestrian connections will be provided as soon as it is safe to do so.



After the construction of Plot H, buses will move onto the new Bristol Avenue route.

