

2.0 Site assessment

2.1 Site location

The site, part of the Grahame Park Estate, is located in north-west London within the London Borough of Barnet (LBB).

The site sits close to the M1 motorway near Junction 2 with the A1 and A41.

Colindale London Underground (LU) Station is within 800m of the site centre, with Burnt Oak LU and Mill Hill Broadway Thameslink Station both within 1.2km.

2.2 Site boundary and dimensions

The Application site boundary is defined to the south and west by existing roads (Heybourne Crescent, Clayton Field, Lanacre Avenue, Percival Avenue).

To the north and east, the boundary is partly defined by existing roads (Great Field, Corner Mead) and partly by existing buildings within the Estate, and by two churches: St Augustine's (Catholic Anglican) and St Margaret Clitherow (Roman Catholic).

The site is an irregular L-shape, each leg of which is a little under 500m long. The site area measures 132,930sqm, or **13.3 Hectares** (32.8 Acres).

2.3 Site ownership and management

The Application site freehold is the Grahame Park Estate, land registry title **NGL-104052**. The existing estate is owned and managed by Barnet Homes.

Within the Estate, but beyond the scope of this application, there are areas of regeneration collectively known as "Stage A" which are owned and managed by the Applicant.

There are also individual building, retail units and apartments held on leasehold arrangements by a variety of individuals and institutions.

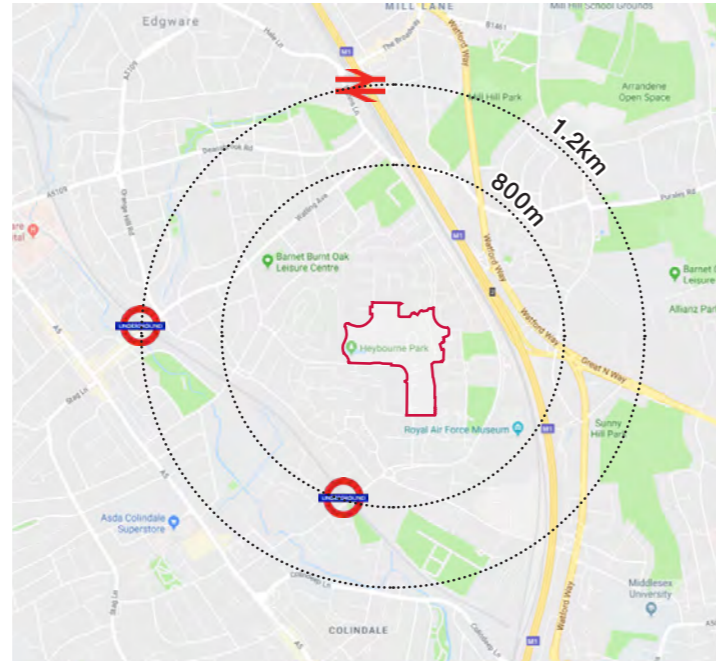


Figure 1: Site location (Google)

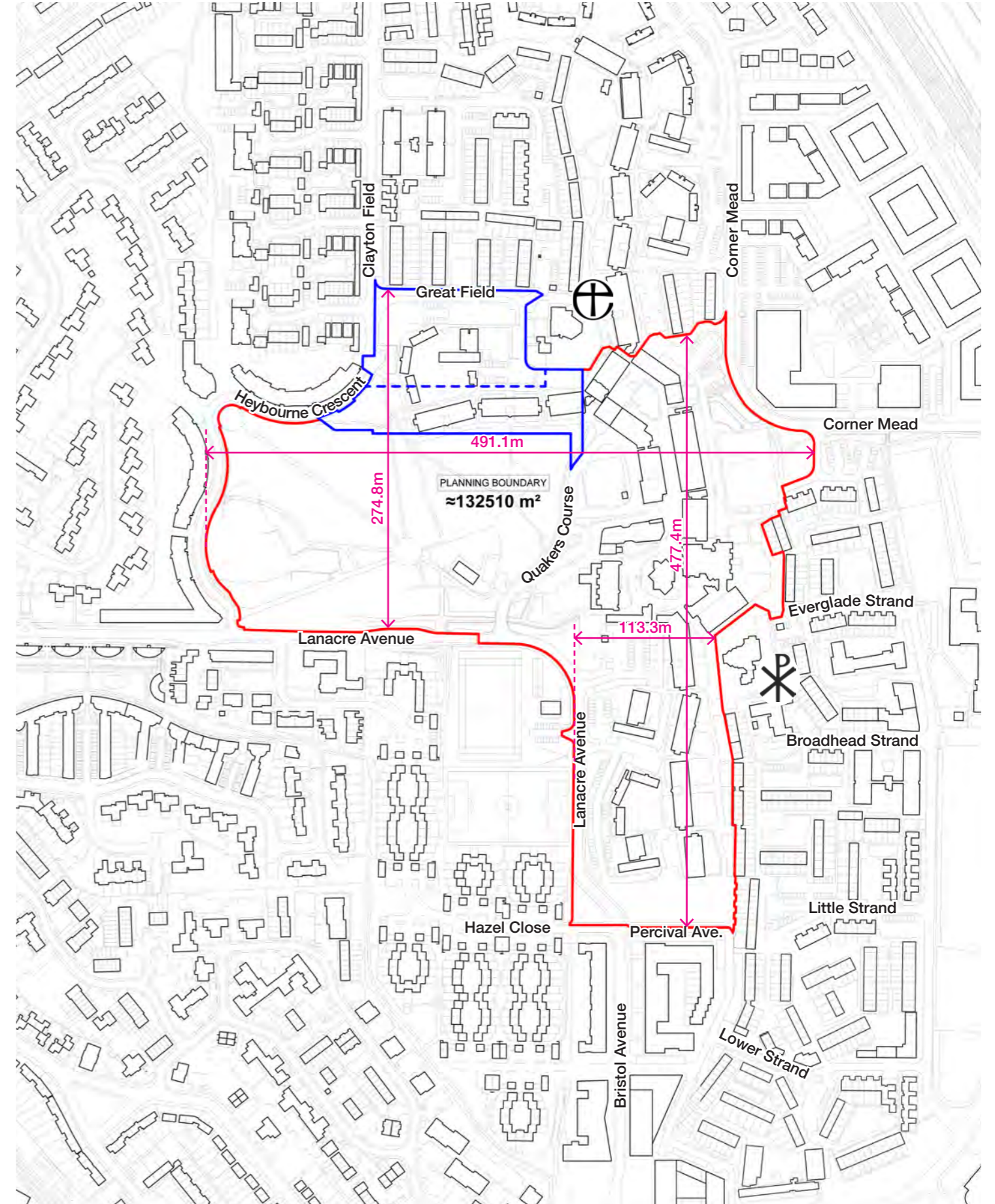


Figure 2: Site boundary in local context

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2.4 Site history

The Grahame Park estate was designed and built during the 1960s and 70s in the centre of fields previously forming the Hendon Aerodrome. The estate was named after Claude Grahame-White, an English pioneer of aviation and motor-vehicle design who established the original airfield and flight school, and based his companies at Hendon.

The Aerodrome

Hendon Aerodrome was an important centre for aviation from 1908 to 1968. It was known as a place of pioneering experiments including the first airmail, the first parachute descent from a powered aircraft, the first night flights, and the first aerial defence of a city. The Aerodrome was briefly active during the Battle of Britain, but for most of World War II, the Aerodrome was mainly used for transport activities, and flying dignitaries to and from London.

As flight developed, the civilian airfield became briefly militarised as RAF Hendon, but the short runways and the close proximity of suburban houses meant that it was no longer deemed a suitable location and saw the end of flight in the early 1960s, when the London County Council (LCC) and Hendon Borough Council (HBC) identified the land for housing development by the MoD and local authority.

Redevelopment of the land

The aerodrome was redeveloped to house the Grahame Park Estate and Hendon Police College. Part of the aerodrome was turned into what is now the RAF Museum; a collection of aircraft and buildings including several Grade II listed sites. The Museum shows the history of aviation and the important role the Aerodrome had in the history of flight, and within the war.



Figure 3: Air show at Hendon Aerodrome

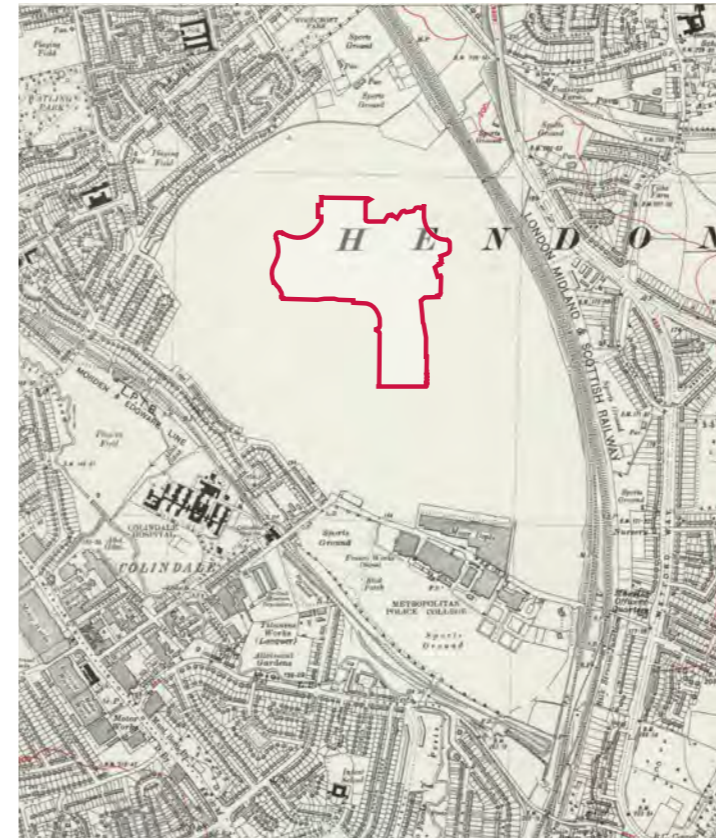


Figure 6: 1938 Ordnance Survey 6" map of the Aerodrome and surroundings



Figure 4: Air show at Hendon Aerodrome

W
SPEED WITH SAFETY

The G.W. Buckboard
1920
A Real Cyclecar.
3 h.p., Two-Seater.

The Ideal Country and Colonial Runabout.

Wear, tear and expense reduced to a minimum. Will climb any main road hill.

Two Speeds, Foot-starter, Clutch, etc. - Price **95 Guineas Complete**



The Grahame-White
Light Car.
10 h.p., 4-Cylinder.

An Entirely Novel Method of Transmission.

No Gear Box. No Gear Wheels. No Thick Gear Oil. No Idle Shafts to be Drawn. No Gnashing of Gear Wheels when Changing Speed.

The Acme of Simplicity with Efficiency.

Progressive and Noiseless. Speeds from Zero to Top.
Direct Drive on Top Speed.

**Approximate Price, Chassis - : 350 Guineas.
Two-Seater : 395 Guineas.**

On View at our Olympia Stand, No. 44.

The Grahame-White Company, Limited,
HENDON, N.W.9.

Telegrams: "Volplane, Hendon." Phone: Kingsbury, 120

Figure 5: Grahame-White Company 1920 advertising material



Figure 7: LU Advertising posters for air shows at Hendon Aerodrome (LTM)

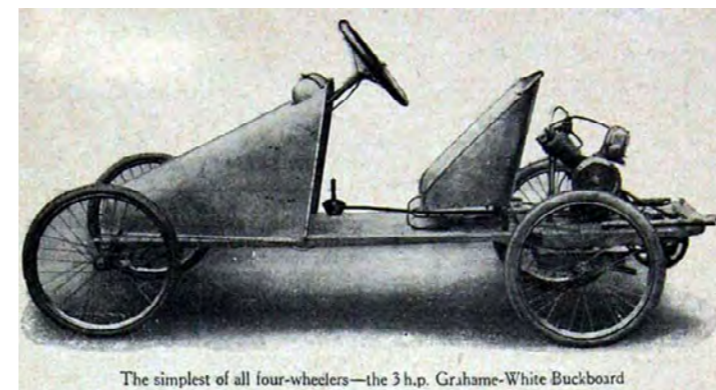


Figure 8: The Grahame-White Buckboard Cyclecar

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2.5 Design of the Grahame Park Estate

Grahame Park is the borough's largest housing estate, originally comprising 1,777 homes of mostly social rented accommodation, along with a small neighbourhood shopping centre and various community facilities in a central "Concourse".

The aerodrome site was planned as a miniature new town, with municipal flats and houses at its core and private and Ministry of Defence (MoD) housing on the perimeter.

The estate was designed by the Greater London Council (GLC), with particular credit being attributed to Sir Roger Walters, the Chief Architect and Gordon Wigglesworth, the Housing Architect.

The Radburn model

In common with many other estates and prevailing urban planning practice in the UK at the time, the scheme was laid out on the 'Radburn' model, based on a planned community in the state of New Jersey, USA. In the early 1930s, Clarence Stein proposed an perimeter serviced street plan, where vehicles arrived at front doors in cul-de-sacs, but pedestrians would move only through central landscaped parkland accessed through private back gardens.

WWII's impact caused a 30 year delay, but when later adopted in the UK, the model aimed to create a safe public realm for people, especially children. The coming of the UK's own 'motor age' created conflict on narrow streets in older towns, where for centuries people had lived a community life in the public realm before the arrival of fast, dangerous vehicles.

Recognising the freedoms and optimism offered by the private car, the separation of vehicles from pedestrians would ostensibly improve conditions for both, and recreate the societal benefits of pedestrianised streets.

Development of the masterplan

Initial proposals for the masterplan proposed a singular terrace of buildings flanked by landscape. This was then inverted to become instead a space lined on both sides with buildings zig-zagging up the route of the north-south runway.

The irregular geometry, planting and level changes in the developed scheme placed buildings on the 'romantic' angle for the viewer, favouring the foreground landscape rather than a formal, classical dominance of the building seen square-on, and avoiding any direct overlooking between opposing dwellings by placing their windows away from parallel.

Surrounding cul-de-sacs of houses stayed true to Radburn, with no vehicles accessing the Concourse.

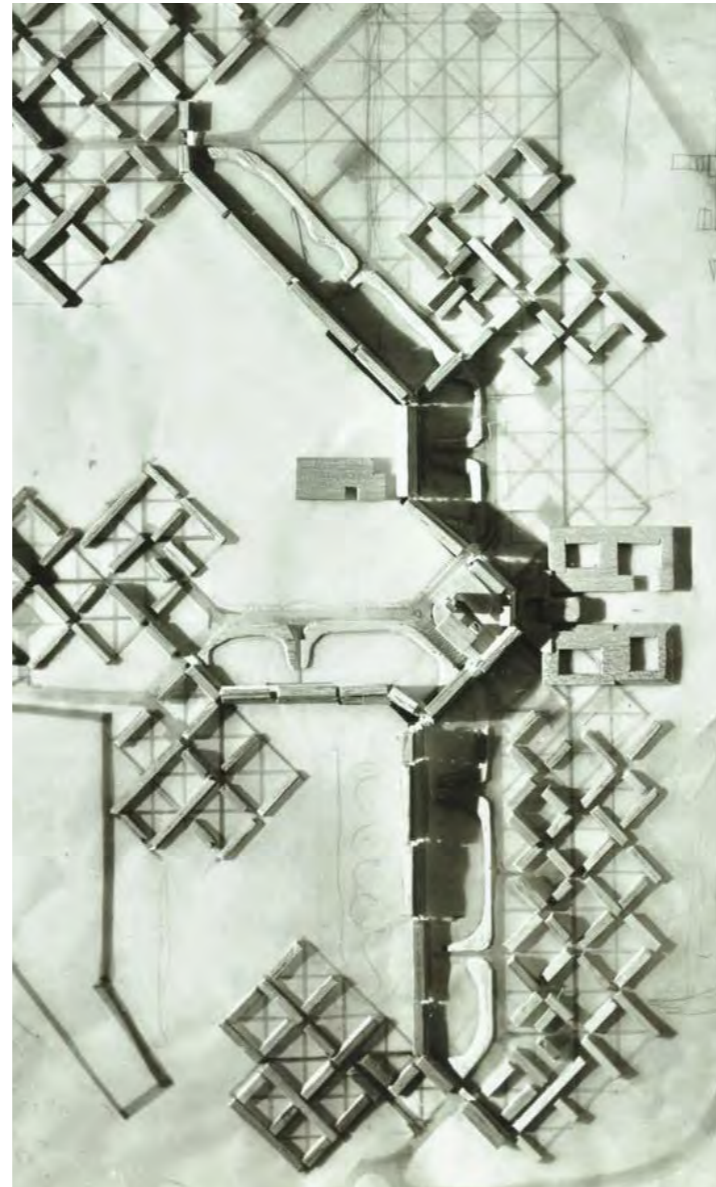


Figure 9: Rejected original masterplan proposal

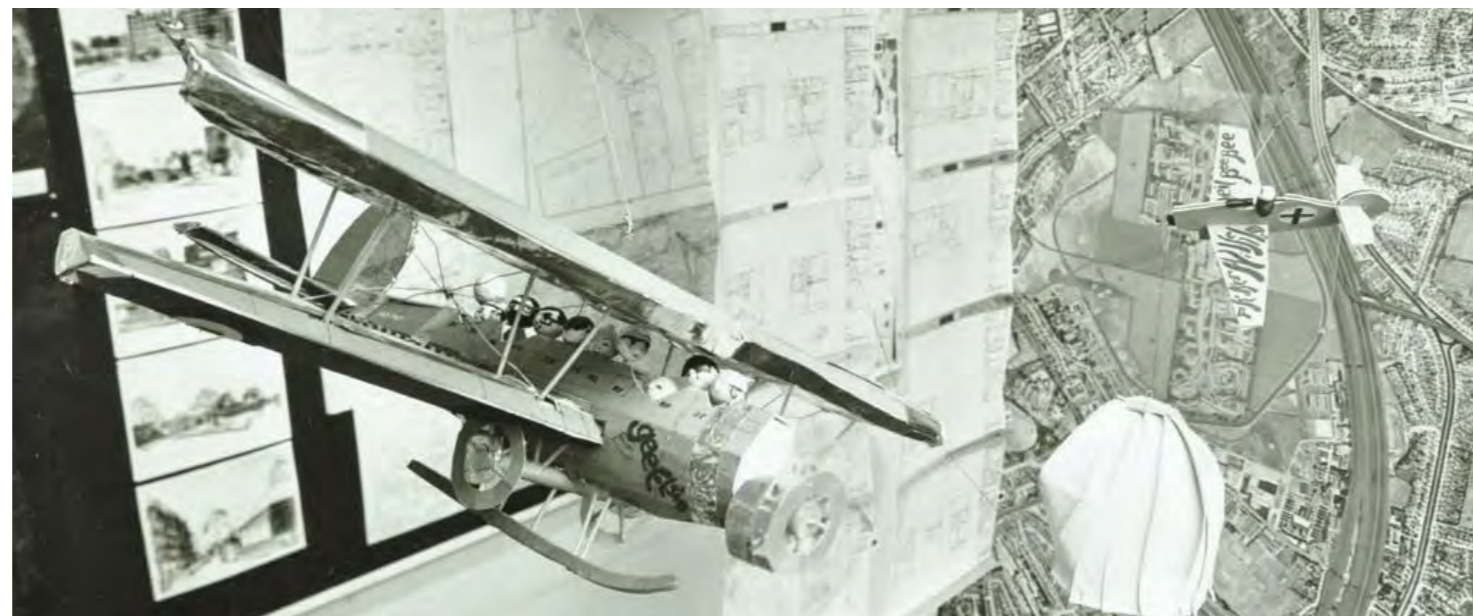


Figure 10: Model and plans on display at County Hall, with toy aeroplane models suspended in the foreground (1971)



Figure 11: The Community Centre & Concourse under construction (1971)



Figure 12: The Concourse under construction (1971)



Figure 13: Maquette model of a figurative sculpture



Figure 14: Blind walls of houses construction (1971)



Figure 15: Model and plans on display at County Hall (1971)



Figure 16: Glazed stair core (1975)



Figure 18: The Community Centre & Library (1975)



Figure 19: An undercroft pedestrian route (1975)



Figure 17: Neighbourhood play space (1975)



Figure 20: The 'amphitheatre' in the Concourse (1975)



Figure 21: Brick lift core (1975)

Critique and consequences

In 1975, with building work 2/3 complete, Peter Eley at the Architects Journal published a critique of the Estate which challenged the design and lamented the missed opportunities of Grahame Park as a test-bed for different ways of working and living together.

