

Welcome

to the Festival! We'd like to update you on our plans for the regeneration of Grahame Park.

Notting Hill Genesis and their Architect **Patel Taylor** held two large consultation events in March and May of this year, and have listened to your feedback to help shape the design proposals for the area.

Representatives from the team will be available today to listen to any thoughts you might have and to answer your questions.

Today we're here to join your Summer festival and show you the latest version of our proposals for the future shape of Grahame Park.

We'd love to continue the conversation with you about the Park, Meanwhile Uses and other supporting services which will help make Grahame Park a place you're proud to call home.

What's on display today?

The masterplan

In this space, we show the overall masterplan and talk about the public realm and landscaping of the streets, gardens and Heybourne Park open space.

The first phase

Elsewhere on site, there are more boards showing our detailed proposals for the first homes which will be built in the masterplan. We're planning to start demolition later this year.

What's next?

We're planning to submit our **Planning Application in late summer**, and you'll have an opportunity to see the full set of documentation through the **Borough's website**.

Ten principles for making great places to live...



Creating clear connections



A choice of different homes



A network of streets and spaces



A sense of identity and place



Designing for daylight and views



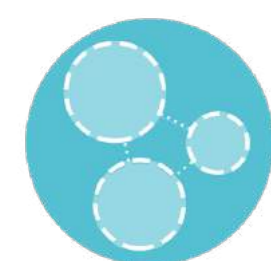
Greener surroundings



Strong relationships between buildings



Public & private amenity



Different buildings = different spaces



Feel home before reaching your door



Have your say

www.grahamepark.info

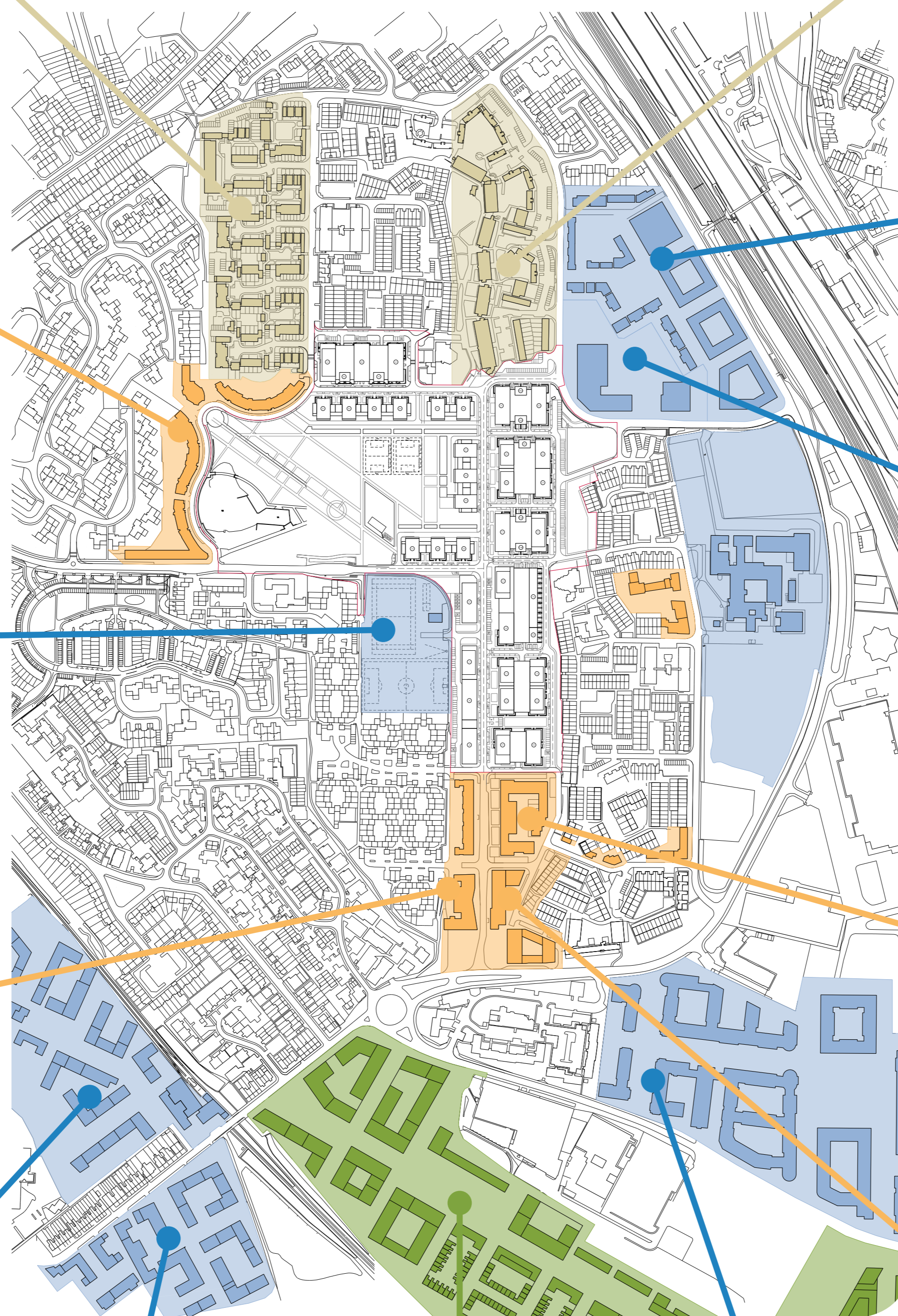
We'd like to hear your feedback about the masterplan, in particular your thoughts on Heybourne Park

- What kind of playspace?
- Should there be a skatepark?
- Should there be quiet spaces with flower beds?
- Should there be growing space?
- Should there be more ponds?
- Small different gardens or just big open sports fields?
- What else is missing?
- Where is a good example we should look at?

The bigger picture

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.

Future projects are being planned all around the site, helping to transform the area, providing new homes, workspace, improved transport connections and opportunities for shops, cafés and restaurants.



