

Welcome

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

The regeneration of this area has been under way for a number of years, with new construction on the west of Heybourne Park, and to the south of the site where Bristol Avenue joins Colindale Avenue.

The new proposals build on the earlier work, and are being developed closely with The London Borough of Barnet.

The information on display today has been prepared by **Notting Hill Genesis** and their Architect **Patel Taylor**.

Representatives from London Borough of Barnet, Notting Hill Genesis, HGH Planning and Patel Taylor will be available today to listen to any thoughts you might have and to answer your questions.

What's on display today?

Masterplan

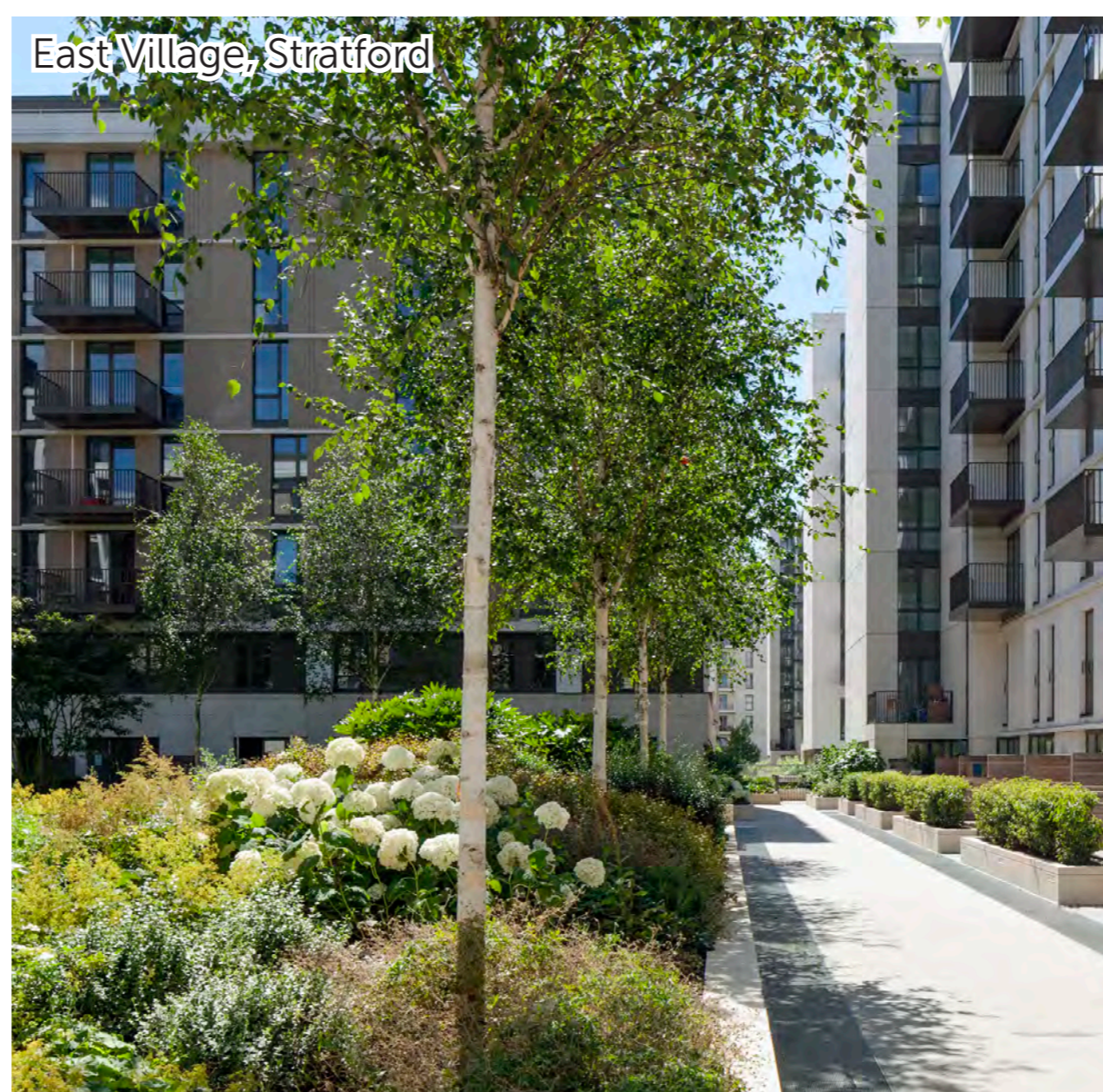
The first wall shows our masterplanning strategy as a reminder of the principles we will be applying to the scheme.

First phase

The second wall shows the first phase of the project in more detail, with information on how the building will be designed.

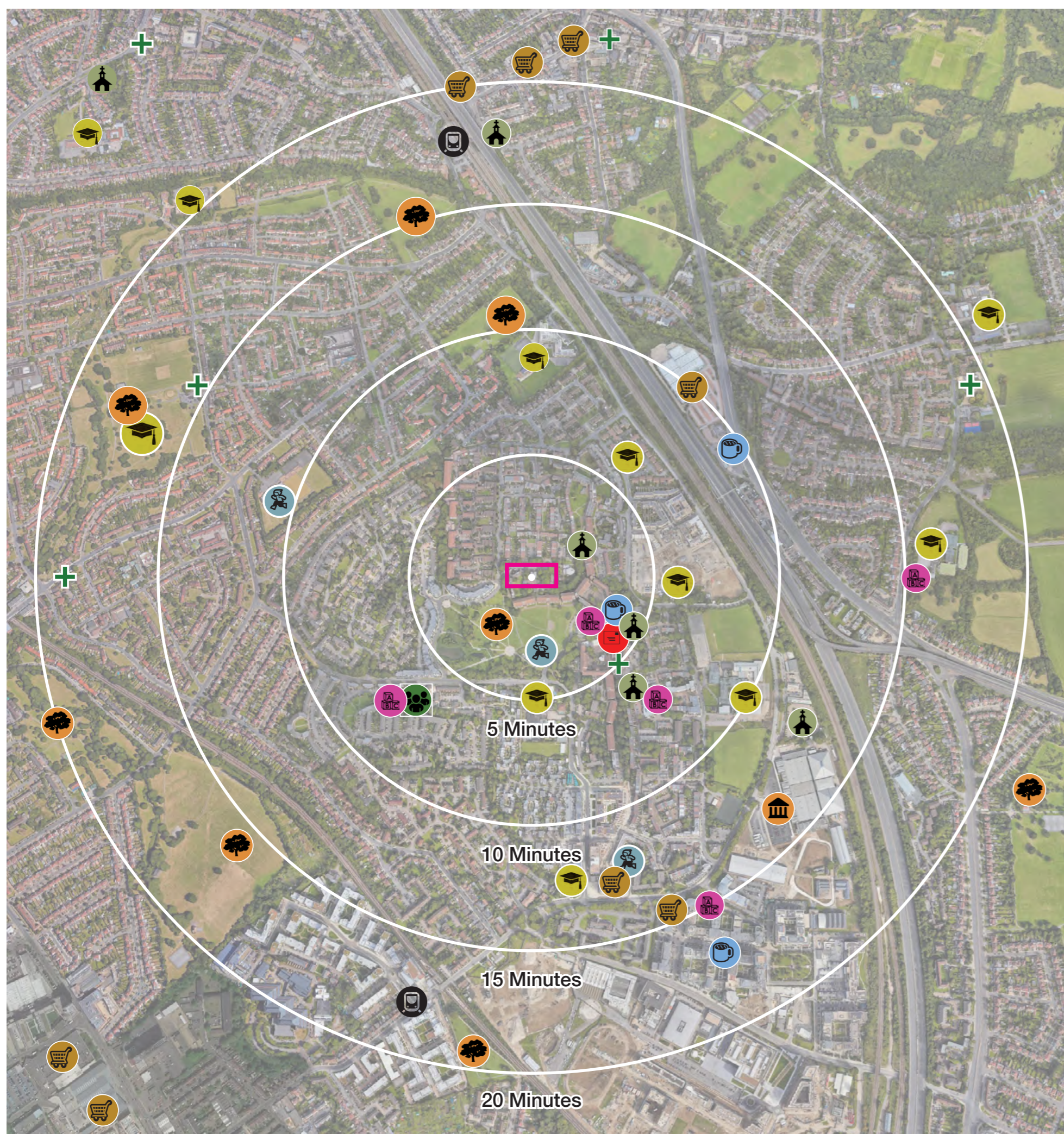
Feedback

We'd like to hear your views on the boards displayed here today, and what else you'd like to see when we come back in summer.



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

Connections and destinations from the first phase of development:

- 5 minutes walk to Grahame Park local shops
- 14 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
- Buses to Edgware & Brent Cross shopping centre
- Buses to Wembley & Mill Hill Broadway station
- National museum & universities on the doorstep

Local facilities and regeneration

Local University



Local Leisure



Local Museums



Civic facilities



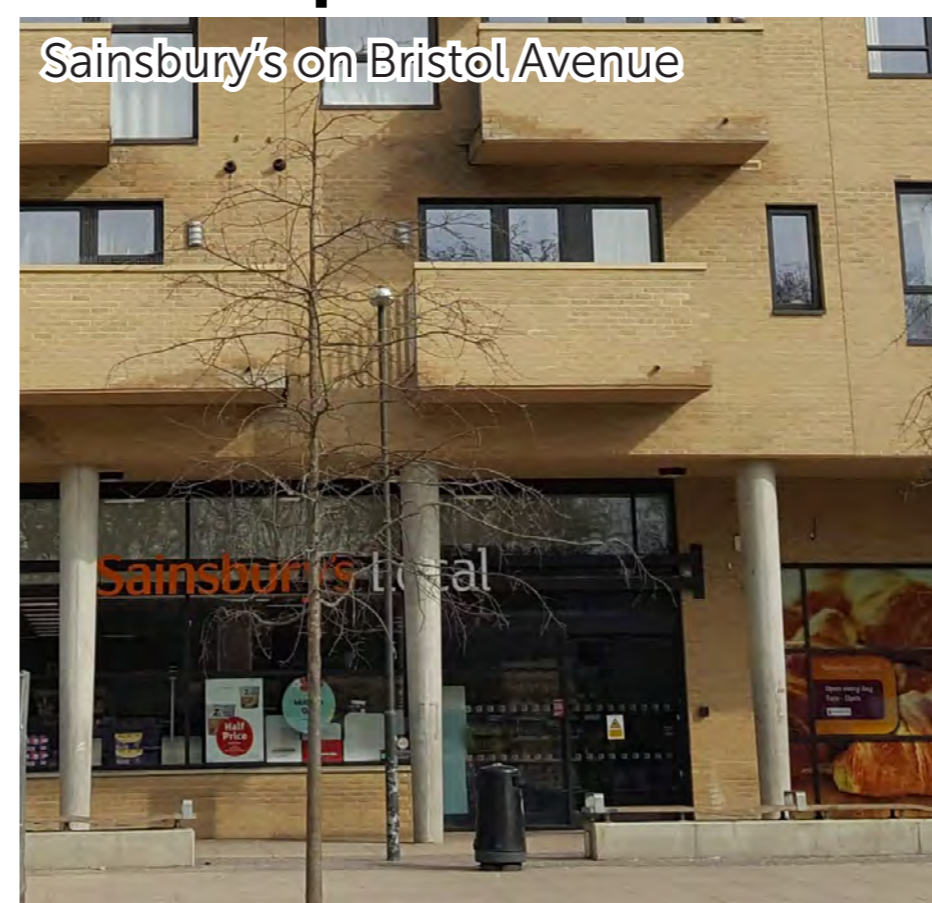
New colleges



New homes



New supermarket



New schools



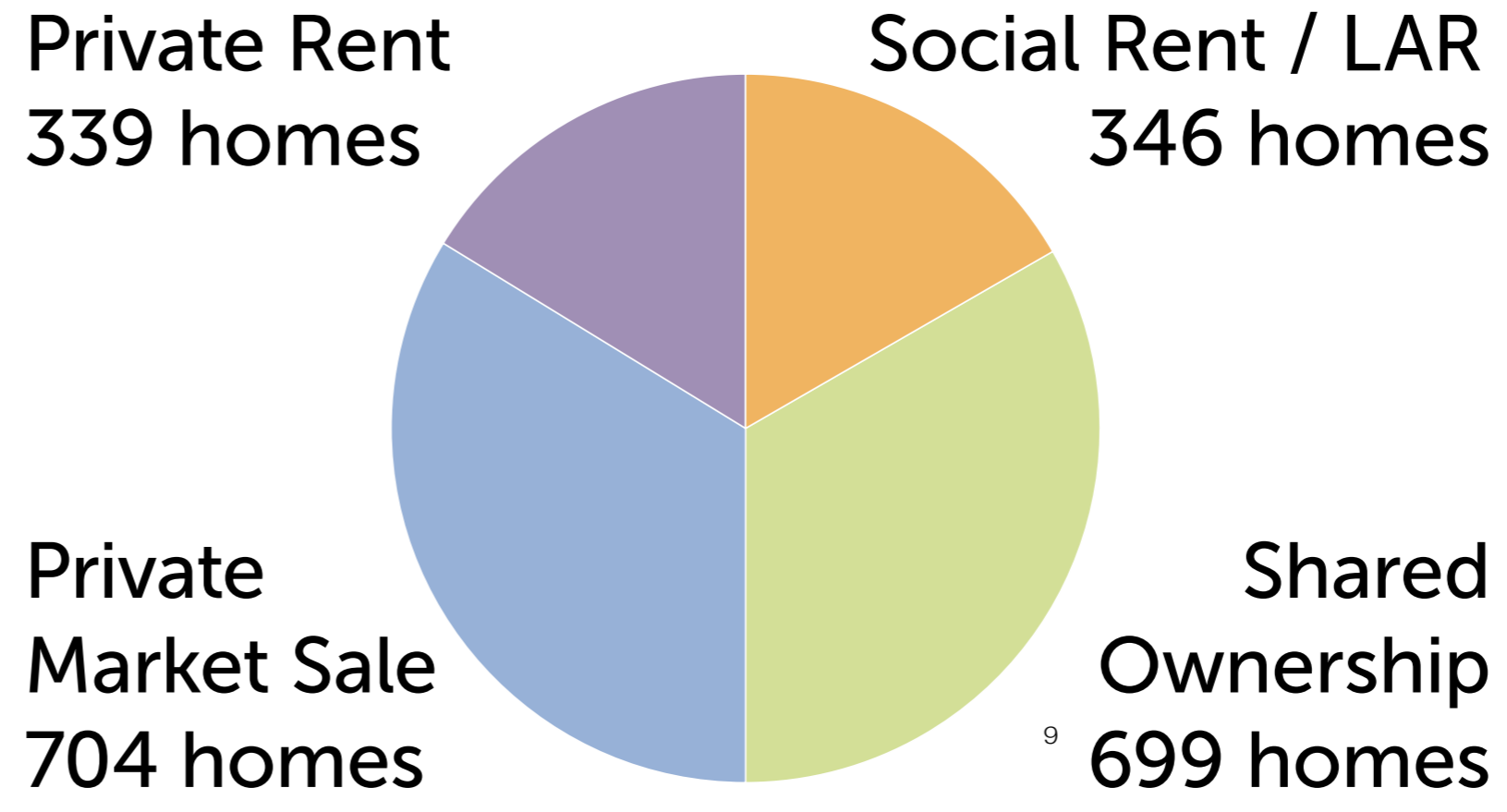
What happens when?

A staggered start

The project will be delivered in phases between now and the end of 2034. 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.

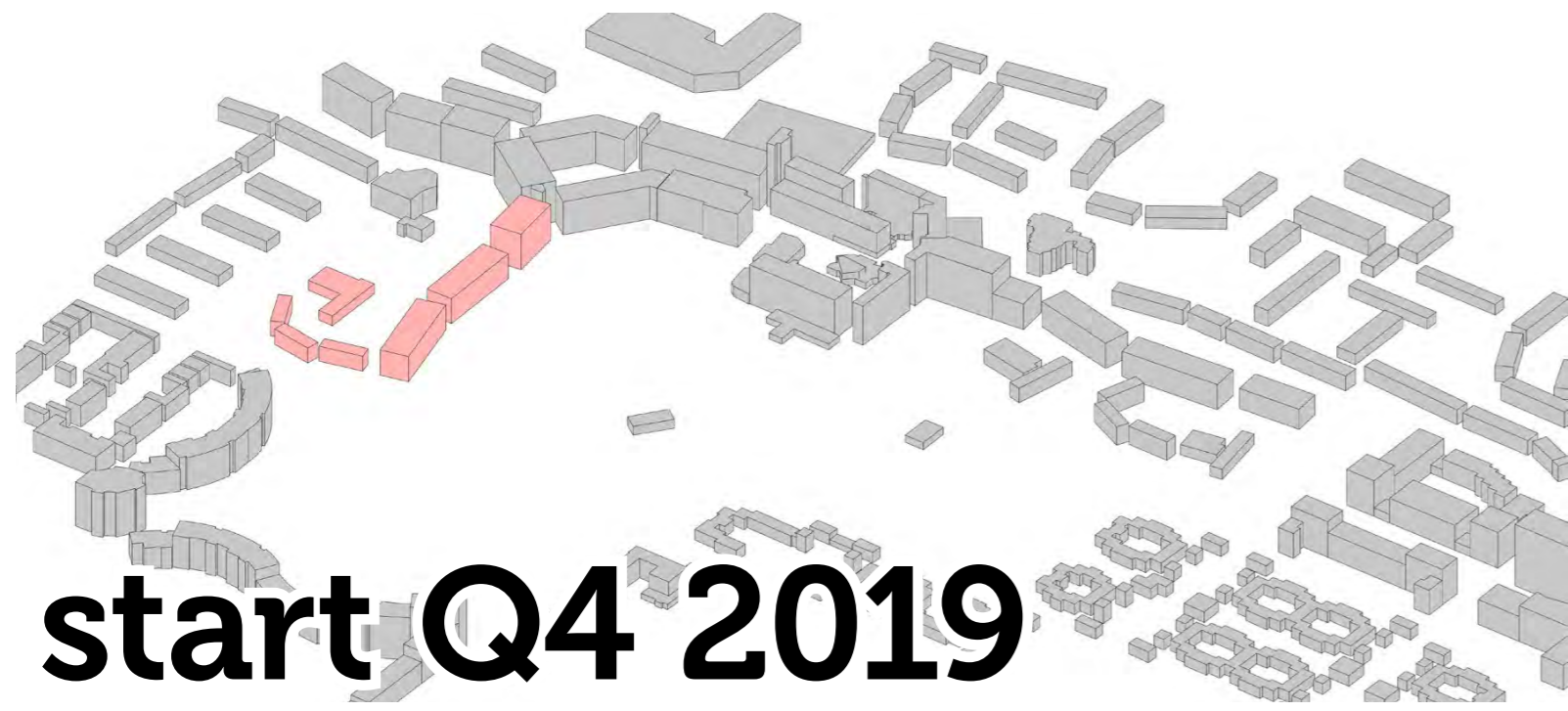
A balanced place



Of the total 2000+ new homes built at Grahame Park, 1000 are classified as **Affordable**, with 600 of those homes being **London Affordable Rent**.