Positive about some aspects of the architecture, and acknowledging the challenges of the setting and lack of context for reference, Eley drew attention to the uniform material palette and the landscape, noting how both were already creating negativity: oppressive monotony and unwelcoming underpasses cited.

Amendments in the 1980s

A decade after first construction, the 'streets in the sky' which linked the chain of buildings were truncated to limit the rising anti-social behaviour. Some blocks gained retrofitted pitched roofs in an attempt to soften the geometry into a more recognisable domestic form.

The contemporary Estate

Grahame Park remains the borough's largest housing estate, however it suffers from a number of interlinked socio-economic and physical problems. A tenants' participation survey in 1999 identified a number of issues including the poor physical environment and poor image associated with deprivation and crime.

While not wholly responsible, the architecture of the estate, in particular the relationships between people and vehicles; public and private space; has been a significant contributing factor in the decline.

Key resources and additional information

A Historic Desk Based Assessment (DBA) has been prepared and submitted in support of this application.

The Architects Journal published an articles about the Grahame Park Estate in 1975, during its development.

The RIBA Journal published an article in 2015 following the completion of the Stage A buildings in the south of the estate.

The Academy of Urbanism has a succinct article from the same year explaining the prevalence of the 'Radburn' model for urban planning in the UK between the 1960s and 1980s.

Landscape designs prepared for the site are on record at the Museum of English Rural Life archives in Oxford.

Images sourced from the City of London Archive and RIBA Library.

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2.6 Existing site photography

The numbered site photographs in this section, and key plan adjacent, illustrate the general existing character of the Estate.

Additional photography of Heybourne Park landscape areas, and of areas more relevant to the Detailed Component are illustrated in the relevant sections of both volumes of the DAS.

Building character

The Estate is predominantly built from a dark red brick with white-framed openings and accents. Taller buildings lining the 'Concourse' retail area have flat roofs and a castellated brick parapet. Taller buildings elsewhere on site have over-sailing pitched and tiled roofs.

The existing Grahame Park estate is different in character to the surrounding residential post-war developments. Whilst the surrounding area is typically two storey houses of either brick or horizontal timber cladding, the Grahame Park estate is of a more robust unfussy style, in red brick. The churches, library, community buildings and shops encompassed in the estate are of a similar style, with a starkly angular design.

The estate, whilst including almost 1800 homes, has a single character throughout the development, thus presenting a place without distinguishing features. This has resulted in a place that creates difficulty in wayfinding.

Outside of the main blocks, the estate is surrounded by cul-de-sacs of houses constructed using pre-fabrication. These homes are typically red brick to the base, with timber cladding to first floor level. Much of the ground floor frontage is occupied by garages.

Landscape character

Although there are open spaces in and around the development site, these are typically open grassland in nature, and do not have a strong sense of landscaped design.

Mature trees planted with the original construction exist throughout the pedestrian network of the estate, but are of variable quality, and can serve to encourage segregation and overshadowing.

Original brick landscaped features have generally deteriorated through neglect and age, or have been covered with tarmac or similar surfacing.

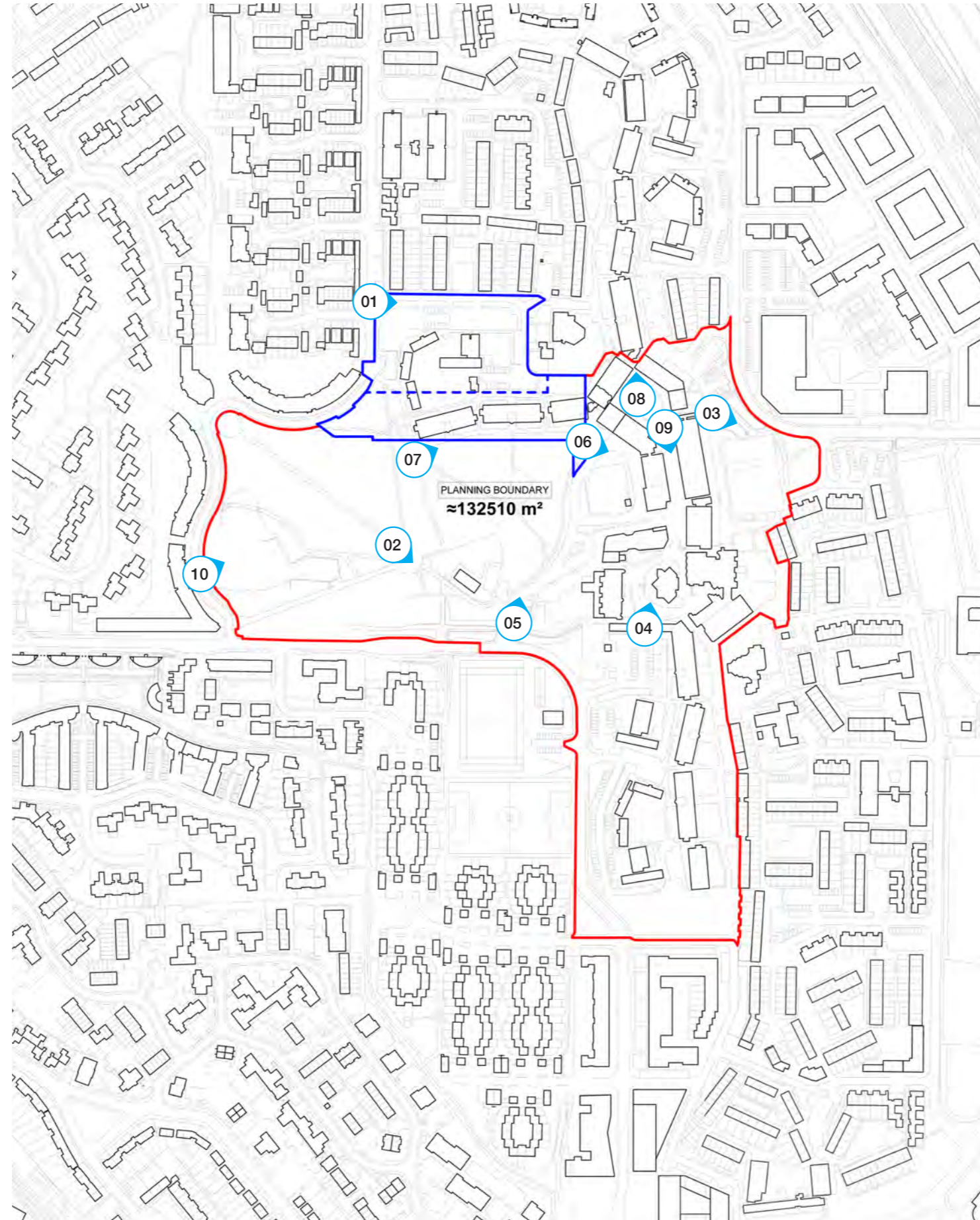


Figure 24: Existing photography keyplan



Figure 22: Existing trees and roadway to Great Field

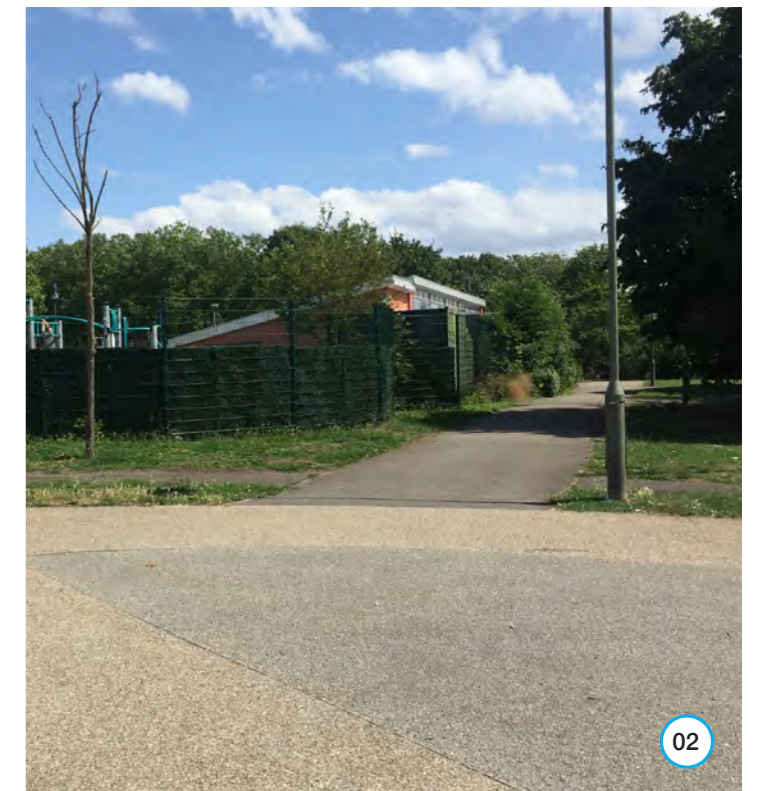


Figure 23: 'Greentops' centre from Heybourne Park

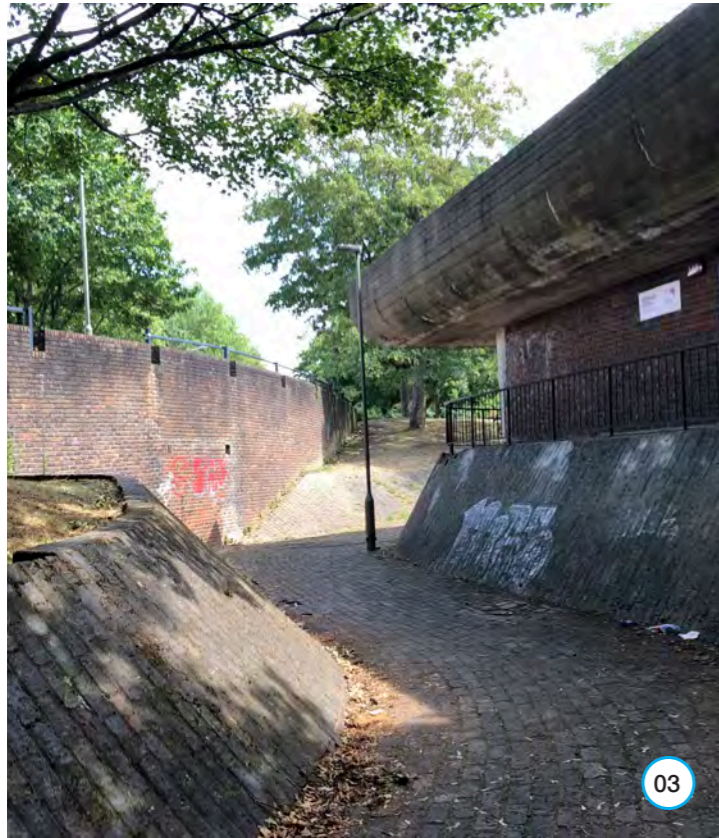


Figure 25: Brick paved area between Corner Mead and the Energy Centre



Figure 27: 'Nighthawk' & 'Moorhouse' buildings from Quakers Course



Figure 29: 'Nicolson' & 'Nighthawk' buildings along the Park edge



Figure 31: 'Moineau', 'Martynside' & 'Moorhouse' buildings in the Concourse



Figure 26: Community Centre in the concourse

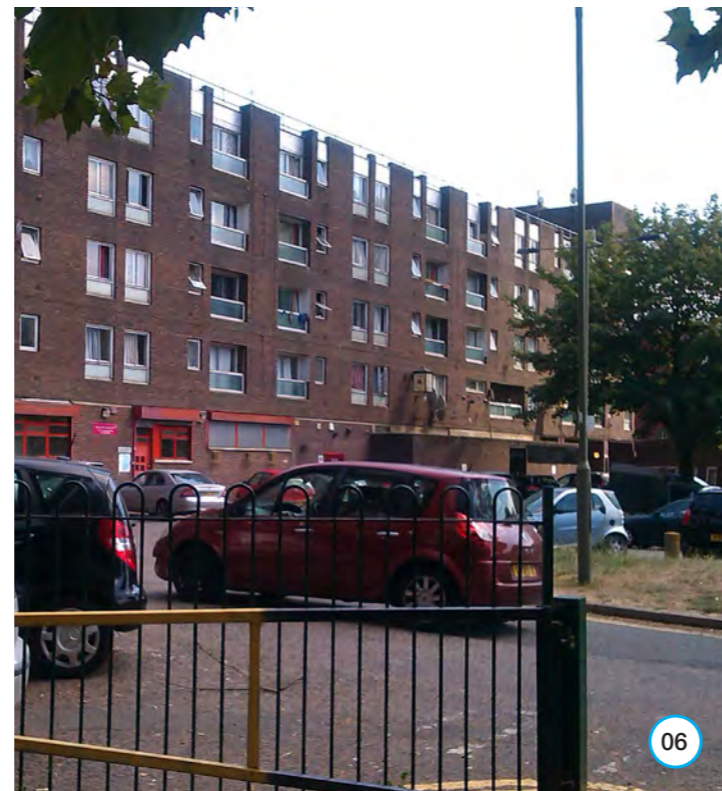


Figure 28: 'Mitchell' building across the car park



Figure 30: Staircore between 'Nighthawk' & 'Moorhouse'

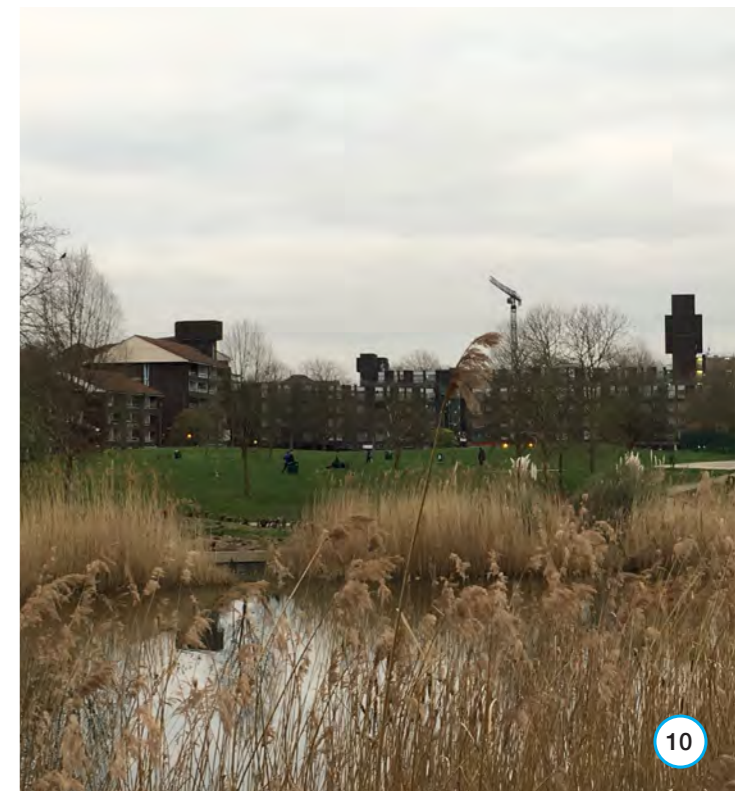


Figure 32: Existing buildings viewed across the ponds in Heybourne Park

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2.7 Existing context site photography

The adjacent images illustrate the general existing character of the buildings surrounding the Estate.

Retained Estate buildings

In keeping with the buildings scheduled for demolition with the site boundary, the retained Estate buildings are predominantly a dark, reddish brown brick with white panels and white window frames.

This material palette applies both to the residential buildings and the two churches built as part of the Estate; now known as St Margaret Clitherow (RC) and St Augustine's (CofE).

Regeneration Stage A

The early phases of the Estate regeneration made a point of distinguishing themselves from the existing Estate in both form and palette.

Phase 1A Heybourne Crescent, designed by PTEa, uses a curving plot form and a mixture of off-white render, dark metal window frames, and pale green horizontal boarding with the appearance of timber.

Phase 1B Residential, with multiple buildings designed by Peter Barber, Jestico + Whiles and Studio 54, returns to a brick palette and more rectilinear, angular blocks. A yellow buff brick was chosen for all new buildings in the south of the site, with dark metal window frames and accents.

LB Barnet Council Offices, designed by Hawkins Brown, returns to a darker, mid-grey brick, accented with off-white reconstituted stone bands and extensive fixed glazing. Brass-toned metalwork reflects the tone of the buff and yellow brick surrounding.

Barnet and Southgate College, designed by HNW, the Colindale Campus building is composed of two architectural elements; a yellow/buff brick stitching in with the Phase 1B Residential buildings, and metal panelling in a combination of blue, purple, grey and white.