Douglas Bader Park
(future project)



Grahame Park Plots 13-16
(future project)



Heybourne Crescent
(Completed)



Trinity Square
(Part completed)



Saracens sports
(in Planning)



Saracens School
(in Planning)



College
(Completed)



Grahame Park Stage A
(Completed)



Pulse
(Part completed)



Edition Colindale
(Part completed)



Colindale Gardens
(in Planning)



Beaufort Park
(Part completed)



Barnet Council offices
(Completed)

The masterplan

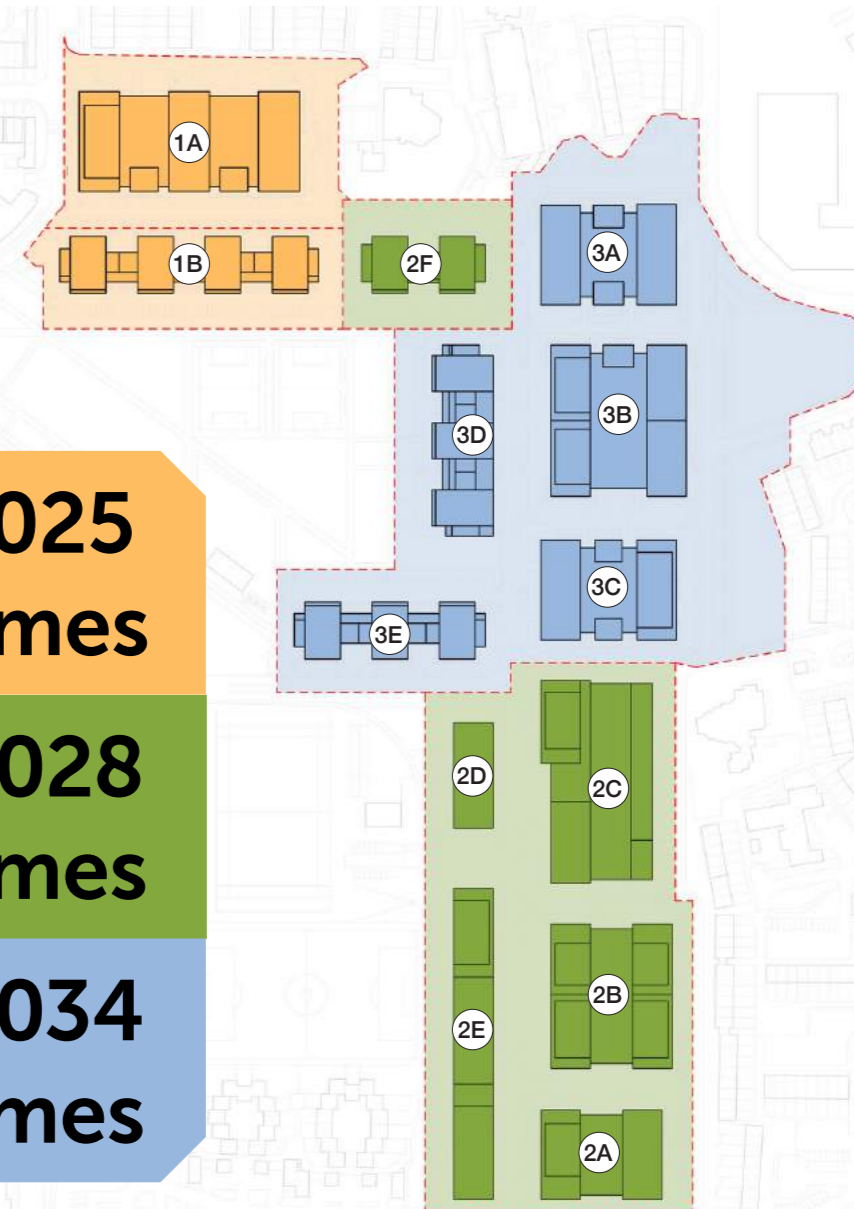
First phase
Re-housing tenants and a new local supermarket