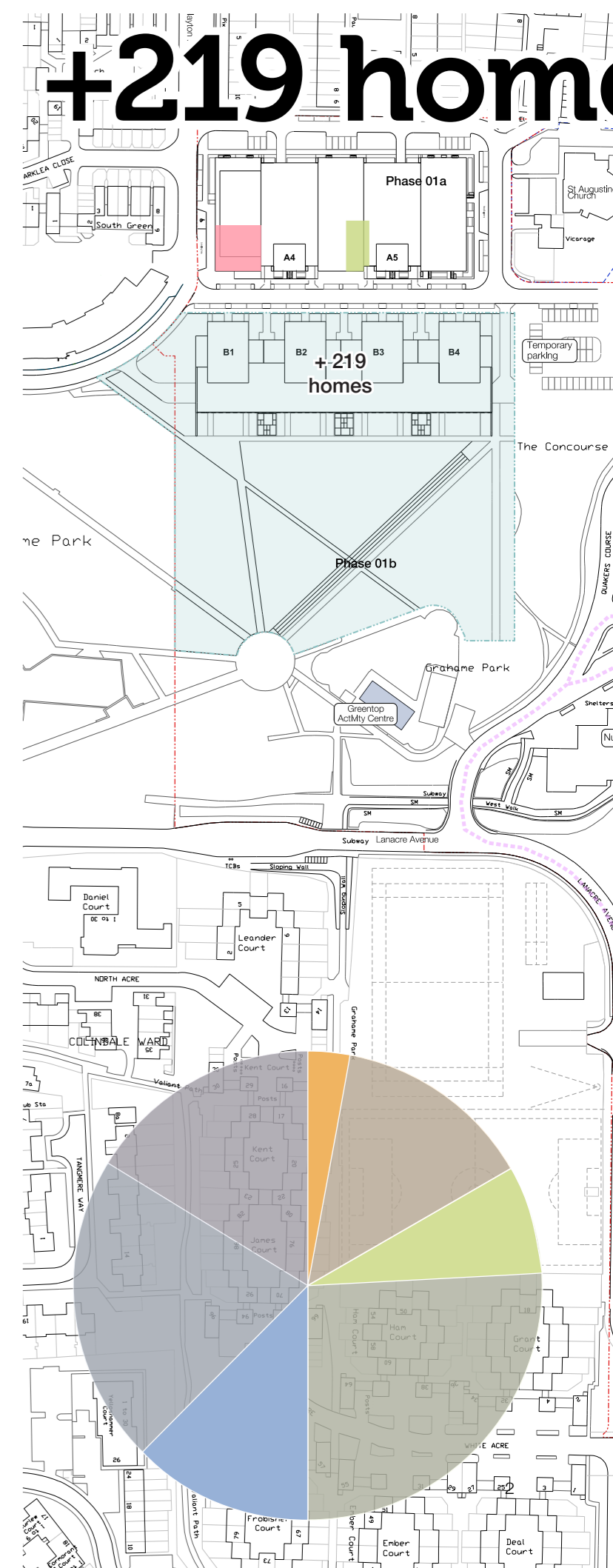
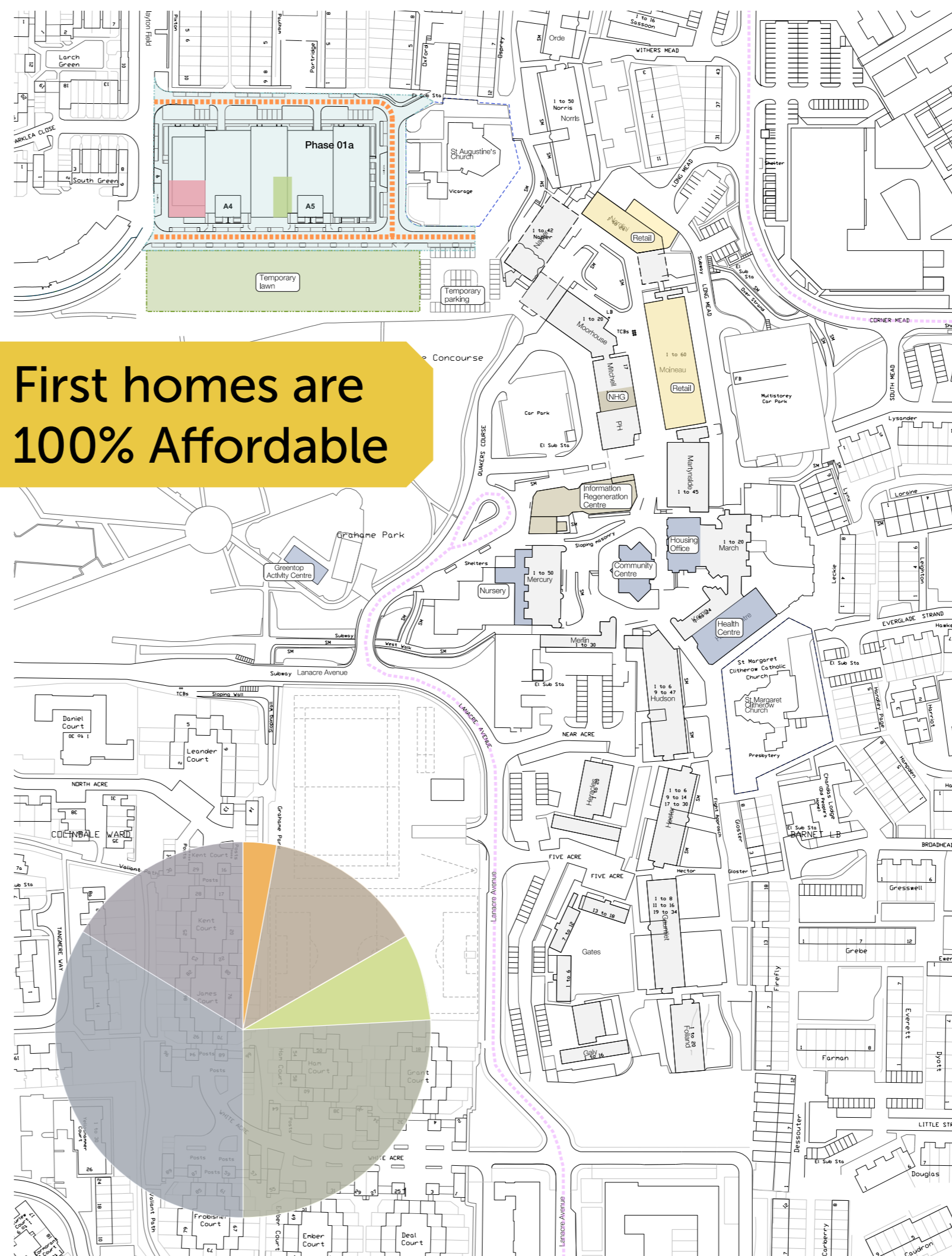
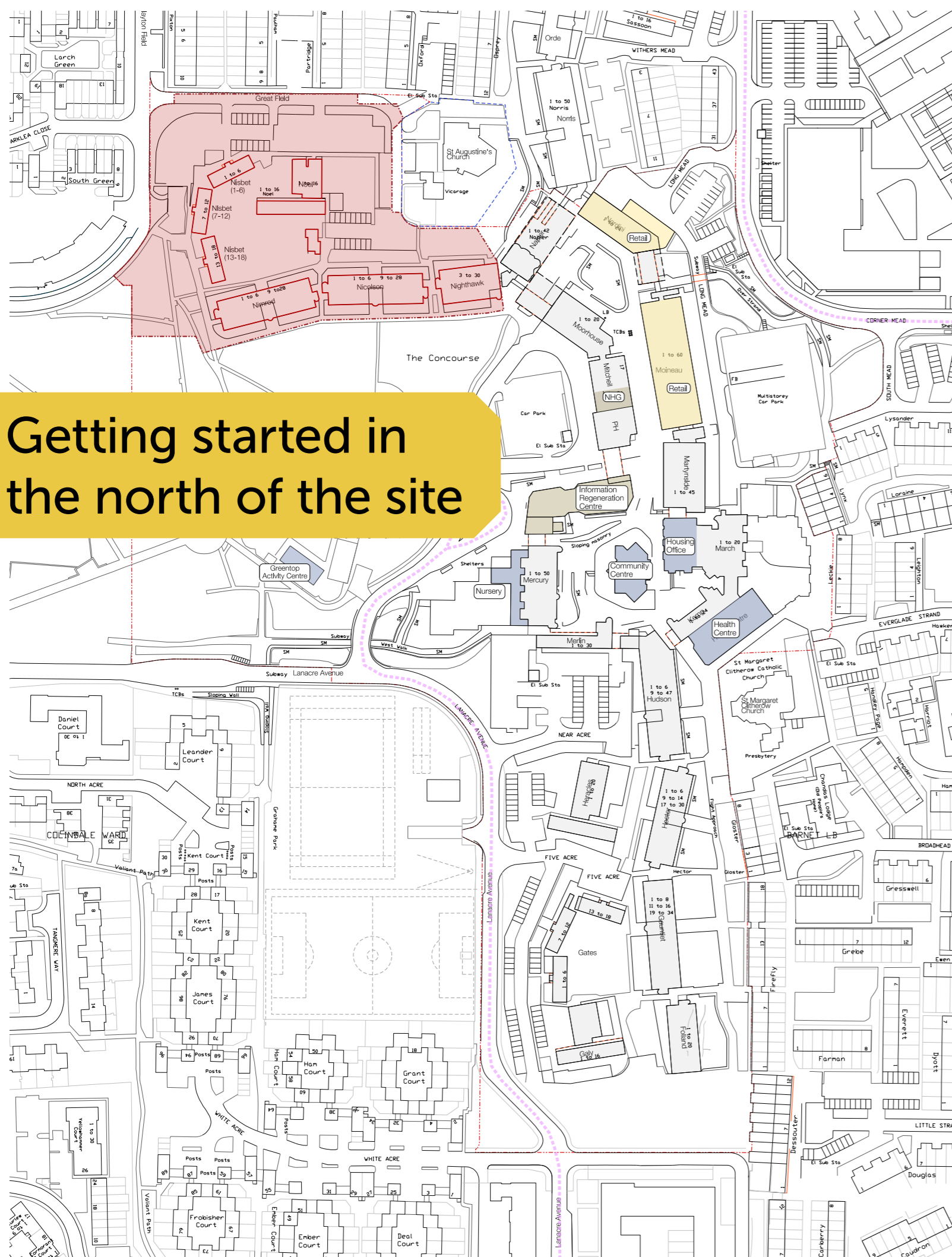
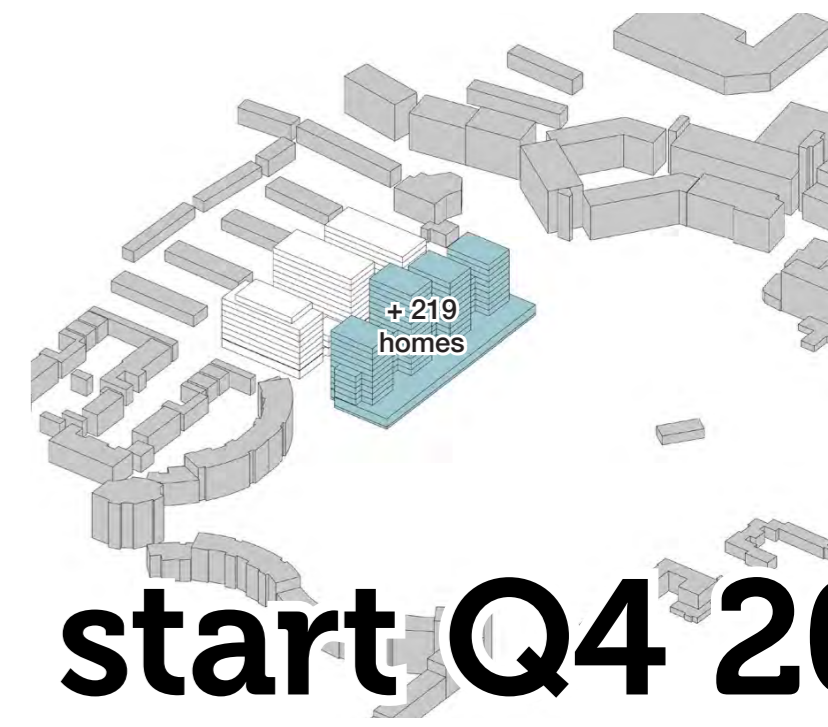
Site clearance



Build phase 1



Build phase 2



Preparing the site

Demolition of buildings and landscape areas:

New construction

Plot A (Planning detail component)

New landscape

New roads with parking and planting. Meanwhile lawns and parking areas.

New construction

Plot B

New landscape

North of Heybourne

ew homes to be
k, 50% will be
e Housing, with 37%
g for Social Rent or
ent.

Demolish the Concourse
soon as possible

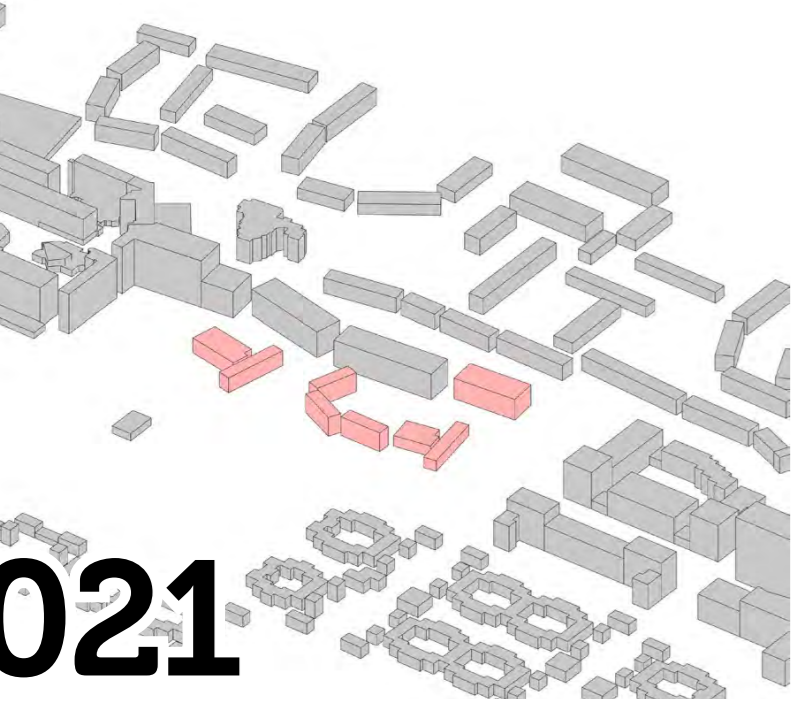
What?

- Building starts to the north of the Park, moving to the south of the site, then working down from the north east.
- The phasing will provide a range of living options for new and existing residents.
- Demolition of the Concourse will start in 2023 and take five years.

Why?

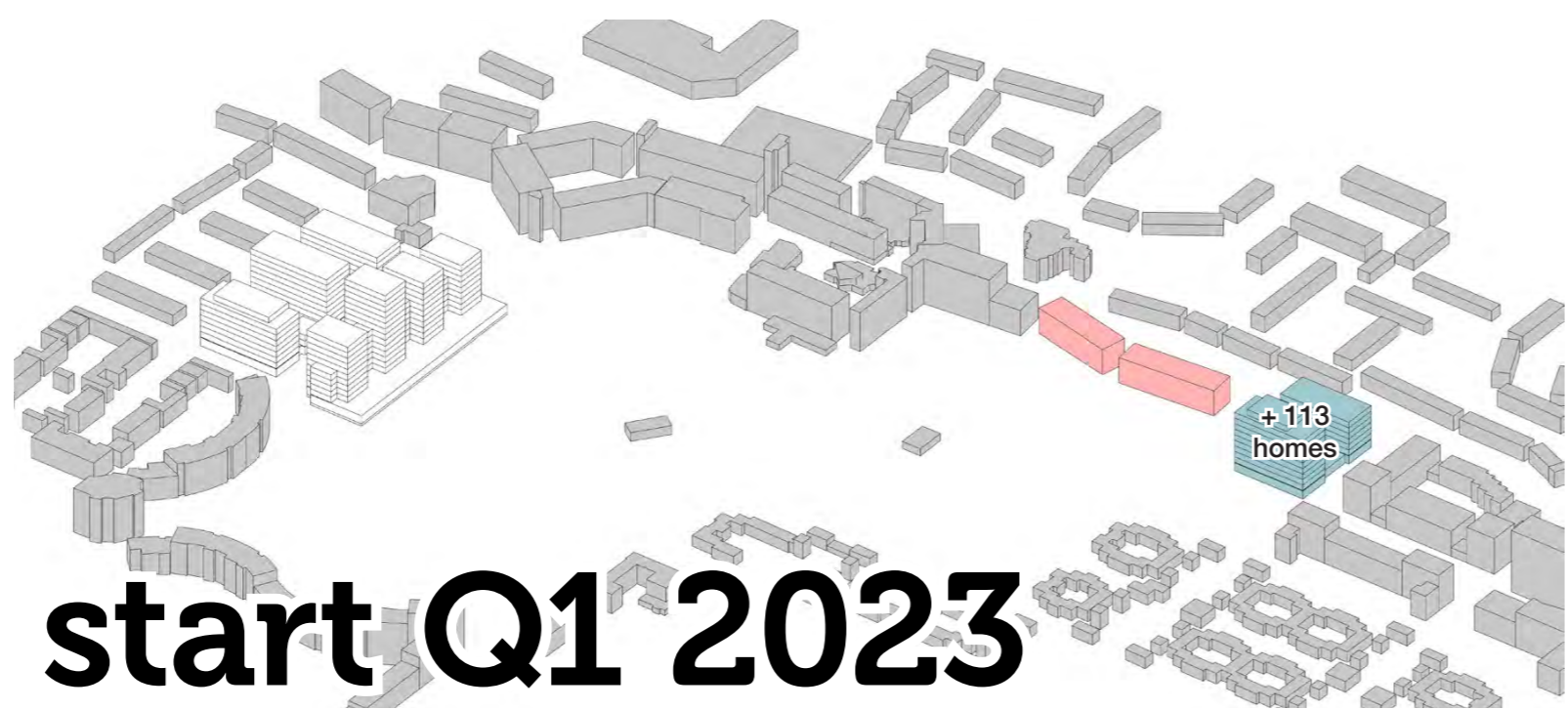
- The existing Estate buildings in the Concourse are home to infrastructure and a number of Community facilities which need to be reprovided before we can take down the old buildings.
- We need to build in the south before we can fully demolish the Concourse.