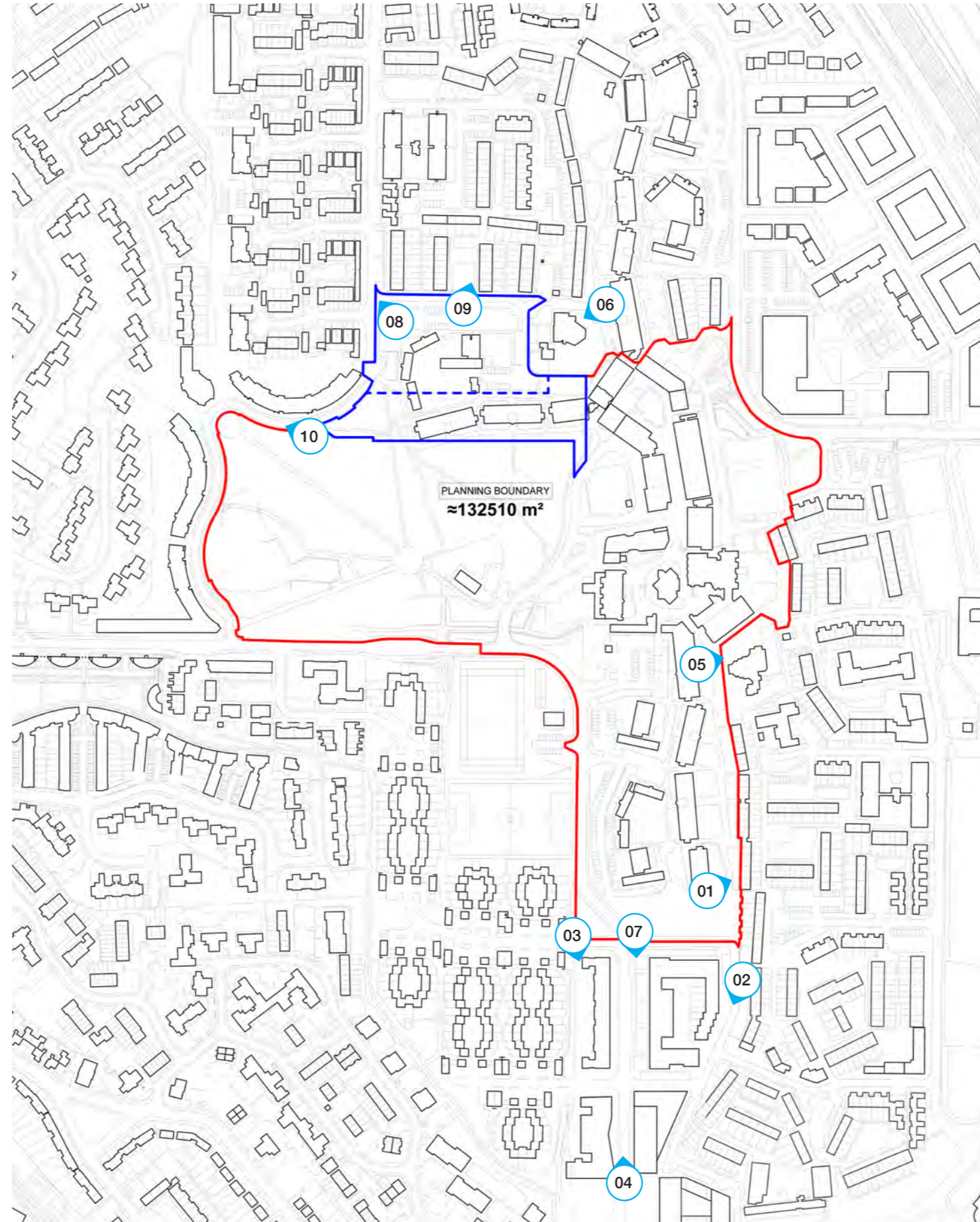


Figure 34: Existing photography keyplan



Figure 33: 'Firefly' terraced housing facing 'Folland' building



Figure 35: New housing to Percival Avenue (Regeneration Stage A)



Figure 36: Balconies and parking to the rear of 'Panavia Court'



Figure 38: St Margaret Clitherow Church from 'Hudson' building



Figure 40: Bristol Avenue looking south towards LBB Council building



Figure 42: 'Partridge' building north of Great Field



Figure 37: Bristol Avenue between Barnet College & LBB Council building



Figure 39: St Augustine's Church from Great Field



Figure 41: Clayton Field

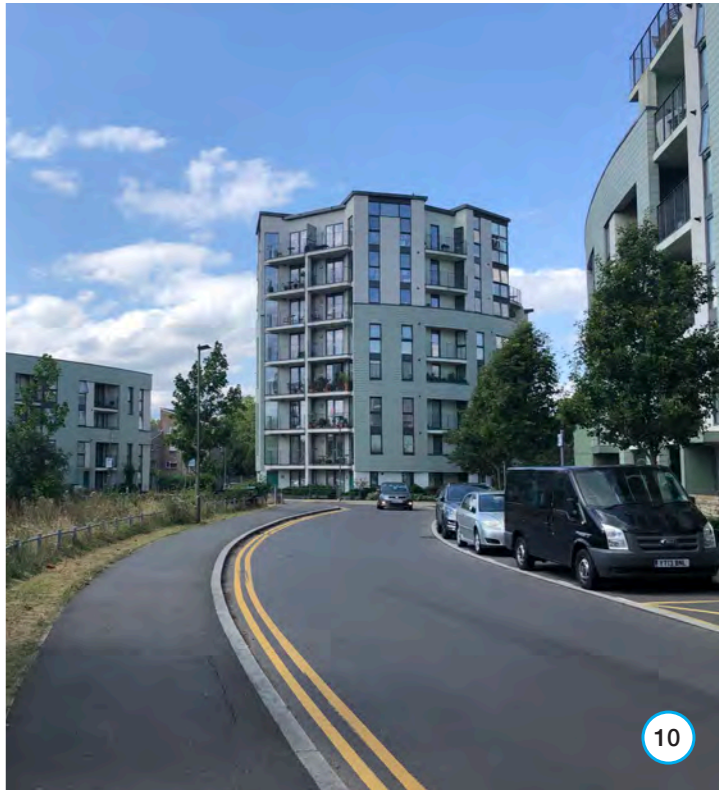


Figure 43: Heybourne Crescent (Regeneration Stage A)

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2.8 Regeneration context

The estate has been identified as an area requiring significant regeneration for many years.

The site lies within the “London-Luton-Bedford” growth corridor (Fig 44) with a location close to the strategic road network.

The site is also within the Colindale / Burnt Oak Opportunity Area (**CBOOA**) identified in the London Plan as having capacity to support residential intensification and improvements to social and transport infrastructure.

2.9 Initial regeneration - Stage A

In early 2002, Choices for Grahame Park (CfGP) was chosen by LBB as the development partner for regeneration. Following consultation with residents of the estate, a ballot was carried out to seek resident approval for regeneration. In July 2003, residents voted 79% YES to CfGP proposals.

The masterplan, prepared by Pollard Thomas Edwards architects (**PTEa**) with Levitt Bernstein Landscape Architects (**LBLA**) was developed for submission in 2004, and approved in 2007. Over the whole estate, 1,314 existing homes would be demolished and replaced with 3,440 new homes.

The masterplan for Grahame Park was, at this time, predominantly 3-5 storeys tall, with elements around the park rising to 9 storeys and a handful of markers at 10+ storeys.

Several phases of demolition and redevelopment have been implemented, and work is ongoing on site. These earlier phases are collectively referred to as ‘**Stage A**’, illustrated on the adjacent page.

2.10 Colindale Area Action Plan

The Colindale Area Action Plan (**CAAP**) was prepared by LBB and adopted in March 2010 as a Local Development Framework (**LDF**) for Colindale. The CAAP identified the regeneration of Grahame Park as a major borough priority, and aimed to supplement the regeneration with a framework for other sites to respond to the development.

The CAAP set out 10 key objectives for Colindale’s growth, including significant residential and infrastructural change.

A “Corridor of Change” was identified around and including the Grahame Park Estate regeneration, building on the PTEa masterplan (fig 45)

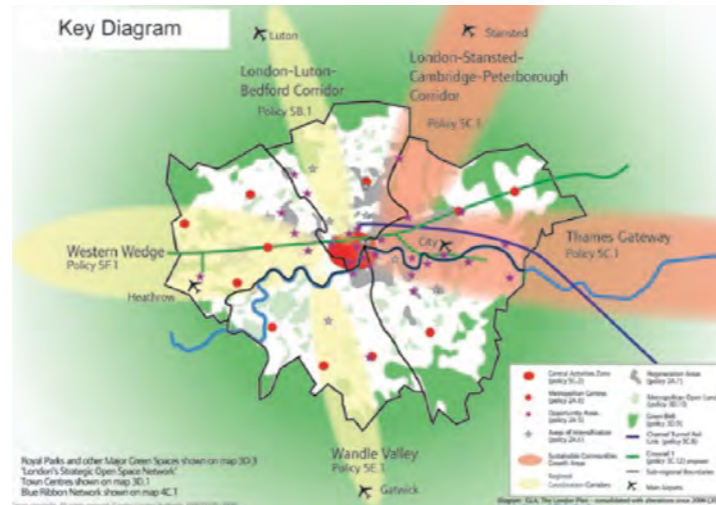


Figure 44: London growth corridors (Colindale AAP 2010)



Figure 45: Grahame Park Way Corridor of Change (Colindale AAP 2010)

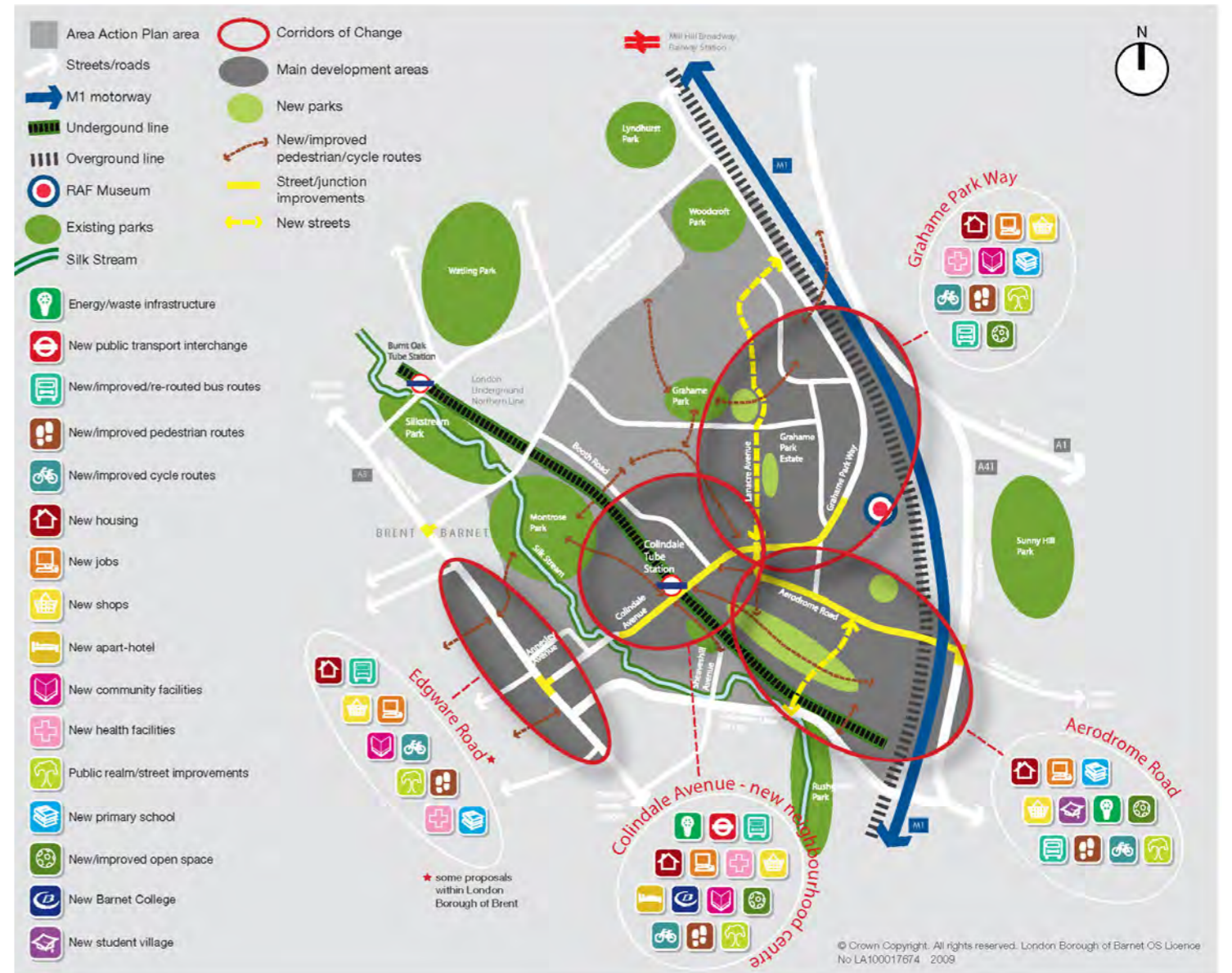


Figure 46: Spatial Plan for Colindale (Colindale AAP 2010)

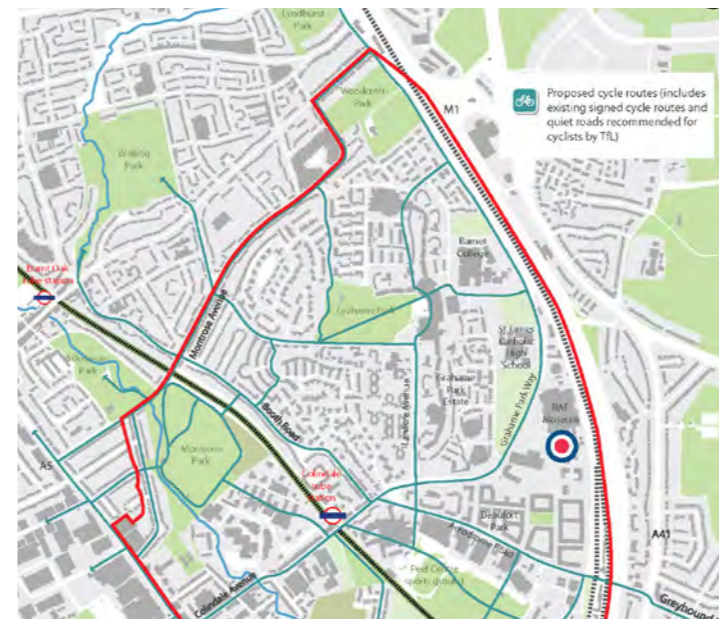


Figure 47: Key cycle routes (Colindale AAP 2010)



Figure 48: Bus routes and facilities (Colindale AAP 2010)

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2.11 The next phase - SPD and Stage B

In 2014, funding was secured for the next stage of regeneration, and LBB / CfGP invited a new design team to revisit the consented masterplan alongside the preparation of a Supplementary Planning Document (SPD) for Grahame Park.

The SPD set out an updated vision for Grahame Park to become a “*successful, family-friendly neighbourhood, incorporating high standards of design, a good mix of uses, and a layout that will meet the needs of current and future generations*”.

2.12 SPD Proposals

The SPD was a masterplan framework for the whole Estate, including later phases to the north of Stage B. It defined a series of character areas to the north, centre and south, with associated heights, plots, roads and servicing.

The SPD proposals for Grahame Park were typically relatively low scale buildings, with plots generally not exceeding 5 storeys.

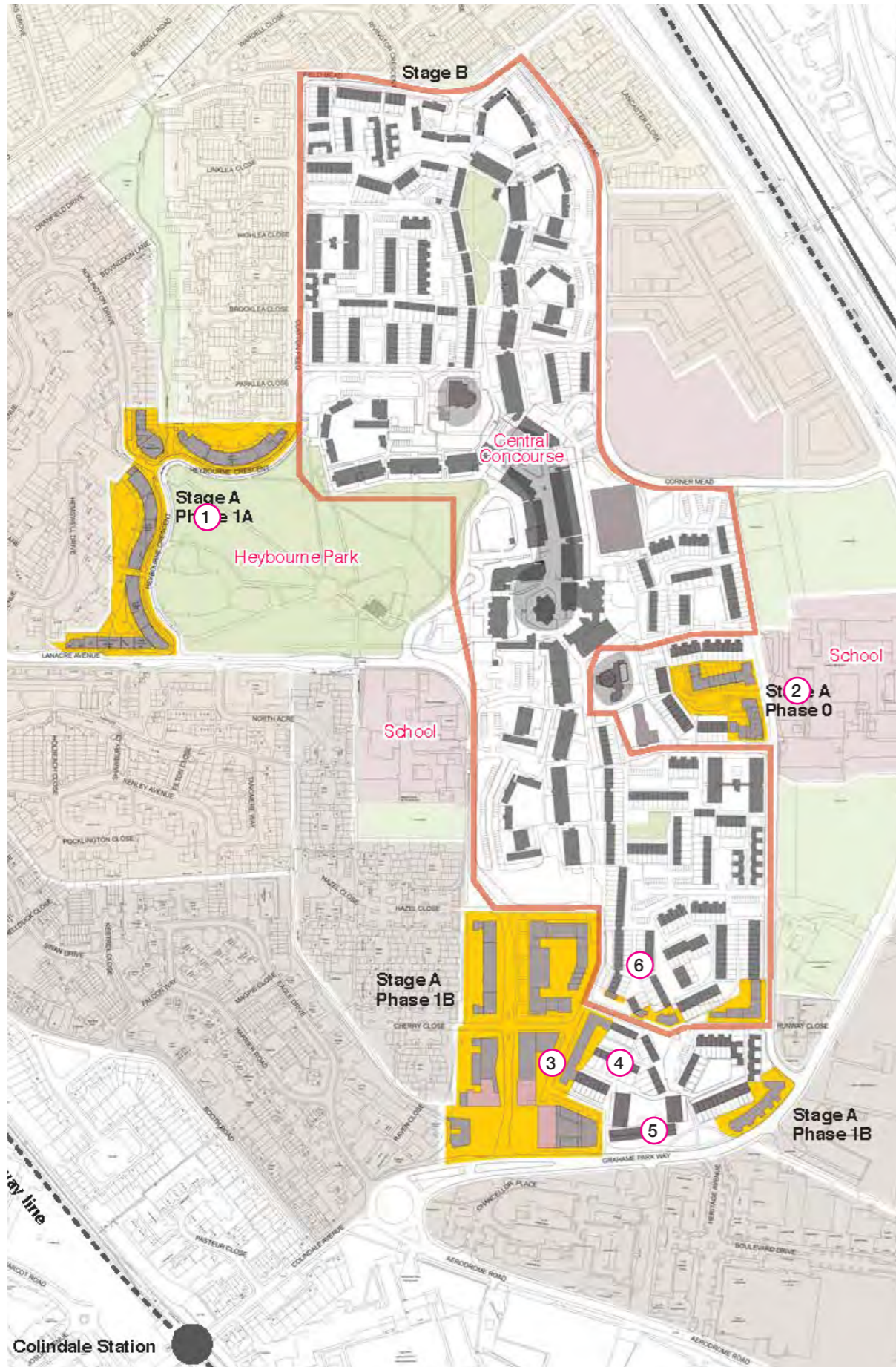


Figure 49: Grahame Park Stages A & B Boundaries (Grahame Park SPD 2016)

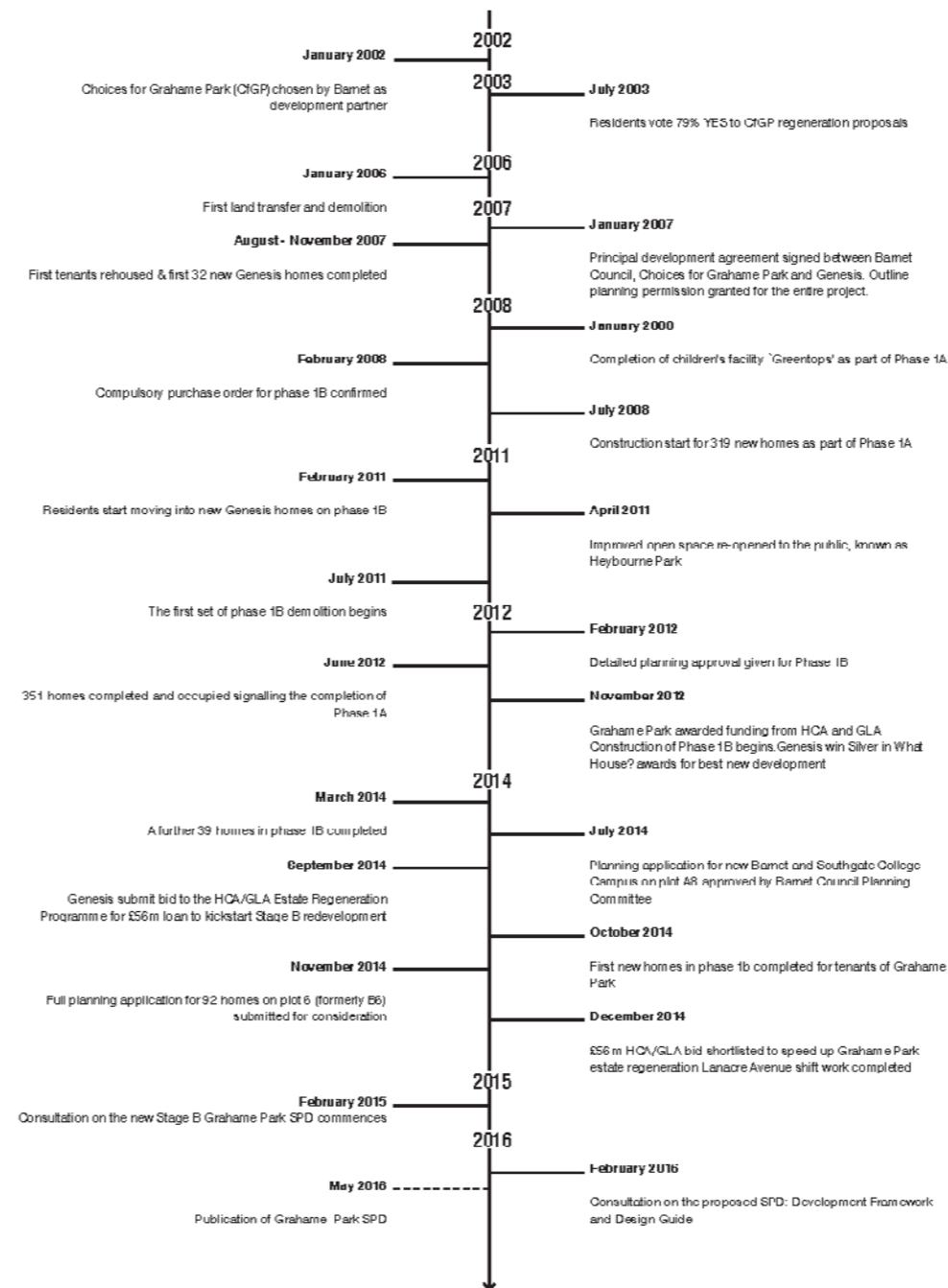


Figure 50: Regeneration time-line 2002:2016 (Grahame Park SPD 2016)



Figure 53: Barnet College

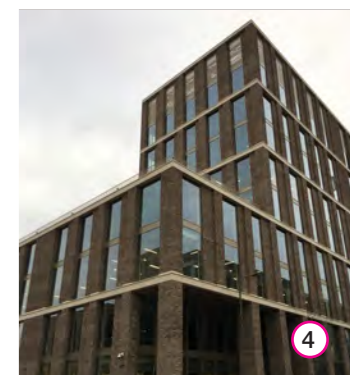


Figure 54: Barnet Council

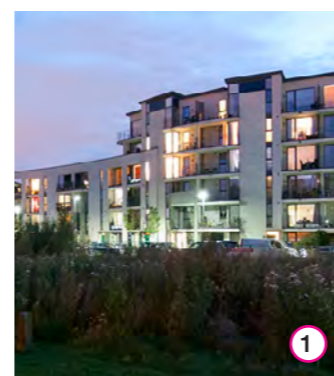


Figure 51: Heybourne Crescent



Figure 52: Ruby Way



Figure 55: Pegasus Court



Figure 56: Stage A Infill

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2.13 2017 Masterplan

Prepared concurrently with the SPD, a new masterplan for the Estate (fig 58) was led by Tibbalds / Campbell Reith, with architects Mae, Karakusevic Carson and Avanti.