North
Space for businesses and a place to eat on the parkfront

2019-2025
428 homes

2024-2028
859 homes

2026-2034
801 homes

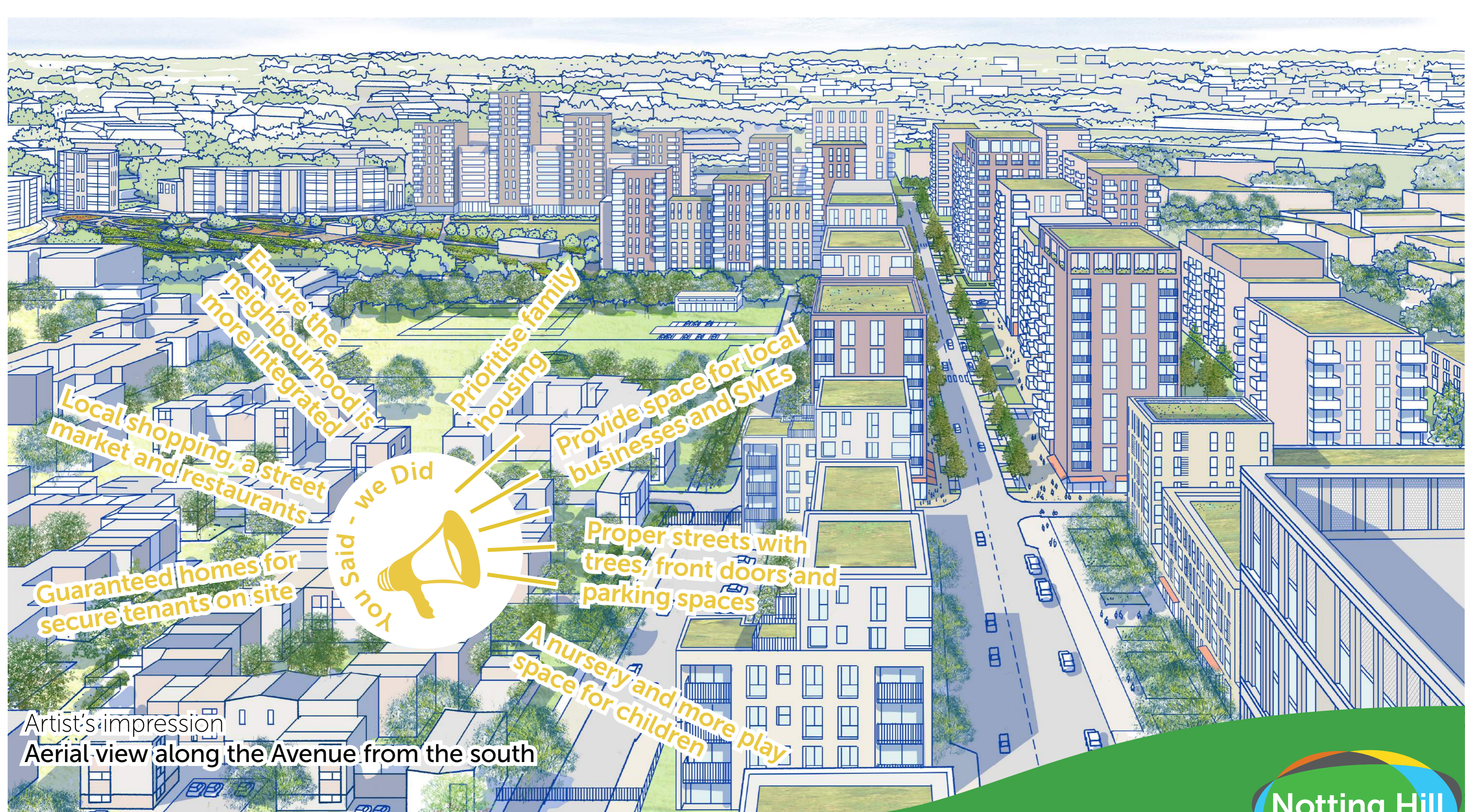


Central
Community space, nursery and site management

South
Local retail with cafés, shops and services

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

- Almost 2,100 new homes over the next 15 years
- Multiple aspect family housing
- A traditional network of streets and gardens
- Community space, food and drink, workspace & local shops
- Over 7,500sqm of play and activity space to complement the lawns of Heybourne Park
- Greener, more sustainable streets and buildings
- Balanced, tenure blind community of social and private rental, shared ownership and private sales homes across the masterplan
- Views across landscape



Ensure the neighbourhood is more integrated

Prioritise family housing

Provide space for local businesses and SMEs

Local shopping, a street market and restaurants

Guaranteed homes for secure tenants on site

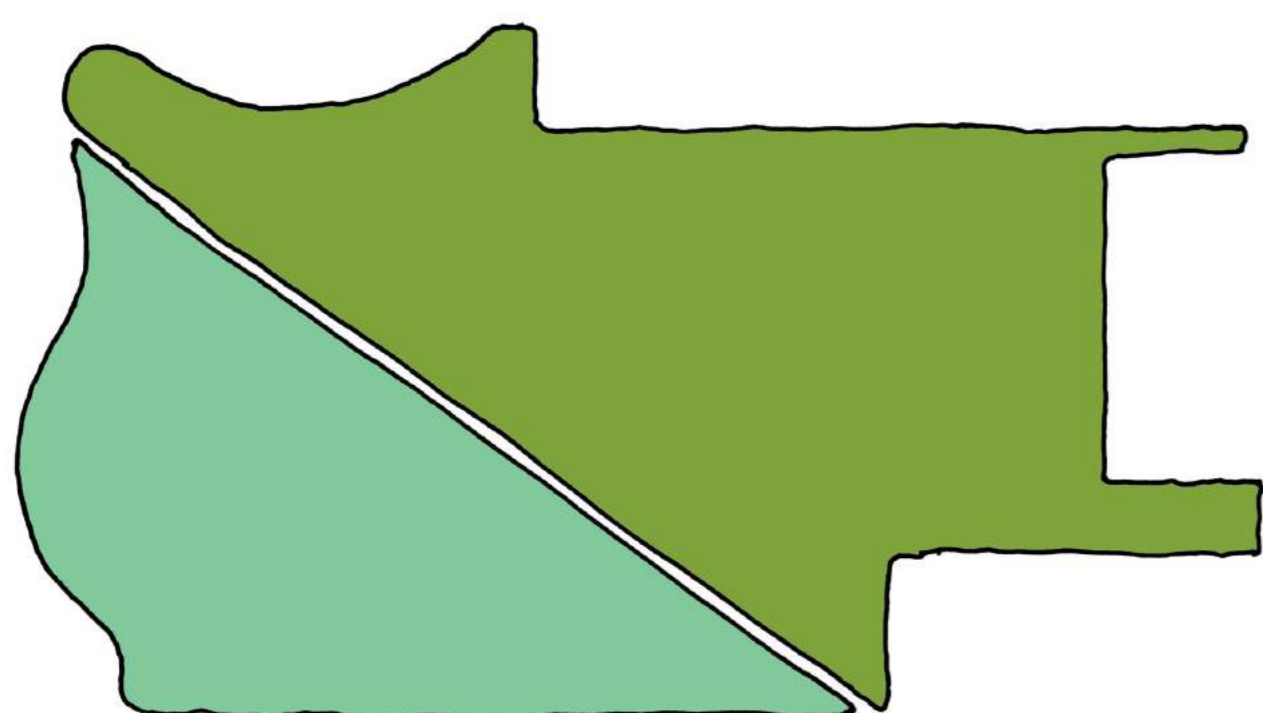


Proper streets with trees, front doors and parking spaces

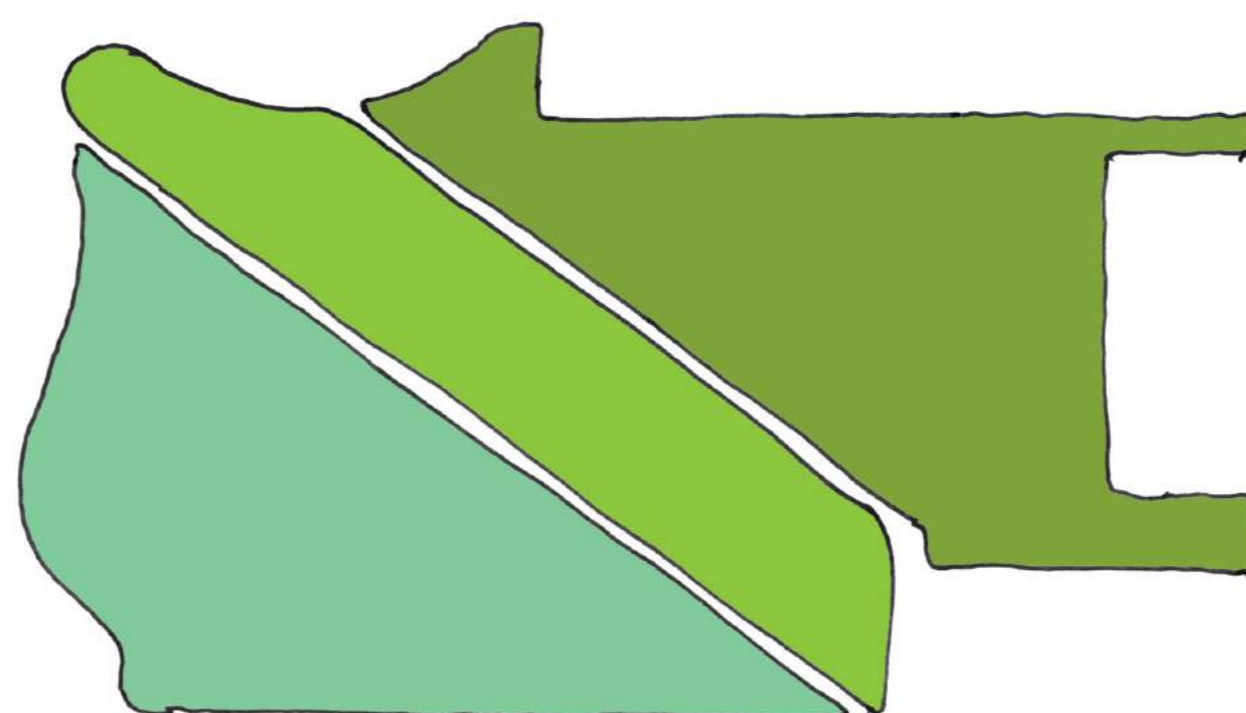
A nursery and more play space for children

