

Welcome

Thank you for coming along to this Planning 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.

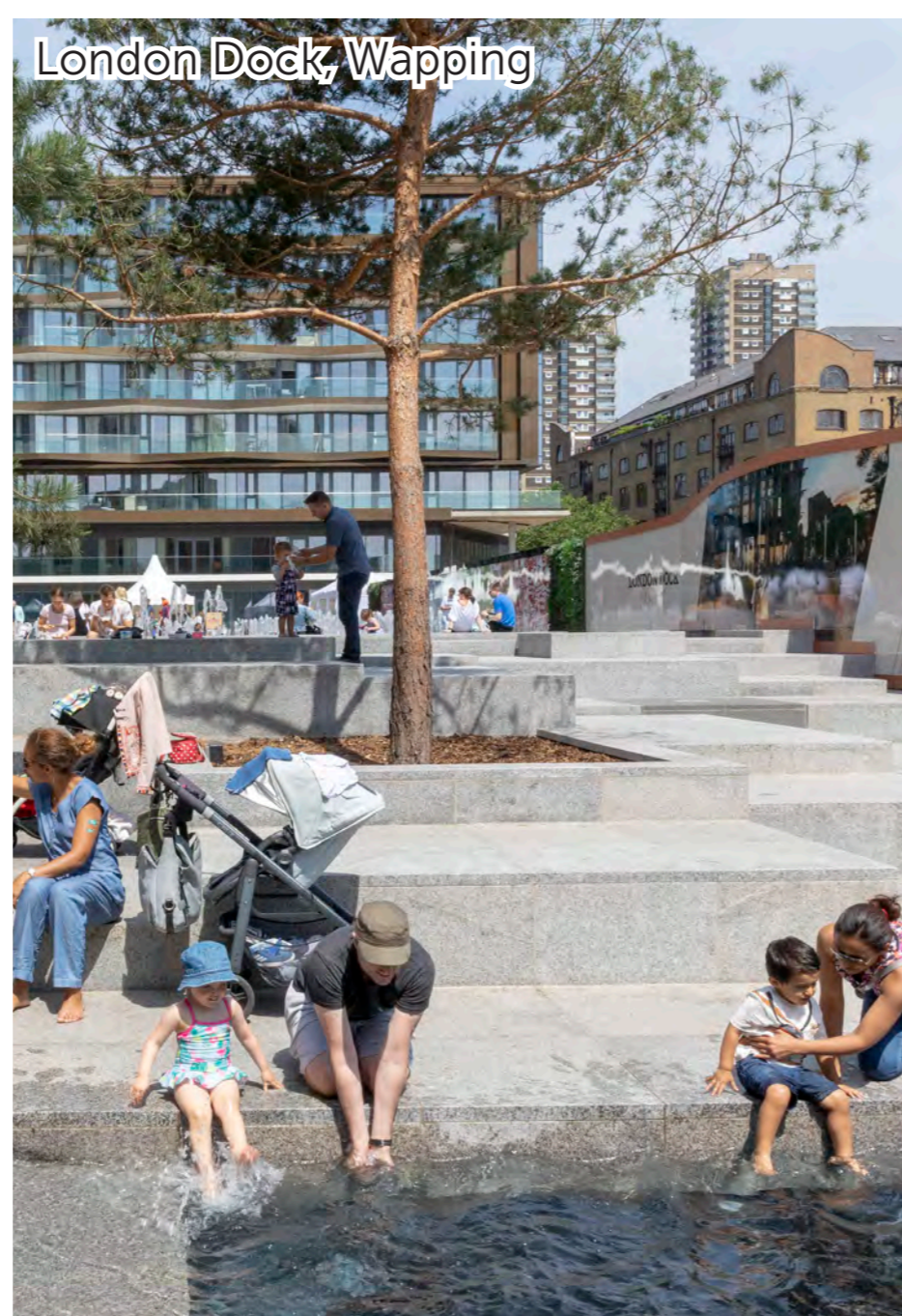
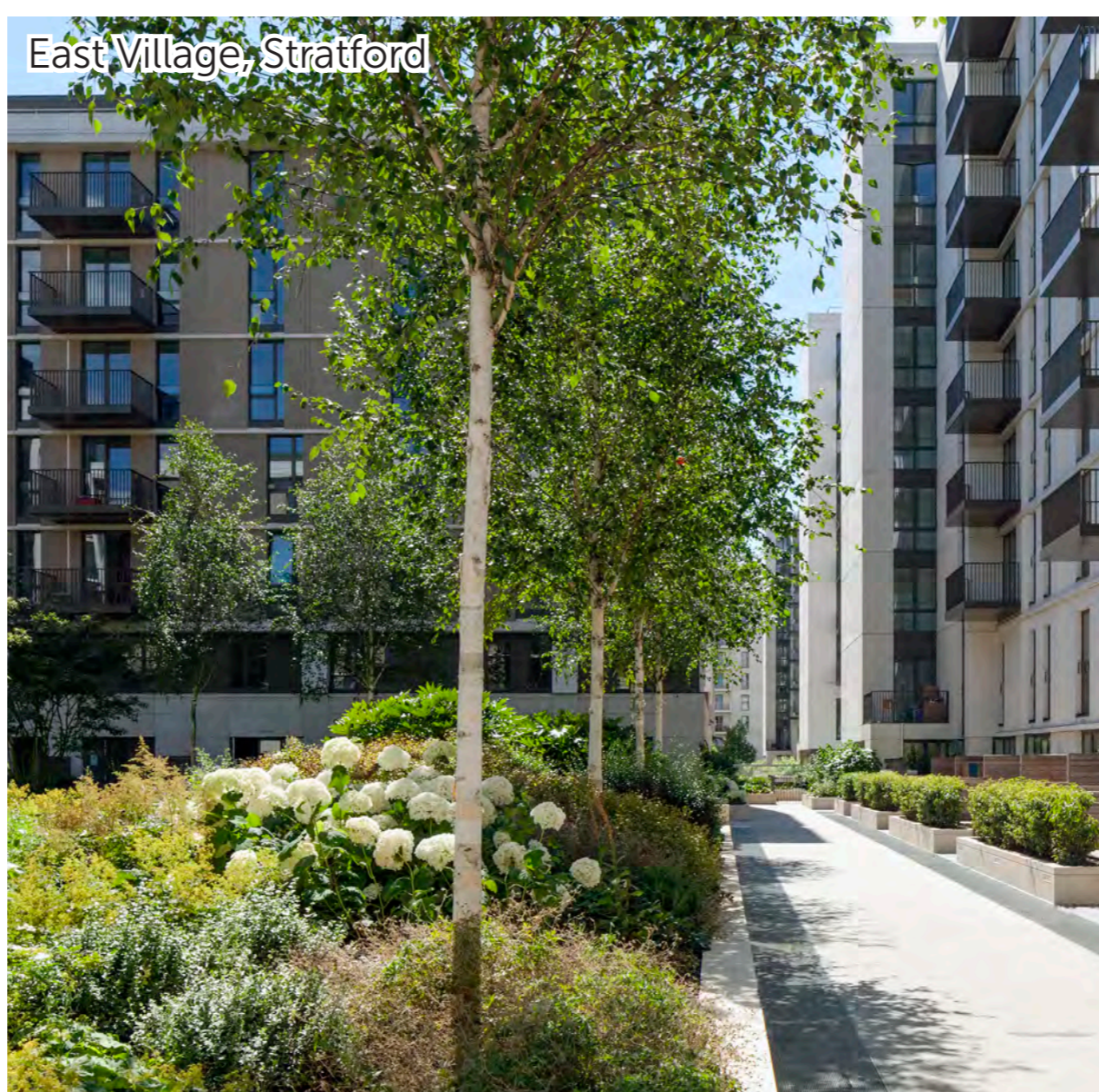
Who are the new Architects ?