The SPD and masterplan moved away from the organic plan forms of the PTEa masterplan, instead describing a rectilinear arrangement of building plots with a gridded network of streets.

The masterplan took a balanced approach to Heybourne Park, building on some existing green space, while reconfiguring current hard standing to provide more greenery throughout the site.

Key to the site arrangement was a hierarchy of streets allowing a new public transport connection through the site, and a collection of smaller residential spaces with front doors and parking; restoring connectivity and working to correct negative outcomes from the 1970s estate design.

The proposals were submitted in detail for the majority of the site, with only three buildings to the east of Long Mead remaining in outline.

2.14 Planning approval and Mayoral call-in

Following consultation, proposals were submitted in detail for Planning approval. The LPA considered the application and recommended approval of the scheme at Committee.

The scheme was referable to the Mayor of London. On review, the Mayor deemed that the proposals did not meet his policy requirements and directed that the application should be refused, citing three reasons:

- **Affordable housing provision**
"...the application demonstrably fails to replace the existing affordable housing on either a unit, floorspace or habitable room basis..."
- **Transport**
"... the impact of additional peak hour trips on the bus network in this area remain unmitigated and are therefore likely to have an unacceptable impact on the public transport network..."
- **Density**
"...propose a scheme which better optimises the site, providing a denser, high quality housing development..."

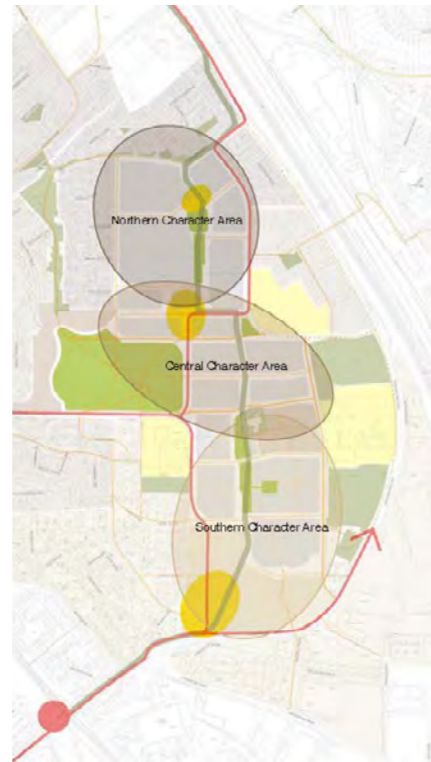


Figure 57: Character areas (SPD 2016)



Figure 59: Plot heights (SPD 2016)



Figure 60: Land use and plot definition (Grahame Park SPD 2016)



Figure 61: Bus routes (SPD 2016)



Figure 58: 2017 masterplan overview

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2.15 New team

At around the same time, as the Mayor's direction in 2017, a merger between then applicant Genesis Housing Association and Notting Hill Housing Group formed a new client, the Applicant for this application, Notting Hill Genesis (NHG)

After a review of the 2017 application and an invited design competition, NHG decided to instruct a new design team, led by Patel Taylor, to prepare masterplan proposals for the regeneration which would, informed by the 2017 proposals, enable the delivery of the high-quality housing development able to meet the Mayor's requirements.

2.16 Current site condition

Following the demolition and construction associated with the earlier phases of regeneration, the Application Site is in a state of transition.

A significant proportion of residents within the estate had previously been re-housed in preparation for the scheduled implementation of an expected planning permission. The ongoing building and landscape maintenance regime was restricted as a result.

To make use of the empty homes facing an uncertain future, a number of short-term tenants and property guardians were housed on the Estate.

The large Energy Centre in the east of the site, powered by oil-fired boilers, still provides heating and hot water to the main estate and other buildings in the surrounding area. While running at a fraction of its original capacity, this facility requires daily maintenance.

2.17 Demolition and site clearance

All existing buildings within the site boundary (fig 62) are marked for demolition, with the exception of the Greentops Centre, located in the south of Heybourne Park open space.

When residents were balloted on the regeneration, some homes were identified in the surrounding plots for later regeneration, others for long-term retention.



- Site application boundary
- Existing buildings within boundary for demolition
- Existing buildings within boundary for retention
- Estate buildings identified for long-term retention

Figure 62: Site plan showing demolition and retention

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2.18 Land use and existing buildings

The existing land use of the proposed development site is a residential housing estate. There is an area of local shops within the estate, known as The Concourse, although this serves the estate only and is in a transitional state.

Along with retail, the Concourse once included a GP surgery, Library, Nursery, Community hall, Pub, and Post Office. Only the GP, Pub and Nursery remain in current use.

The condition of the existing buildings is poor, requiring significant works to allow them to be in continued use. The buildings do not meet modern spatial, quality and safety standards.



Figure 63: The Concourse in the 1970s (City Archive)



Figure 64: Existing Concourse 2019

1. Post Office
2. Shops (partly closed)
3. Public House
4. Library (closed; in Meanwhile use)
5. Community Centre
6. Nursery
7. GP Surgery
8. Greentops Children's Centre (retained)

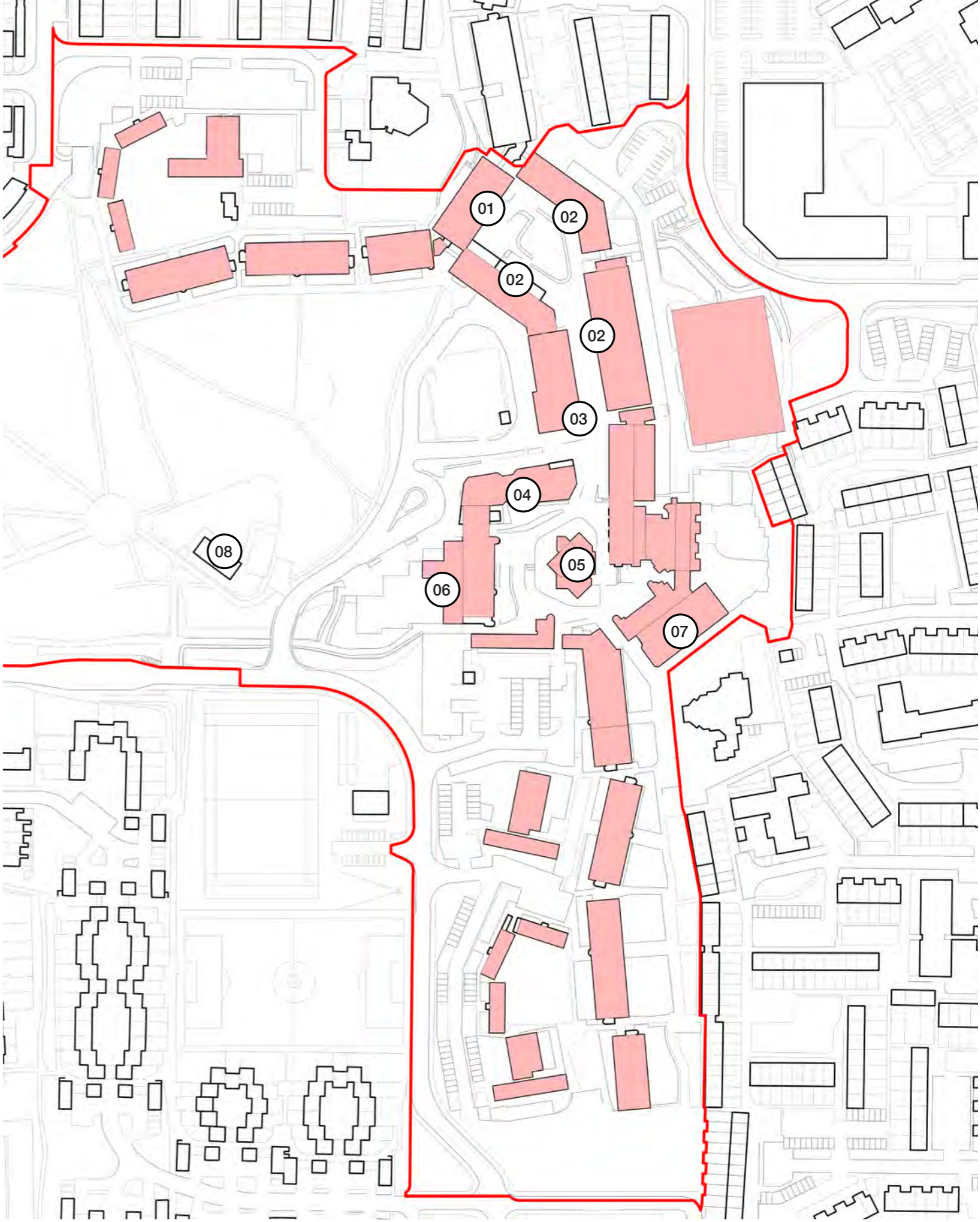


Figure 65: Demolition plan of the existing Estate showing location of current / historic non-residential uses

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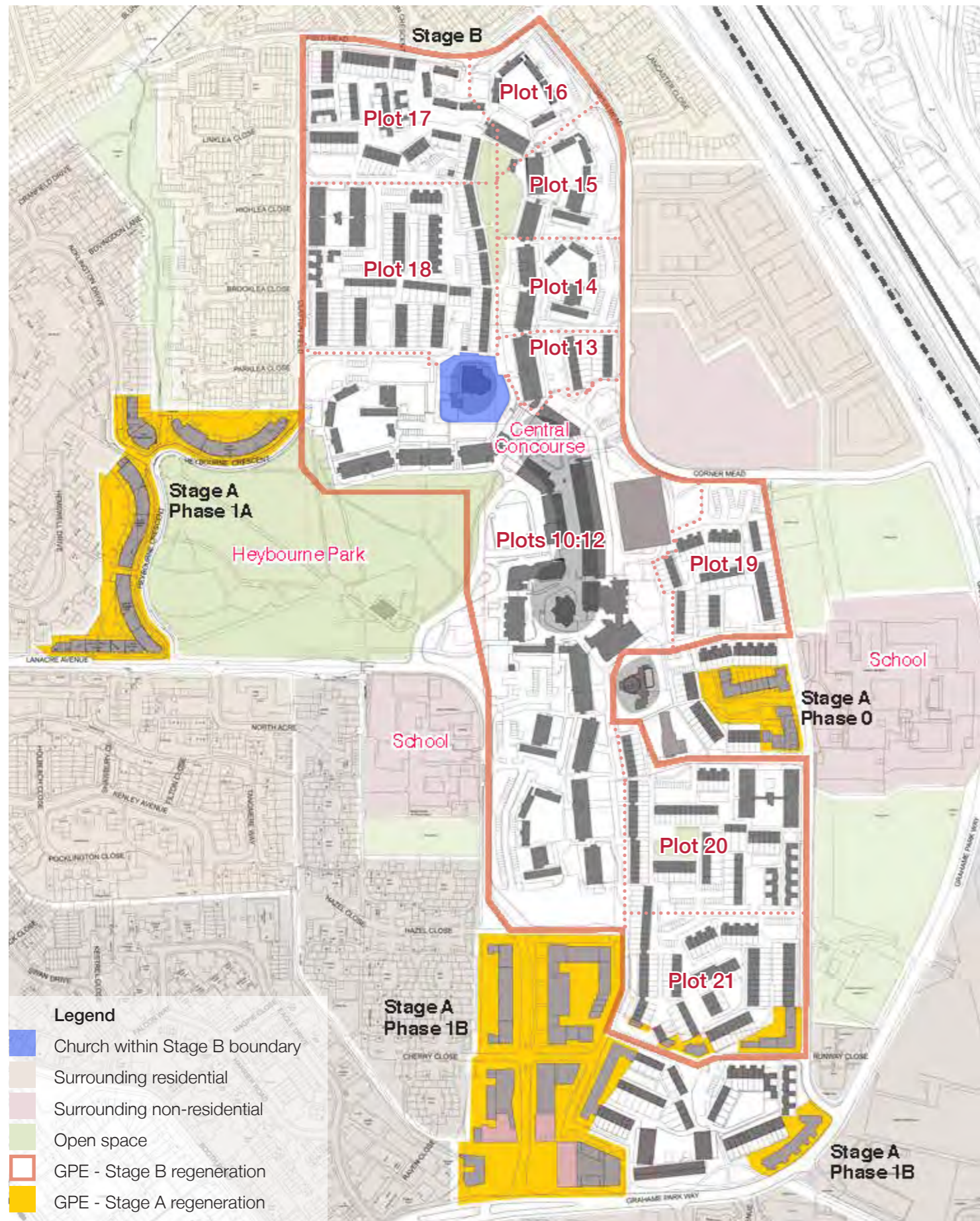


Figure 66: Grahame Park Stages A & B Boundaries (Grahame Park SPD 2016)

2.19 Retained properties in the estate

At ballot stage, the masterplan approach divided the Estate into a number of plots which would be either comprehensively redeveloped, or renewed with a mixture of replacement and infill construction alongside retained properties.

Prior to this application, several of the original plots have been built out, collectively known as Stage A; coloured in yellow on the adjacent plan.

The remaining plots, bounded in red on the adjacent plan, are collectively known as Stage B.

This application is for an area of comprehensive redevelopment, covering Plots 10:12. Plots 13:16 were also identified for comprehensive redevelopment.

The remaining plots 17:21 are subject to retention and renewal. Since the ballot, a number of homes have been vacated by residents who voted for retention of their homes. These properties are now subject to potential renewal.

At the time of this application, there were 334 properties identified for retention in plots 17:21, alongside properties retained in areas within Stage A.

The retained properties have been considered in the preparation of proposals for the Estate.

Plot	Location	Building	Homes
17	North	Valkyrie	5
17	North	Vanguard	7
17	North	Vellore	9
17	North	Vernier	2
17	North	Vickers	3
17	North	Wallace	5
17	North	Wellesley	6
17	North	Wellington	13

Plot	Location	Building	Homes
18	North	Osprey	12
18	North	Oxford	8
18	North	Partridge	8
18	North	Paulham	9
18	North	Pixton	10
18	North	Porte	9
18	North	Prier	6
18	North	Prodger	11
18	North	Randall	11
18	North	Raynham	6
18	North	Richet	4
18	North	Ripon	8

Plot	Location	Building	Homes
19	East	Leckie	8
19	East	Leighton	6
19	East	Lysander	11

Figure 67: Schedule of existing homes for retention within Plots 17-21

Plot	Location	Building	Homes
20	South	Dyott	7
20	South	Everett	7
20	South	Ewen	3
20	South	Fairey	6
20	South	Farman	8
20	South	Firefly	18
20	South	Gloster	5
20	South	Grebe	12
20	South	Greswell	6

Plot	Location	Building	Homes
21	South	Bristol	3
21	South	Brock	5
21	South	Camm	12
21	South	Carberry	8
21	South	Chamberlayne	3
21	South	Clayton	11
21	South	Cobham	12
21	South	Comet	9
21	South	Caudron	9
21	South	Douglas	13

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2.20 Surrounding uses

Surrounding residential uses

Surrounding land use around the development site is predominantly residential. The area is characterised by post War residential homes, interspersed with pockets of estates built in the 1960's and 70's. These developments are typically low rise, up to 6 storeys, and are more typically two storey terraced houses.

The suburban character of the local area is enhanced by the numerous areas of open space, including Allianz Park, Sunny Hill Park and Silkstream Park on the larger scale, and smaller scale local parks including Heybourne Park (on the western side of the development site), and Woodcroft Park

To the west of the site, in central Colindale, areas of recently developed student accommodation have opened. Predominantly this is between six and ten storeys.

Wider regeneration and emerging land use context

This Development is in the context of a much wider regeneration of the Colindale area with non-residential land uses typically turning into residential use. Key developments in this regeneration are discussed in **Chapter 5** of this Statement.

Development Areas

1. Trinity Square
2. Grahame Park Estate Stage A Regeneration
3. Douglas Bader Estate Regeneration
4. Grahame Park Estate plots 13:16
5. Beaufort Park
6. Colindale Gardens
7. Edition Colindale
8. Pulse
9. The Northern Quarter
10. 399 NW9 Apartments

Surrounding commercial uses

The M1 travels north south to the east of the site. Along the edges of this main road, small areas of industrial use are established.

Commercial uses, primarily ground floor retail spaces, are centred around Colindale tube station.

Surrounding educational uses

There is a diverse collection of community facilities around the development site.

A recent new development of Barnet and Southgate College has opened to the south of the Site (which includes a newly opened Colindale library). In addition, the redeveloped St James' Catholic High School and Blessed Dominic Catholic Primary School both sit on the eastern boundary of the Site. Further afield, Hasmorean High School, The Orion Primary School, Sunnyfields Primary School, North London Grammar School, Goldbeaters Primary School, Woodcroft Primary School and Middlesex University are all within approximately half an hour walking distance.

Surrounding community uses

As well as the Burnt Oak Leisure Centre, Mill Hill Rugby Football Club and Barnet Leisure Centre are within approximately half an hour walking distance from the development.

Religious buildings also feature in and around the site, with two churches as part of the existing estate, St Augustine's and St Margaret Clitherow RC Churches. Just on the outside of the estate there is also Trinity Church, Kingdom Hall of Jehovah's Witnesses, and Trinity United Reform Church.

As well as the Grade II listed RAF Museum, the Museum of Domestic Design is also approximately ten minutes walk away.

The community infrastructure is described in more detail on the following pages.