Artist's impression
Aerial view along the Avenue from the south

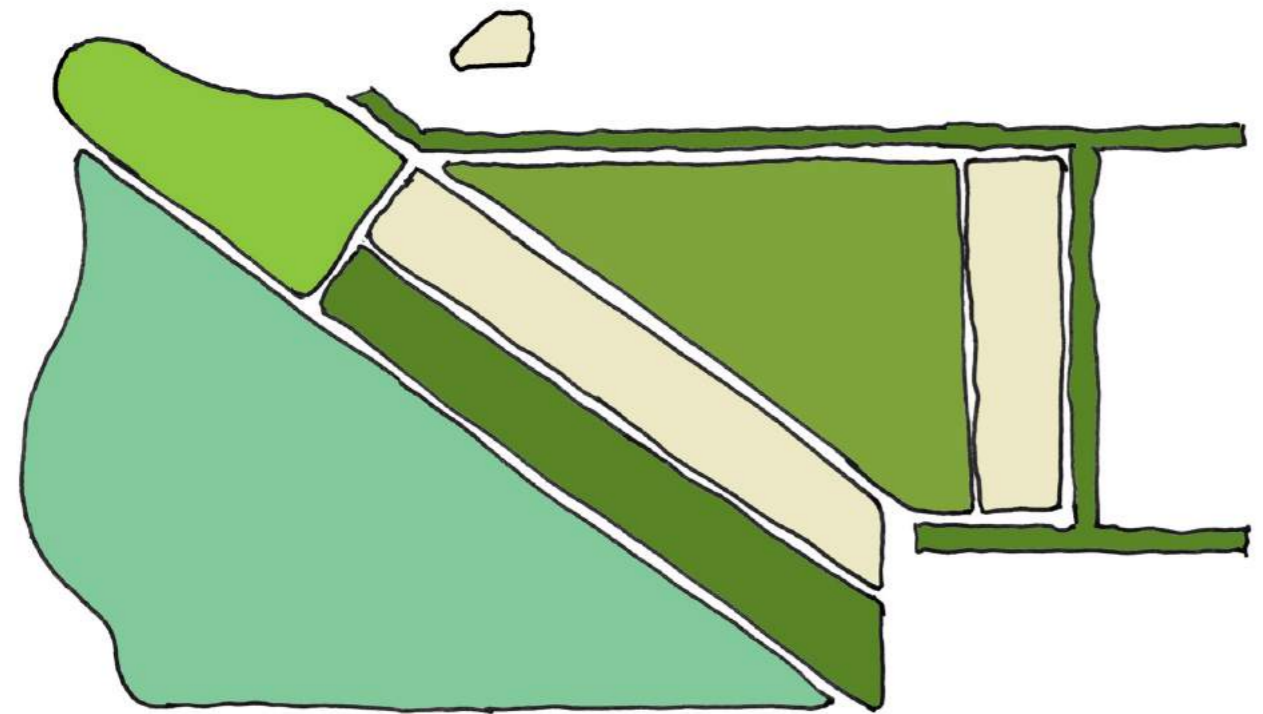
The park



Ecology



Runway connection



Strong edges and key spaces



Diverse mix of spaces and uses

- Enhancing ecology through extension of the woodland and wetland areas
- Referencing the aerodrome history with a "runway" through the park
- Encouraging activity with formal play, sports and fitness spaces
- Providing restful spaces with decorative planting and seating
- Fostering community with gathering squares, growing spaces and gardens
- Creating a safe environment with passive surveillance, lighting and open connections



Artist's impression
View into the Park across the parkside terrace and pond

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New homes

The first phase will have a range of new homes; from 1bed to 4bed; in both Social for Rent and Shared Ownership; in flats, maisonettes and townhouses.

The plot is composed of three parallel buildings with two gardens raised up over a secure car and cycle parking garage. Two pairs of townhouses complete the street.

In total there will be 209 new homes in the first phase.