Patel Taylor
Architecture
Landscape
Urban Design

Weaving landscape, urban design and architecture into one unified approach, we design places from city to human scale.

- 30 years
- 40 design awards
- 15,000+ homes for London

Patel Taylor approach our projects from the ground up; developing the public realm as the foundation for great places.



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.

The new scheme for circa 2000 homes include 50% affordable housing and like-for-like re-provision of the number of social rented homes.

We are aiming to submit a planning application in the summer 2019 that meets the aspirations of Barnet Council, The Mayor of London, and local people.

We hope to achieve a planning approval for the new scheme by early 2020.

We will be holding a number of consultation events with local residents between March and July this year.

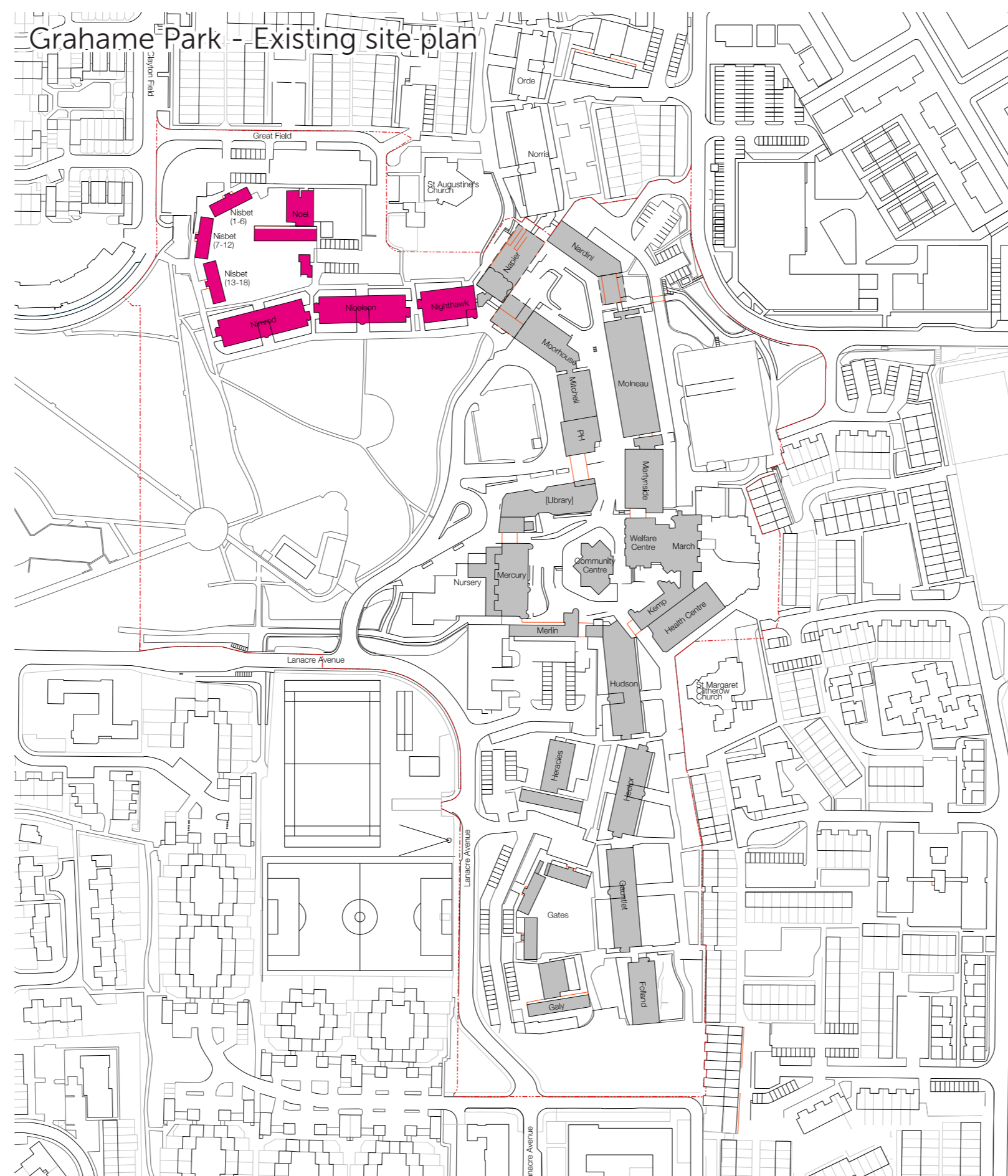
This first event is to introduce the new masterplan design and discuss our aspirations.

Since then, Notting Hill Genesis have put together a new design team.

We have been working closely with Barnet Council and the Mayor's team on a new scheme which will deliver the regeneration of Stage B of the Grahame Park estate. Stage B is re-development of Plots 10, 11 and 12 including the Concourse.

We are also progressing with the demolition of Plot 10 as quickly as possible and we expect work to start on demolition of the unoccupied blocks during the Autumn. Site investigations on plots 10, 11 and 12 are also due to commence soon.

We have re-commenced buying properties on plots 10, 11 & 12 to facilitate the proposed scheme.