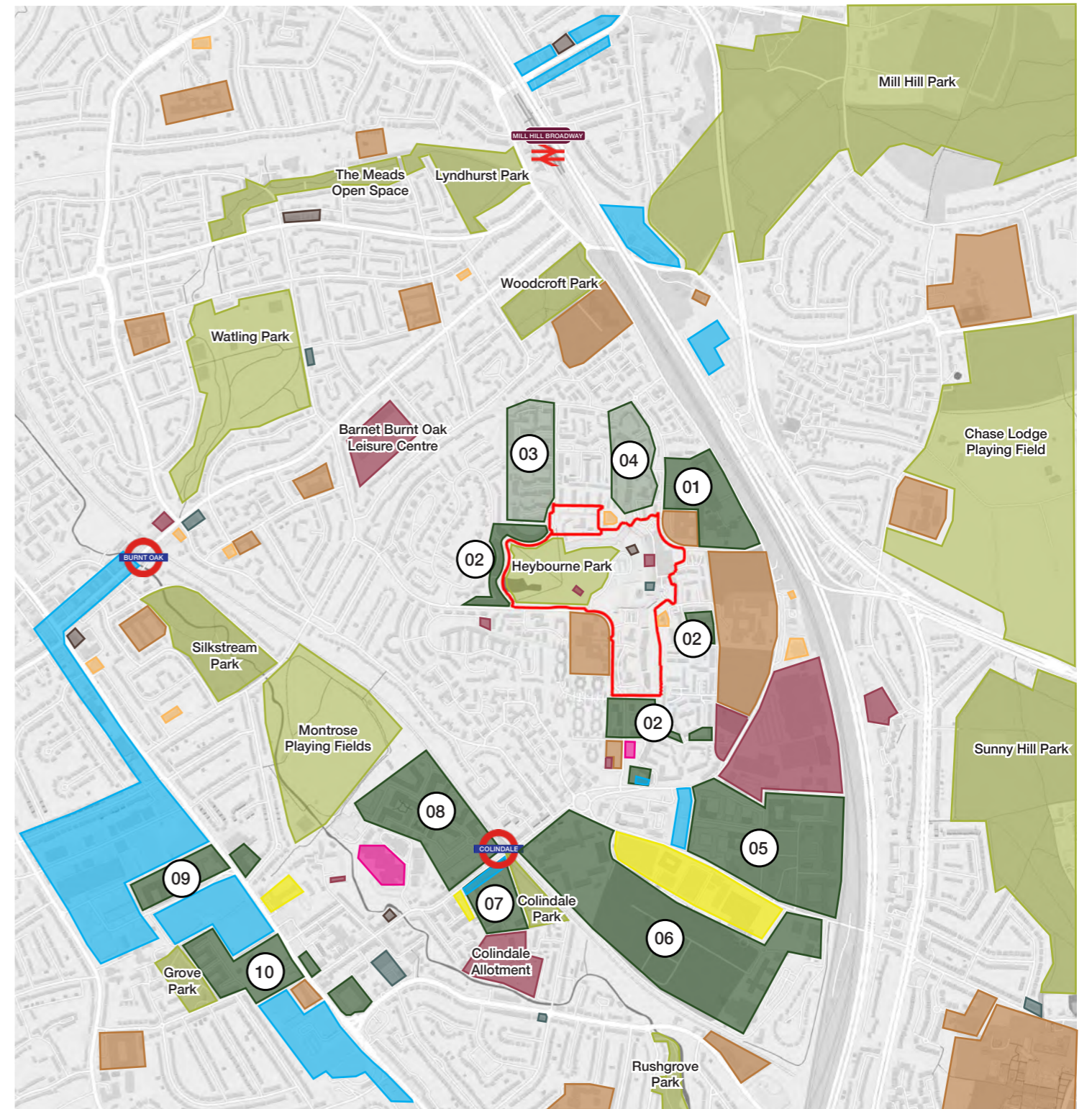


Figure 68: Surrounding land use plan

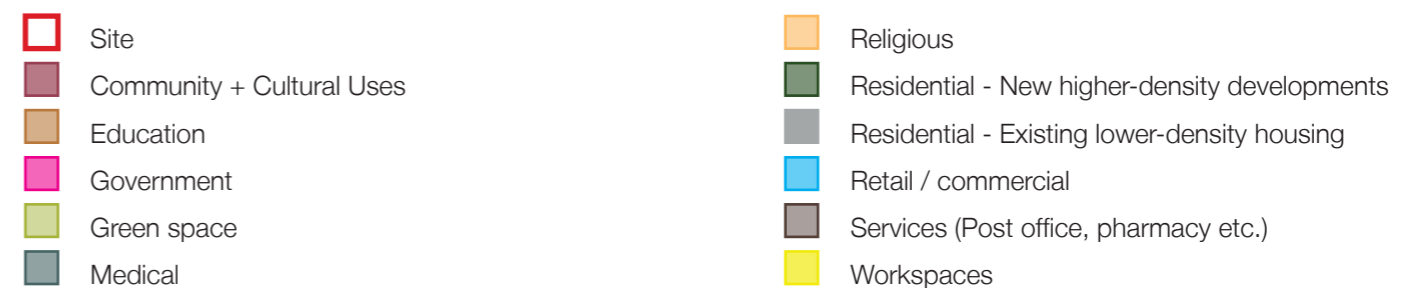




Figure 69: Development Site in wider context showing key community infrastructure



Key community facilities

1. St James Catholic High School and Blessed Dominic Primary School
2. Saracens High School
3. The Orion Primary School
4. Woodcroft Primary School
5. The Annunciation Junior School
6. Deansbrook Infant and Junior Schools
7. Menorah Grammar School
8. Goldbeaters Primary School
9. Annunciation Catholic Infant School
10. Barnfield Primary School
11. The Village School
12. Beis Yaakov Primary School
13. Colindale Primary School
14. North London Grammar School
15. Middlesex University
16. Sunnyfields Primary School
17. Hasmonean High School
18. Cophthall School
19. Bright Little Stars Nursery
20. Barnet and Southgate College
21. Barnet Council
22. RAF Museum and Museum of Domestic Design
23. Saint Augustine's Church
24. St Margaret RC Church
25. Kingdom Hall of Jehovah's Witnesses
26. Trinity Church
27. Trinity United Reformed Church
28. International Gospel Church
29. Our Lady of the Annunciation RC Church
30. St Alphege Burnt Oak Church
31. Martiesham Walk Community Centre
32. Grahame Park Youth Centre
33. Colindale Communities Trust
34. Grahame Park Health Centre
35. Watling Medical Centre

2.21 Community infrastructure & socio-economics

The local community is well served to the west, north and south residential areas by community facilities, including schools. Connectivity to the east is partially severed and links easily only by car.

Buses enter the site from the south and south-west. Communities to the east are by-passed by buses linking Colindale and Mill Hill Broadway.

The area has a good provision of open space, playing fields, and children's play areas.

The cultural history of the local area is tied closely with the Hendon Aerodrome, with the RAF Museum being a significant identifier of the local area.

In the last year, the importance of Grahame Park and Colindale to the borough was reinforced by the relocation of Council services to a new building at the south of Bristol Avenue, within Stage A of the regeneration.

Local context

The adjacent figure shows the location of key community uses in the local context, including:

- Primary and secondary schools
- Higher education facilities
- Childcare and nurseries
- Community spaces
- Healthcare
- Faith centres
- Sport facilities
- Other relevant spaces

Environmental Impact

A **Socio-Economics and Health** study has been prepared in support of this application and forms part of the **Environmental Statement**. This study considers the existing situation and rates of, for example, health / employment / crime / income / education, and looks at the potential impact of the Development.

2.0 Site assessment

2.22 Transport and movement

The existing Grahame Park estate is served by public transport connections via London buses, London Underground and National Rail.

Buses

TfL currently operate four routes which pass within the application boundary:

- Route 186
St Mark's Hospital to Brent Cross Shopping Centre
- Route 204
Sudbury Town Station to Edgware Station
- Route 303
Kingsbury Circle to Edgware Station
- Route N5 (Night bus)
Trafalgar Square to Edgware Station

Route 303 enters the site at the south, turns around and returns out from the site in the south.

Routes 186, 204 and N5 all pass along Lanacre Avenue, running between the west of the site and the south of the site.

Additionally, a fourth daytime route runs close by to the site, passing along the north east boundary at Corner Mead:

- Route 642
West Hendon Broadway to the London Academy nr Stanmore

Through consultation with TfL, it is understood that routes 186 and 303 are being considered for diversion to pass through the site north:south to improve connectivity. This diversion has been considered in the proposals later in this document.

London Underground

Colindale and Burnt Oak underground stations are approximately 15 and 20 minutes walk respectively from the centre of the site. On the Edgware branch of the Northern line, the stations are close to the terminus, and provide connections to Edgware or into Central London and the wider network.

Consultation with TfL also indicated that Colindale station is within their future strategy of station upgrades, increasing accessibility and capacity.

National Rail

Mill Hill Broadway is approximately 23 minutes walk from the centre of the site, and provides Thameslink train connections into Farringdon and Blackfriars, or out towards St Albans and Luton.

Public Transport Accessibility Level (PTAL)

PTAL is a measure which rates locations by distance from frequent public transport services. The PTAL rating of any given location ranges from 0 (worst) to 6b (best).

The current PTAL rating varies across the development site, from areas to the north currently rated 1b; the centre of the site at 2, and increasing to PTAL 3 in the south.

Pedestrian movements

The Radburn model masterplan of the Existing estate allowed for good pedestrian connectivity through the core of the site, but took little account of safety or inclusive access, and relies on multiple flights of steps and hostile underpasses to address level changes across the site. Poor maintenance of public realm and unchecked tree root growth has contributed to disrepair of otherwise level surfaces across the site.

Footpaths to the side of roadways are inconsistent or non-existent in keeping with the Radburn principles of separation.

Roads

Again following the Radburn principles, the network of roads within the site is poor and lacks clarity. Distributing roads lead into parking courts and cul-de-sacs with no through connections.

Uncontrolled parking on the site historically led to challenging circulation by road which do exist, but a recent Controlled Parking Zone (CPZ) introduction by the Local Authority has had a significant impact on these levels.

Once beyond the site boundary, wider road connections are good from the site, with access to the A5. However, the layout of Edgware Road (A5) and the A1 act as severing arteries, preventing access via other transport modes.

There are currently no dedicated cycle routes in or around the site.

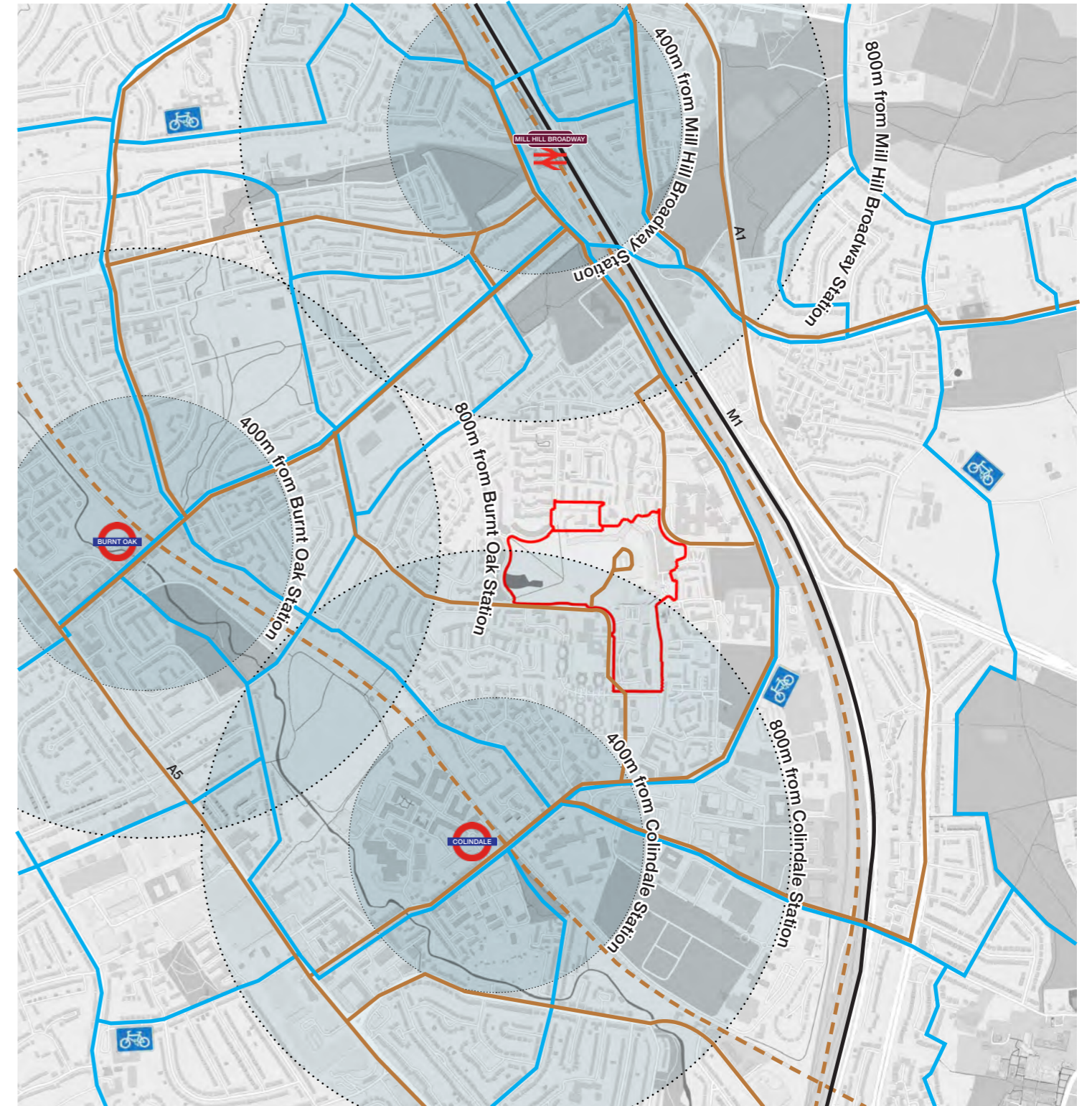


Figure 70: Development Site in wider context showing key transport infrastructure

- Site
- Cycle Route
- Existing bus route
- - - Railway line
- Motorway



Community spaces

The masterplan will feature active ground floor uses as well as front doors to homes. **We'd like to know what you'd like to see:**

- Places to eat and drink**
Should there be cafés & restaurants?
Would you like a community kitchen?
- Places to shop**
What kind of shops might work here?
What about Colindale Avenue?
What would you like to see?
Would you like to run a shop here?
- Places to work**
What sort of businesses might work here?
Do you run a business looking for space?
Do you work independently from home?
Would you be interested in start-up space?
- Places to gather**
How would you use a flexible space?
Do you have a society or club?
Would you attend fitness classes?
Would you hold a party or event here?
- What else?**

Meanwhile use of buildings

The Concourse and existing Estate buildings won't all be demolished at once, with community spaces and shops becoming empty. **How should we use them in the Meanwhile?**



- Library**
This will become a new Community Hub.
When they are no longer needed, what would you like to see happening at the...
- Community Centre**
- Welfare Centre**
- Health Centre**
- Nursery**

Meanwhile uses turn empty spaces into valuable, useful opportunities for communities and businesses.

Uses might include:

- meeting space
- dance or fitness space
- informal training and learning space
- film screening room
- temporary rehearsal spaces
- pop-up shops and exhibitions
- arts and craft space
- office space
- workshops
- short term housing
- film and photography sets
- Street art walls



Parks and gardens

The area will be transformed by creating a network of green streets and gardens throughout the masterplan, and improving Heybourne Park. **How would you like to use the outdoor space?**

- How do you use Heybourne Park now?**
Relaxing, active sports, events ... or not at all?
- What's good or bad about Heybourne Park right now?**
Is there something you like and want more of?
Is Heybourne Park not working for you?
Do you feel unsafe or unwelcome?
- Where else do you go for outdoor leisure?**
Do you travel to a nearby park?
What's good there?
- What kind of park should this be?**
Would you prefer more open lawns or decorative shrub planting and flower beds?
Should there be formal sports and fitness equipment?
Should there be Community growing spaces?
- How would you use the gardens?**
Would you use a garden shared with others?
What kind of play space should there be?
Would your children use play streets?

Meanwhile use of landscape

During the 20 year redevelopment programme, a lot of land will be cleared by demolishing old buildings, but we won't build everything straight away. **How should we use the land in the Meanwhile?**

- It could be for growing:**
'Nomadic gardens' which can move around the site
Nurseries for trees and shrubs to improve the park.
- It could be for fitness and play:**
Temporary play spaces like a BMX pump track,
Running and jogging circuits
- It could be for the arts:**
Sculpture trails
Outdoor theatre
- What else?**





Figure 1: Consultation event 3 - July 2019

3.1 Consultation overview

On commencement of this project it was agreed that meaningful consultation would be key to informing the illustrative masterplan. Understanding the views of local residents, stakeholders, the local authority and statutory bodies became a fundamental part of the design process.

The following summarises the key areas of consultation which have taken place in the development of the project. A more detailed report can be found in the **Statement of Community Involvement**.

Community consultations

Three events were held in March, June and July of 2019 to discuss proposals with local residents of the Estate and surrounding areas.

Local stakeholder groups

Briefing workshops were held with Colindale Community Trust and the Friends of Heybourne Park.

London Borough of Barnet

As a key stakeholder, LBB have been closely involved in the development of design proposals since the inception of the project.

Greater London Authority (GLA)

The client and design team met regularly with the GLA from the start of the project to help shape proposals and to respond to the requirements of the Mayor.

Transport for London (TfL)

An initial sketch design for the illustrative masterplan was presented to TfL for comment and discussion. Their comments were taken into account for the development of the masterplan, primarily with regards to the road layouts, and parking.

Design Council CABE

An independent Design Review Panel was invited to review the masterplan scheme proposals in the early stages of development.

Church of England - Diocese of London

Discussions have taken place to develop proposals which respect the setting and development potential of St Augustine's Church to the north of the site.

The Metropolitan Police

A Secured by Design briefing was held with the local Designing out Crime Officer to assist in the development of a safe neighbourhood.

Douglas Bader estate regeneration team

A parallel regeneration scheme is being prepared for the Douglas Bader estate which adjoins the development site, and we held workshops with the client and design team to share information to allow the two schemes to come forward in a complimentary way.