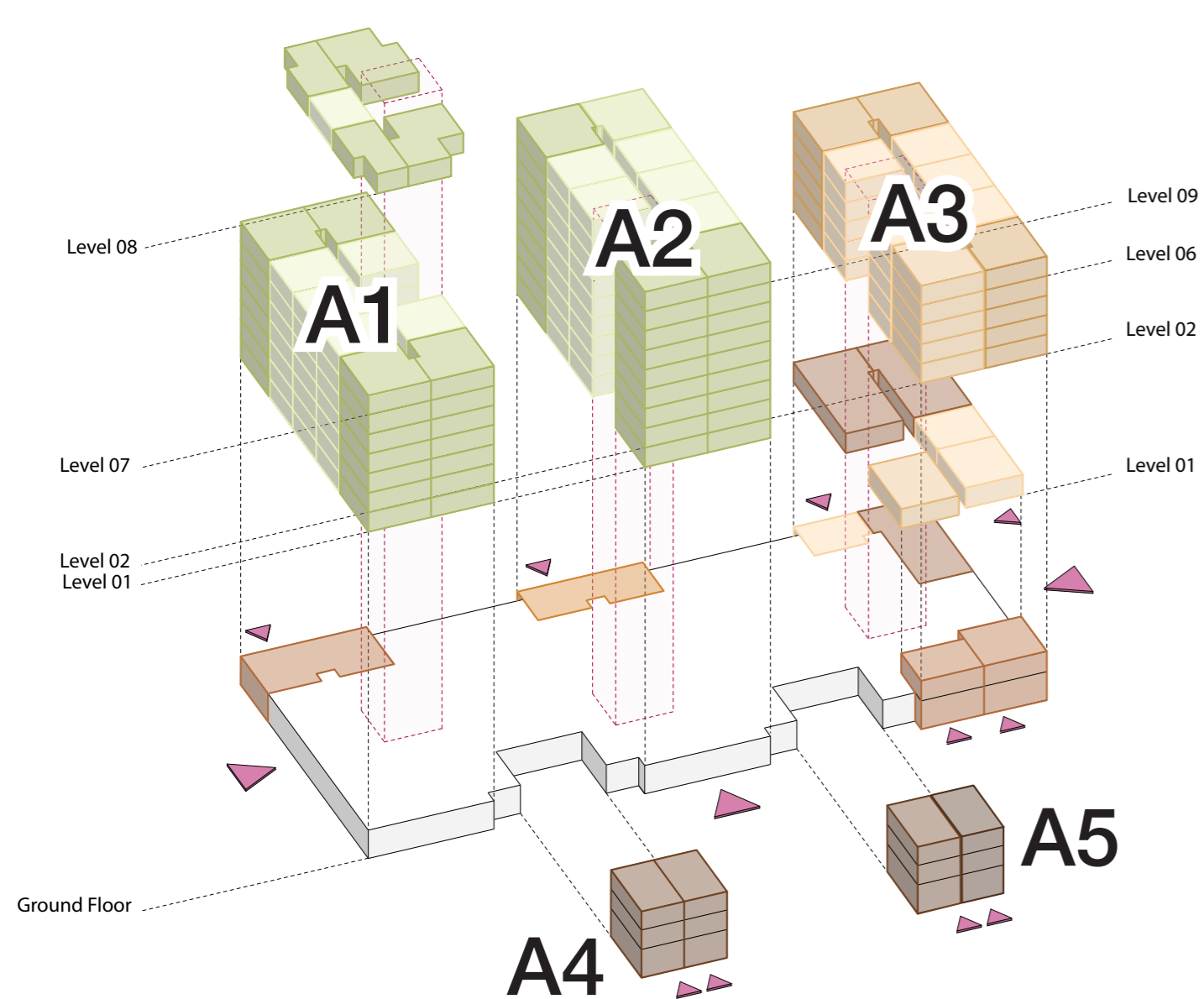


Have your say

www.grahamepark.info

We'd like to hear your feedback about the first phase:

- Would you use the local supermarket?
- If so, which operators should we approach?
- What do you think of the new colours of brickwork?
- Should kitchens be open plan or separated from the living space?
- Would you prefer a more private, enclosed balcony or more open for views and light?
- What should the podium playspace have in it?

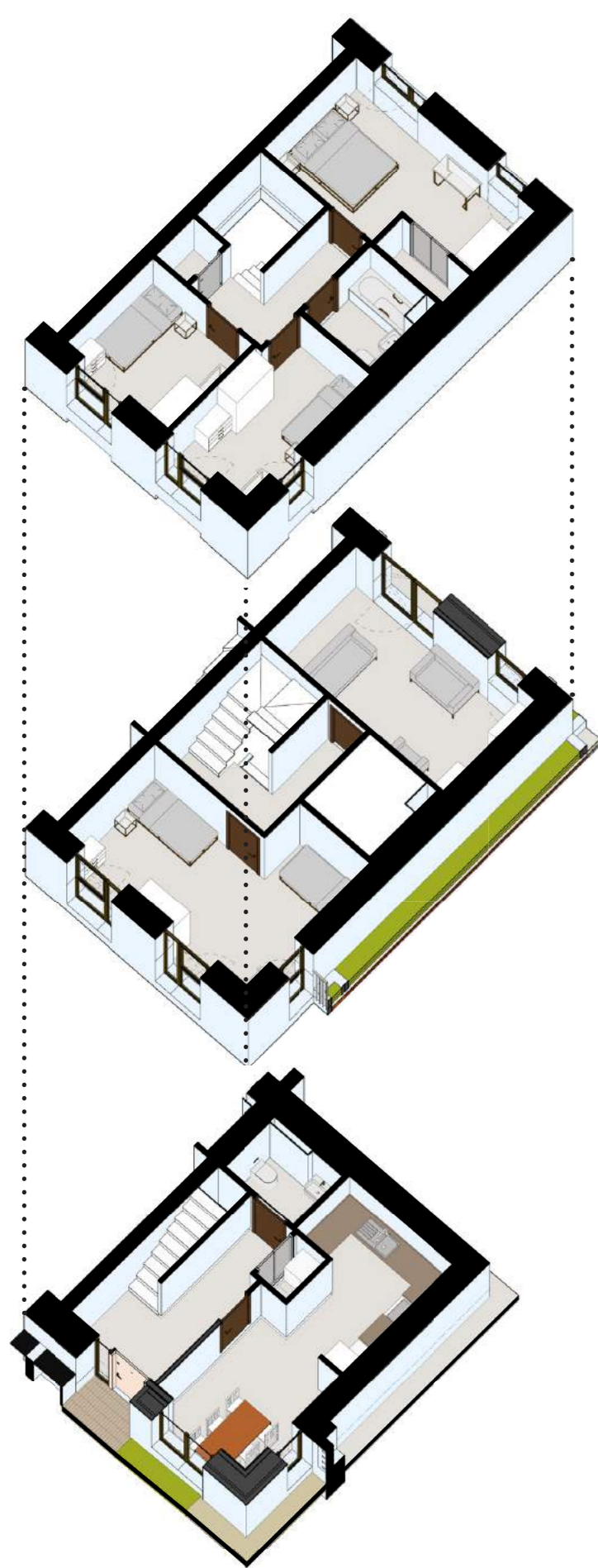


Social for rent		x60	
1Bed flat	x28	4Bed flat	x3
2Bed flat	x21	4B6P house	x3
3Bed flat	x2	5B6P house	x1
3Bed mais	x2		
Shared ownership		x149	
1Bed flat	x81	2Bed flat	x68