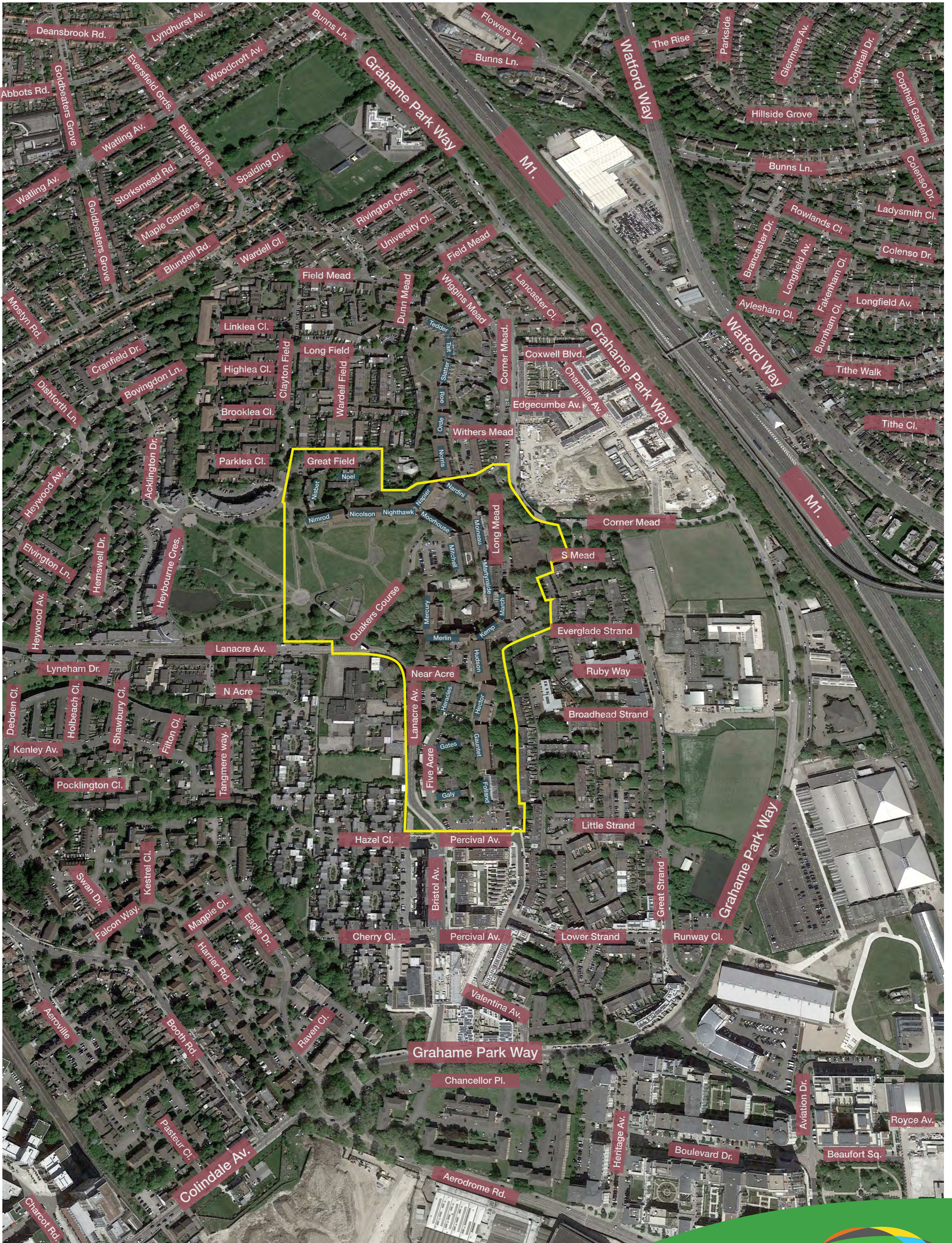
Regeneration of Grahame Park stage B:

We will be demolishing existing buildings in this area. Buildings affected over the coming years will include;

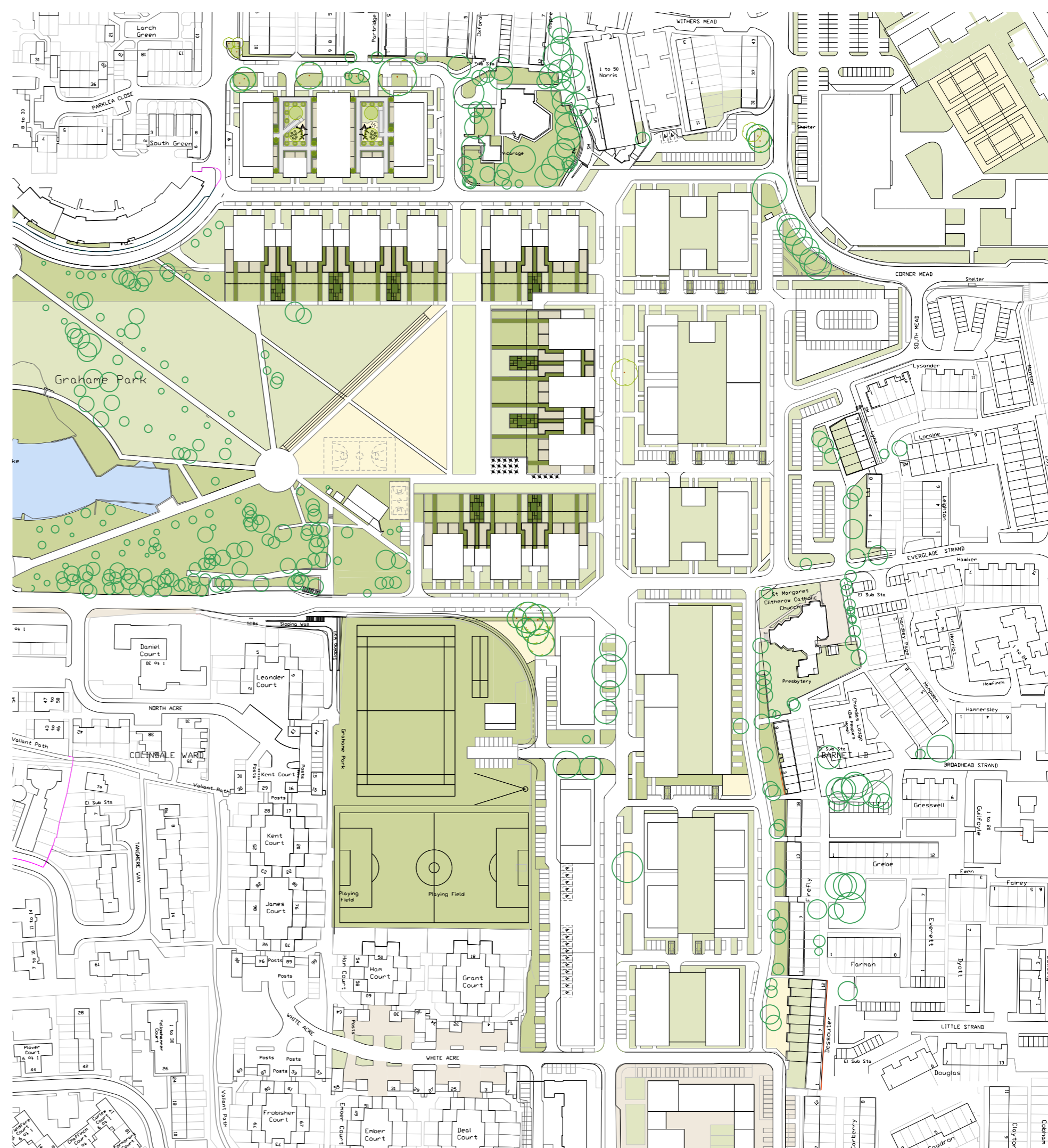
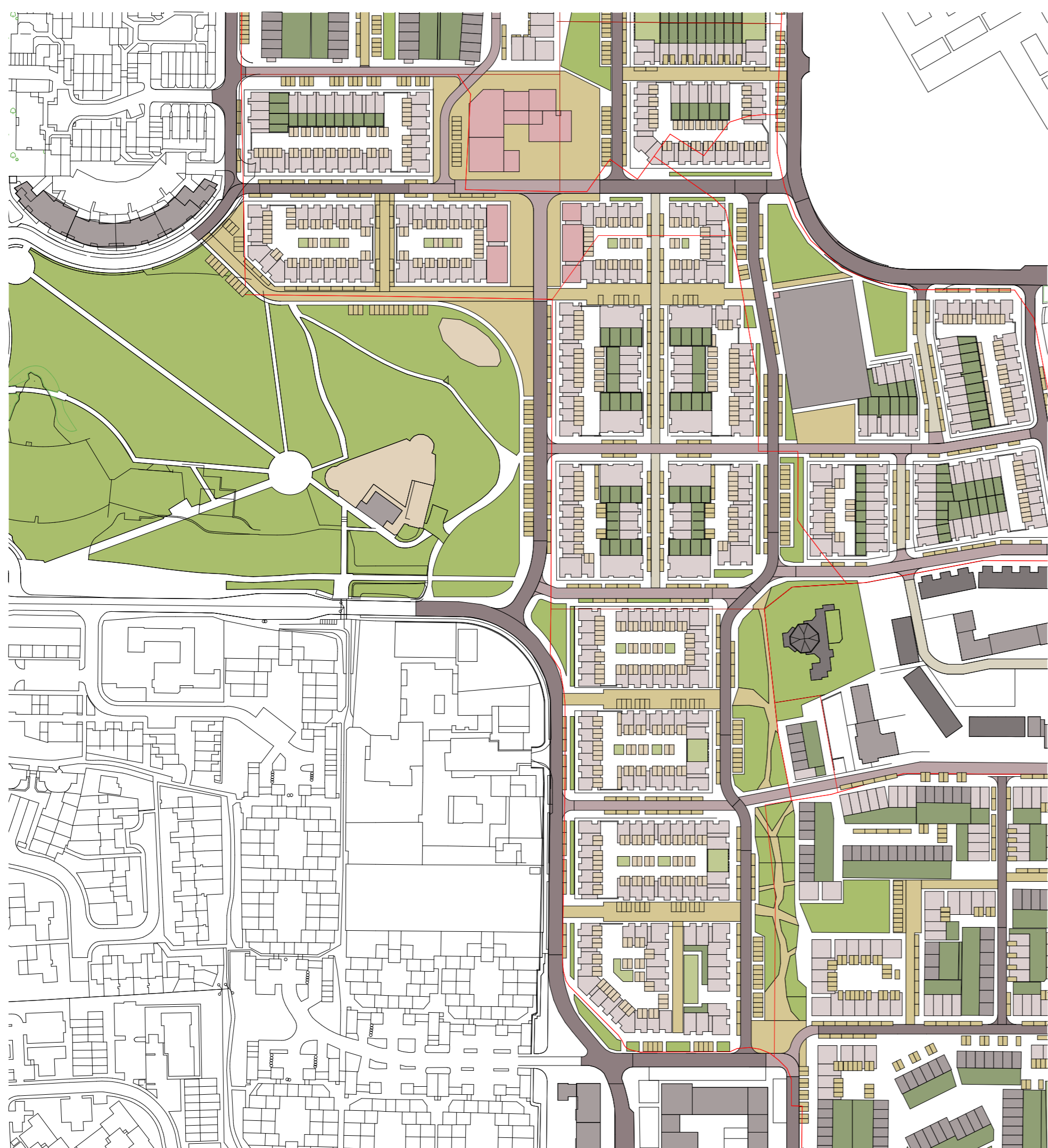
- Folland
- Galy
- Gates
- Gauntlet
- Hector
- Heracles
- Hudson
- Kemp
- March
- Martynside
- Mercury
- Merlin
- Mitchell
- Moineau
- Moorhouse
- Napier
- Nardini
- **Nicolson**
- **Nighthawk**
- **Nimrod**
- **Nisbet**
- **Noel**