3.0 Involvement

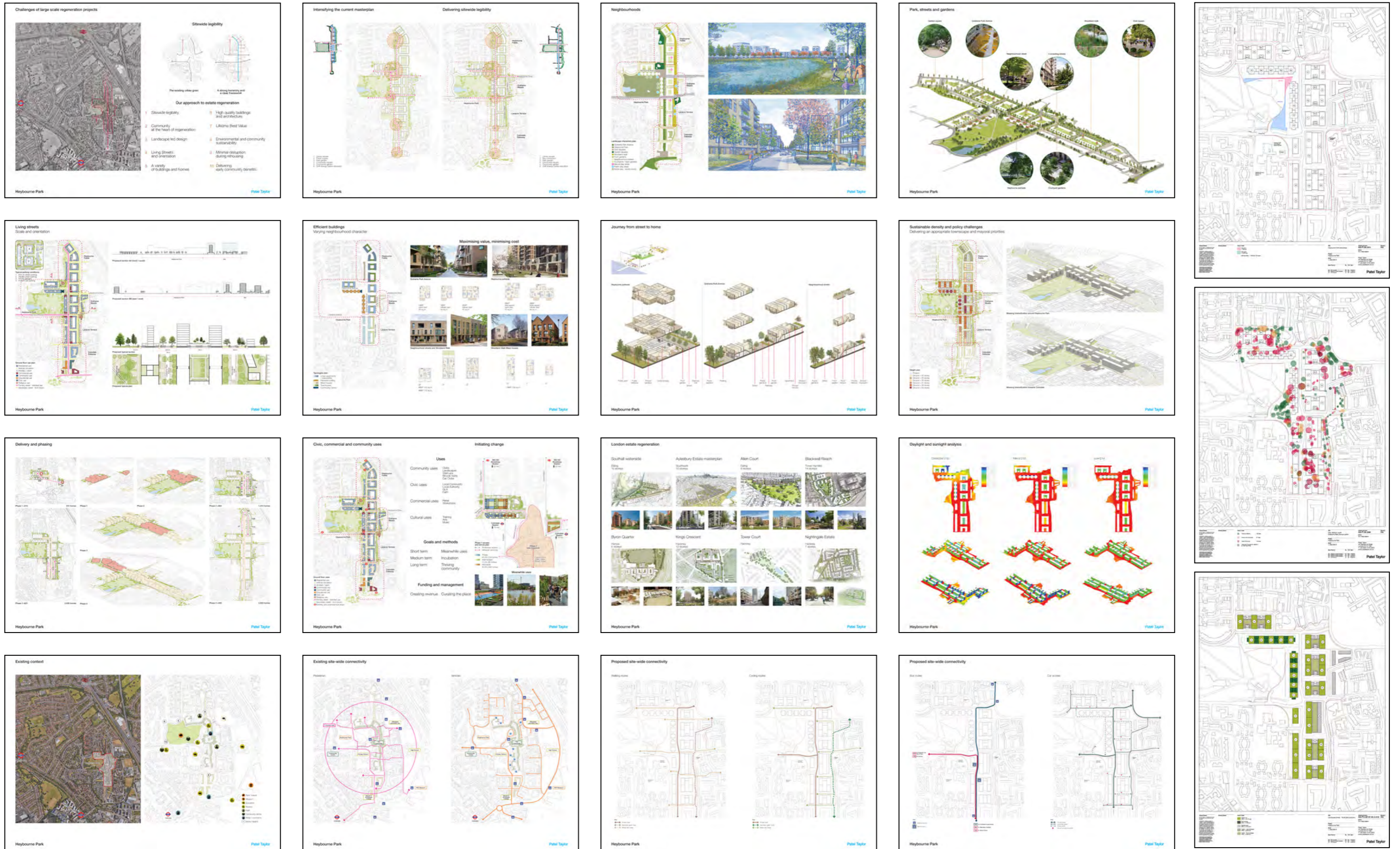


Figure 2: CABE design review boards

3.2 September 2018 - CABE design review

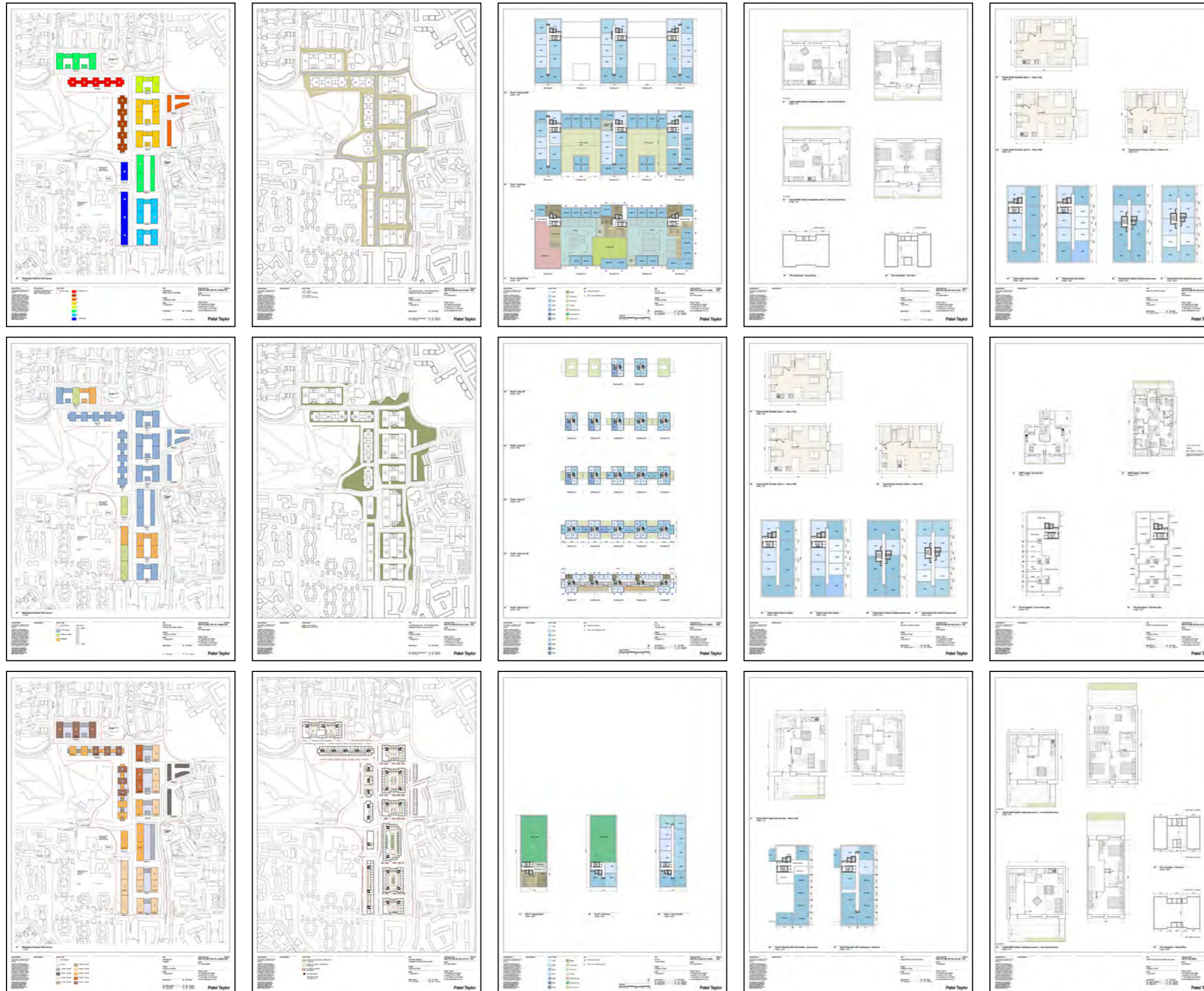
Early in the project time-line, a Design Council / CABE Design Review Panel (DRP) was convened to give an independent review of the scheme proposals. This six-person panel of built environment professionals offered their thoughts and reaction to the scheme.

At this stage in the project, the core principles of the masterplan had been established, and illustrative design proposals for the individual building typologies were prepared in sufficient detail to be critiqued by the DRP.

Both LBB and GLA officers were also present at the review, which followed a site visit by the panel.

The DRP was largely positive, and comments focused around particular areas for further development, summarised below:

- Park edges very important, avoid car parking directly next to the landscape;
- Heybourne Park character should spread out into the neighbouring streets;
- Consistent width of the main Avenue is oppressive and should be varied to enhance the experience;
- Distinction between different landscape and building character areas should be clear and reinforce neighbourhoods;
- Cycle parking and routes should be integrated into the wider cycling network;
- The height strategy should be further developed to redistribute massing around the site to create balance between density and openness;
- Taller blocks on the park will reinforce the definition of the edge;
- The eastern edge of the park should be more open and permeable to open up connections to the Avenue and beyond; and
- Non-residential uses should be focused to the south of the site where footfall is likely to be highest.



Welcome

Thank you for coming along to this Planning Consultation for the regeneration of Grahame Park.

Who are the new Architects?
Patel Taylor Architecture Landscape Urban Design

Why are we here?
 It has been 12 months since our last update when we told you that the Mayor of London had decided to direct refusal of the planning application for the next phase of redevelopment at Grahame Park.

What is being proposed?
 We are proposing a new scheme for circa 2000 homes, including 500 affordable housing and 1000 private homes. We will be holding a number of consultation events with local residents between March and July this year.

Where are you from?
 We are keen to hear the community's views on the new proposals and get suggestions on progressing the scheme further.

Public Consultation

Principle #1

Creating clear connections

What?
 + Strong, direct North-South spine route
 + Establish a network of secondary routes & streets
 + Create a legible framework & hierarchy of streets

Why?
 + Making Grahame Park simpler to enter to navigate
 + Integrating communities and neighbourhoods
 + Opening up the site to establish a safe and welcoming place

Connectivity
 + Identify key destinations and city functions
 + Establish linking connections
 + Identify a series of activity centres

Why?
 + To bring together existing neighbourhoods
 + To allow community functions and improve accessibility to destinations
 + To create new centres of activity & animation

Public Consultation

Principle #2

A network of streets and spaces

What?
 + Identify a 200m wide street & establish a hierarchy for Grahame Park
 + Analyse the local context and establish a set of uses for engagement

New building forms are carefully designed to make best use of the opportunity while remaining sympathetic to the local townscape.

What?
 + Establish a series of street types for living & working
 + Clearly define public and private boundaries
 + Analyse the street through a rich mix of community uses, small, medium and homes

Why?
 + To retain a residential character, with front doors and private gardens to the streets
 + To stimulate life & passive observation throughout the day
 + To create a safe, accessible & living public realm

Public Consultation

Principle #3

Designing for daylight and views

What?
 + No north facing single aspect homes
 + 75% of homes in North-South buildings

Why?
 + To minimise facade overshadowing
 + To maximise sunlight opportunities within the home & public realm
 + To create comfortable homes which do not overheat

Aspect
 + Maximize North or South views to benefit level the (just-adjacent) position
 + 75% of all homes (not just aspect)
 + 100% dual aspect homes across entire site

Why?
 + To avoid overly north or south single aspect homes
 + To create a healthy environment and maximize natural ventilation opportunities
 + To maximize views and visual connections to green spaces from homes

Public Consultation

Principle #4

Strong relationships between the buildings

What?
 + Identify a 200m wide street & establish a hierarchy for Grahame Park
 + Analyse the local context and establish a set of uses for engagement

New building forms are carefully designed to make best use of the opportunity while remaining sympathetic to the local townscape.

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 + To stimulate life & passive observation throughout the day
 + To create a safe, accessible & living public realm

Public Consultation

Principle #5

Different buildings create different spaces

What?
 + Creating a mix of building types and sizes to create a sense of place
 + Creating a mix of building types and sizes to create a sense of place

Why?
 + To create a sense of place and identity
 + To create a sense of place and identity

Public Consultation

Principle #6

A choice of different homes

What?
 + A range of home types and sizes to meet the needs of existing and new residents
 + Provide a choice of home types and sizes to meet the needs of existing and new residents

Why?
 + To provide a choice of home types and sizes to meet the needs of existing and new residents
 + To provide a choice of home types and sizes to meet the needs of existing and new residents

Public Consultation

Principle #7

A sense of identity and place

What?
 + Building the existing surrounding context and creating a sense of place
 + Building the existing surrounding context and creating a sense of place

Why?
 + To ensure that quality materials are used in the building and used to each building's location
 + To ensure that quality materials are used in the building and used to each building's location

Public Consultation

Principle #8

Greener surroundings

What?
 + Maximising green space across the site
 + Maximising green space across the site

Why?
 + The provision of abundant green space is fundamental to improving the wellbeing of residents and promoting healthy living
 + The character of the neighbourhood is defined by its landscape whether proposed or existing

Public Consultation

Principle #9

Public & private areas

What?
 + Providing a range of home types and sizes to create a sense of place
 + Providing a range of home types and sizes to create a sense of place

Why?
 + To provide a range of home types and sizes to create a sense of place
 + To provide a range of home types and sizes to create a sense of place

Public Consultation

Principle #10

Feel home before reaching your door

What?
 + The experience of the journey to and from the home is vital in creating a sense of place and identity in a community
 + The experience of the journey to and from the home is vital in creating a sense of place and identity in a community

Why?
 + The importance of journey brings together the masterplan through individual experiences within a sequence of living quality spaces
 + Going out and coming home should be a pleasant experience where users not only feel safe to secure at home before reaching your door

Public Consultation

Who is this all for?

We are creating...

- Places for people to live
 - 100% reversion for secure tenants
 - Affordable, Shared ownership homes for sale
 - Market homes for sale
 - Market homes for rent
- Places for people to work & play
 - New space for businesses
 - New spaces for the community
 - New facilities within the park & Gardens

Public Consultation

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 - New space for businesses
 - New spaces for the community
 - New facilities within the park & Gardens

Public Consultation

How do I get involved?

Local History
 We want to hear stories from long term residents

Post-It Walls
 Tell us what you think we should try to provide

Feedback forms
 What are we doing well?
 What could we do better?

Write to us
 Post us a card or a letter at:
 Notting Hill Genesis, No. 20 The Concourse,
 Grahame Park, London, NW9 5TX

Email us
 grahamepark@nhg.org.uk

Tweet us
 @NHGHousing

Speak to us!

Public Consultation

Community spaces

The masterplan will feature active ground floor uses as well as front doors to homes. We'd like to know what you'd like to see:

- Places to eat and drink
 Should there be cafes & restaurants?
 Would you like a community kitchen?
- Places to shop
 What kind of shops might work here?
 What about Colindale Avenue?
 What would you like to see?
 Would you like to run a shop here?
- Places to work
 What sort of businesses might work here?
 Do you run a business looking for space?
 Do you work independently from home?
 Would you be interested in start-up space?
- Places to gather
 How would you use a flexible space?
 Do you have a society or club?
 Would you attend fitness classes?
 Would you hold a party or event here?

What else?

Public Consultation

Meanwhile use of buildings

The Concourse and existing Estate buildings won't all be demolished at once, with community spaces and shops becoming empty. How should we use them in the Meanwhile?

Library
 This will become a new Community Hub.

When they are no longer needed, what would you like to see happening at the...
 Community Centre
 Welfare Centre
 Health Centre
 Nursery

Meanwhile uses turn empty spaces into valuable, useful opportunities for communities and businesses.

Uses might include:
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 - informal training and learning space
 - film screening room
 - temporary retail spaces
 - pop-up shops and exhibitors
 - arts and craft space
 - office space
 - workshops
 - short term housing
 - film and photography sets
 - street art walls

Public Consultation

Parks and gardens

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 Relaxing, active sports, events... or not at all?

What's good or bad about Heybourne Park right now?
 Is there something you like and want more of?
 Is Heybourne Park not working for you?
 Do you feel unsafe or unwelcome?

Where else do you go for outdoor leisure?
 Do you travel to a nearby park?
 What's good there?

What kind of park should this be?
 Would you prefer more open lawns or decorative shrub planting and flower beds?
 Should there be formal sports and fitness equipment?
 Should there be Community growing spaces?

How would you use the gardens?
 Would you use a garden shared with others?
 What kind of play space should there be?
 Would your children use play streets?

Public Consultation

Meanwhile use of landscape

During the 20 year redevelopment programme, a lot of land will be cleared by demolishing old buildings, but we won't build everything straight away. How should we use the land in the Meanwhile?

It could be for growing:
 'Nomadic gardens' which can move around the site
 Nurseries for trees and shrubs to improve the park

It could be for fitness and play:
 Temporary play spaces like a BMX pump track
 Running and jogging circuits

It could be for the arts:
 Sculpture trails
 Outdoor theatre

What else?

Public Consultation

Figure 3: Consultation event 1 - March 2019 - presentation boards

3.0 Involvement

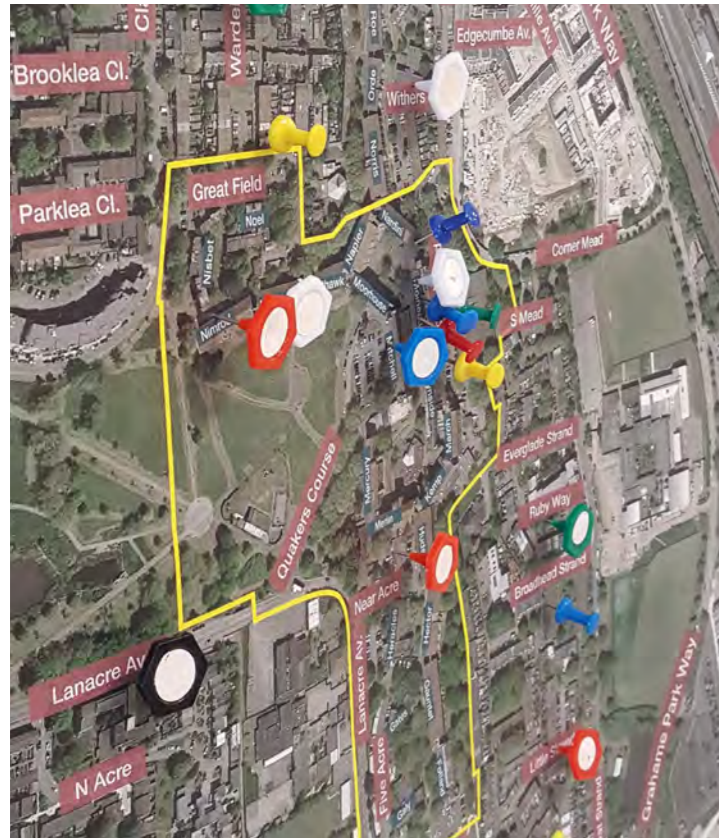


Figure 4: Thumb-tacks in a map of the site showing visitors' homes



Figure 5: Visitors to the consultation reviewing the boards

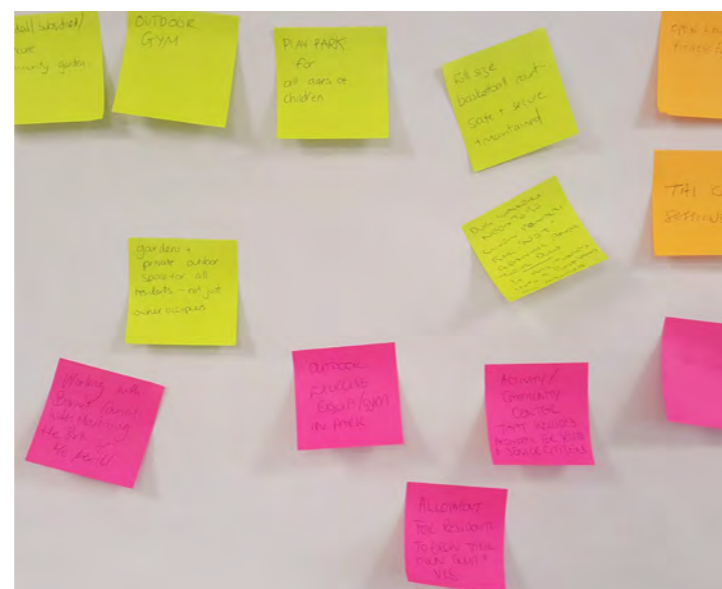
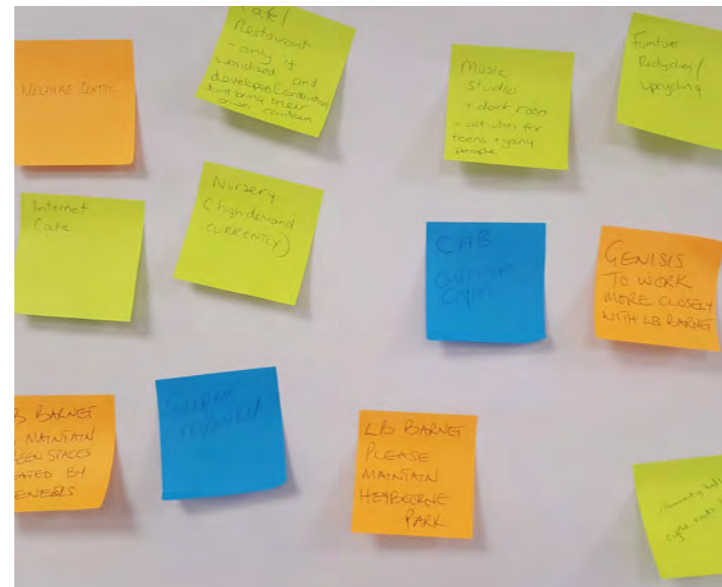
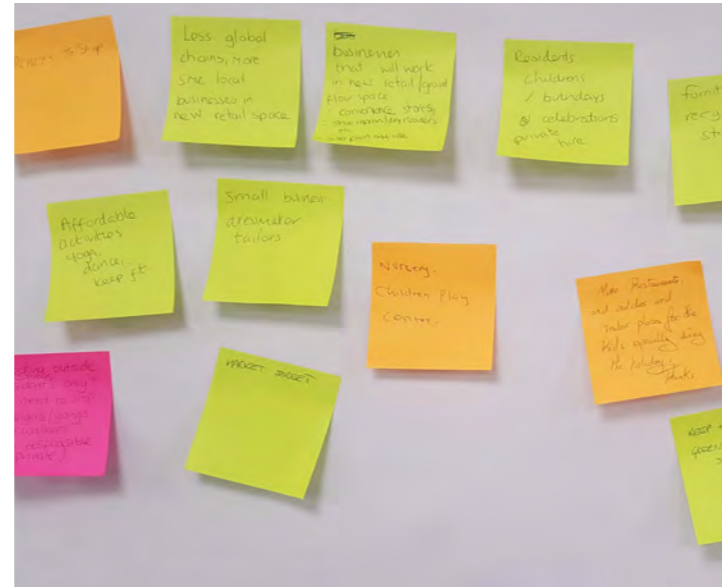


Figure 6: Sticky notes with suggestions from visitors to the consultation



Figure 7: Landscape masterplan model



Figure 8: One-to-one consultation with representatives from LBB

3.3 March 2019 - Public Consultation 1

The first public consultation event was an opportunity for residents and local stakeholders to meet the design team for the first time, and for the team to explain our approach to the regeneration of the Estate. The event was held on site at 15 The Concourse over two sessions; one weekday evening and one weekend morning.