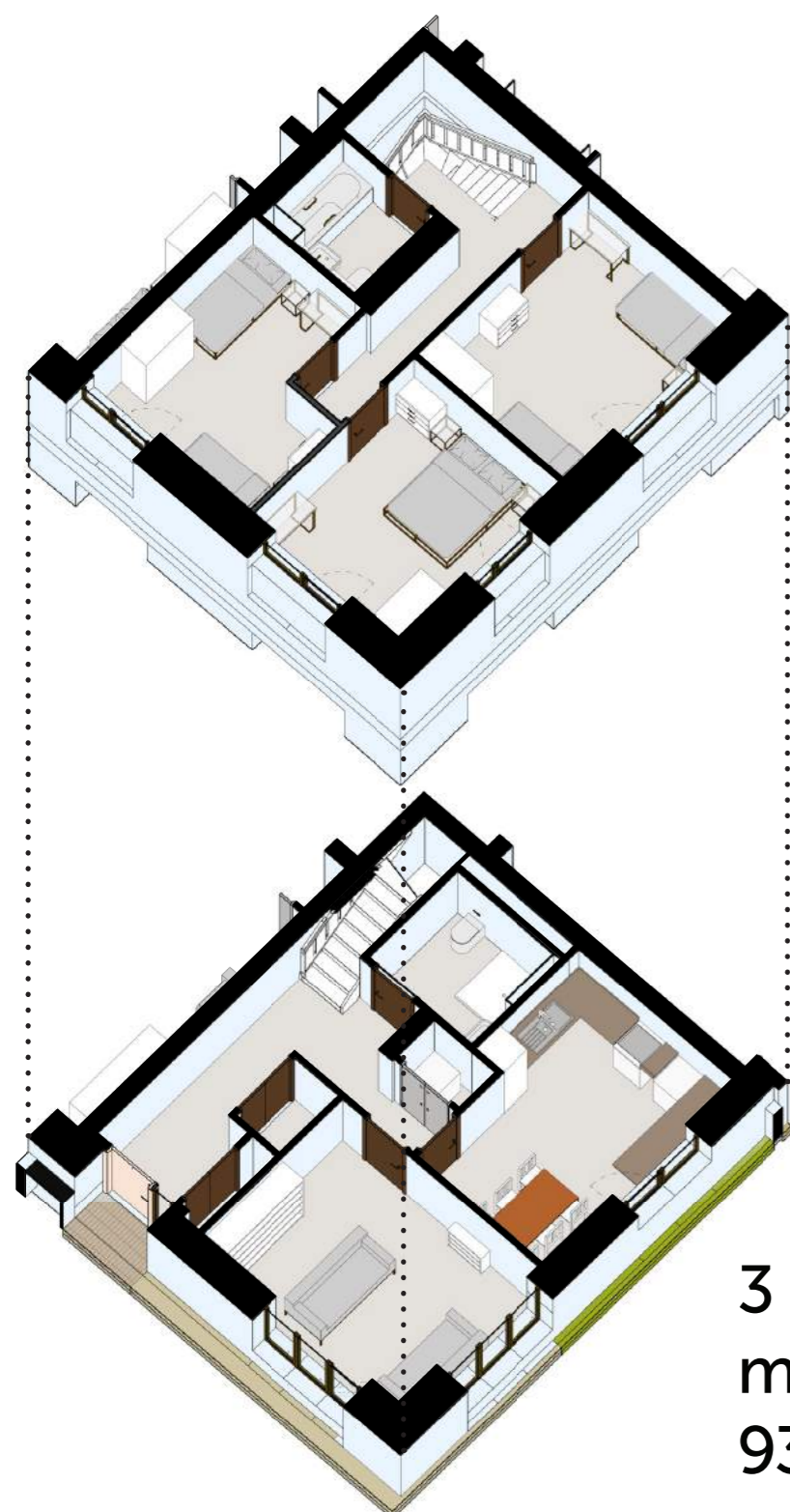
Accommodation

The new homes will be built to meet or exceed National Space Standards. 10% of the homes will be built for Wheelchair users from first occupation, and parking will be provided on and off-street.

Along with the new homes, Plot A will provide a new local supermarket at the corner of Heybourne Crescent and Clayton Field. Rooftop heat exchangers and solar panels will provide renewable energy.