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

Where are you from?



What is being proposed?



Previous plan rejected by the Mayor of London

- 1,083 homes
- 652 Affordable homes
- 13% re-provision of Social Rental homes
- Enclosed courtyards
- Mid rise buildings typically 8 storeys
- Building on one side of the main road
- Roads next to Heybourne Park

Current illustrative proposals

- 2,090 homes
- 1045 Affordable homes
- 100% re-provision of Social Rental homes (348)
- Open-ended courtyards: more light and views
- Mid rise buildings typically 8-12 storeys
- Building on both sides of the main road
- Homes next to Heybourne Park

Ten principles for making great places to live...



Creating clear connections



A network of streets and spaces



Designing for daylight and views



Strong relationships between the buildings



Different buildings create different spaces



A choice of different homes



A sense of identity and place



Greener surroundings



Public & private amenity



Feel home before reaching your door

Principle #1

Creating clear connections

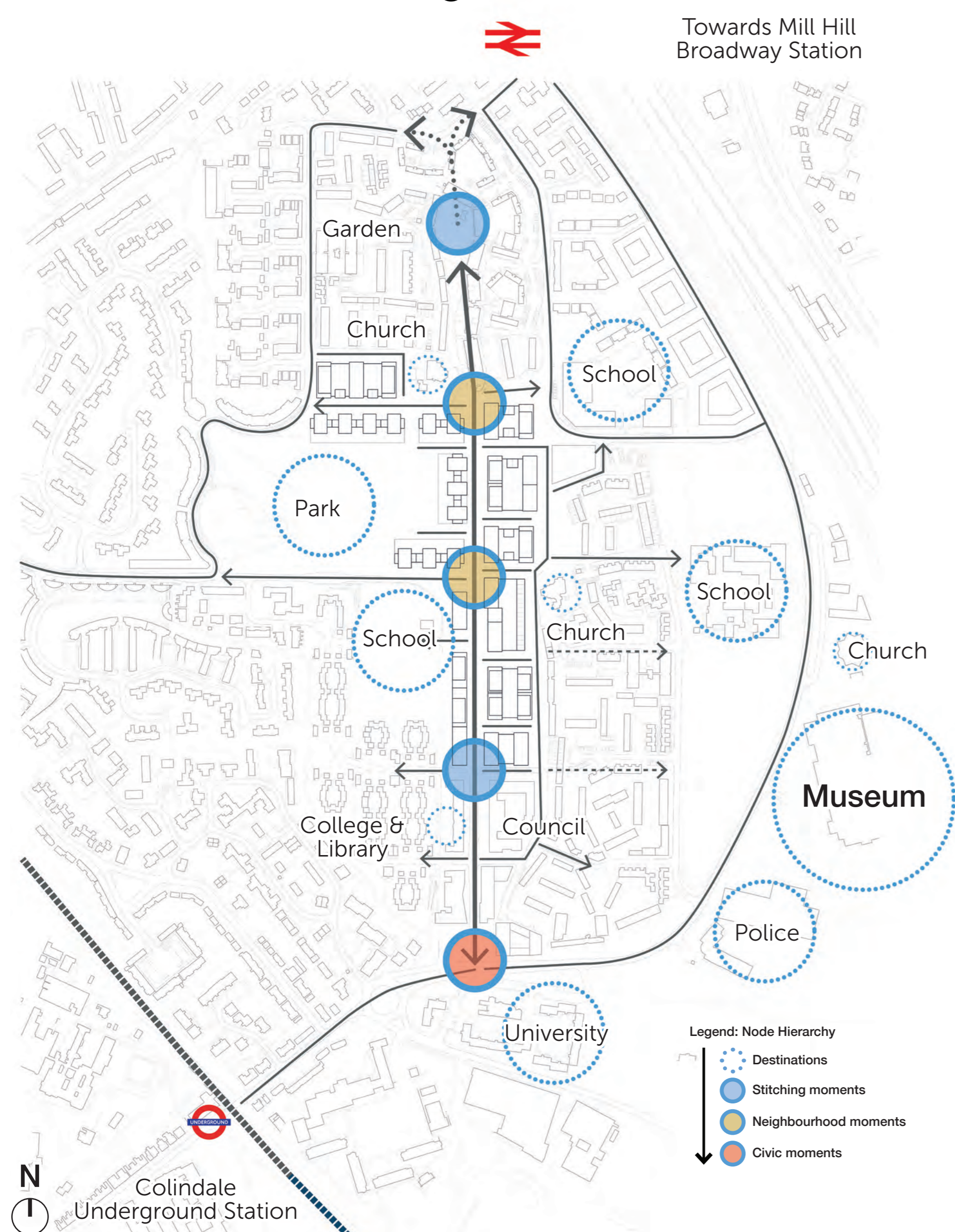
What?