We demonstrated our design approach with Ten Principles and illustrated what this would mean in practice for different aspects of the design.

A landscape masterplan model was prepared to show the overall approach and explain the public realm.

Response to previous consultations

Drawing on responses to consultation on the previous masterplan, we explained how the scheme design was taking these comments on board with particular reference to the following:

- More usable areas of open space with accessible activities for all age groups;
- A safe environment with a traditional street network mixing cars and people;
- Improved public transport, walking and cycle links;
- Integration with neighbouring areas; and
- Prioritise living spaces in family housing.

Decant and rehousing

Alongside the design team, representatives from CfGP Barnet Homes and LBB were available for residents to have one-to-one consultation about the proposals and their housing needs.

Key questions

We asked visitors to feedback verbally, in writing on a form, or by using sticky notes on the day. We wanted general feedback on proposals, but also asked key questions about how non-residential aspects of the scheme should be developed:

- Community spaces;
- Meanwhile use of buildings;
- Parks and gardens; and
- Meanwhile use of landscape.

The changing face of Colindale

Recent developments and public transport upgrades are establishing local destinations and improving connections to Colindale.

Healthy Streets
Improving walking and cycling in the public realm

Local facilities and regeneration

- Local University
- Local Leisure
- Local Museums
- Chic facilities
- New colleges
- New homes
- New supermarket
- New schools

Connections and destinations from the first phase of development:

- +1 minutes walk to Grahame Park local shops
- +4 minutes walk to Colindale Station & shops
- +22 minutes walk to Mill Hill Broadway station
- +45 minutes to Bank Station & the City of London
- +45 minutes to Kings Cross St Pancras
- +45 minutes to Epsom & Brent Cross shopping centre
- +45 minutes to Mill Hill Broadway station
- +National museum & universities on the doorstep

Public Consultation

Patel Taylor

What is being proposed?

Regeneration of Grahame Park, Stage B
The site for demolishing existing buildings in this area. The first buildings to be taken down will be:

- 1000+ residential units
- 2000+ re-provision of Social Rental homes (SRH)
- Open-ended courtyards, more light and views
- Mid-rise buildings typically 8-12 stories
- Homes next to Heybourne Park

Current illustrative proposals

- +2,086 homes
- +100% affordable housing
- +2000 re-provision of Social Rental homes (SRH)
- +Open-ended courtyards, more light and views
- +Mid-rise buildings typically 8-12 stories
- +Homes next to Heybourne Park

Ten principles for making great places to live...

1. Creating clear connections
2. A network of streets and spaces
3. Designing for daylight and views between buildings
4. Different buildings create different spaces
5. Strong relationships between the buildings
6. Different buildings create different spaces
7. A choice of different homes
8. A sense of identity and place
9. Greener surroundings
10. Public & private amenity
11. Feel home before reaching your door

We are keen to hear the community's views and suggestions on the new proposals

Public Consultation

Patel Taylor

The first phase of construction

Site clearance
Demolition of the existing buildings will commence later this year, making way for the construction of Plot A, the Planning detail component.

Construction
Construction is planned to begin in the Spring of next year and will last approximately three years, with the first homes ready for occupation towards the end of 2023.

Mix of homes
Plot A will provide 207 new homes in a mix of flats, maisonettes and townhouses:

- 304 1 bedroom flats
- 90 2 bedroom flats
- 6 3 bedroom maisonettes
- 3 4 bedroom maisonettes
- 1 4 bedroom townhouse
- 1 5 bedroom townhouse

Affordable first
All of the new homes in Plot A will be Affordable:

- Social Rent 42 homes
- Shared Ownership 145 homes

62 of the new homes can provide new homes for secure tenants from the existing estate. The remaining 145 homes will be offered under a Shared Ownership scheme.

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Building arrangement

Section
The tallest building, A2, has flats and equipment on the roof. Between the main blocks on the south side of the plot, two pairs of townhouses create a rhythm to the street.

Typical upper floor plan
The 2 bed flats are corner dual aspect, with the living spaces benefiting from windows on two sides making the spaces very light and airy.

First floor plan
The first floor, or podium level, is a unique floor with the upper storey also benefits from two sides making the spaces very light and airy.

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Shared spaces

Lift and stair landings
Opportunities for secure additional storage - the need to be home for maintenance visits.

Parking and cycle storage
Car parking will be provided at a maximum ratio of 0.5 spaces / dwelling as set by the Mayor of London's parking standards.

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A choice of different homes

Plot A living choices
All new homes within Plot A have been designed to meet or exceed the **London's Green Standard**, which sets benchmarks for the size of each home and the rooms within it.

What?

- 4 Bedroom flats with optional balconies overlooking planted courtyards
- 3 Bedroom flats with private balconies and rear access to the courtyard
- 2 Bedroom flats with private balconies and rear access to the courtyard
- 1 Bedroom flats with private balconies and rear access to the courtyard

Why?

- A choice of different home types, locations and views over green spaces
- Providing a mix of family homes with larger living spaces on the corners of the building
- Different configurations of family homes, offering open-plan or separate rooms to provide flexible and cultural choices

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Appearance

Composition
Plot A is made up of two building types connected by a raised podium landscape which sits over a covered car park with space for secure bicycle storage and plant equipment to run the building.

Townhouses
North bookends
South bookends

Maisonettes
Side streets
Courtyards

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What happens when?

A staggered start
The project will be delivered in phases between now and the end of 2024. Demolition will be staged over a number of years to ensure best use of the existing buildings to provide short-term housing and other Meanwhile Uses. Construction begins in 2020.

A balanced place
Phase 1: 339 homes
Phase 2: 695 homes
Phase 3: 1386 homes

Site clearance
start Q2 2019

Build phase 1
start Q2 2020
207 homes

Build phase 2
start Q4 2021
+219 homes (426)

Build phase 3
start Q1 2023
+113 homes (539)

Build phase 4
start Q4 2023
+196 homes (735)

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Landscape and connections

Public transport
Plot A is located close to bus links to Edgware or Mill Hill. Future phases will create a new road link for the 303, reducing journey times to Mill Hill.

Public realm
The ground level landscape around Plot A will provide a mixture of private gardens, on and off-street parking, greenfootpaths, new and retained trees, fences, garden walls and hedges. Blue badge visitor parking / drop off points will be sited at building entrances.

New road
There will be a new road running along the south of the plot, eventually connecting to Corner Mead retained trees, fences, garden walls and hedges. How should we choose the name?

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Ground floor plan

Bookends
The north and south ends of the buildings turn the corners between the streets and the courtyard.

Balconies
Balconies on the bookends respond to their setting by:

- South: Stacked balconies on the south facade maximise sunlight to the amenity space and provide shading from overhanging.
- North: Stepped balconies alternate position around the corner, reducing overhanging on the north facade.

Body
The body of the buildings contain the 1 Bedroom flats, and face side streets and the courtyard.

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Sustainable living

Lean / Clean / Green
Homes in Plot A will follow the Mayor of London's Energy policy to build more efficient and less polluting buildings by:

- Using renewable energy
- Building with energy-efficient construction
- Creating less pollution
- Recycling more

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Typical floor plan

2 Bedroom flats

Maisonettes

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Materials

Materials
Plot A has been designed to respond to the existing context and to the proposed masterplan for the rest of the site.

Watercolour colours
The buildings will be mainly built from brickwork, with a range of different tones and mortar colours to express different books and features.

Material examples

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Build phase 5

start Q2 2024
+224 homes (959)

New construction
Plots G+H
New landscape
New roads with parking, planting and local neighbourhood playpace

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Build phase 6

start Q4 2025
+220 homes (1,179)

New construction
Plot J
New landscape
New roads with parking, planting and local neighbourhood playpace

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Neighbouring regeneration

Home Group is currently running a ballot on its proposals for the regeneration of Douglas Bader Park, to the north west of Plot A.

As a minimum, the scheme would re-provide the 275 affordable homes currently on the estate.

At least 250 private homes will be delivered in Phases 2 and 3 to fund the redevelopment of the scheme, with Phase 1 being fully affordable.

The ballot is being conducted by OES and closes at 5pm on Thursday 25th May.

The two teams plan to meet to discuss the best way to bring forward the two developments together. Home Group will receive the results of its regeneration ballot on Wednesday 29th May.

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Wider neighbourhood ambitions

A mixed community
The Planning proposals will apply for permission to provide supporting uses across the masterplan to create a rich neighbourhood with places to Live, Work and Play.

Plot A
Re-developing existing and former local supermarket.

Plot B
New community space with dedicated outdoor space.

Plot C
New community space with dedicated outdoor space.

Plot D
New community space with dedicated outdoor space.

Plot E
New community space with dedicated outdoor space.

Plot F
New community space with dedicated outdoor space.

Plot G
New community space with dedicated outdoor space.

Plot H
New community space with dedicated outdoor space.

Plot I
New community space with dedicated outdoor space.

Plot J
New community space with dedicated outdoor space.

Plot K
New community space with dedicated outdoor space.

Plot L
New community space with dedicated outdoor space.

Plot M
New community space with dedicated outdoor space.

Plot N
New community space with dedicated outdoor space.

Plot O
New community space with dedicated outdoor space.

Plot P
New community space with dedicated outdoor space.

Plot Q
New community space with dedicated outdoor space.

Plot R
New community space with dedicated outdoor space.

Plot S
New community space with dedicated outdoor space.

Plot T
New community space with dedicated outdoor space.

Plot U
New community space with dedicated outdoor space.

Plot V
New community space with dedicated outdoor space.

Plot W
New community space with dedicated outdoor space.

Plot X
New community space with dedicated outdoor space.

Plot Y
New community space with dedicated outdoor space.

Plot Z
New community space with dedicated outdoor space.

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Figure 9: Consultation event 2 - May 2019 - presentation boards

3.0 Involvement

3.4 May 2019 - Public Consultation 2

The second public consultation event focused on the phasing of the development, with a clear time-line running from the end of 2019 through to the projected completion of the project in 2034.

The event was held over two sessions; one weekday evening and one weekend morning. The weekday session was held in 15 the Concourse as before, but the weekend session moved to the more generously proportioned old Library building.

Using the large open floor area of the empty library, a typical 2-bedroom apartment layout was marked out on the floor at 1:1 scale using white tape. This allowed us to 'walk through' the design with visitors.

A massing model of the masterplan proposals was prepared to give a sense of scale.

Response to previous consultation

Drawing on responses to the earlier consultation, we explained how the scheme design was taking these comments on board with particular reference to the following:

- Improved views and pedestrian links between the Park and the main roads;
- Different colours in the brickwork not all the same like the existing estate;
- Sustainable energy including solar panels;
- Less traffic and less overlooking onto Great Field;
- Wider spaces off the main road like Stage A;
- Play for multiple ages together in the Park;
- Explain what the new homes would look like; and
- Explain what would happen when.

Decant and rehousing

Alongside the design team, representatives from CfGP, Barnet Homes and LBB were available for residents to have one-to-one consultation about the proposals and their housing needs.

Key questions

We asked visitors to feedback verbally, or in writing on a form. We wanted general comments on the masterplan but also asked for specific feedback on Phase 1 and the revised layout of Bristol Avenue.



Figure 10: The design team describing the proposals for Phase 1



Figure 12: Visitors to the consultation reviewing the boards and model



Figure 11: A 1:1250 scale foam massing model of the proposals



Figure 13: A 2 bedroom apartment laid out on the floor using tape

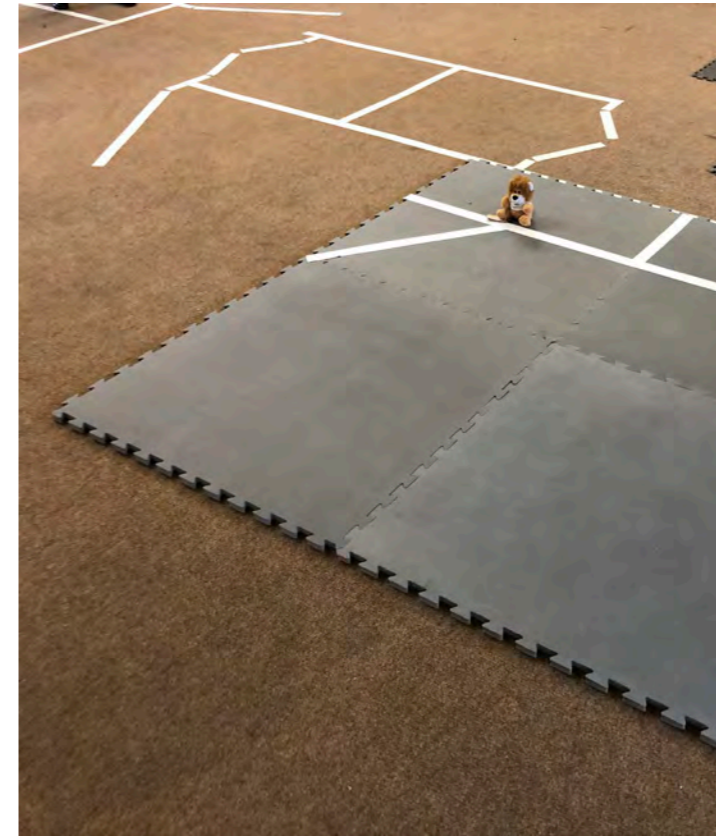


Figure 14: Key furniture indicated using yoga mats and accessories

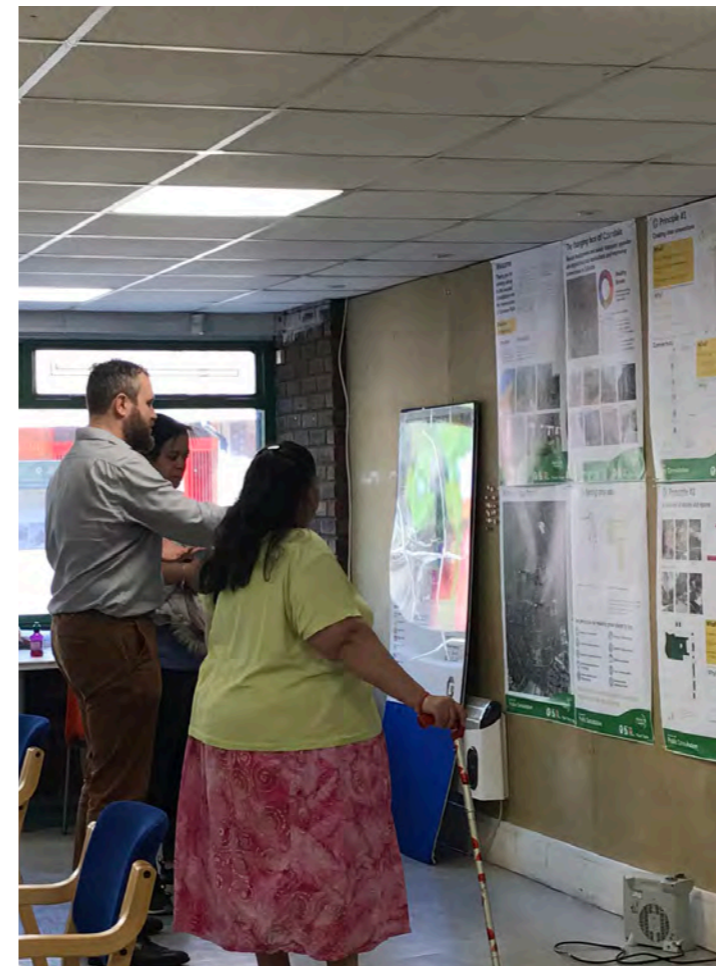


Figure 15: The Architect describing the scheme

The image displays a grid of 12 presentation boards for the Grahame Park regeneration project. The boards are organized into three rows and four columns:

- Row 1:**
 - Welcome to the Festival!** We'd like to update you on our plans for the regeneration of Grahame Park. Includes sections for 'What's on display today?', 'The masterplan', 'The first phase', and 'What's next?'.
 - The bigger picture** Overview of the site and surrounding areas.
 - The masterplan** Detailed site plan with various zones and buildings labeled.
 - The park** Focuses on green spaces, ecology, and park amenities.
- Row 2:**
 - Welcome to the Festival!** Similar to the first board, but with updated information.
 - Accommodation** Details the types of housing and floor plans.
 - Appearance** Shows architectural renderings and material choices for buildings.
 - Artist's impressions** Features artistic renderings of the future park and buildings.

Each board includes the Notting Hill Genesis logo, the text 'Public Consultation', and the name 'Patel Taylor'.

The poster for the Grahame Park Festival is vibrant and colorful, featuring a large rainbow graphic. At the top, it reads 'Notting Hill Genesis' in a blue oval. The main title 'Grahame Park Festival' is in large, bold green letters. Below the title, it says 'Supporting the well-being of our community' in orange. A central graphic shows silhouettes of people playing a game on a table. To the right, a list of activities is presented in a blue, ribbon-like shape: 'FREE EVENT', 'Carousel & bouncy castle', 'Face painting', 'Massage', 'Arts & crafts', 'Music stage', 'Health checks', 'Food for a £1! and lots more!'. At the bottom, it specifies the location 'Open Space, Heybourne Park' and the date and time 'Saturday 20 July 2019, 12 noon - 3pm'. The poster also features logos for sponsors: Sainsbury's, ROYAL AIRFORCE MUSEUM, AD HOC (SECURE • FLEXIBLE • MANAGED), BARNET LONDON BOROUGH, COLINDALE COMMUNITIES TRUST, and Strong thriving happy community.

Figure 16: Consultation event 3 - July 2019 - presentation boards

Figure 17: Poster advertising the Grahame Park Festival

3.0 Involvement



Figure 18: A 1:1000 scale massing model was prepared with landscape proposals for the development and Heybourne Park



Figure 20: Members of the Partnership Board were invited to meet the team



Figure 19: The exhibition panels within the 'Youth' activities tent at the fair



Figure 21: Local television network interviewing Notting Hill Genesis



Figure 22: Additional community activities at the fair

3.5 July 2019 - Public Consultation 3

The third public consultation event was focused on landscape and Phase 1, with questions about proposals for Heybourne Park and the detailed designs of the first buildings.

The event was held on a single day, and formed part of a much larger community and family event in marquees set up within Heybourne Park.

A larger massing model of the masterplan proposals was prepared to give a sense of scale, with a focus on the landscape design of the Park and street network.

Facade studies showing material and brickwork bond were shown alongside CGI visualisations of the first phase to demonstrate how

Response to previous consultations

Drawing on responses to previous consultations, we explained how the scheme design was taking these comments on board with particular reference to the following:

- More detail on Phase 1 appearance;
- Lighter brickwork colours;
- More structured activities and fitness in the Park;
- Community spaces including growing spaces and sensory gardens;
- Development of potential meanwhile uses including a place for music;
- Somewhere for parents to meet while kids are playing nearby; and
- Early delivery of playspace and work to the landscape.

Key questions

We asked visitors to feedback verbally, in writing on a form, or by using sticky notes on the day. We wanted general feedback on masterplan proposals, but as we were standing in the open space, we also asked for specific feedback on the proposals for Heybourne Park.

3.0 Involvement

3.6 Key evolution through consultation

Throughout the design process and life-cycle of the Grahame Park redevelopment, consultation with the local community, stakeholders and statutory bodies has pro-actively contributed to the design evolution of the scheme.

A selection of key areas where direct evolution through consultation has occurred include the following items, illustrated on the following diagrams:

A variety of spaces along the Avenue:

Through public consultation there was widespread buy-in to the masterplanning strategies and the configuration of the urban streets to promote permeability and views.