Phase 2



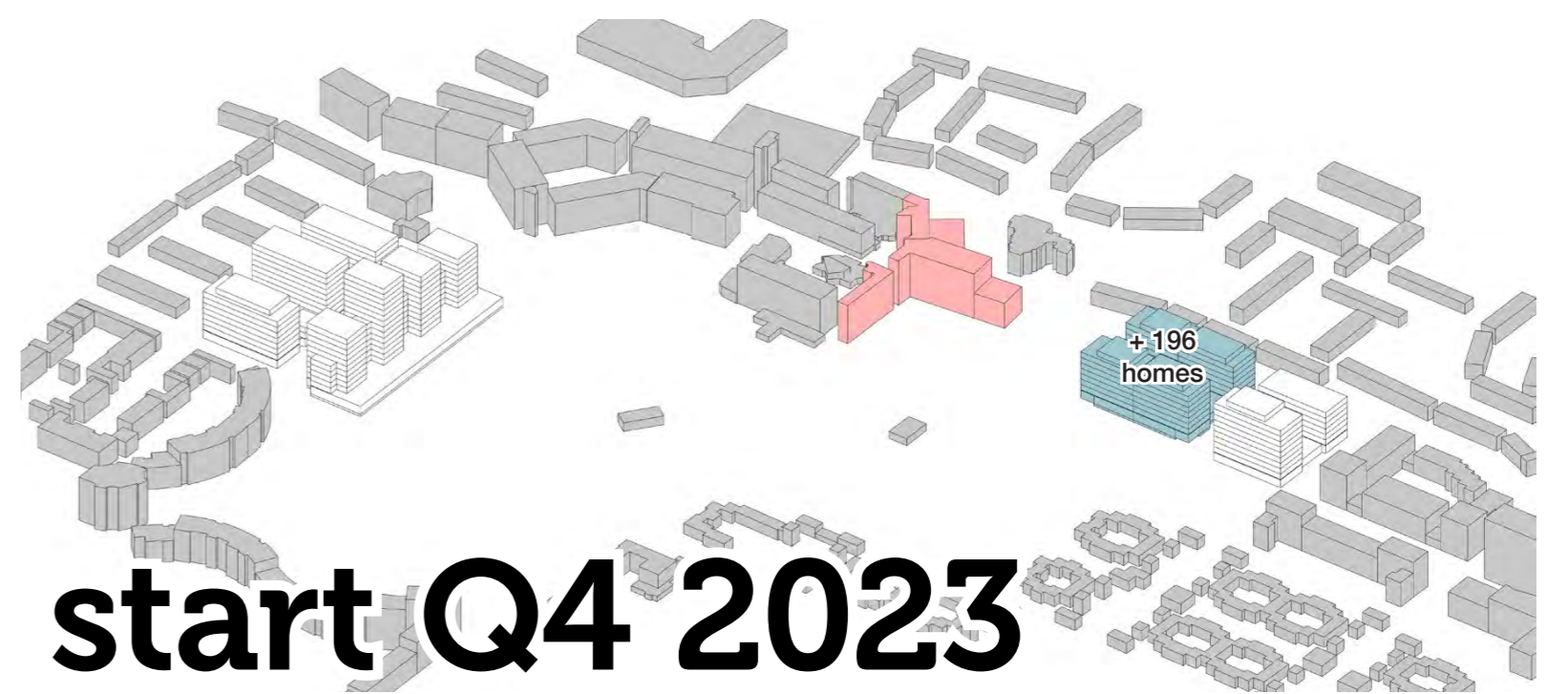
2021

Build phase 3



start Q1 2023

Build phase 4

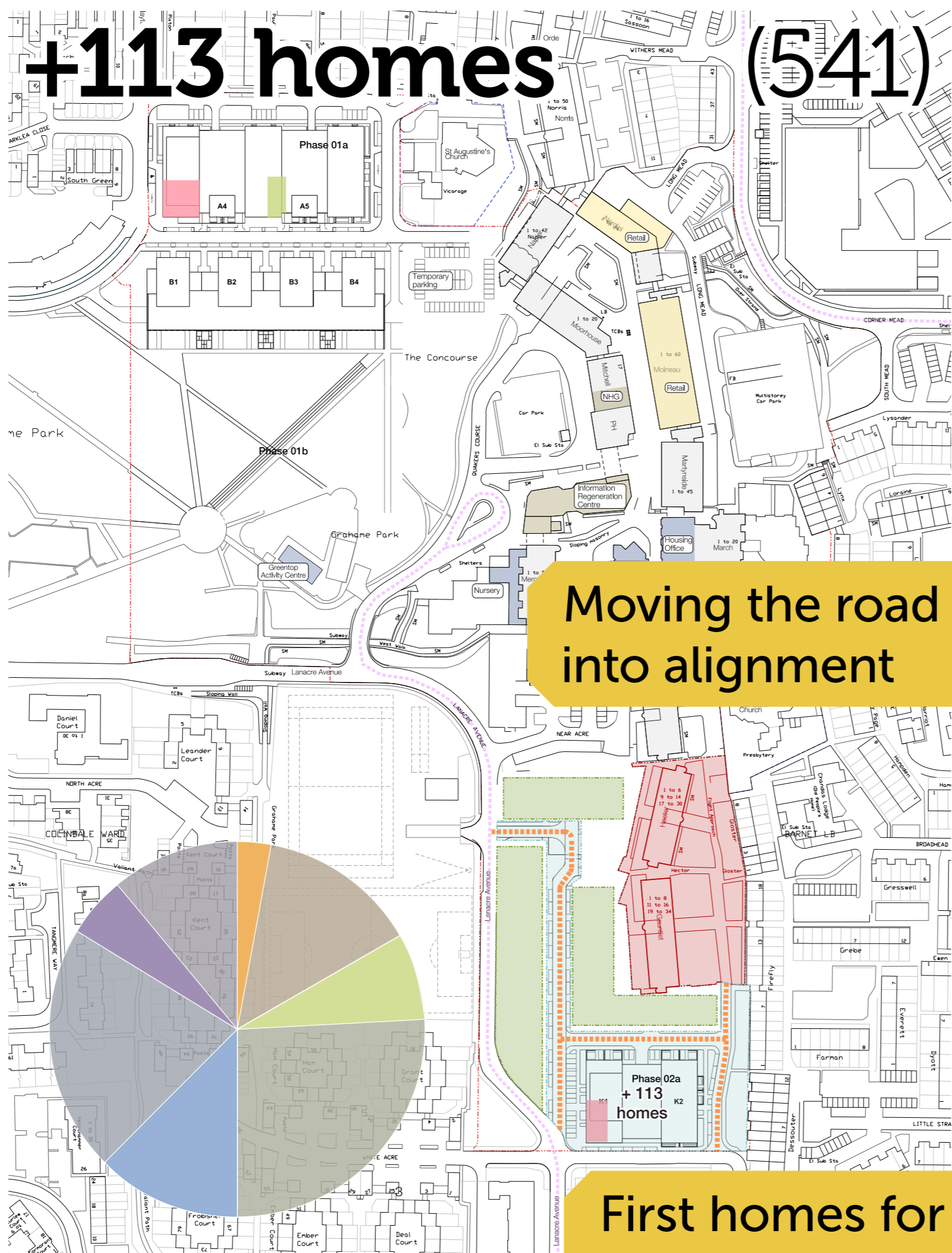


start Q4 2023

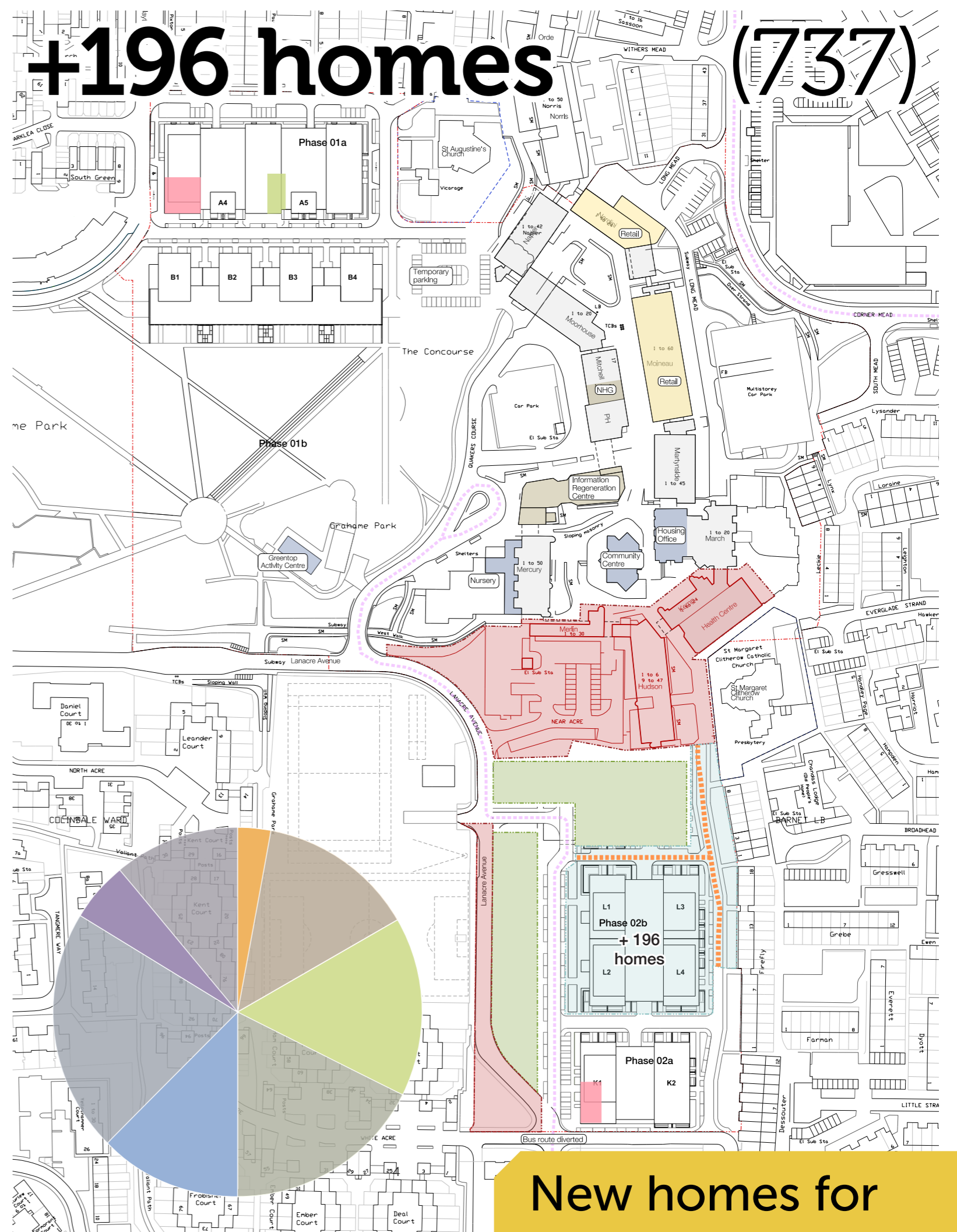
es (428)



+113 homes (541)



+196 homes (737)



Construction

landscape

Park re-landscaped

New construction

Plot K

New landscape

Lanacre Avenue South relocated. Roads and Meanwhile green spaces.

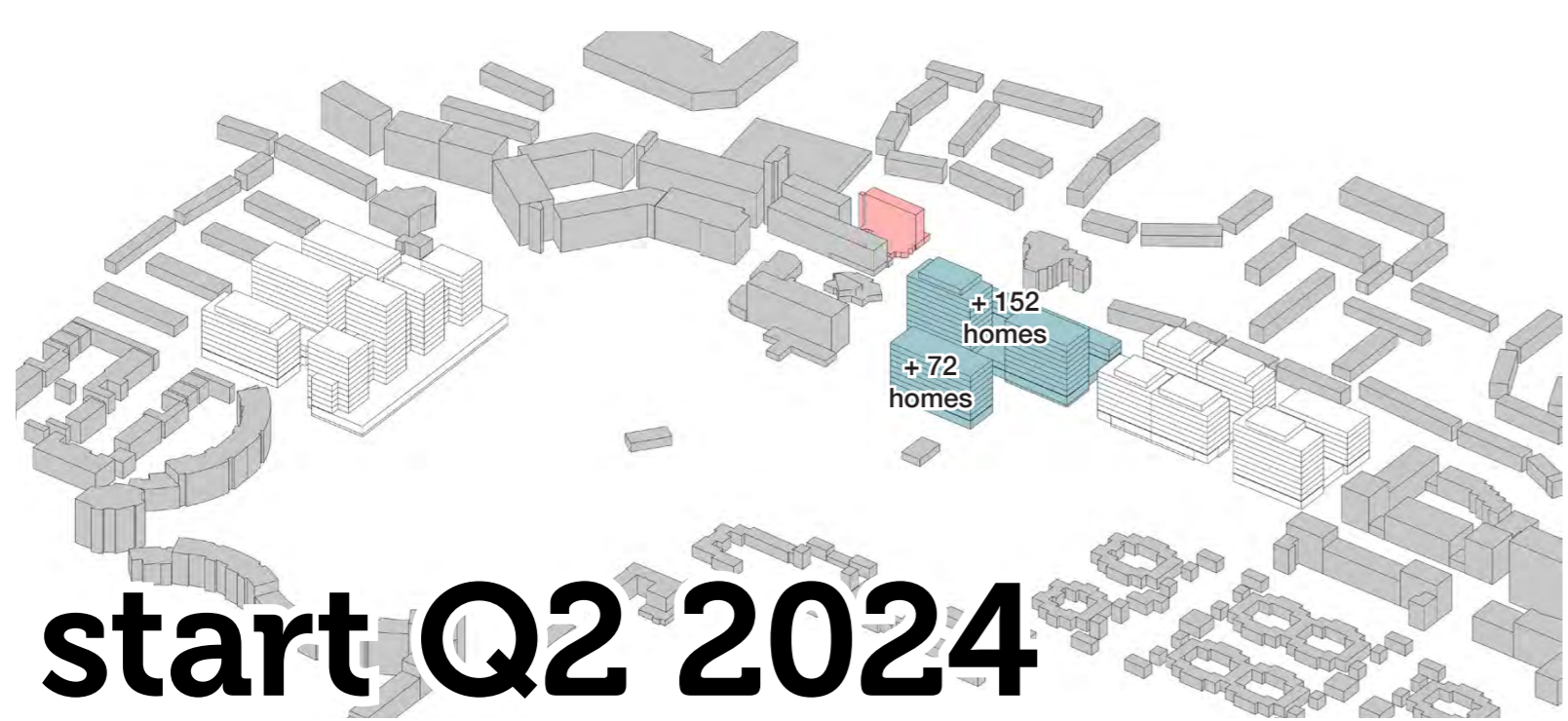
New construction

Plot L

New landscape

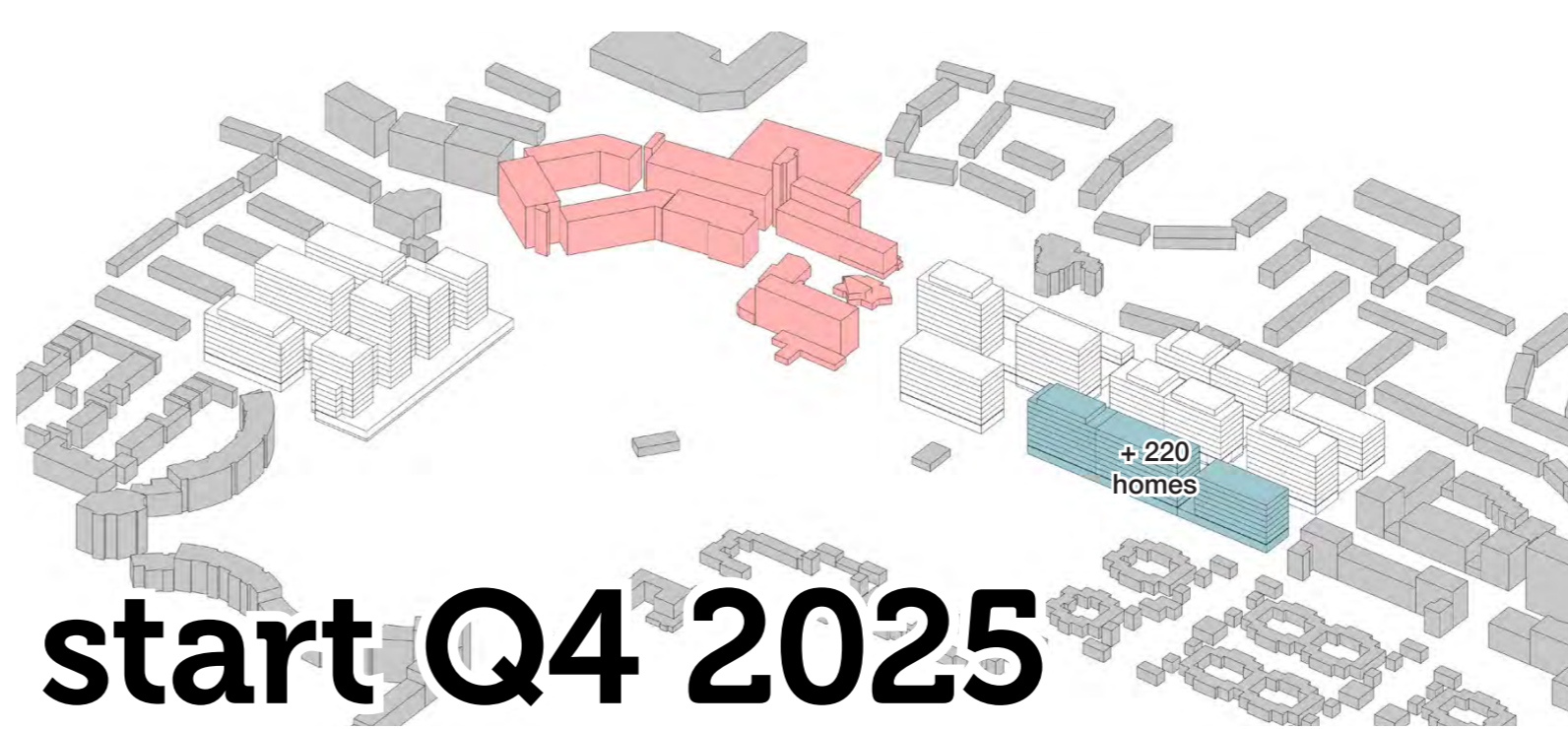
New roads with parking, planting and local neighbourhood playspace