- A strong, central North-South spine route
- Establish a network of secondary routes & streets.
- Create a legible framework & hierarchy of streets

Why?

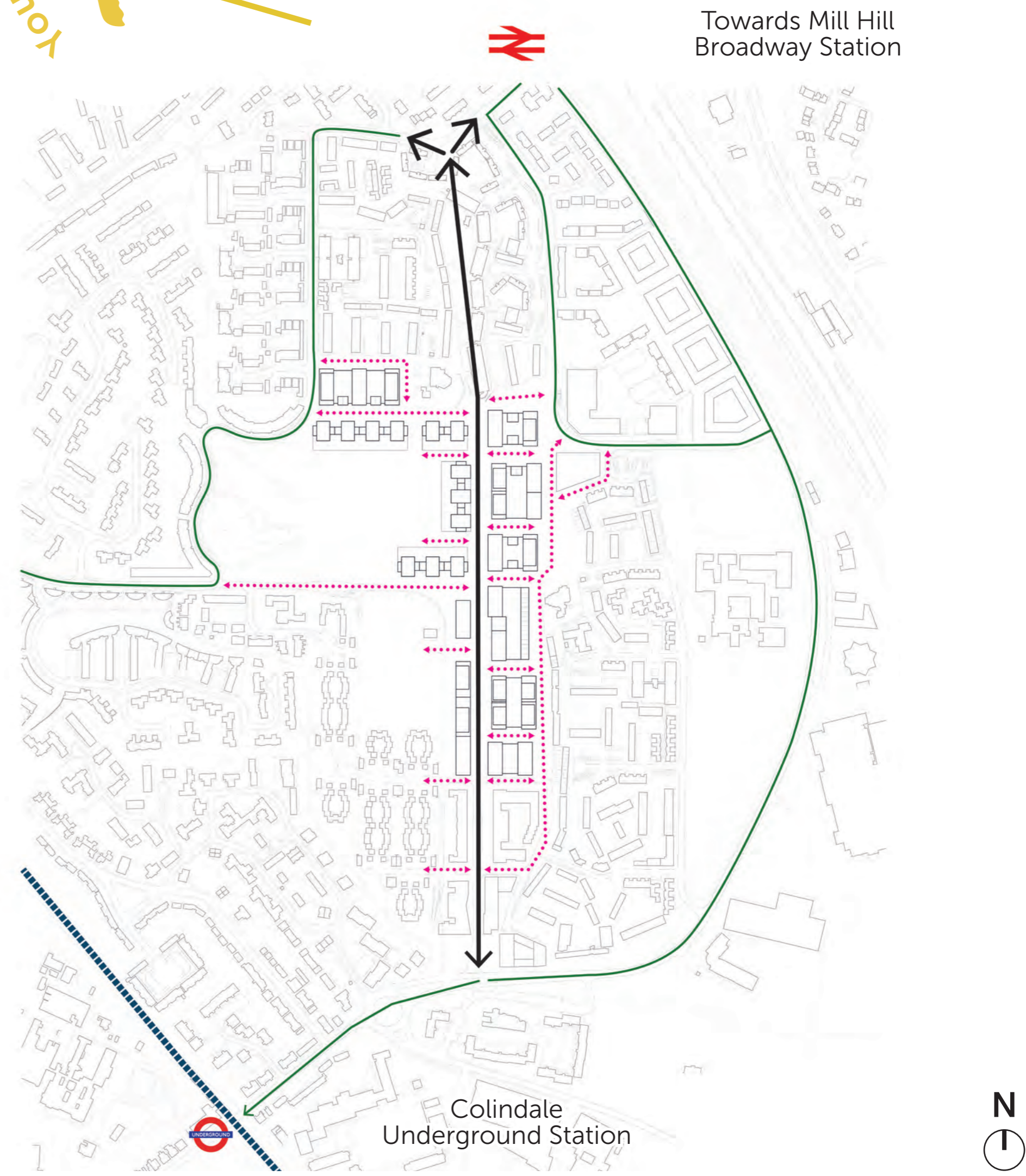
- Making Grahame park simpler & easier to navigate.
- Integrating communities and neighbourhoods.
- Opening up the site to establish a safe and welcoming place.

Connectivity



You Said - we Did

improve transport links including bus frequency pedestrian and cycle facilities;



What?

- Identify key destinations and city functions.
- Establish linking connections.
- Identify a series of activity centres.

Why?

- To stitch together existing neighbourhoods.
- To link community functions and improve accessibility to destinations.
- To create new centres of activity & animation.

You Said - we Did

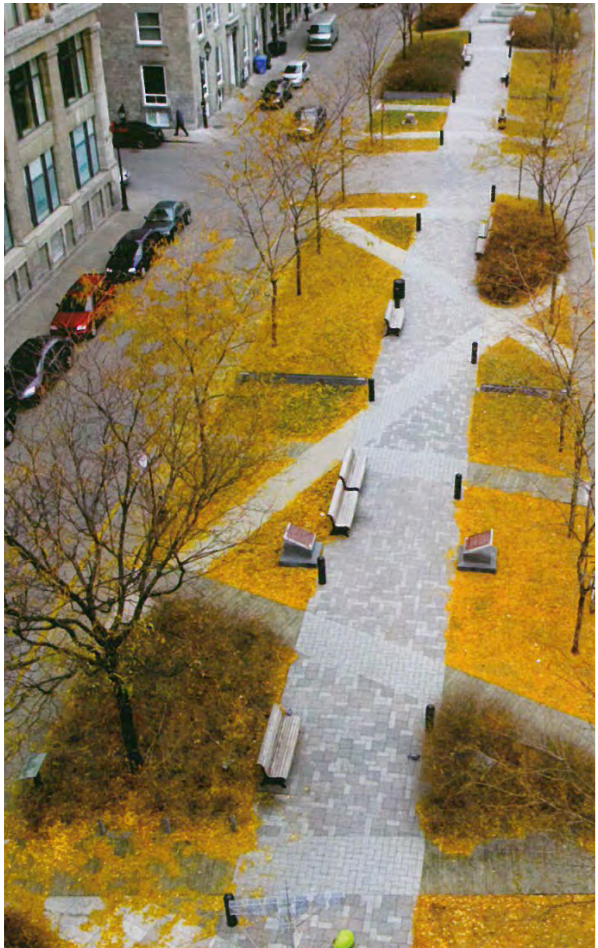
Ensure the neighbourhood is more integrated with surrounding areas...