Moving the north:south section of Lanacre Ave to establish a continuous spine road, (as an extension of Bristol Avenue), was positively received. Some questions were asked about the nature of a straight street with all buildings in direct alignment.

- Early proposals to soften this through a meandering roadway were rejected.
- Consultees expressed favourable opinions about the wider road area with planting to the west of Casa Court in Stage A, Phase 1B.
- By moving plots L, E and elements of H to the east, two additional wider sections of street were established, providing the opportunities for different characters in the south (hard landscape with seating and community spillout) and north (soft landscape with rain gardens and swales) of the Avenue to complement the lawned garden space by Casa Court.
- Additional wayfinding and townscape interest has also been generated by moving Plot C into the street to break up the western edge of the Avenue at the key interface with Heybourne Park.

Improved connectivity and links to the Park:

Consultees expressed a desire for Heybourne Park to be more visible from the Avenue, with the green nature of the Park to 'bleed' out to the east.

- By breaking the continuous terrace of Plot C, additional connections were introduced, reinforced by the continuity of visual links through to the Woodland Walk.
- The landscape character of streets within the northern neighbourhood is far greener than the south, reflecting connections with the Park and maximising SUDs features at grade level.

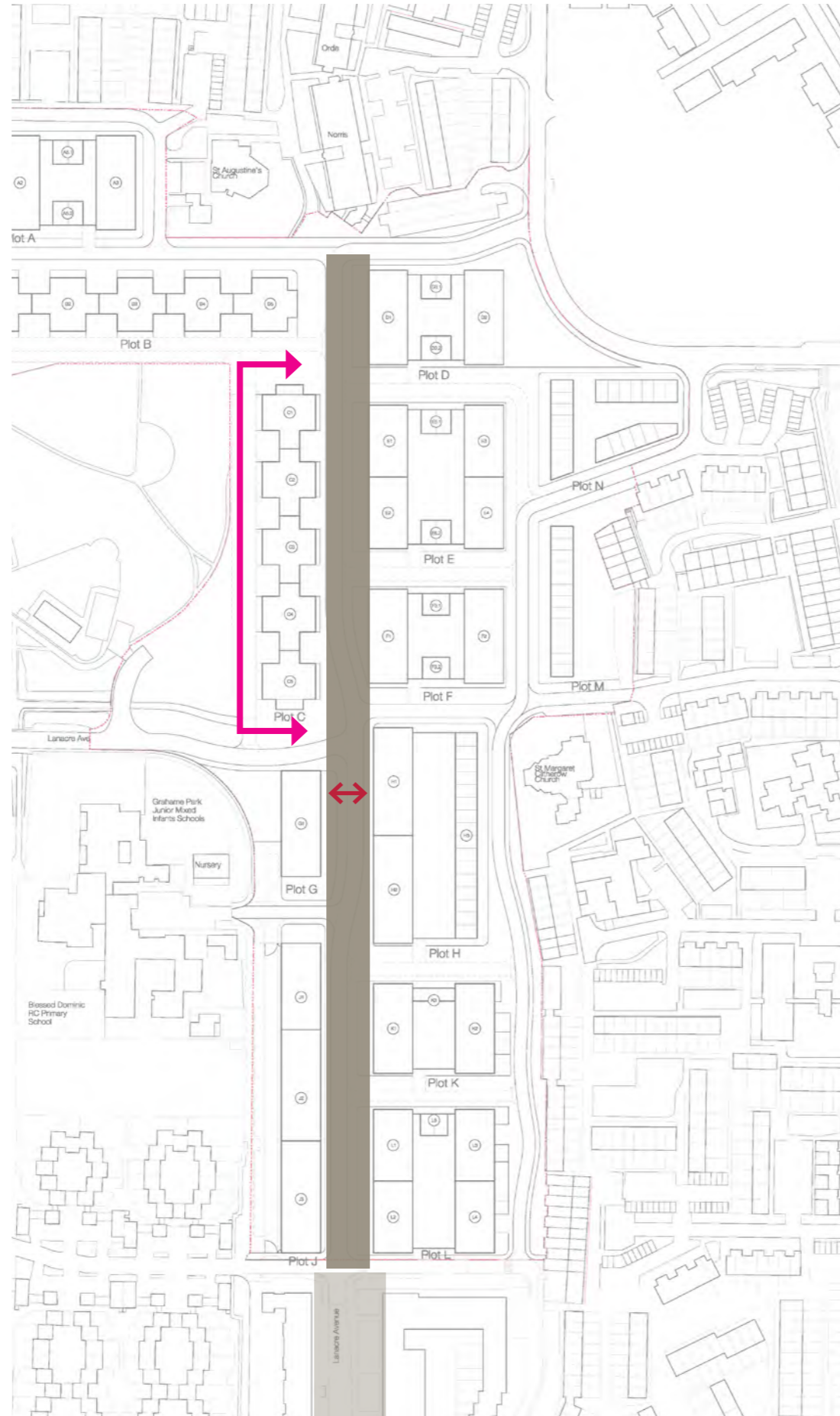


Figure 23: Evolution of Bristol Avenue - Homogeneous width along the Avenue: Autumn 2018 scheme.

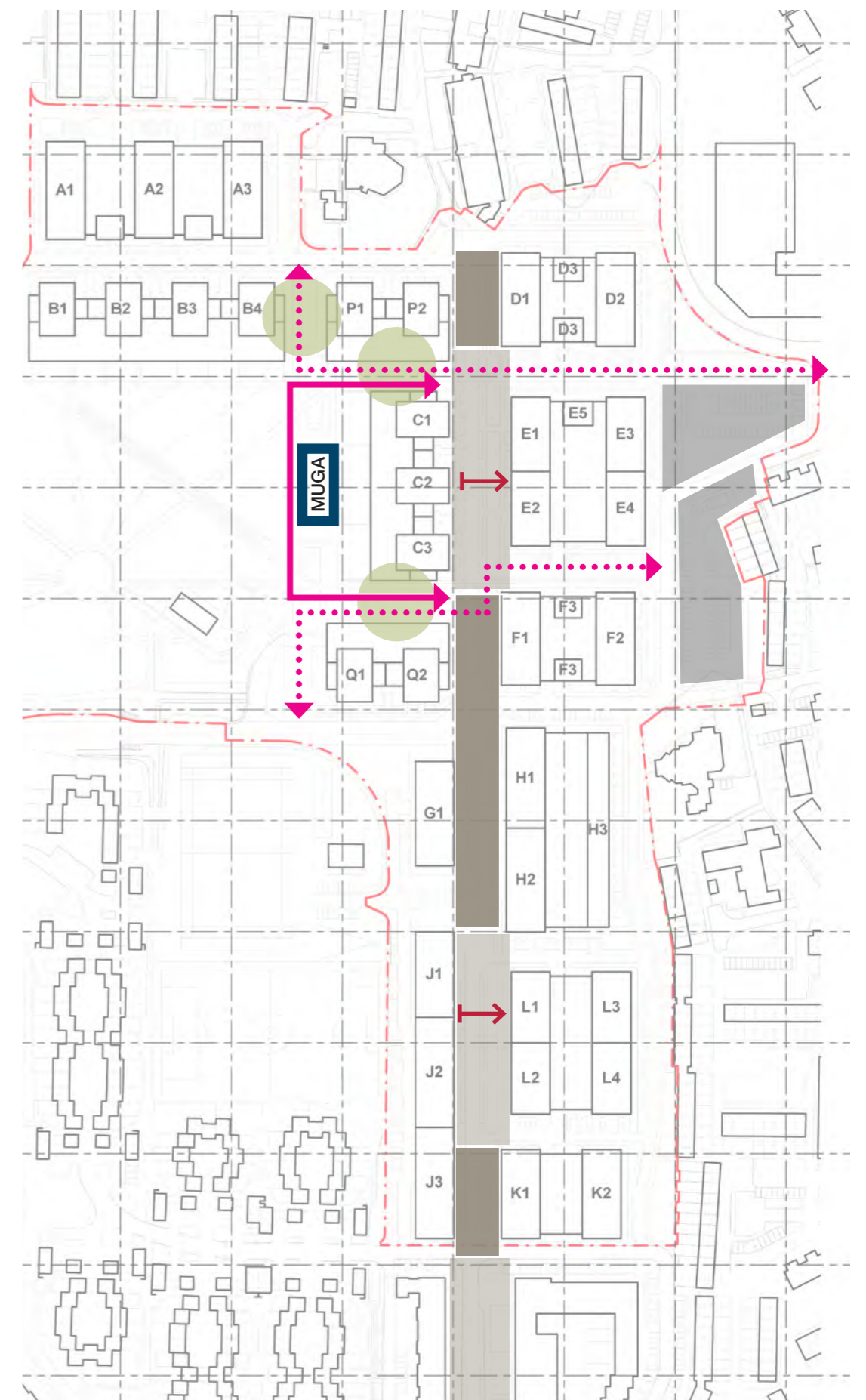


Figure 24: Evolution of Bristol Avenue - Variation of width along the Avenue: Spring 2019 scheme.

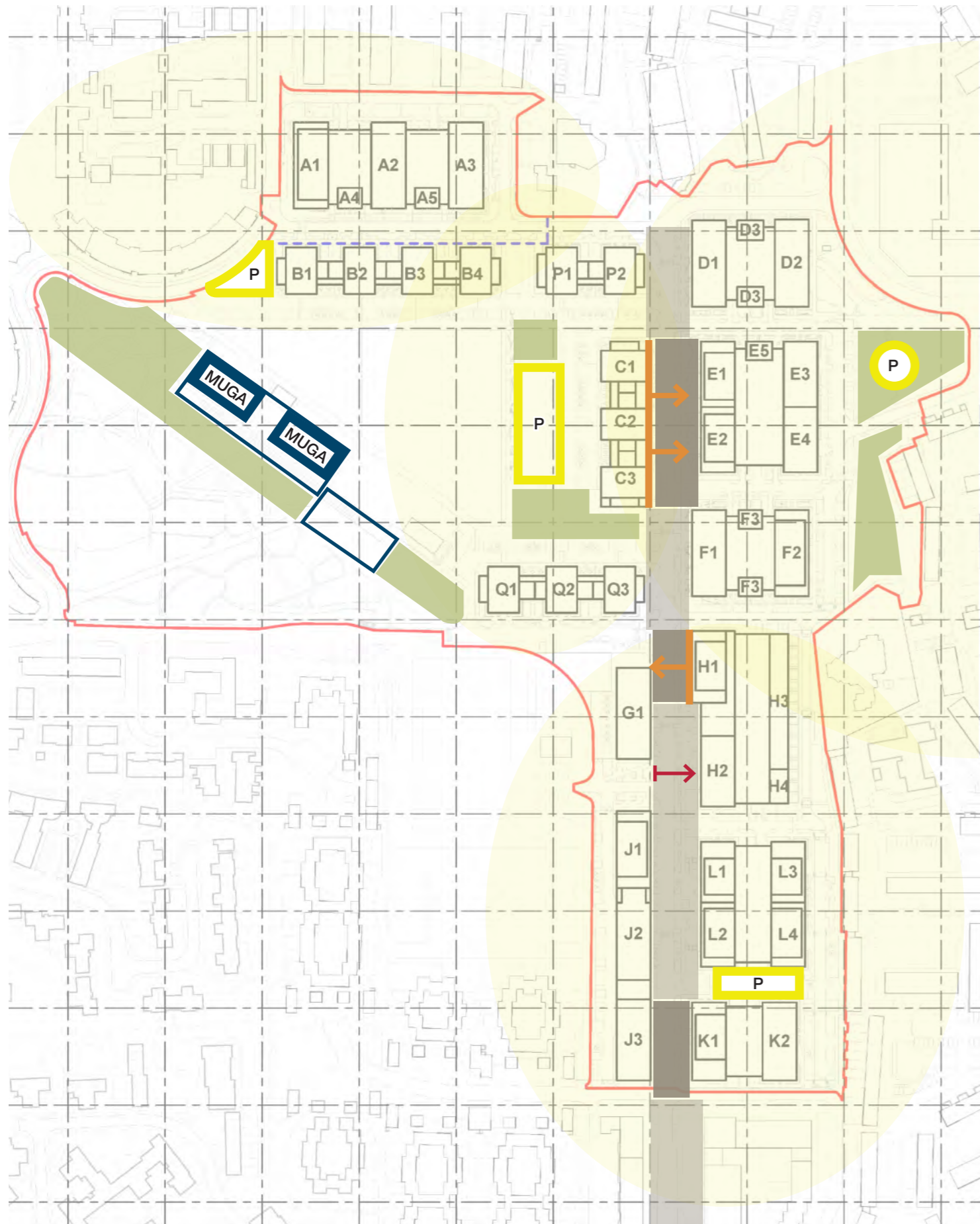


Figure 25: Evolution of the Grahame Park Masterplan - Autumn 2019

Accessible play and activity spaces for all.

The most common and regularly discussed topic raised by residents during consultation was the request for more local child play space, and provision of leisure opportunities for all ages. Perceived challenges with 'bored teenagers' triggering anti-social behaviour were cited as a key concern with the intensification of the Estate.

- The development of the sports and play strategy for the site aims to create opportunities for informal and structured fitness and leisure opportunities for teenagers and young adults.
- Proposals developed for Heybourne Park will intensify the use of the space by providing more structured activity in place of open lawns.
- Some of the proposed uses of the 'Runway' activity band would see Multi-Use Games Areas (MUGAs) alongside a sprint track, outdoor gym, skate bowl and table-tennis tables.
- MUGAs can host a variety of court-based individual and team sports including basketball / netball / tennis / hockey etc.

Residents with multiple children at different stages of development expressed a desire for play to be provided for a range of age groups in a single location, with activities or a focal point for adults in the same area.

- The creation of a large, dedicated playground on the eastern edge of the park, combined with the Parkside Terrace and gardens creates a space can be enjoyed by all ages at the heart of the northern neighbourhood.

Existing residents of Stage A, and surrounding retained buildings inside and beyond the Estate, expressed a desire for playspace accessible to their families, not just the new residents.

- By moving play and activity facilities out into the public realm, maximises accessibility to all residents and better integrates playspace and activities into the urban fabric of the wider Colindale, stitching the new community into the old, and benefiting as many local people as possible.

Legend:

- Changes in The Avenue width
- ➔ Increasing the width of The Avenue
- ➔ Prominent buildings pushed forward
- ➔ Routes through the park
- ➔ New connections
- Green connections
- Predominantly not green spaces
- Public gardens / open green space
- Structured play areas
- Neighbourhoods local to play areas.
- Activity zones including MUGA(s)

- Play-on-the-way will be liberally distributed through the streets, and two concentrations of play in the public realm to the east of Plot E and between plots L and K will serve existing residents and pupils of neighbouring schools moving through the development.

Consultees wanted to see opportunities for fitness in the public realm.

- Outdoor gym equipment is proposed in different clusters in the Park and Woodland Walk.
- Signposted and multiple distance-marked walking / running routes will be marked out in the public realm, supported by drinking water fountains.

A recurring comment from local residents was the immediate lack of play and the timing of delivery.

- Play space will not only be synchronised to the proposed construction phasing, but can also be delivered in a way where early installation can provide benefits to the existing community.
- To the south of the first phase, Plot A, a site has been identified for a play area which can be brought forward earlier than required by the masterplan.

Community spaces

The local community also expressed a desire for more community gardens (instead of private gardens) and places for small gatherings and events.

- Within the Park, two flexible hard spaces have been provided at the Parkside Terrace and in the centre of the Runway.
- Along the Avenue, a third space has been provided as a community band to the west of the Community Centre and Health Centre.
- A secure growing space is proposed within the Runway to allow residents to grow their own edibles.
- A Sensory garden could be provided within the Park specifically designed to meet the needs of physically and mentally impaired people in the community.

3.0 Involvement

Variety of colours and tones:

The look, appearance and feel of any proposed buildings was a recurring theme during consultation and one which provoked strong opinions.

Consultees expressed a dislike of the monotony demonstrated by the single brick used across the existing estate.

Residents noted that the light-coloured brickwork to the south of the site was a positive change, but that if all buildings were built in this material, the mistake would be repeated.

Consultees were initially positive about the change of materials in Heybourne Crescent and adjoining developments (artificial cladding boards and render) but were concerned about the longevity of these alternate materials and expressed a preference for a more 'traditional' palette of brickwork.

- The scheme has evolved to accommodate a variation of brickwork and colour - not only within the Detailed Component, but also as an inherent Guideline to guide the development throughout its life-cycle.
- Each plot will have a multi-tonal brick palette which responds to typology, setting and location within the masterplan. Monotonous buildings will not be permitted within the scheme.

The first phase of development, Plot A, drew most attention, with its challenging location needing to respond to a palette within the existing retained buildings, as well as a time-limited context of the buildings to be demolished within the masterplan and in the adjoining Douglas Bader Estate.

- The original palette proposed for Plot A was felt by consultees to be too dark for its immediate context, and too similar to the existing Estate buildings.
- The brick palette was lightened significantly during the evolution of the proposals.



Figure 26: Illustration of Plot A from May 2019 (left) to July 2019 (right): Changing building palette in response to consultation.



Figure 28: The existing Grahame Park estate - uniform colour palette.

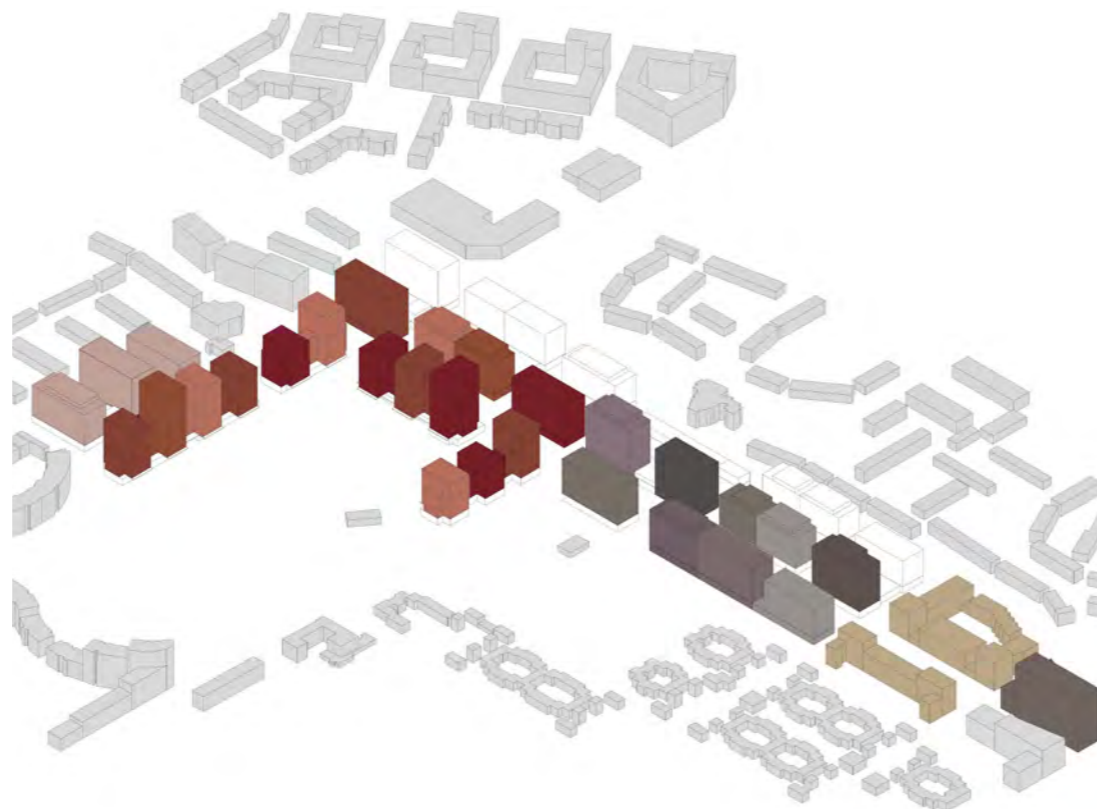


Figure 27: Illustrative visualisation showing how colour variation should be incorporated into the Masterplan.