Build phase 5



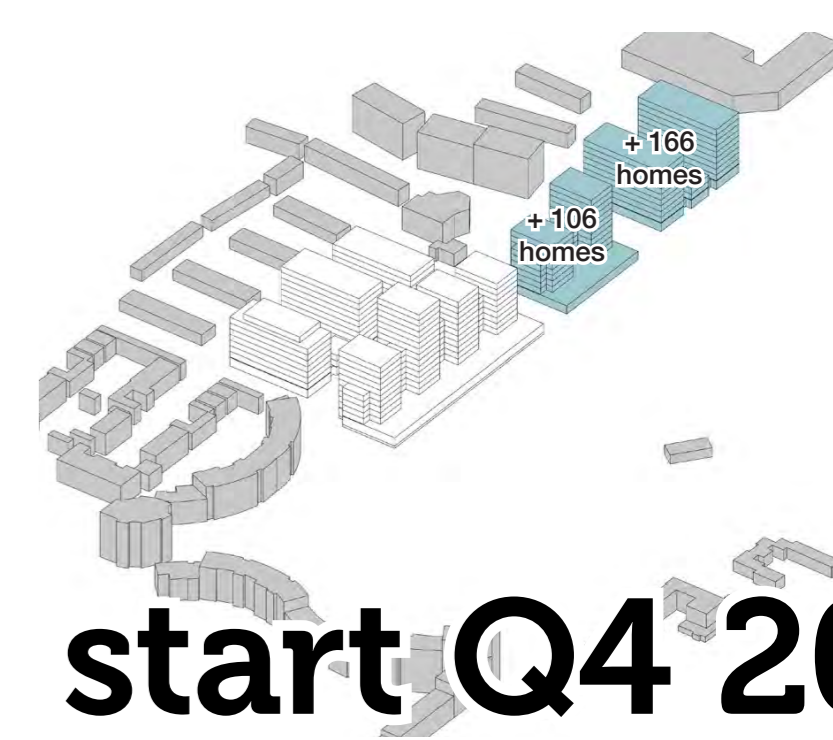
start Q2 2024

Build phase 6



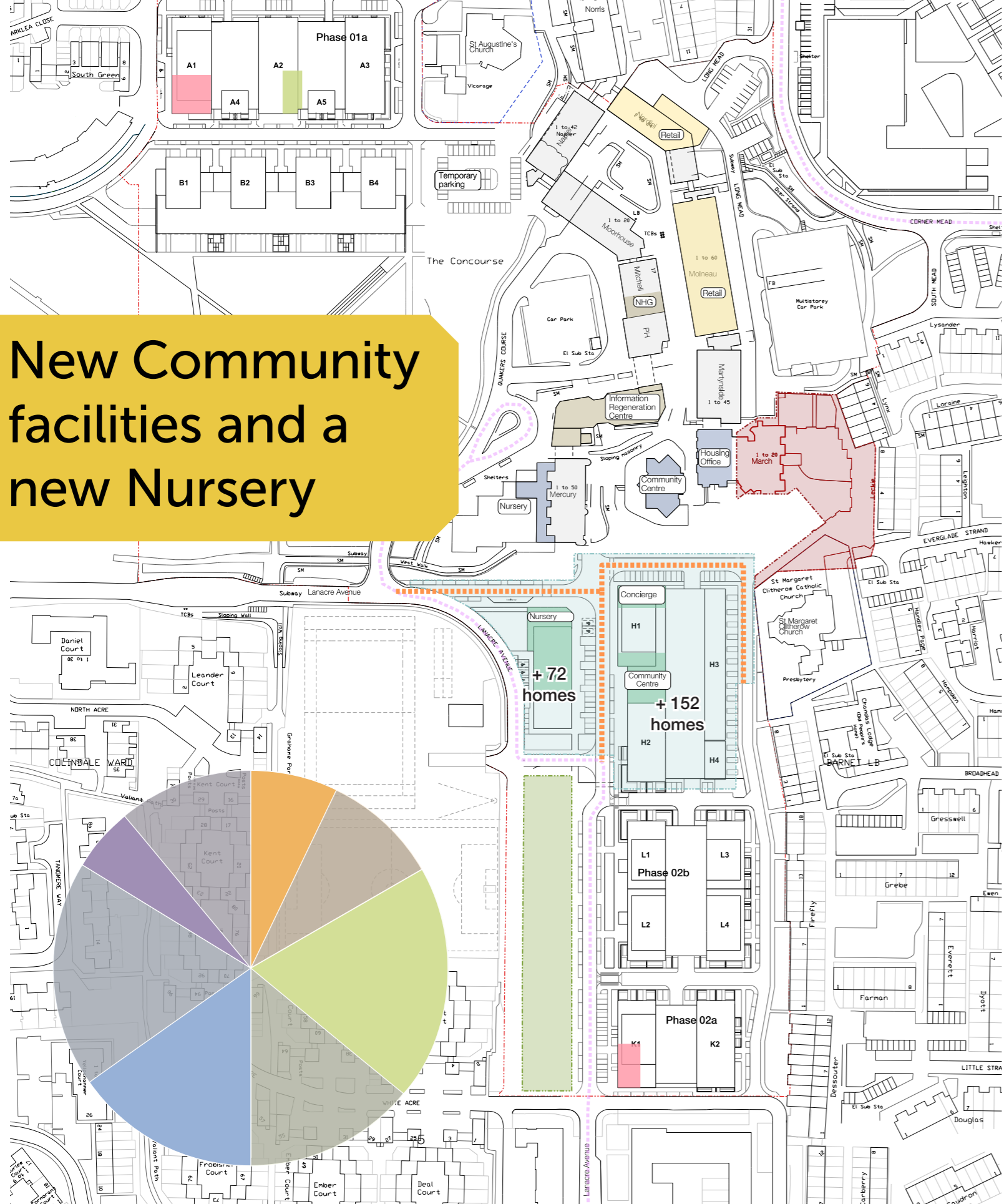
start Q4 2025

Build phase 7

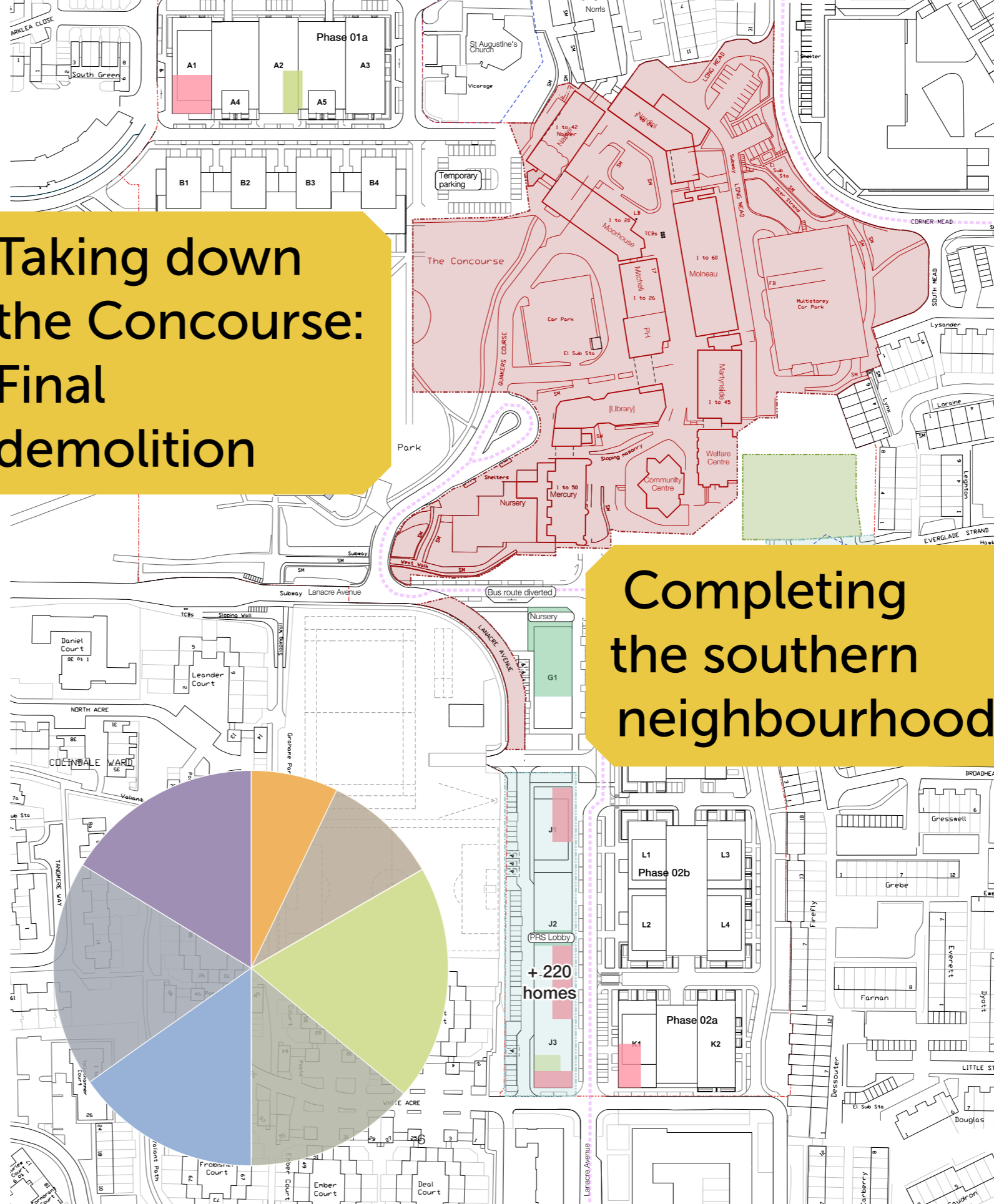


start Q4 2026

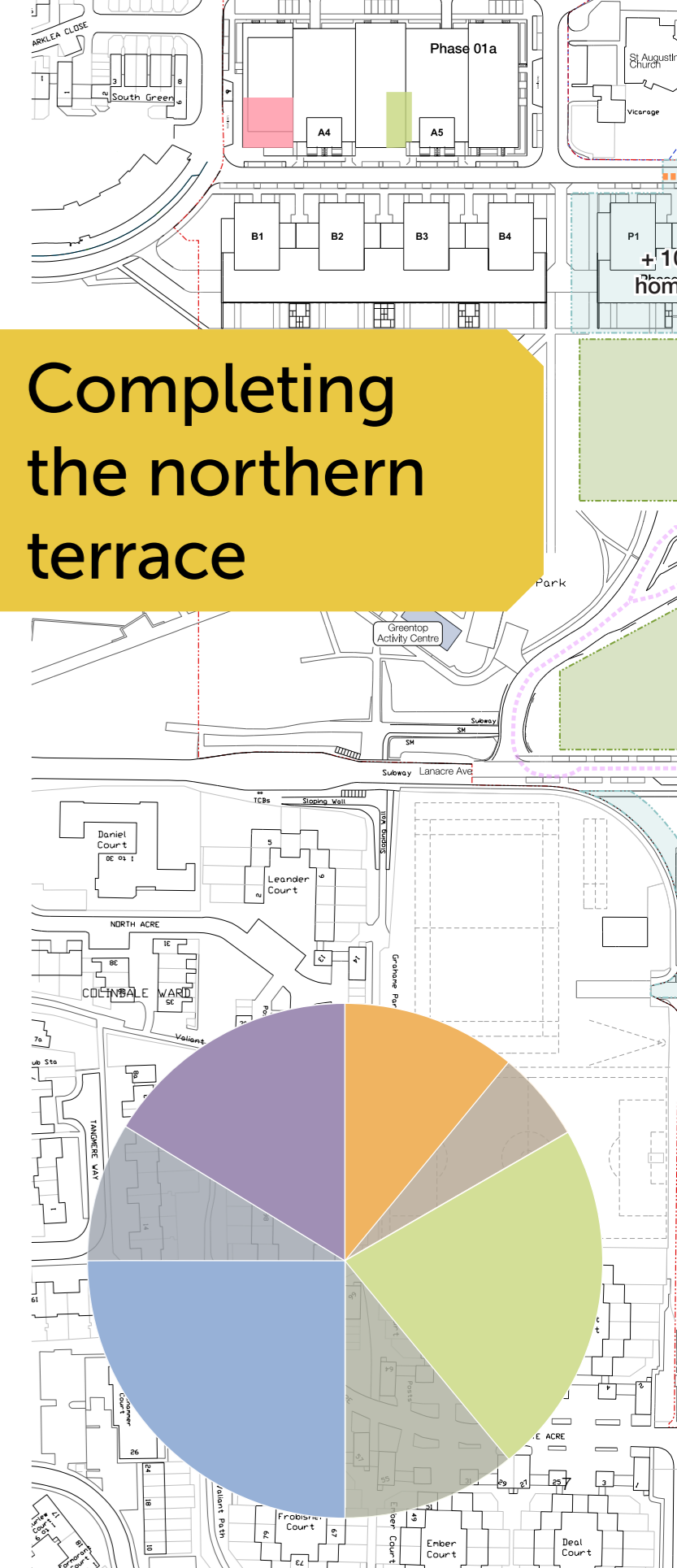
+224 homes (961)



+220 homes (1,181)



+272 homes



New construction

Plots G + H

New landscape

New roads with parking, planting and local neighbourhood playspace

New construction

Plot J

New landscape

New roads with parking, planting and local neighbourhood playspace

New construction

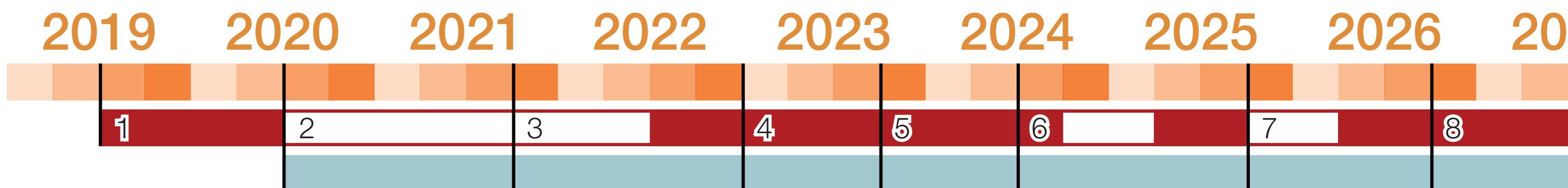
Plots D+P

New landscape

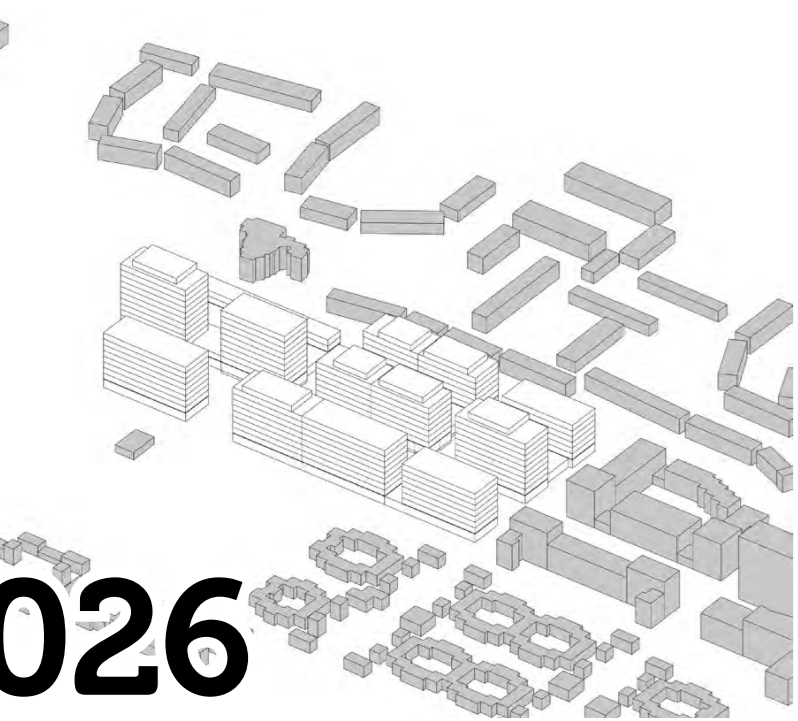
Bus connection made linking up with Mill H

New roads with parking and local neighbourhood playspace

Meanwhile lawns to Heybourne Park.



Phase 7



2026

+166 homes (1,453)



Making new bus connections

Construction

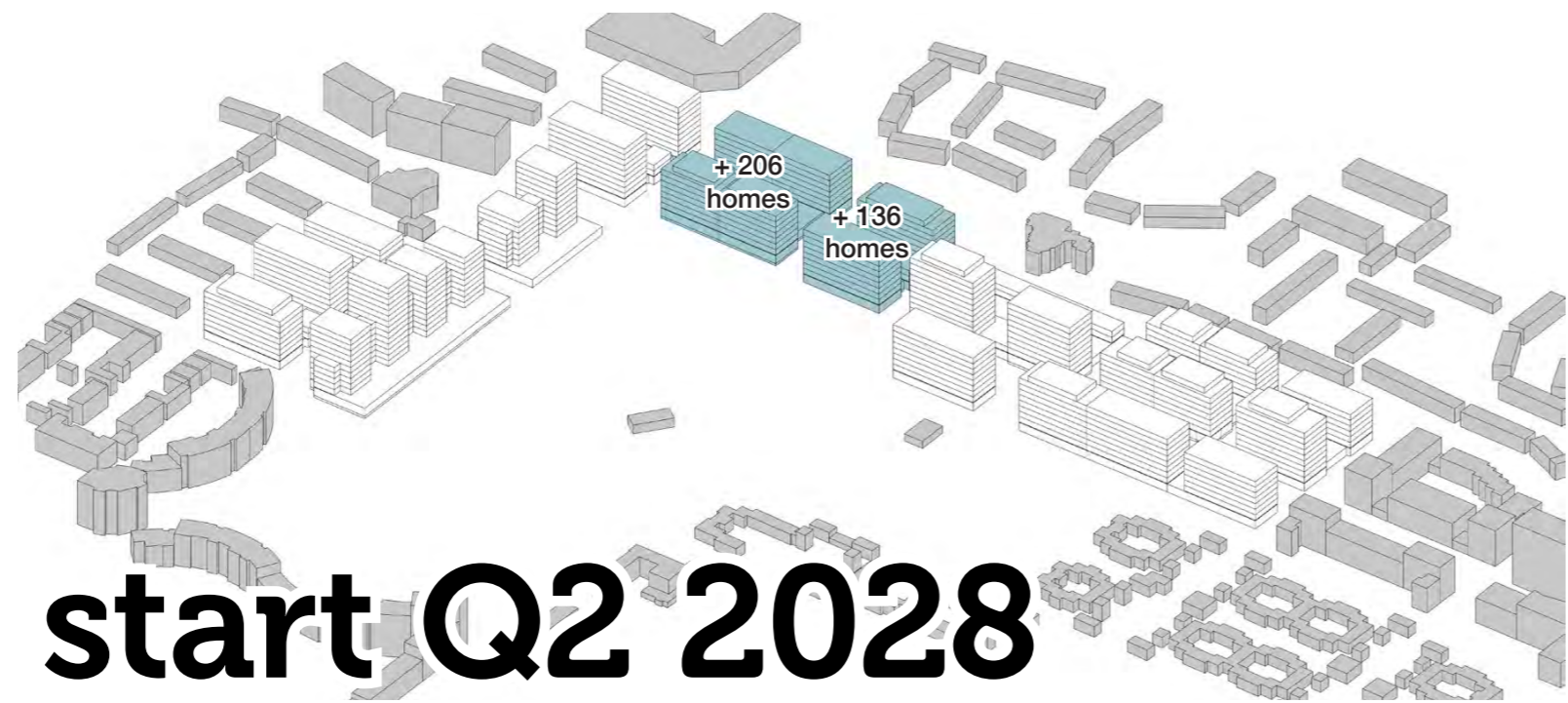
Landscape

Access to Corner Mead Hill.

Planting, parking and playspace.

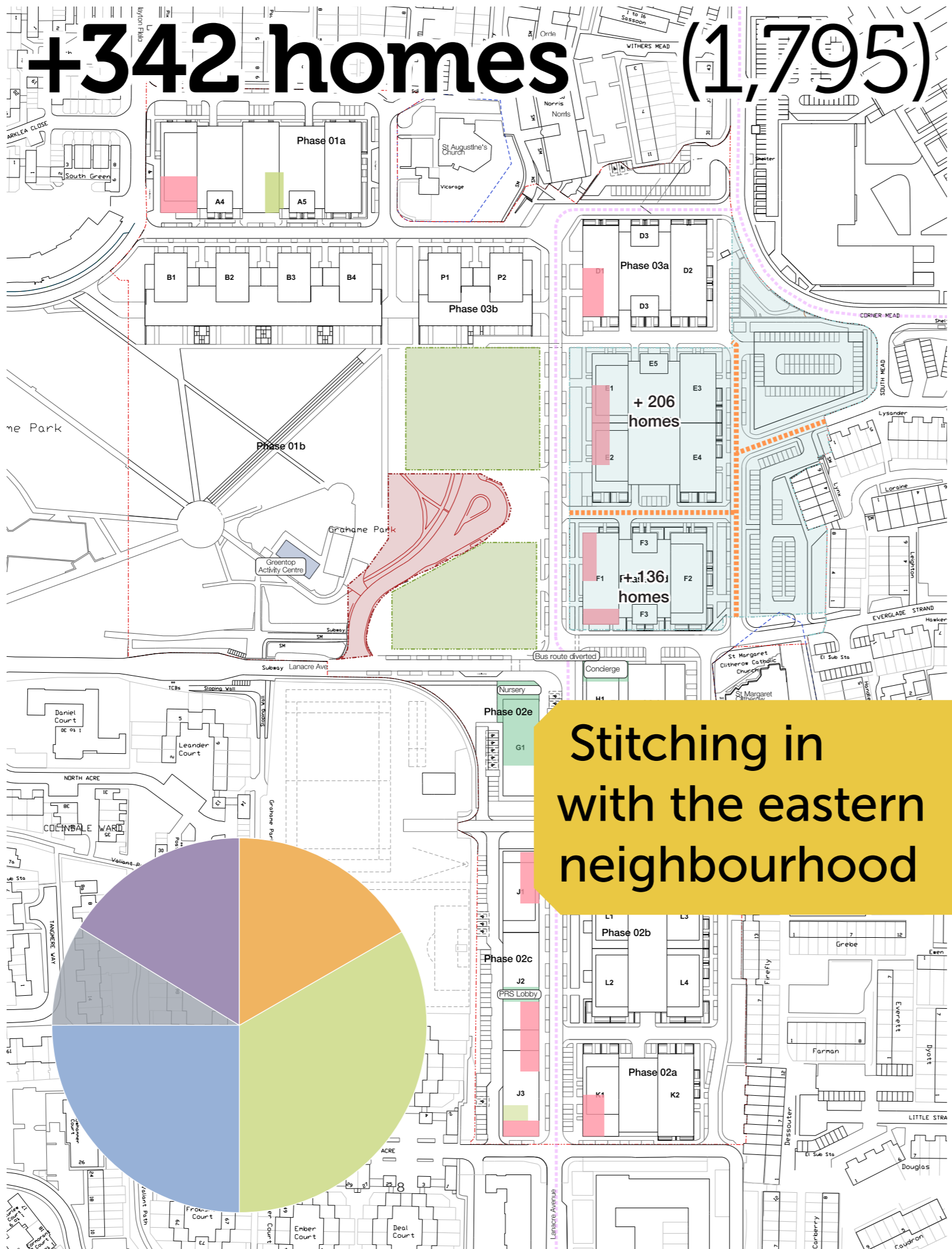
East of

Build phase 8



start Q2 2028

+342 homes (1,795)



Stitching in with the eastern neighbourhood

New construction

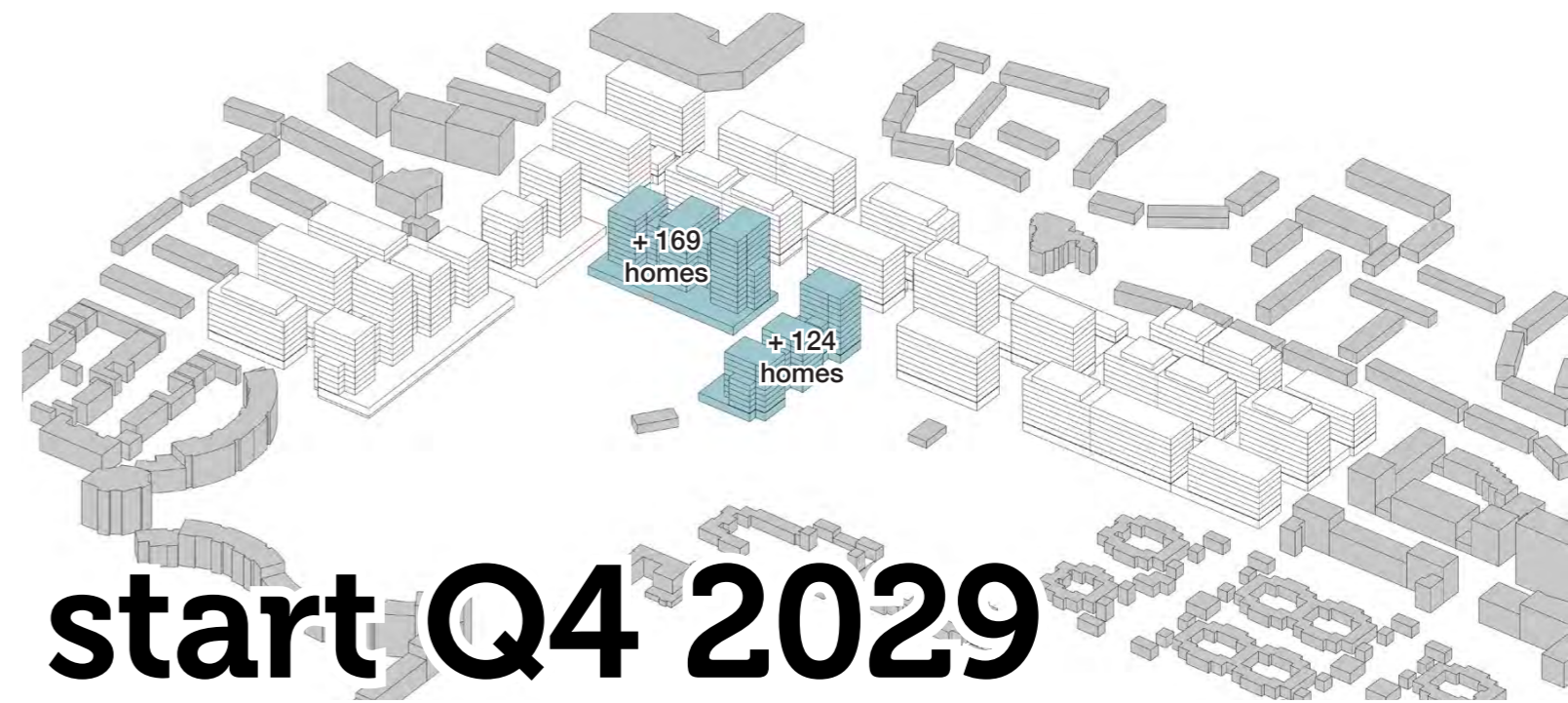
Plots E+F

New landscape

Surface and visitor parking to the east.

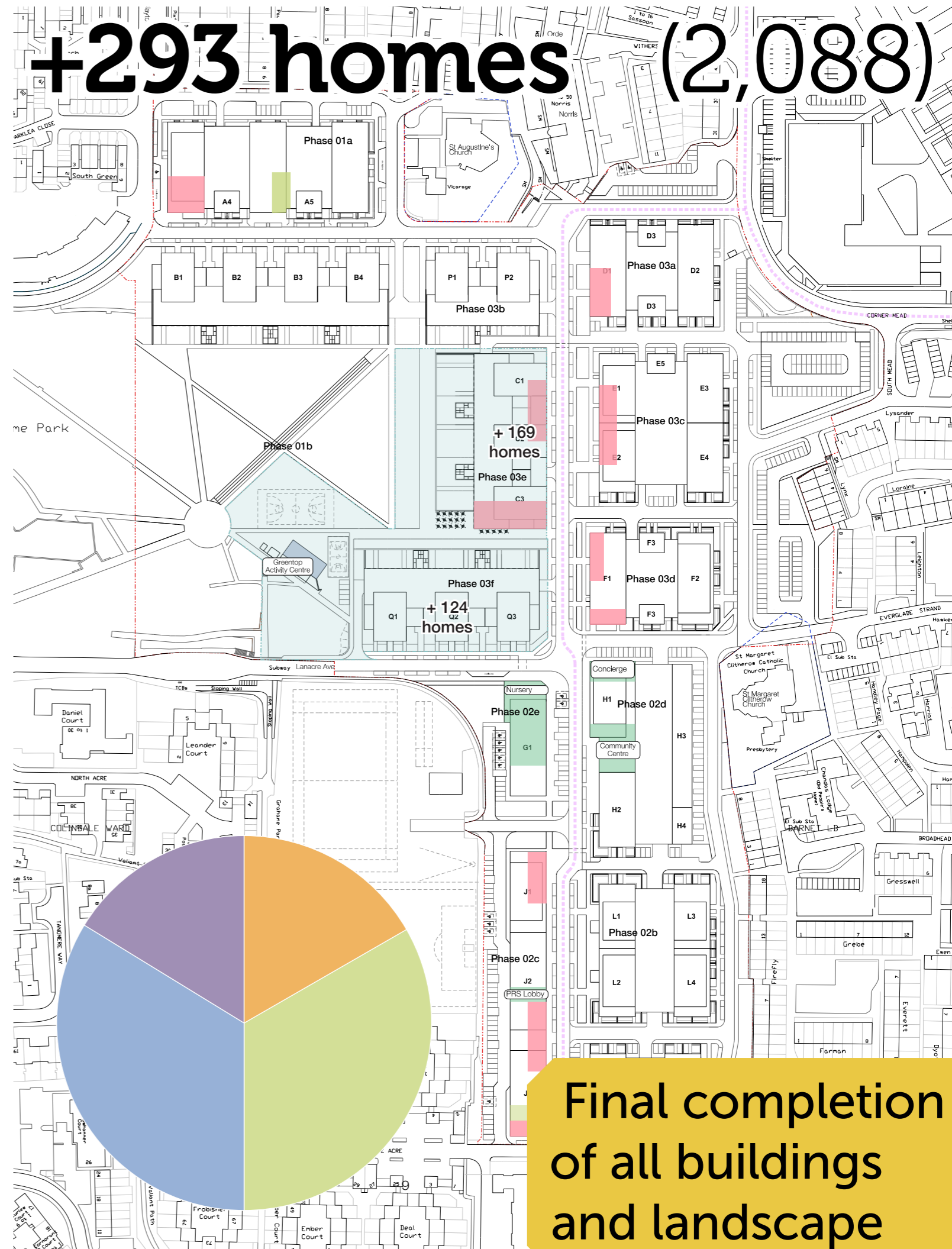
New roads with parking, planting and local neighbourhood playspace.