Principle #2

A network of streets and spaces

Places of Movement



1. Primary circulation



2. Regional linkages



3. Neighbourhood connections

Places of Dwelling



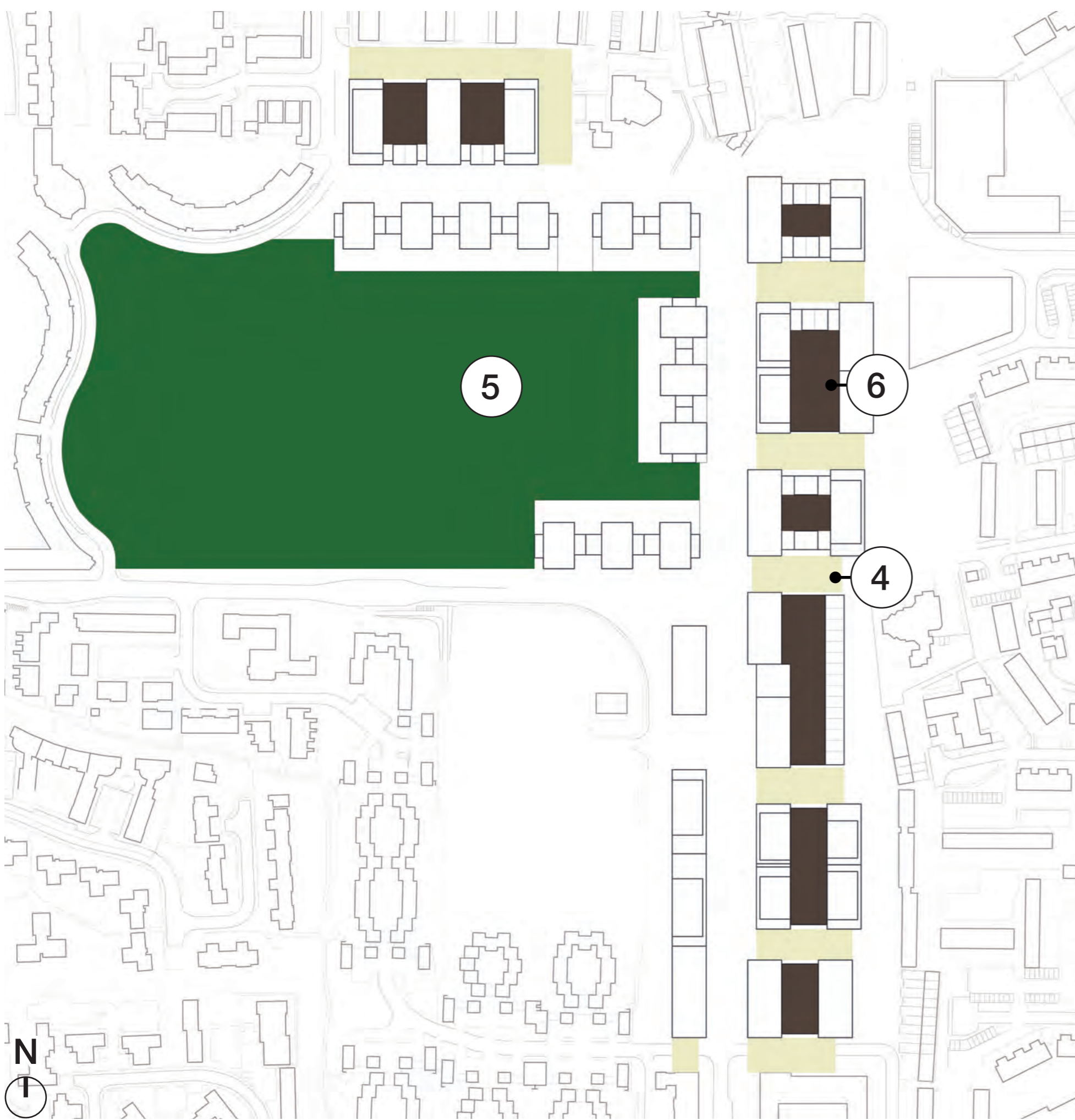
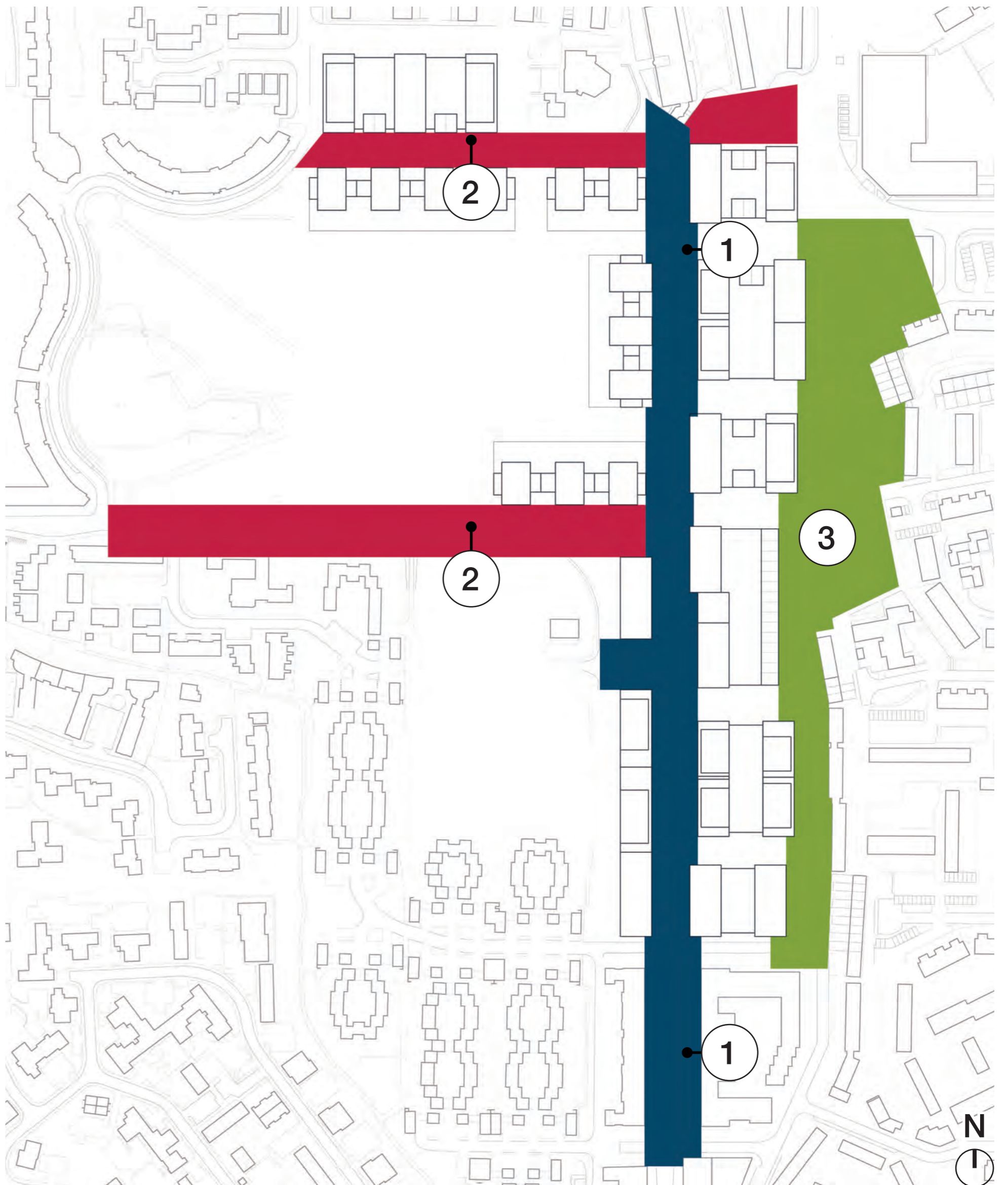
4. Garden Streets