4 Bed townhouse 112sqm



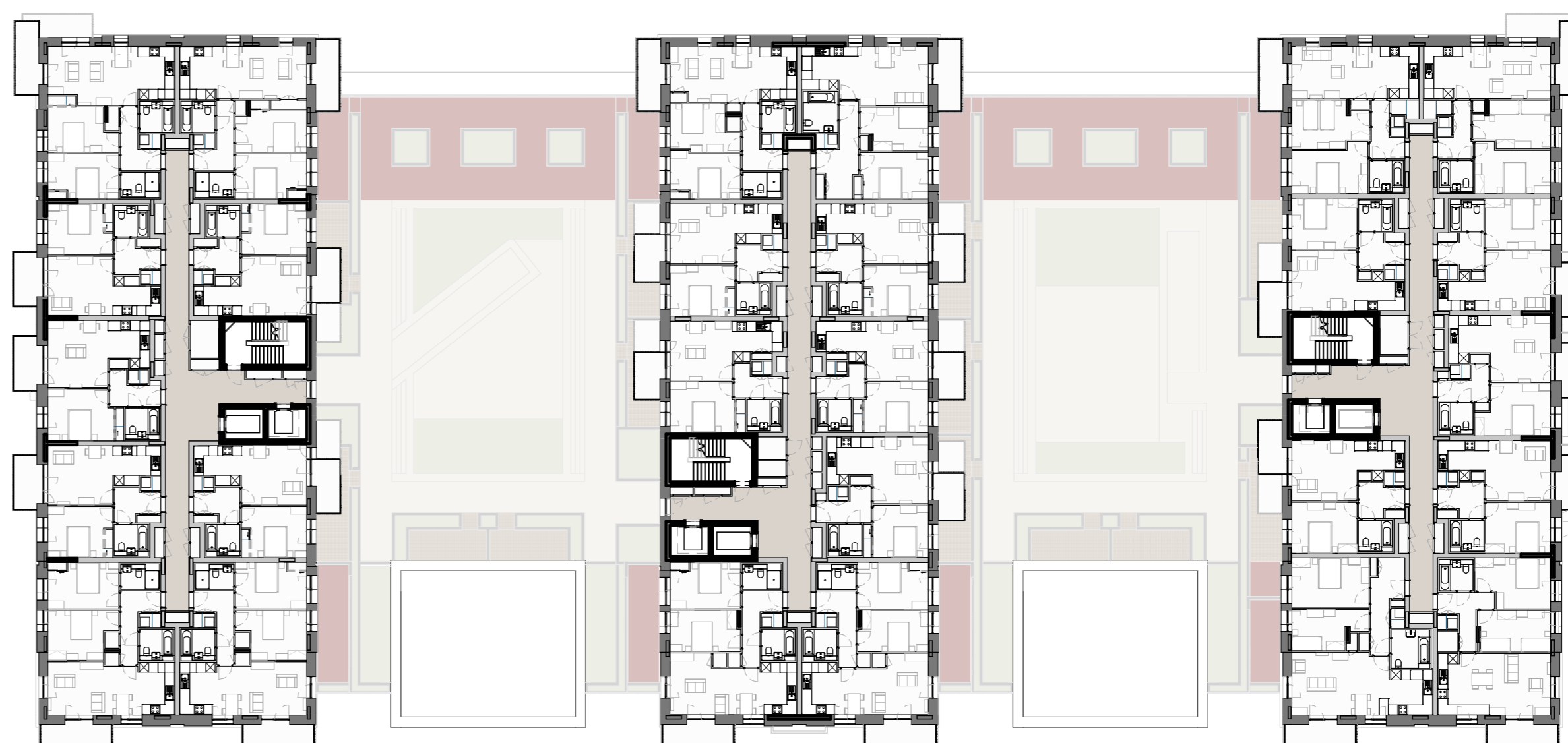
3 Bed maisonette 93sqm



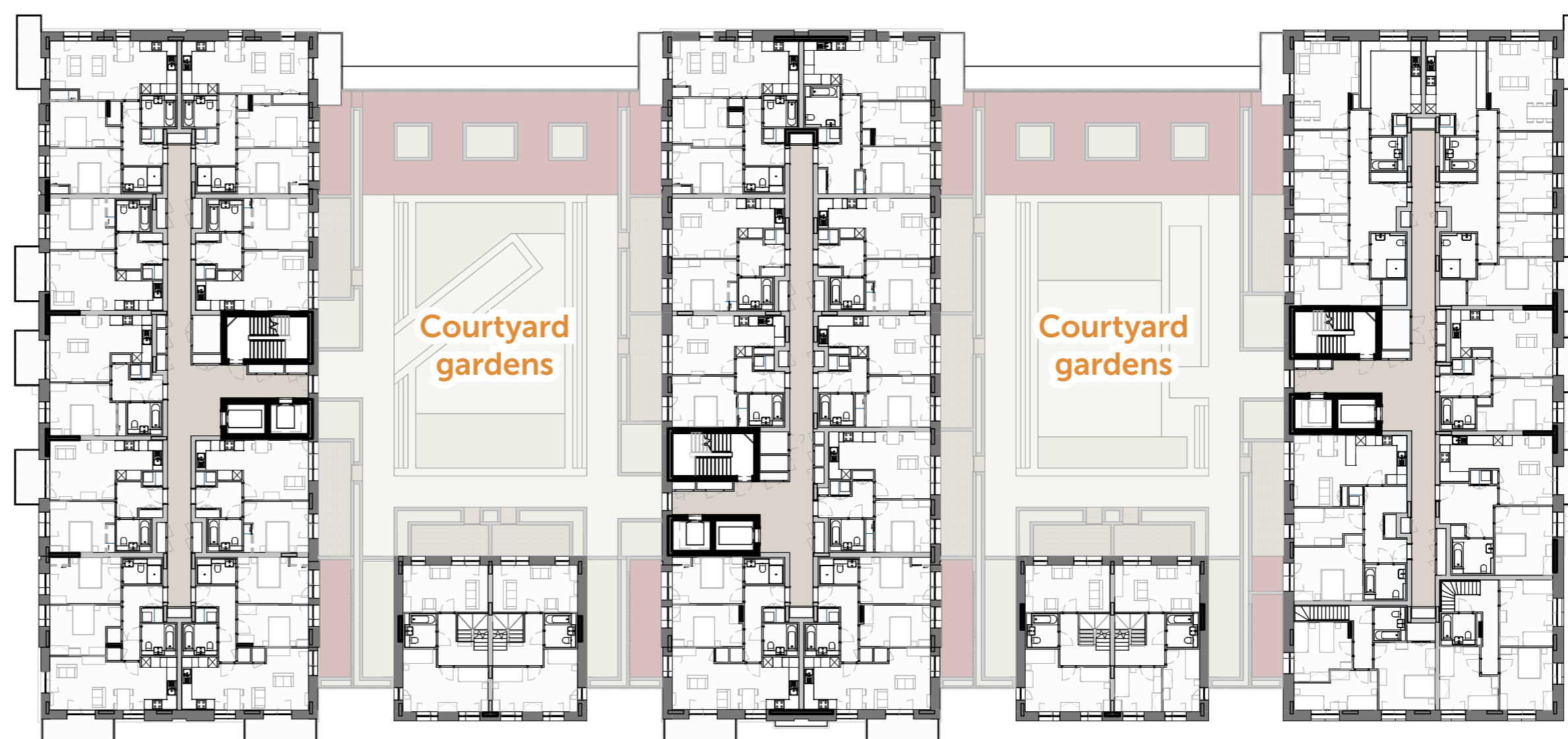
2 Bed flat 70sqm



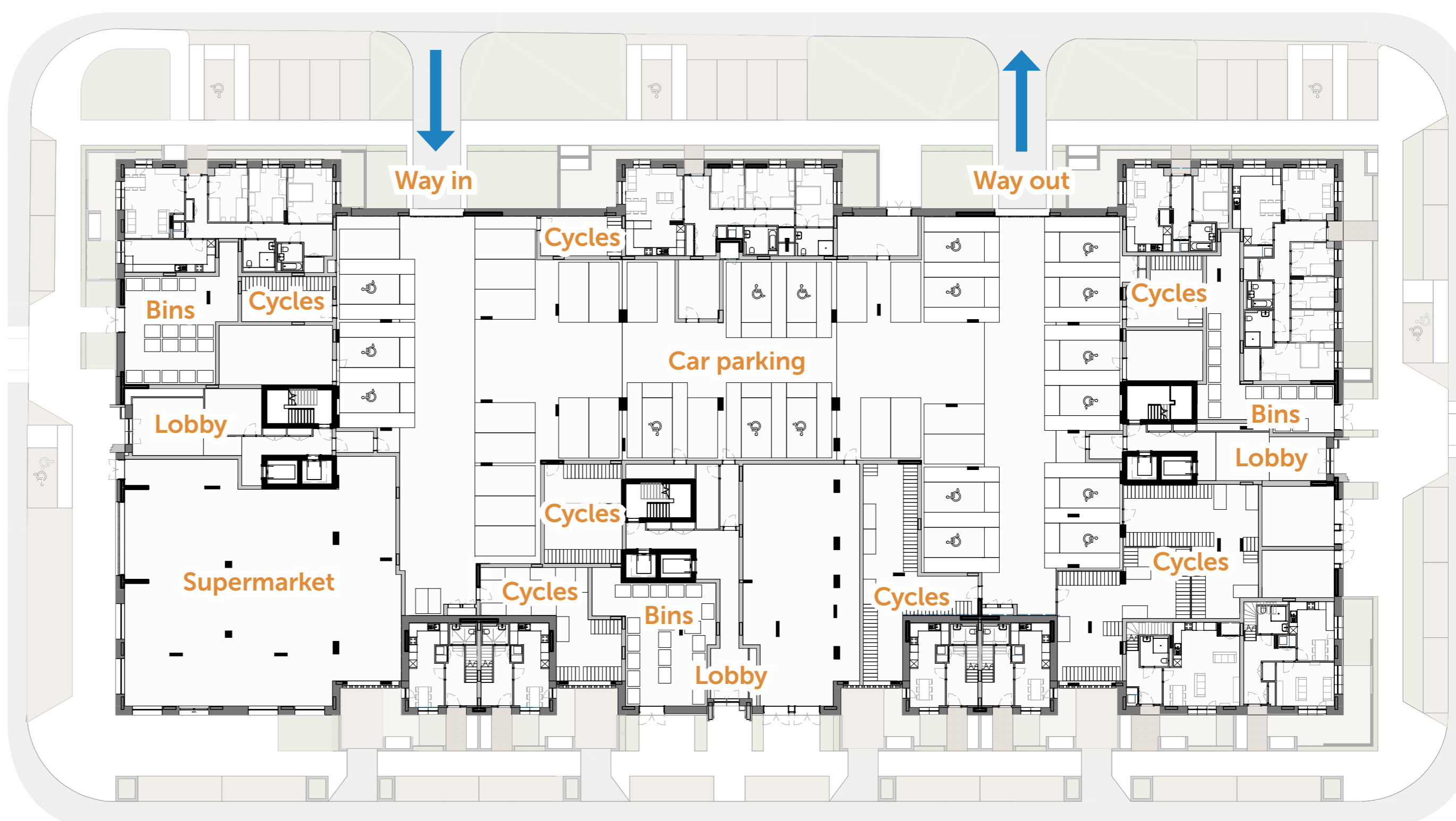
1 Bed flat 50sqm



Typical upper floor plan



First floor plan



Ground floor plan

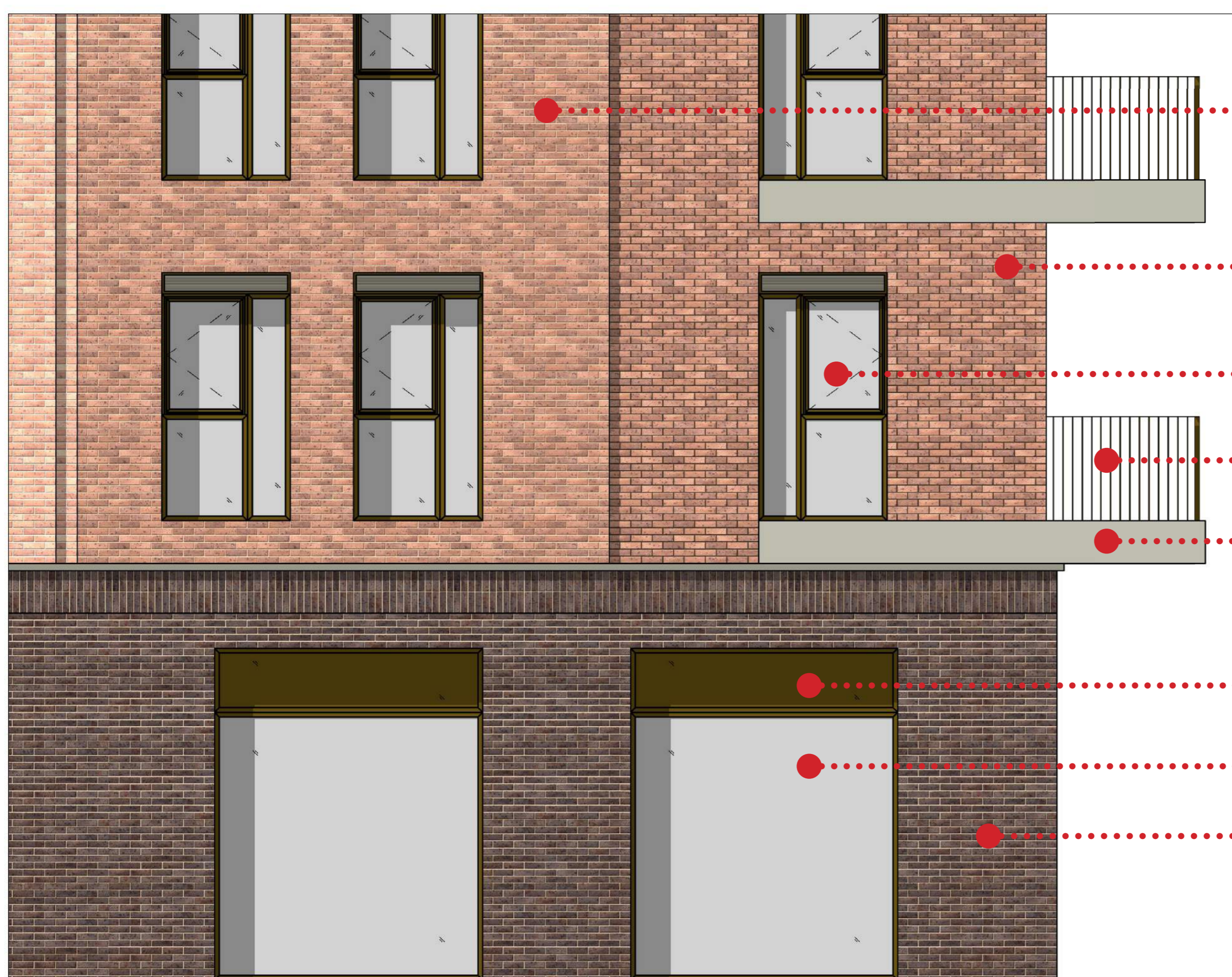
Appearance



The buildings will be constructed using a palette of four different colours of brick, ranging from a very light off-white brick in the courtyards, to a dark red forming a consistent plinth around the base.

Changes to brick bond and mortar will give subtle relief and visual interest to the façades.

Facade study
Brick and mortar colour palette



- Mid-tone red brick with light mortar
- Mid-tone red brick with dark mortar
- Painted aluminium framed windows
- Painted metal balustrade
- Masonry-faced balcony
- Signage zone
- Shopfront glazing
- Dark brick plinth

Facade study
South west corner of Building A1