Build phase 9



start Q4 2029

+293 homes (2,088)



Final completion of all buildings and landscape

New construction

Plots C+Q

New landscape

Final landscaping to Heybourne Park.

New roads with parking, planting and local neighbourhood playspace.

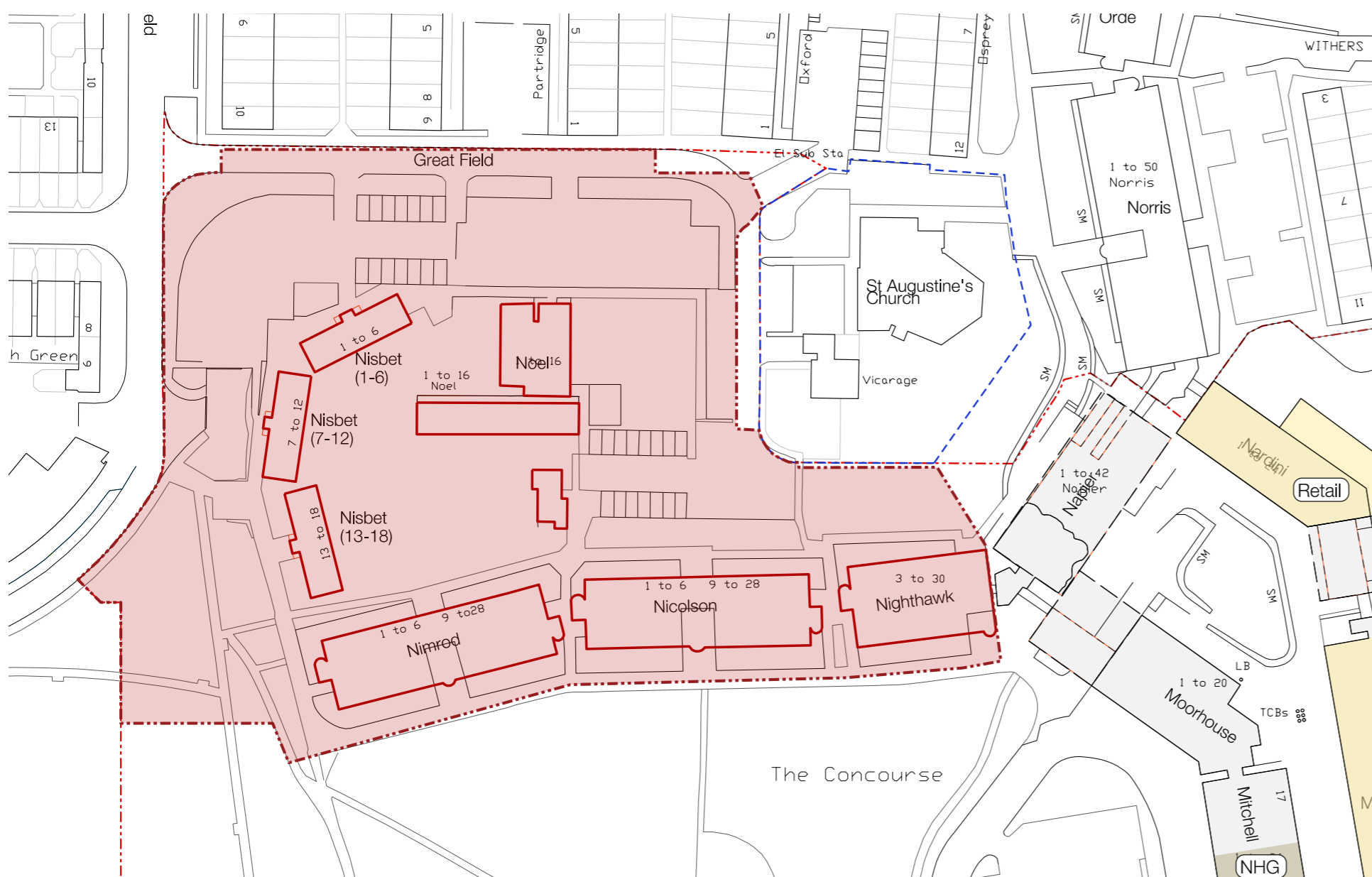
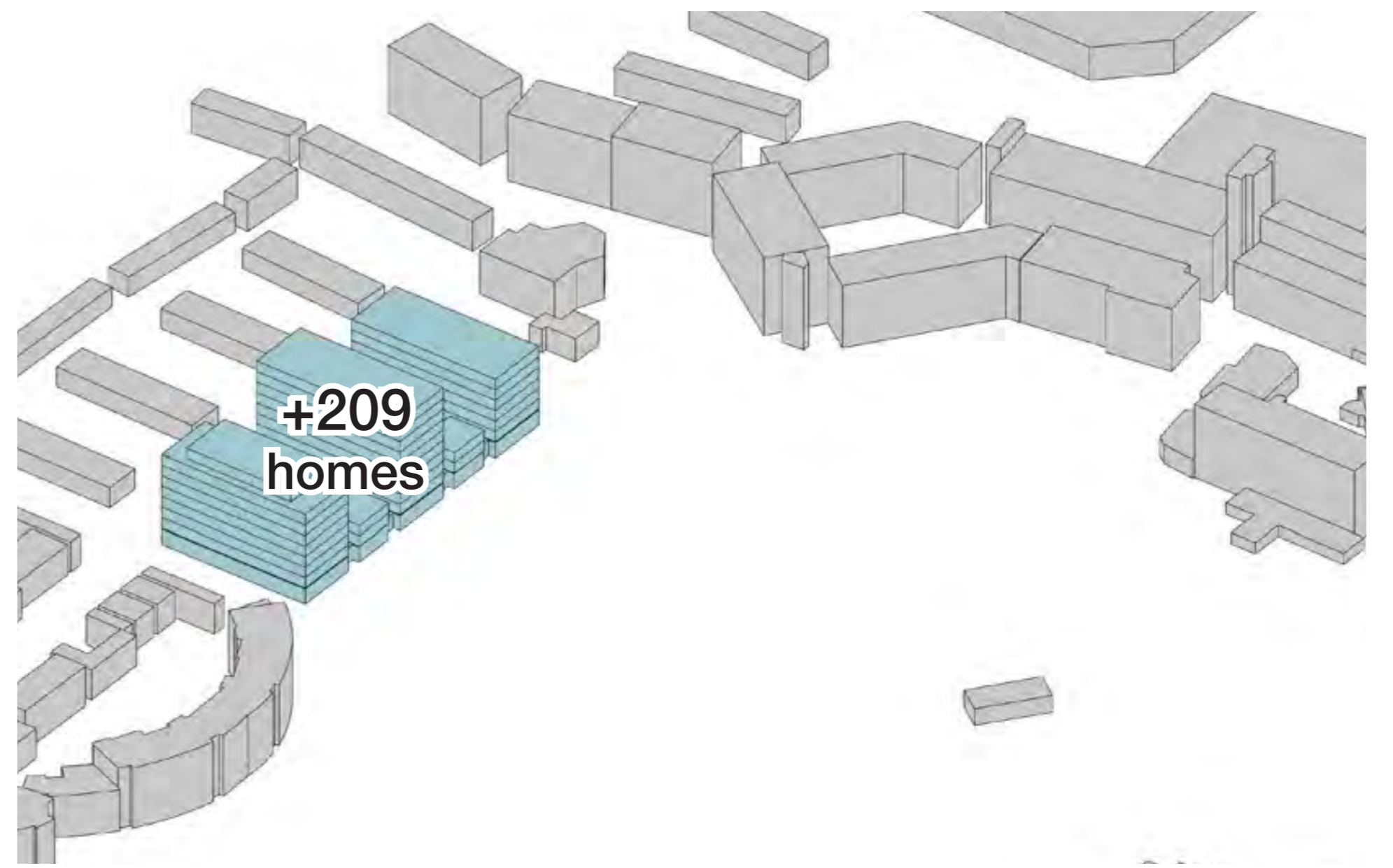
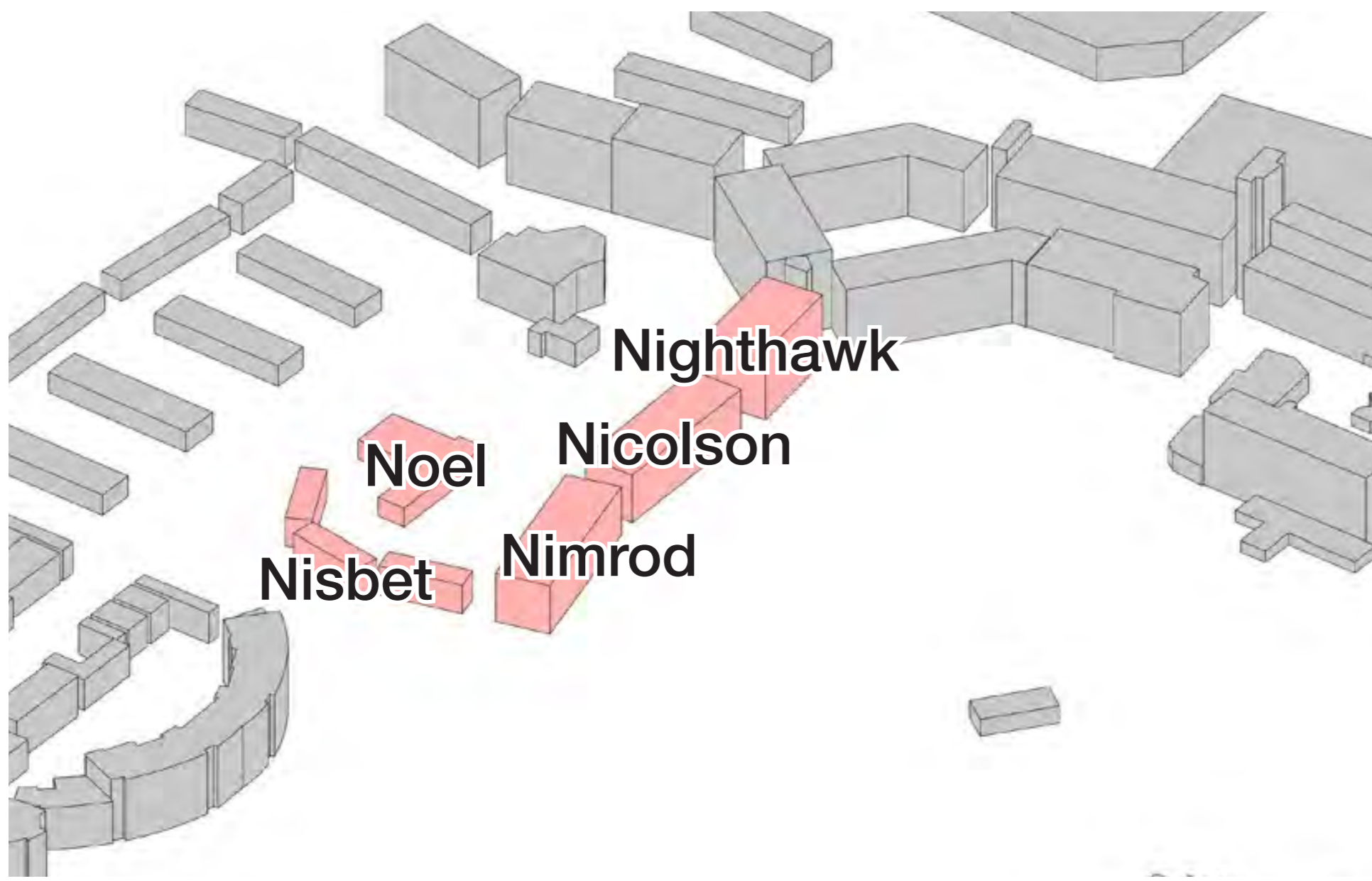
2027 2028 2029 2030 2031 2032 2033 2034



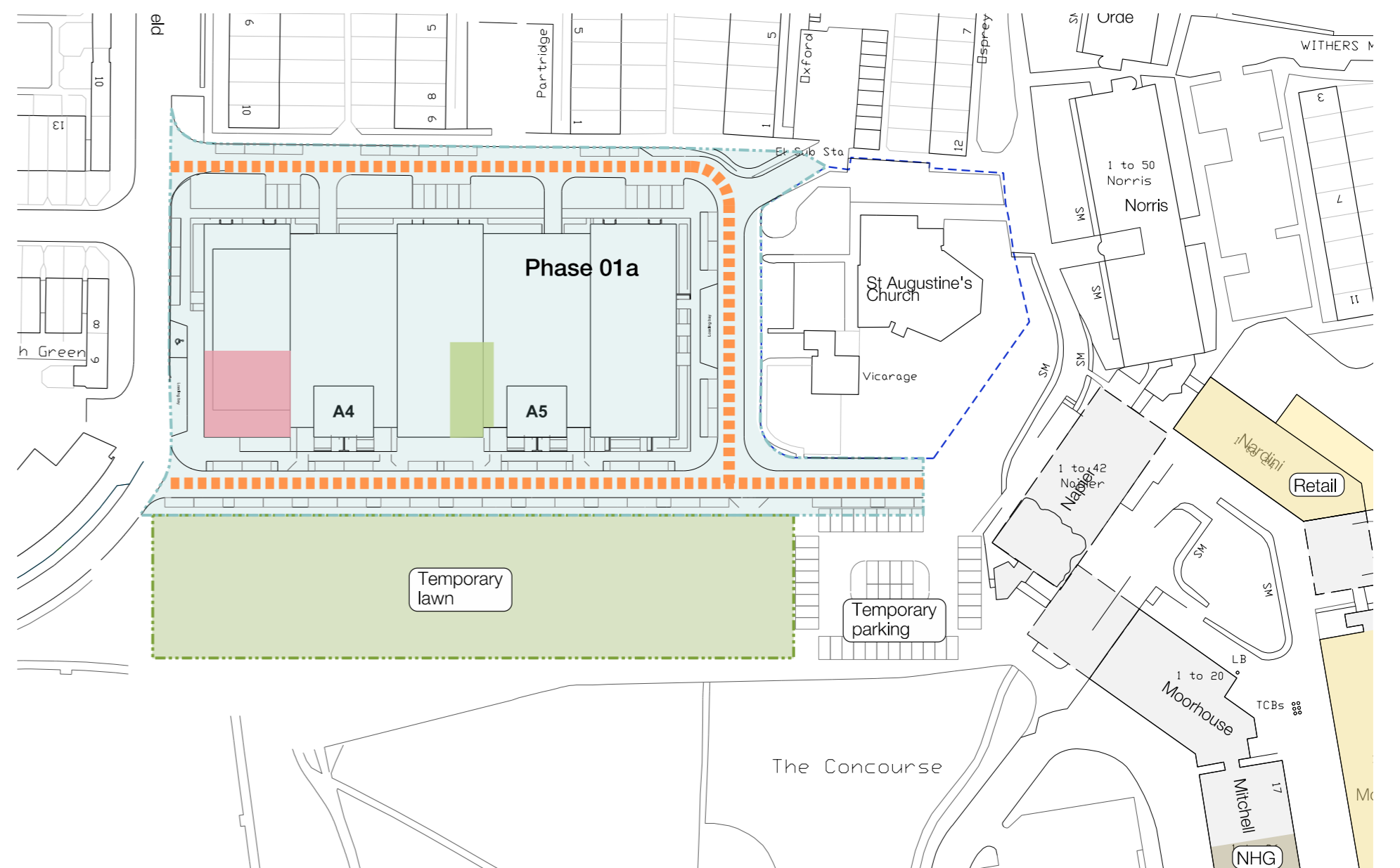
Strong thriving happy community

Patel Taylor

The first phase of construction



Demolition and site clearance



Construction of Plot A

Site clearance

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

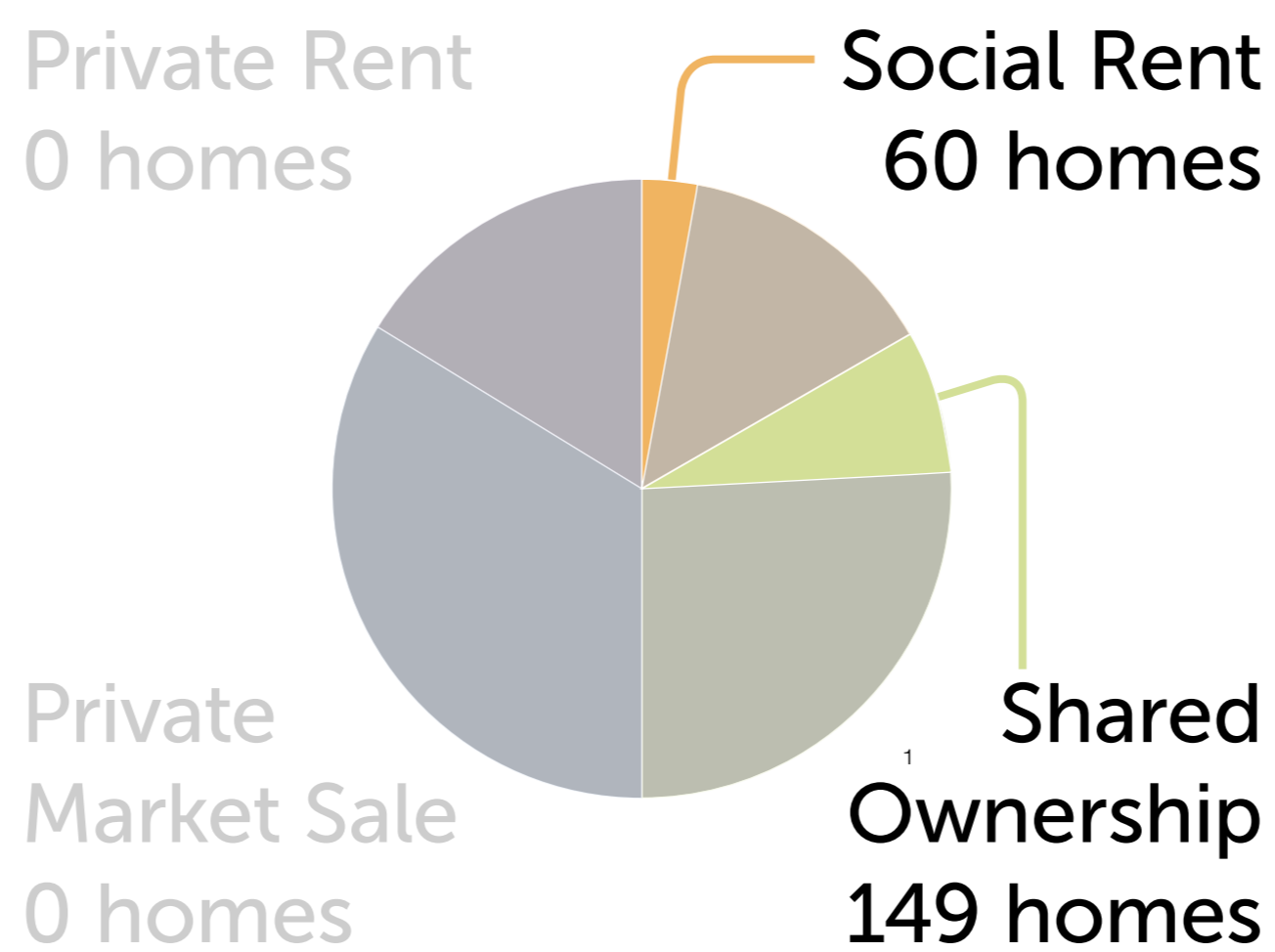
Construction

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

Mix of homes

Plot A will provide 209 new homes in a mix of flats, maisonettes and townhouses:

- 109 1 bedroom flats
- 89 2 bedroom flats
- 2 3 bedroom flats
- 2 3 bedroom maisonettes
- 3 4 bedroom flats
- 3 4 bedroom townhouses
- 1 5 bedroom townhouse