5. Parks



6. Courtyards



What?

- Establish a series of streets for living & working.
- Clearly define public and private boundaries.
- Animate the streets through a rich mix of community uses, retail, leisure and homes.

Why?

- To retain a residential character - with front doors and private gardens to the streets.
- To stimulate life and passive observation throughout the day.
- To create a safe and accessible public realm.

You Said - we Did

Create a safe environment with well lit and overlooked streets ...



Principle #3

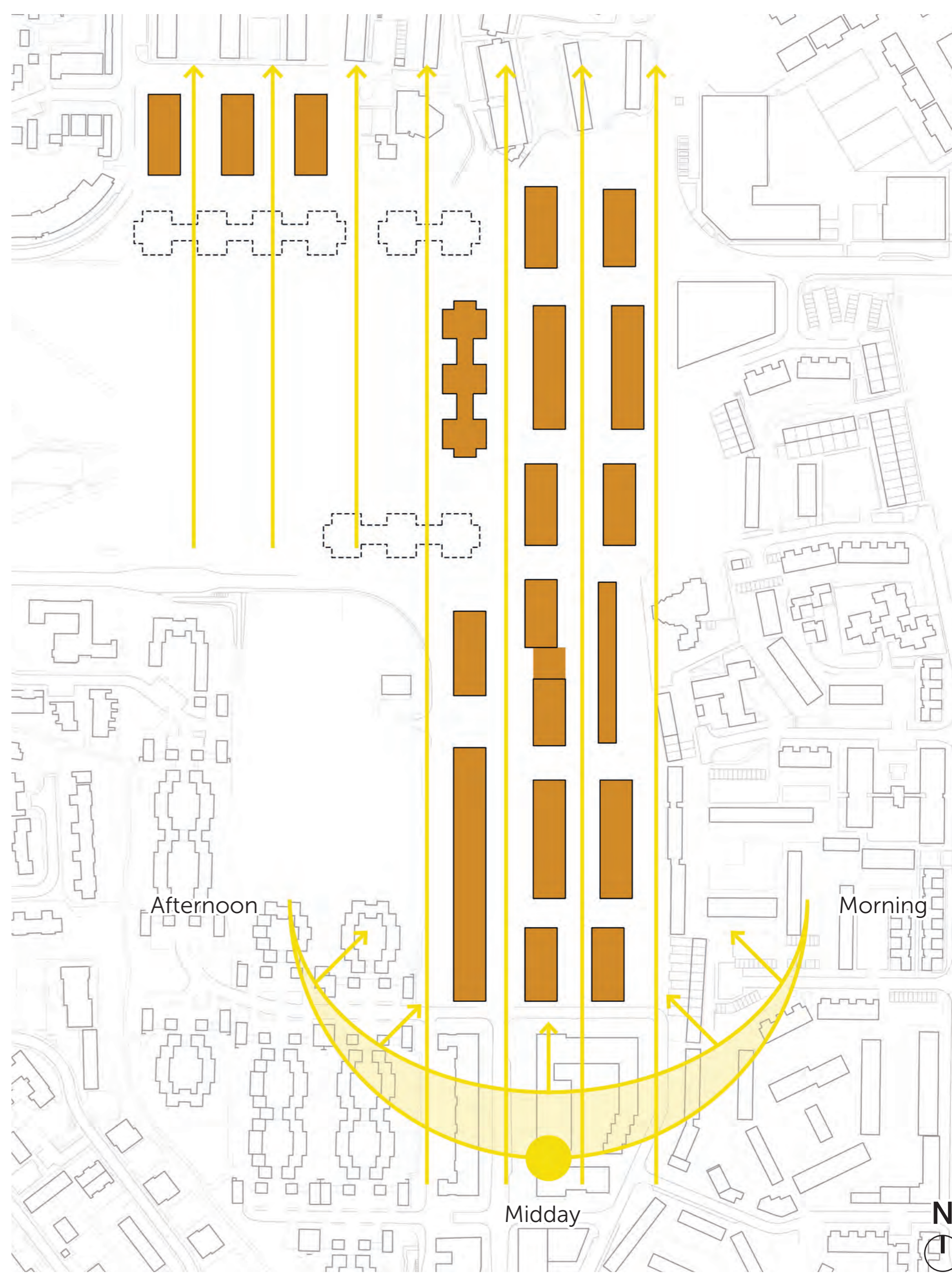
Designing for daylight and views

What?