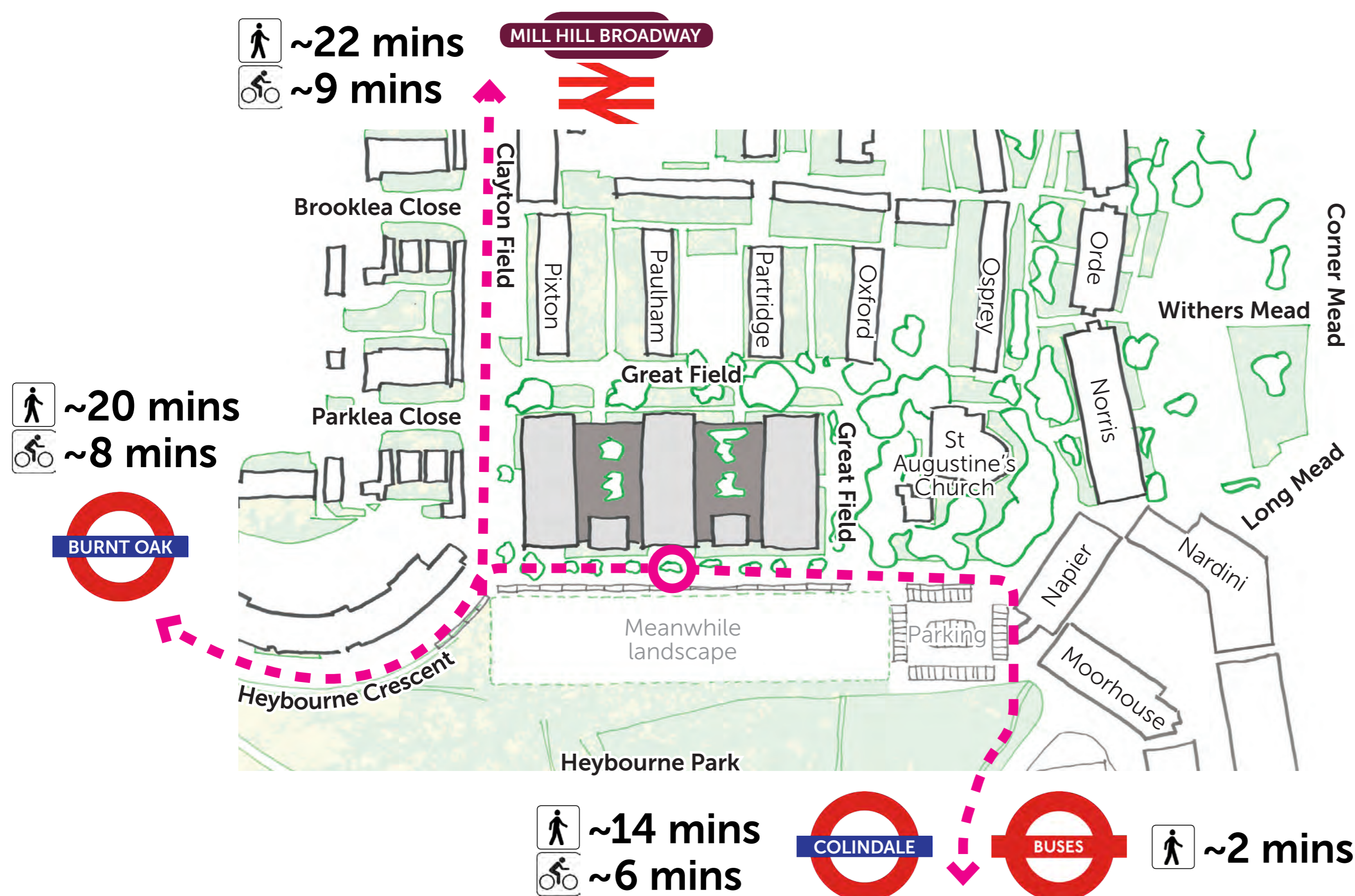
Affordable first

All of the new homes in Plot A will be Affordable.

60 of the new homes can provide new homes for secure tenants from the existing estate.

The remaining 149 homes will be offered under a Shared Ownership scheme.

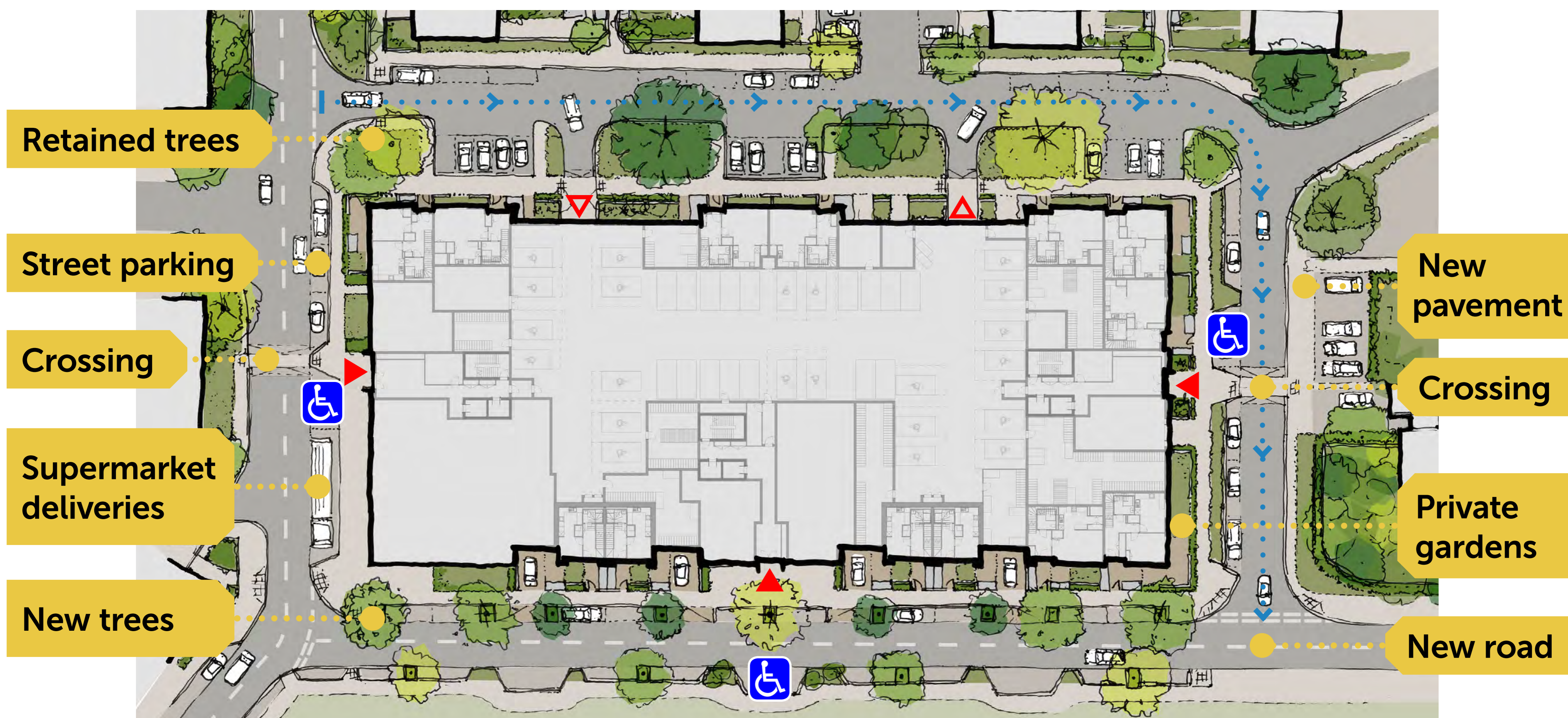
Landscape and connections



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.

Three train stations are walking distance in Colindale, Burnt Oak and Mill Hill Broadway; connecting the site into the City and beyond.



Retain as many existing trees as possible and plant new ones...



Provide adequate parking on streets that prioritise pedestrians and limit traffic speeds...

Public realm

The ground level landscape around Plot A will provide a mixture of private gardens, on and off-street parking, generous footpaths, new and retained trees, fences, garden walls and hedges.

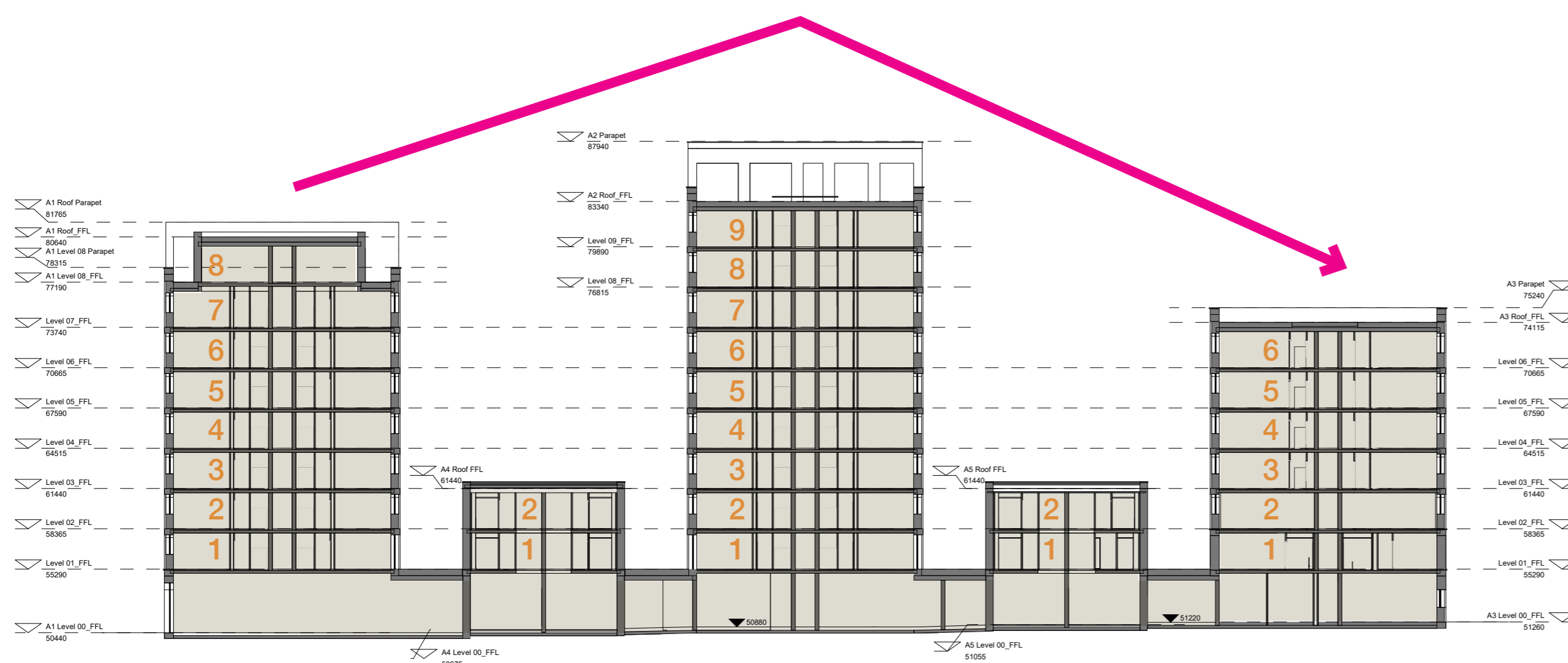
Blue badge visitor parking / drop off points will be sited at building entrances.

New road

There will be a new road running along the south of the plot, eventually connecting to Corner Mead.

How should we choose the name?

Building arrangement



In Section, the building is high in the centre and lower down to the west (Clayton Field) and to the east (St Augustine's Church).

The tallest building, A2, has flues 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.

Section



The typical floor plan has 9 flats; four 2 bed flats and five 1 bed flats.

The 1 bed flats face east or west, looking out over the landscaped streets or the courtyard gardens.

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.

All flats at the upper floor also have access to one of the courtyard gardens at first floor level.

Typical upper floor plan



The First floor, or Podium level, is a unique floor, with the upper storey of maisonettes, and four additional 2 bed flats with direct access to private terraces on the podium.

The townhouses, which rise a further storey, also benefit from private terraces on the podium.

At the centre of each courtyard is a shared garden accessed from the lift and stair core in each building.

The cores are located on the courtyard frontage of each building to minimise overlooking.

First floor plan



Provide local shopping opportunities

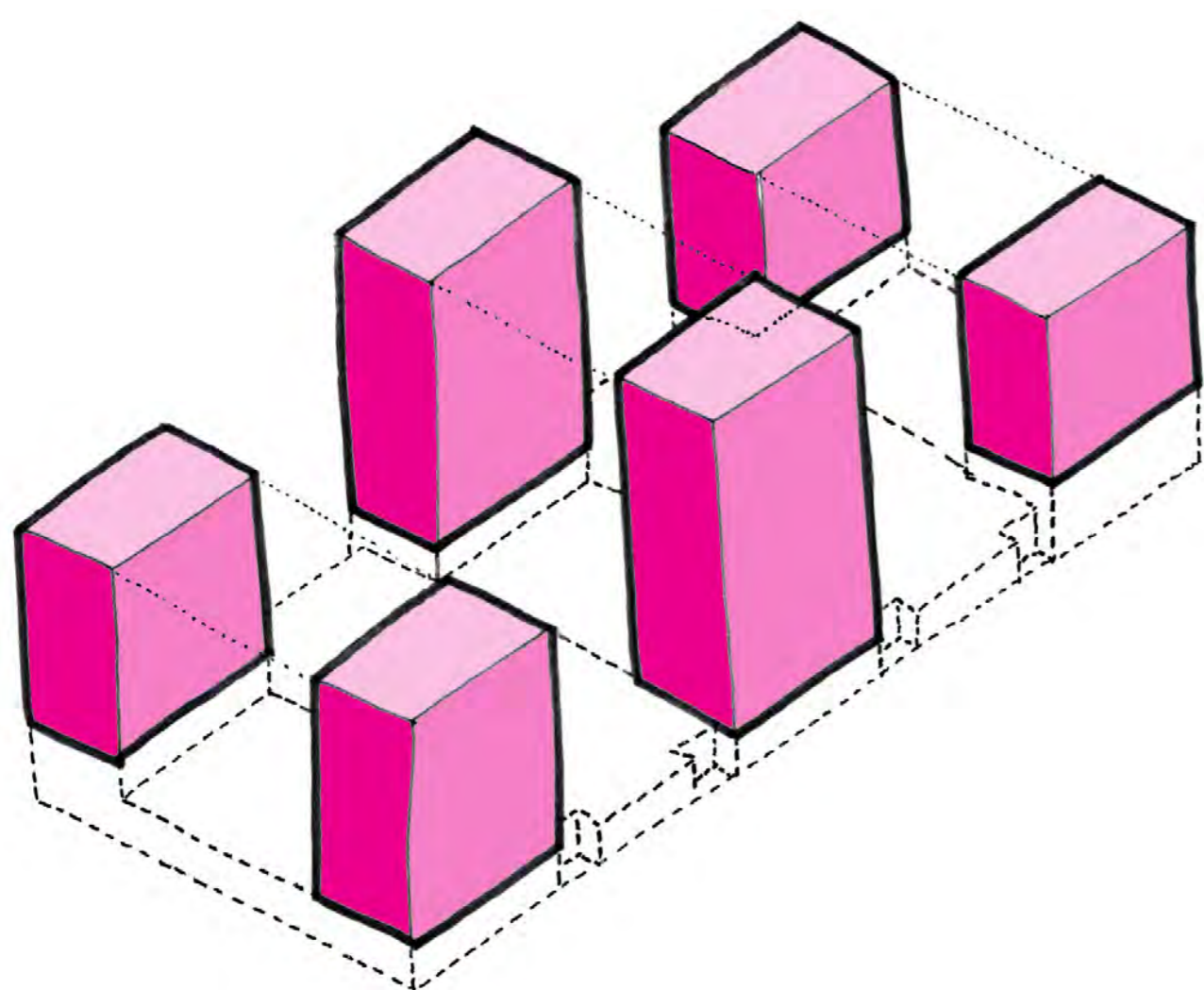


The Ground floor level of Plot A is largely given over to internal secure parking for bicycles and vehicles, including provision for oversized cycle parking and wheelchair accessible car parking.

Central waste and recycling stores are located by each core, accessed from outside of the building for security.

A local supermarket is sited on the south west corner of Building A1, with maisonettes and townhouses wrapping the other frontages to create residential streets.

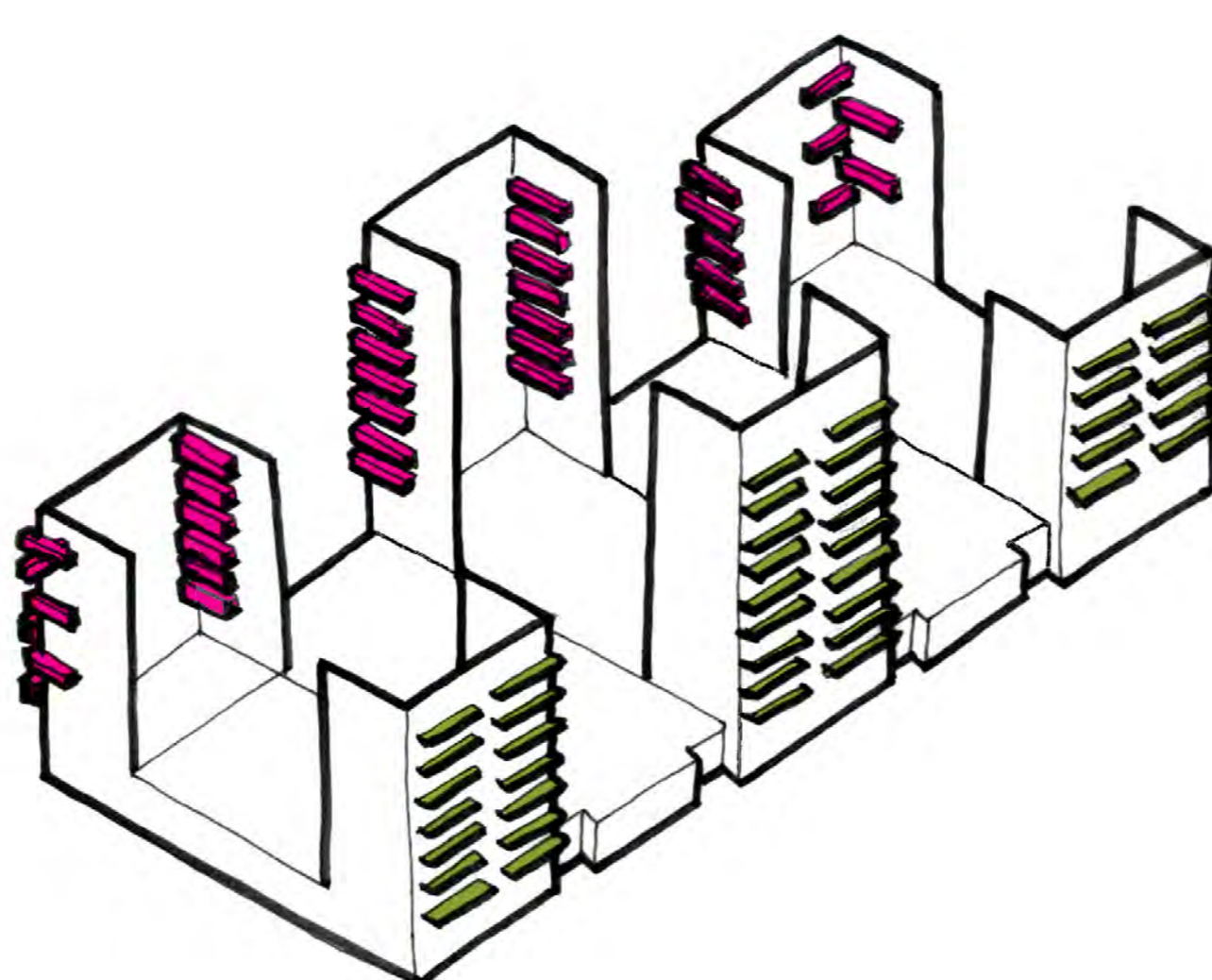
Ground floor plan



Bookends

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

Containing the dual aspect 2 Bedroom flats, they are expressed separately as **Bookends** to the central body of the buildings. Colour and articulation are used to reinforce this in the facades.

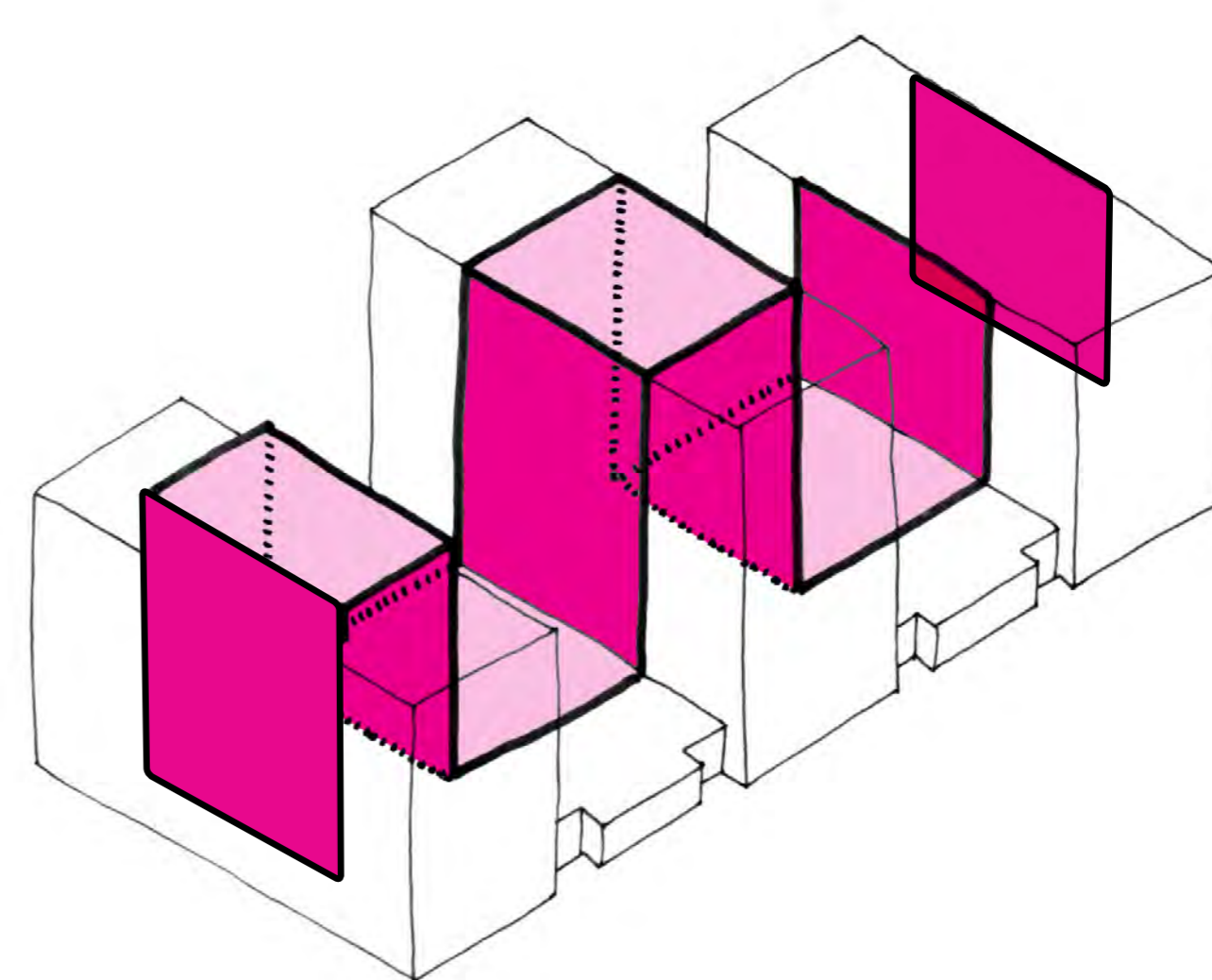


Balconies

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 overheating

North:
Stepping balconies alternate position around the corners, reducing overshadowing on the north facade



Body

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

The body is less intensely coloured and articulated than the bookends, with staggering balconies and much lighter tones.

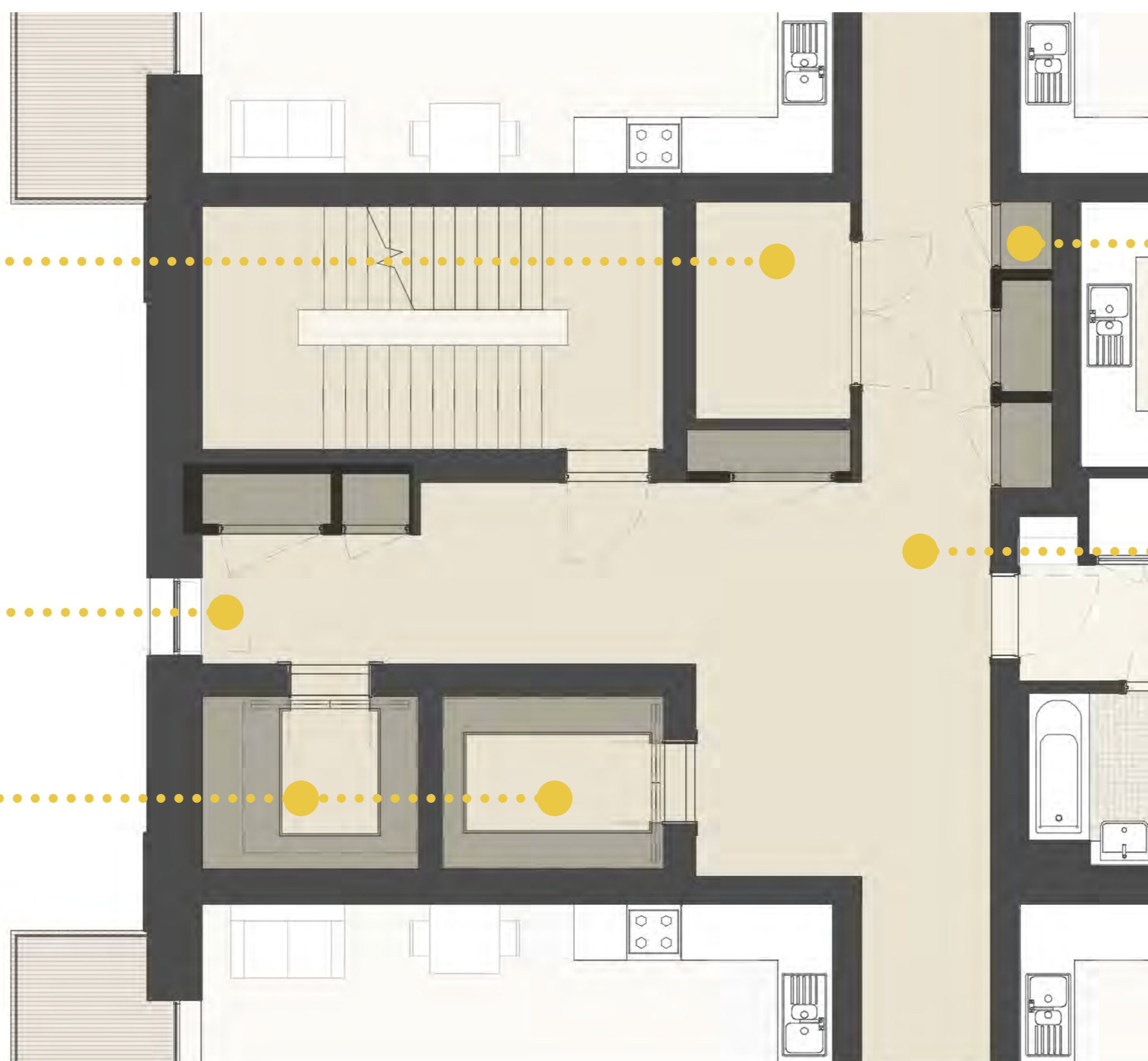
Shared spaces

Lift and stair landings

Opportunities for secure additional storage on every floor level

Natural daylight and ventilation to common areas

Two lifts in every block with one sized to take furniture



Heating interface equipment in the corridor - no need to be home for maintenance visits

Generous landings on every level

The buildings could have additional storage areas in the landing lobbies.

We'd like to hear what you would store in these.

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.

A maximum of 105 spaces will be provided in the podium, off street to the townhouses, and on street on all four sides of the plot.

- Minimum 7 and up to 21 wheelchair accessible spaces in the podium car park
- Minimum 16 and up to 38 standard spaces in the podium car park



Secure cycle parking will be provided in the podium at levels to meet the Draft New London Plan (2018)

This is 1.5 cycle / 1 bedroom flat, and 2 cycle spaces for all others.

1 bed x 109 homes = 164 spaces
2bed+ x 100 homes = 200 spaces

Additional short stay cycle parking will be provided for visitors and retail.



Provide efficient buildings and more sustainable sources of energy



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

Homes in Plot A will be heated by efficient underfloor heating served by innovative, environmentally friendly **Air Source Heat Pumps (ASHP)** located on the roof.

ASHP technology works like a refrigerator in reverse. Heat is absorbed from the outside air and transferred to low-pressure liquid. Electrical pumps compress the liquid to high pressure, increasing its temperature. This liquid is then used to heat water in pipes spread out under the floors in the homes.

Because the surface area of the heating system is so large, the temperature of the water in the system can be lower than in a conventional radiator network, drawing heat from the air even in winter.

The use of ASHP is pioneering in the UK, and will allow the development to significantly reducing CO₂ emissions over the lifetime of the building.

Electricity generated by PhotoVoltaic panels on the roofs will help power the ASHP, lighting, security systems, safety systems, lifts and car park gates; helping to keep residents' service charges down.

Energy generated and used can be monitored and shared on displays within the lobbies.

Space for Biodiversity

Where not needed to provide amenity space, or building plant and fire safety equipment, the rooftops will be covered with a mixture of Biodiverse roofs and PhotoVoltaic panels, balancing ecological and energy needs.

Planting at podium and ground floor level will slow and use rainwater, at the same time creating a variety of habitats and visual interest.

Building with energy-efficient construction

The external walls and roofs of Plot A will be built from a thermally efficient construction. Walls will have a thick quilt of fire-safe insulation, and windows will be high-performance double or triple glazed.

Efficient construction reduces the demand for heating and therefore uses less energy in use, reducing Carbon emissions and saving money

Creating less pollution

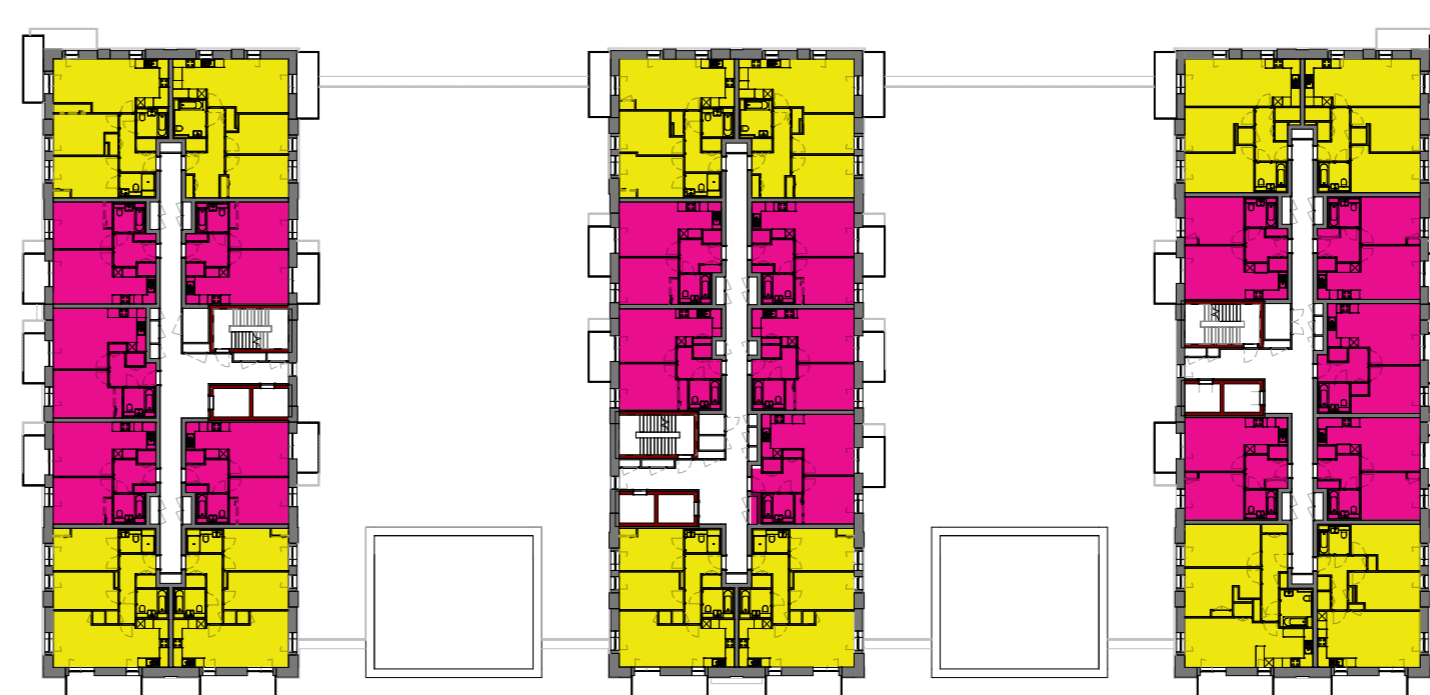
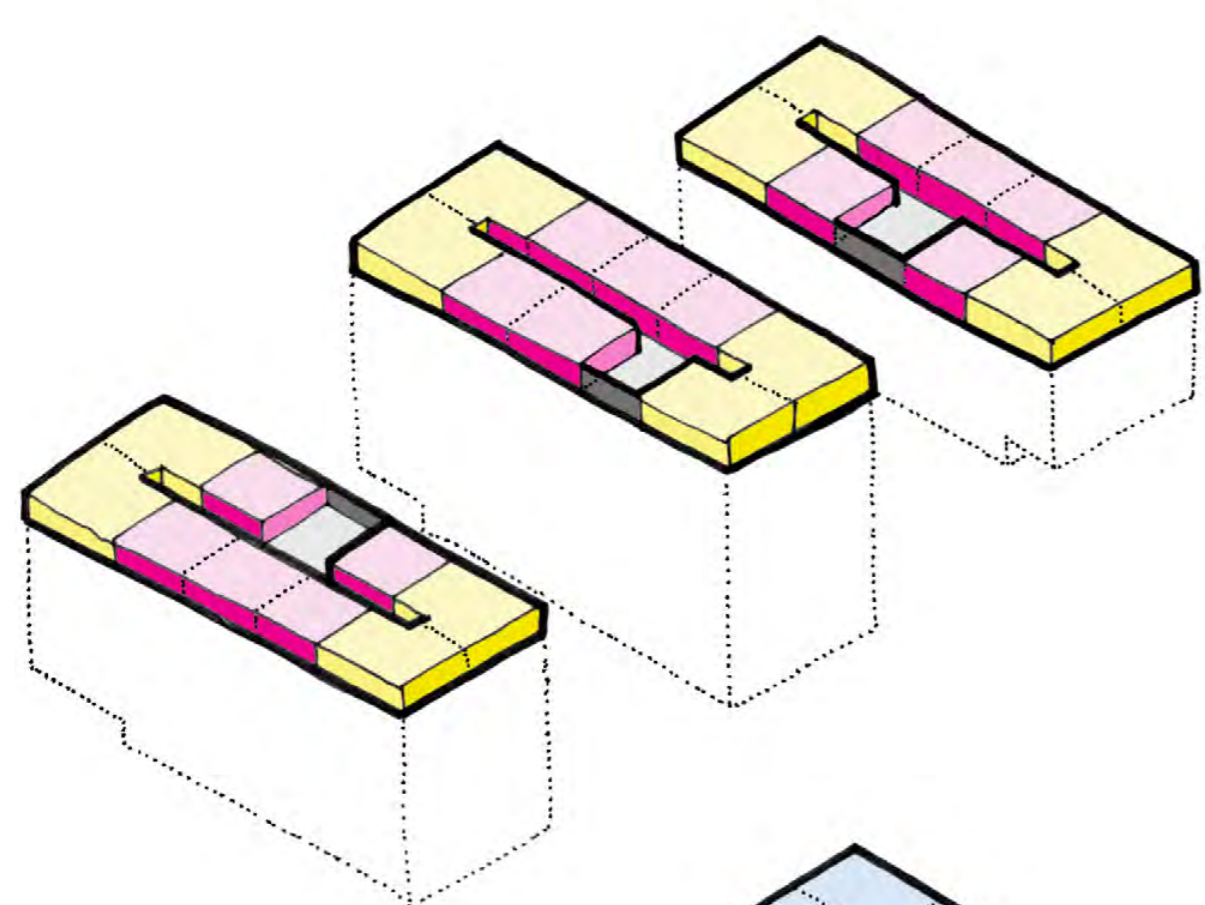
Buildings in the existing estate are heated using oil-fired boilers which emit fumes into the air.

Moving people from the older buildings means we'll be able to switch off the old boilers and stop burning oil.

Recycling more

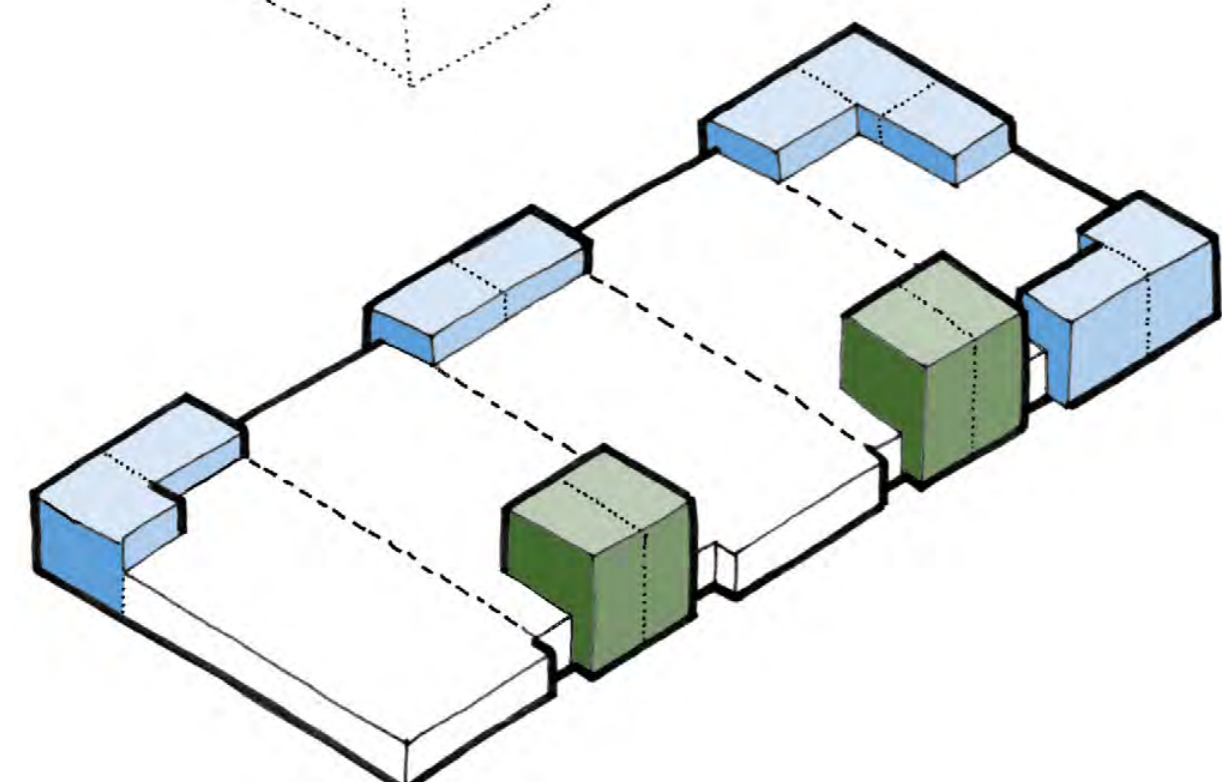
Recycling facilities will be provided in each block, with kerbside collection from maisonettes and townhouses.

A choice of different homes



- 1 Bed flat
min 50sqm (538sqft)
- 2 Bed flat
min 70sqm (753sqft)

Typical upper floor plan



- 3 / 4 Bed maisonette
min 102sqm (1,098sqft)
- 4 / 5 Bed townhouse
min 110sqm (1,184sqft)

Ground floor plan

Plot A living choices

All new homes within Plot A have been designed to meet or exceed the **Nationally Described Space Standards** which set benchmarks for the size of each home and the rooms within it.

You Said - we Did **Prioritise family housing**

Ensure that all rooms are a good size with good outlook, private space, and storage.

What?

- 1 Bedroom flats with private balconies overlooking planted streets or courtyards.
- 2 Bedroom flats with private balconies and dual aspect living rooms.
- 2-storey maisonettes with private terraces at ground or podium level.
- 3 storey houses with private terraces at podium level.

Why?

- A choice of different home types, locations and views over green space.
- Priority given to family homes with larger living spaces on the corners of the buildings.
- Different configurations of family homes offering open-plan or separate kitchens to provide lifestyle and cultural choices.



Typical floor



3D view

■ 1 Bedroom flats



Typical floor

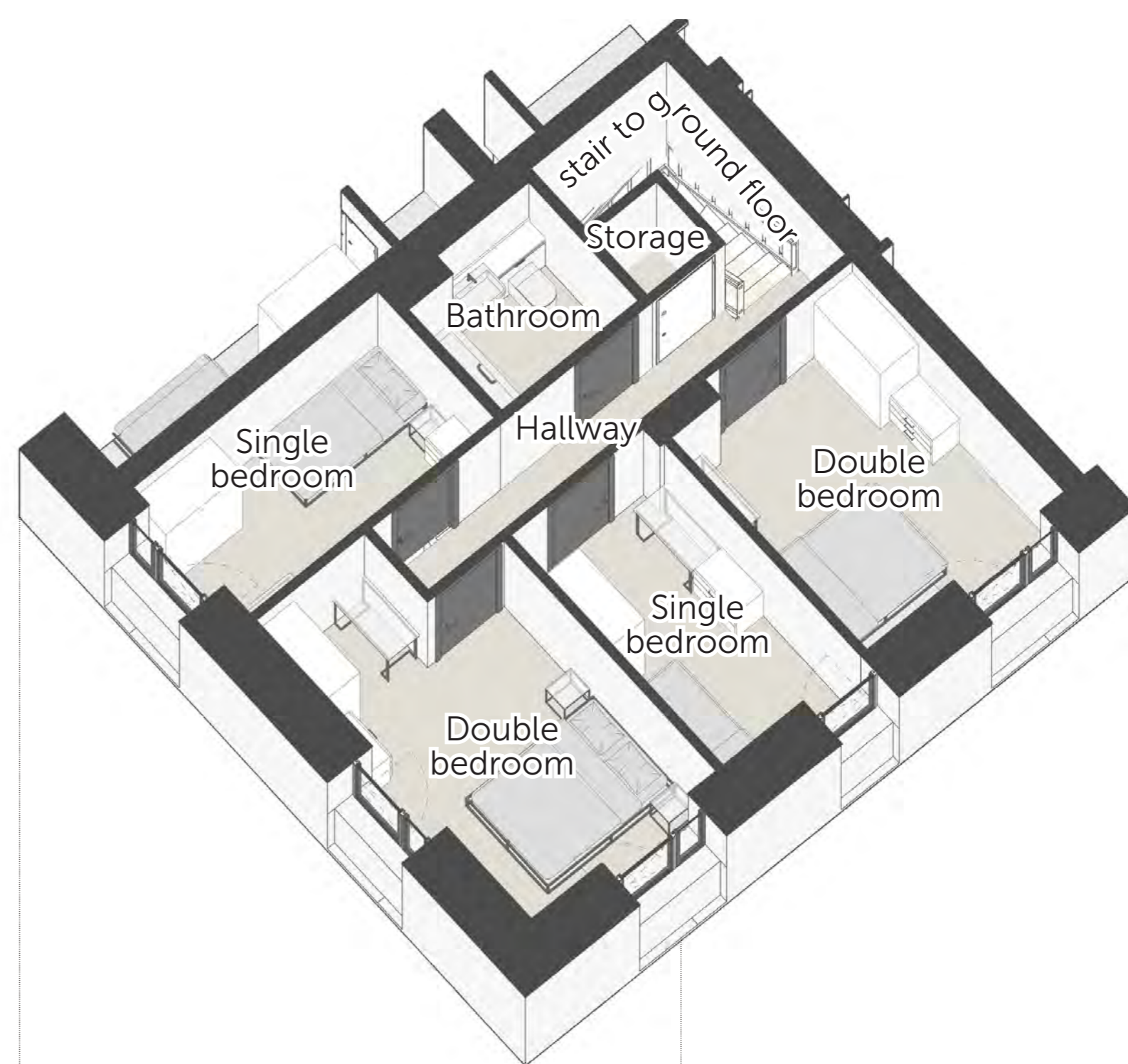


3D view

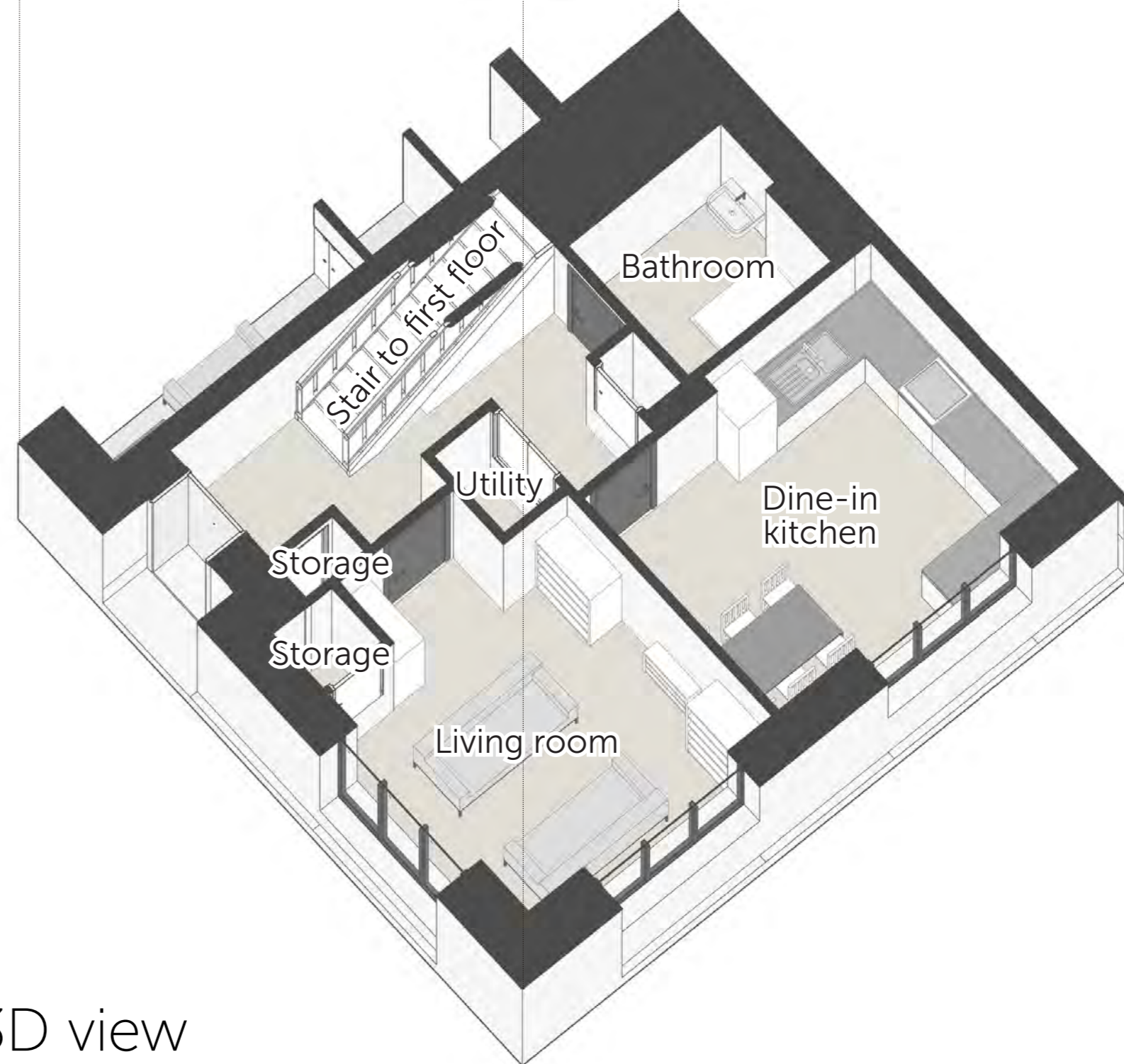
2 Bedroom flats



First floor plan



Ground floor plan



3D view

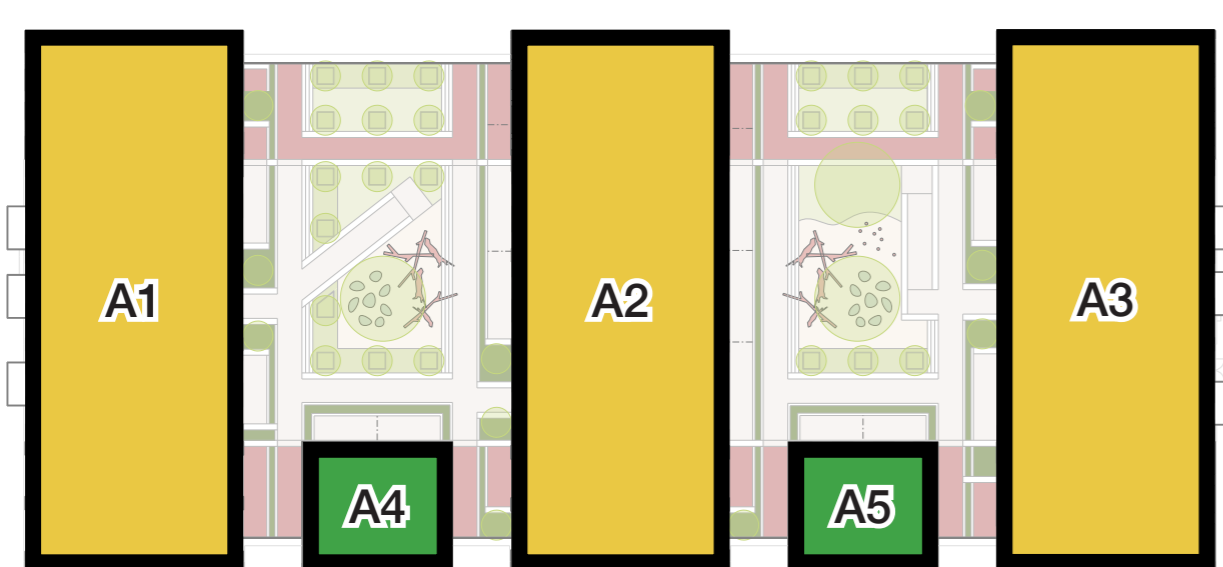
Maisonettes

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.

There are three main blocks, **A1/A2/A3**, and two pairs of townhouses, **A4/A5**.



Keyplan of Plot A

■ Linear buildings (A1/A2/A3)

- 2 storey maisonettes with front doors on the streets
- Apartments above with shared neighbourhood courtyard gardens

■ Townhouses (A4/A5)

- 3 storey homes
- Front doors on the streets
- Private terraces to the rear
- Parking on own driveway

Townhouses



North bookends



South bookends



Maisonettes



Side streets



Courtyards





Illustrative view of Plot A from Heybourne Crescent

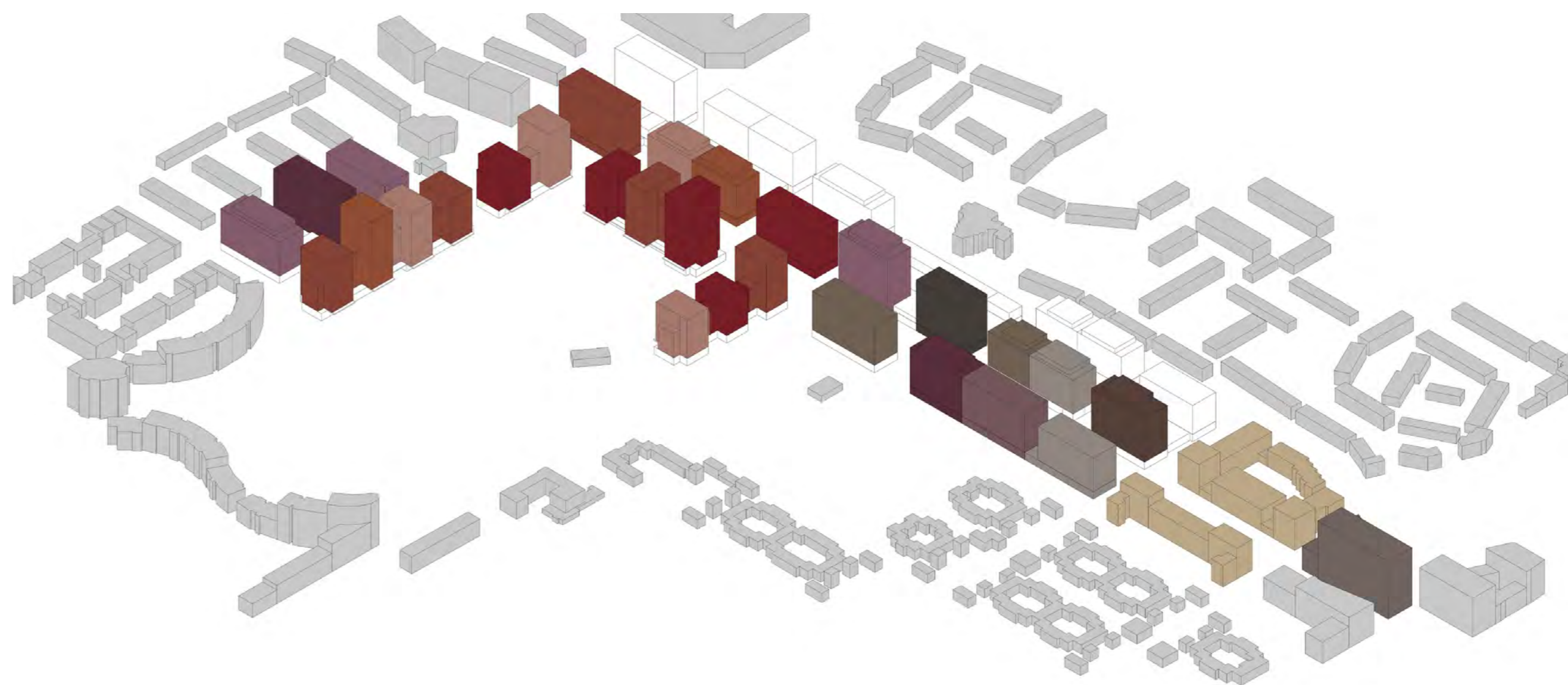
Materials

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

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

Stitching into the palette of the existing buildings to the north, the colours will be purples and earthy brown, contrasted with lighter tones for the side streets and courtyard facades.

The next phase, Plot B, will be built in a range of red coloured bricks to provide a rich streetscape in the area.



Masterplan colours



Plot A material examples

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 271 affordable homes currently on the estate.

At least 390 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 ERS and closes at 5pm on Thursday 23rd 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.



Scope of the regeneration area



Two key green spaces, one at the heart of the scheme and a smaller neighbourhood green towards the north, will provide a variety of play and leisure opportunities.

Plans also open up access to the green space running down the west of the site, allowing walking routes to connect to Heybourne Park and beyond.

Regeneration proposals

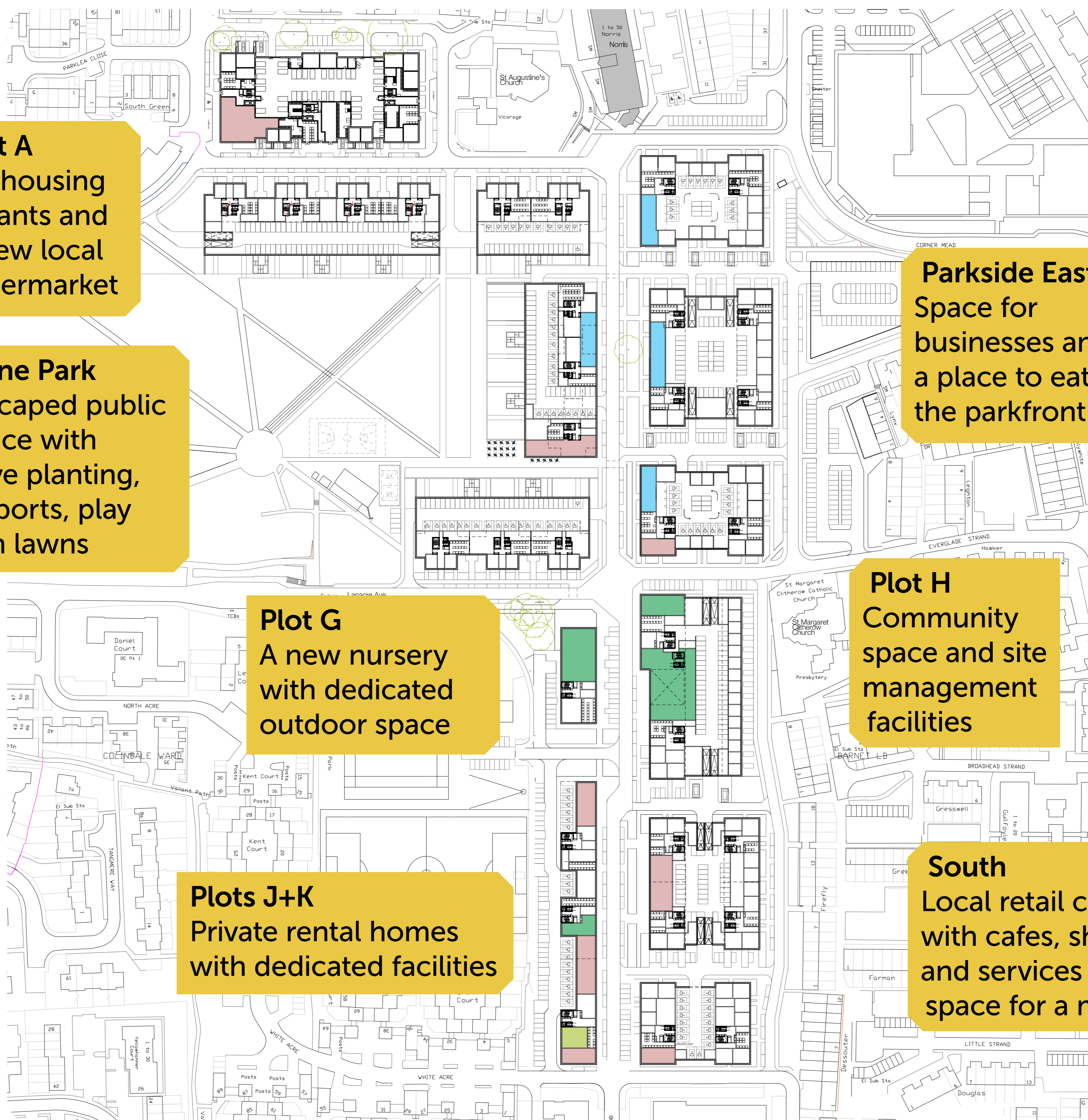
Wider neighbourhood ambitions

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.

Ensure the neighbourhood is more integrated
 Local shopping, a street market and restaurants
 Opportunities for sports and outdoor fitness
 Provide space for local businesses and SMEs
 A nursery and more play space for children

You Said No - we Did

Plot A
 Re-housing tenants and a new local supermarket

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

Parkside East
 Space for businesses and a place to eat on the parkfront

Plot G
 A new nursery with dedicated outdoor space

Plot H
 Community space and site management facilities

Plots J+K
 Private rental homes with dedicated facilities

South
 Local retail centre with cafes, shops and services with space for a market

We'd like to hear from you about local businesses:

What shops and services should we try to attract to the Local retail centre?

Do you run a business looking for space in the short or long term?

Do you work from home and/or would you be interested in a co-working space?

Will you use the Enterprise Hub in the Old Library?



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

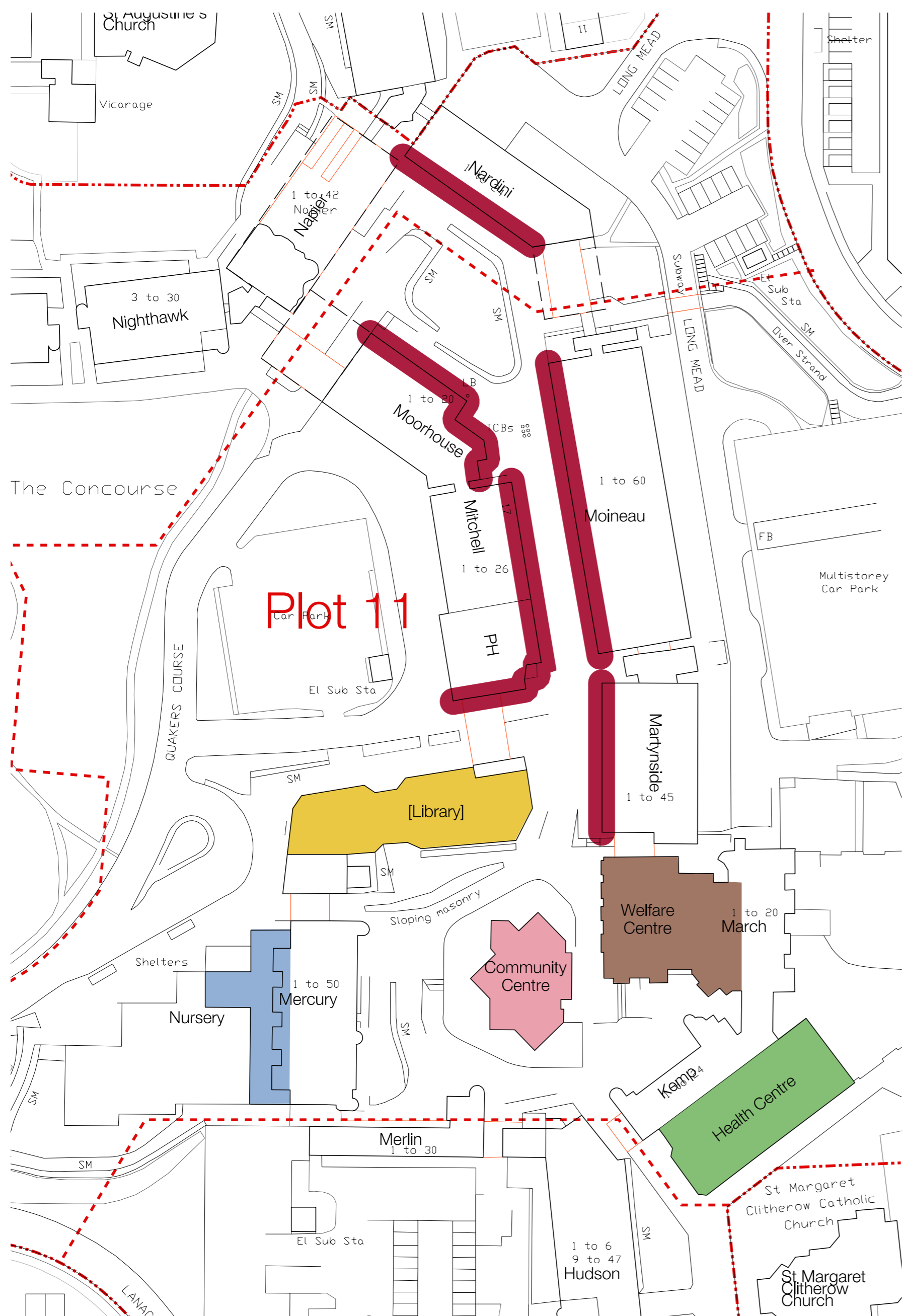
How would you use a flexible space?
Do you have a society or club?
Would you attend fitness classes?
Would you hold a party or event here?



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?



Have your say



Local History

We want to hear stories from long term residents of the Estate and wider area



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



Find us online

Consultation materials from March and May
are available at www.grahamepark.info



Tweet us

@NHGhousing



Speak to us!

We're here to listen and try to answer any
questions you might have.