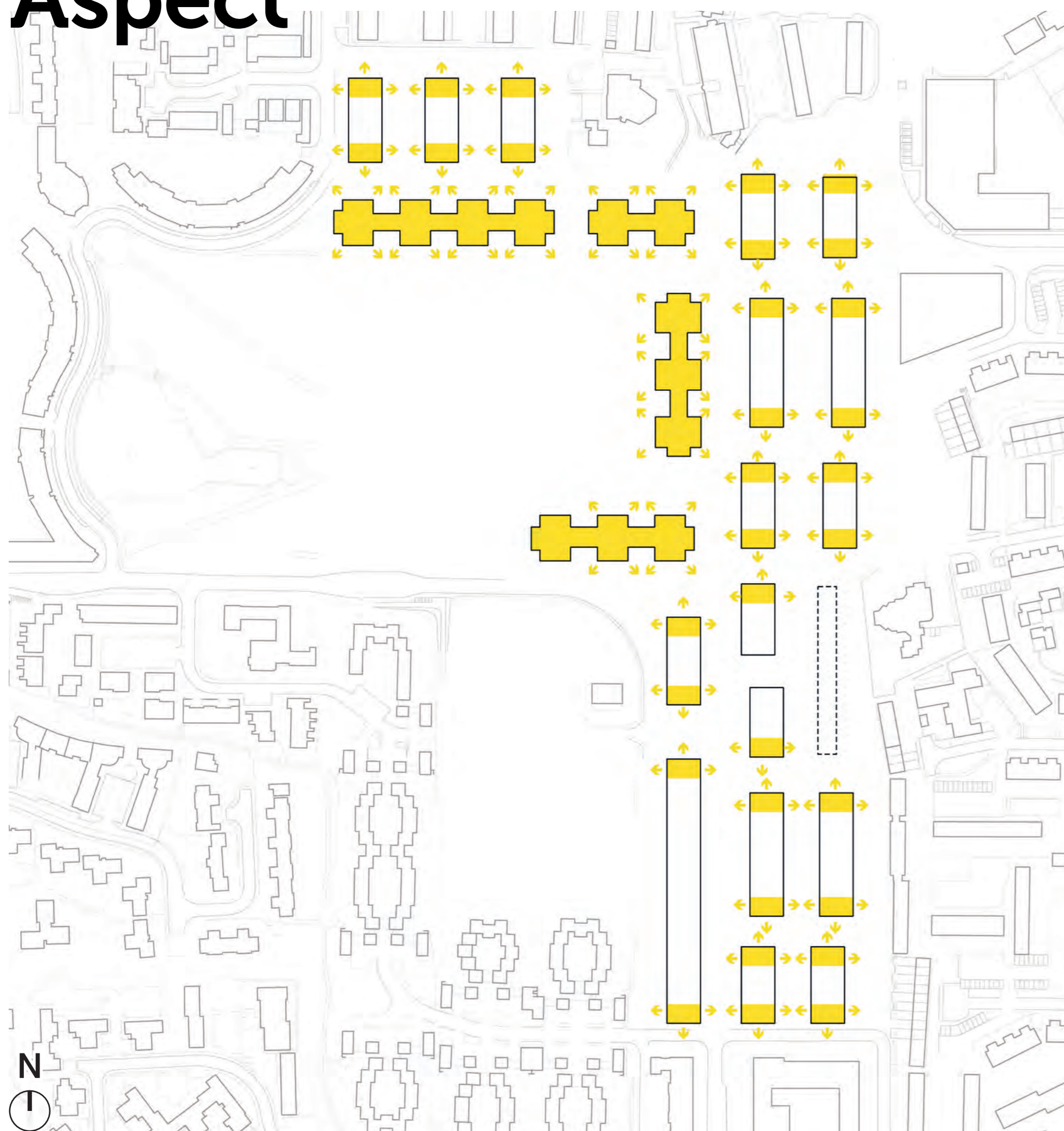
- No North facing single-aspect homes
- 74% of homes in North–South buildings

Why?

- To minimise façade overshadowing.
- To maximise sunlight opportunities within the home & public realm.
- To create comfortable homes which do not overheat.



Aspect



What?

- Family homes on gable ends benefit from the dual aspect position.
- 56% of all homes dual aspect.
- 100% dual aspect homes within Mansions.

Why?

- To avoid North or South single aspect homes.
- To create a healthy environment and maximise natural ventilation opportunities.
- To maximise vistas and visual connections to green spaces from homes.



Prioritise family housing and ensure that all rooms are a good size with good outlook, private garden space, and storage...



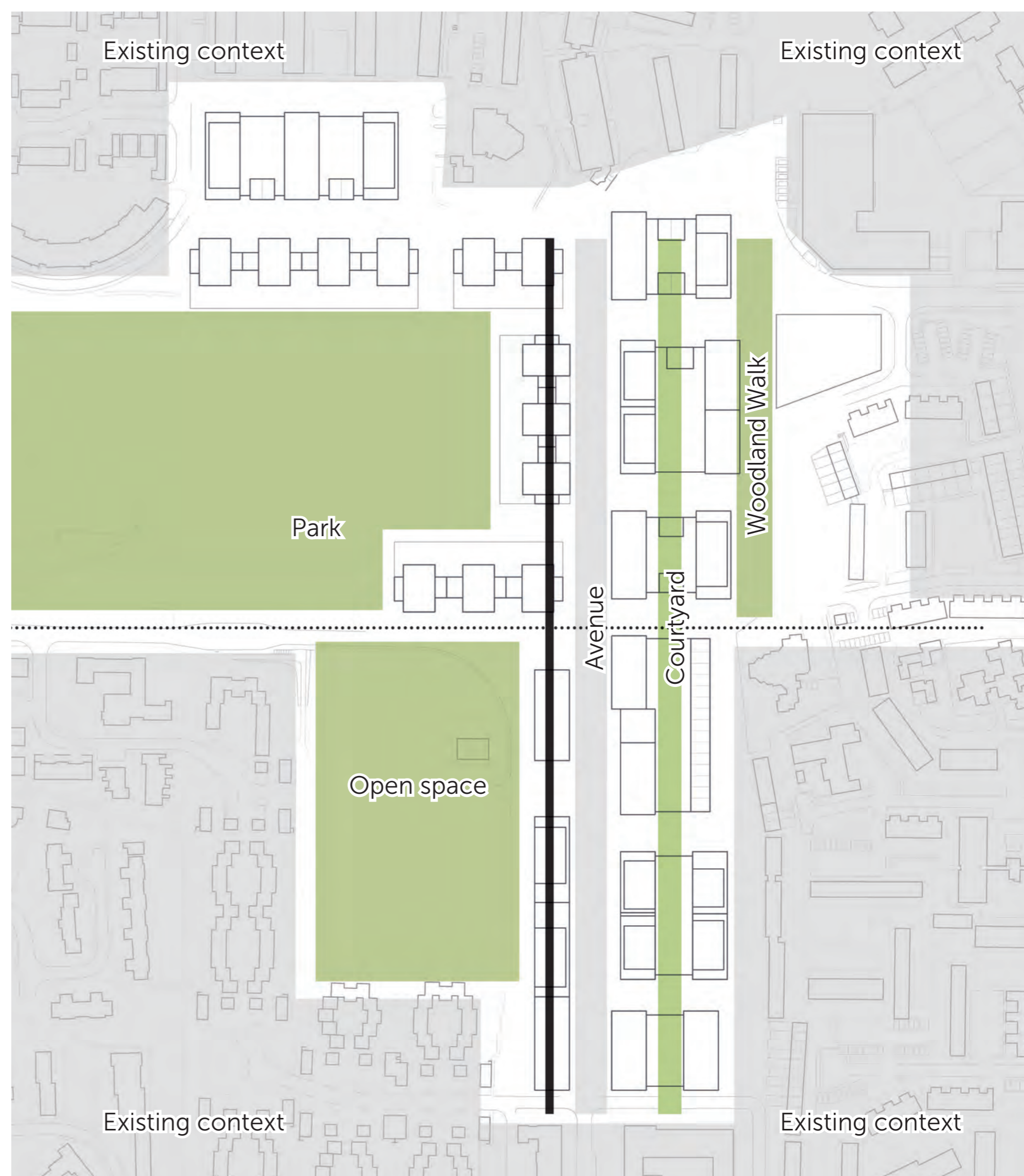
Principle #4

Strong relationships between the buildings

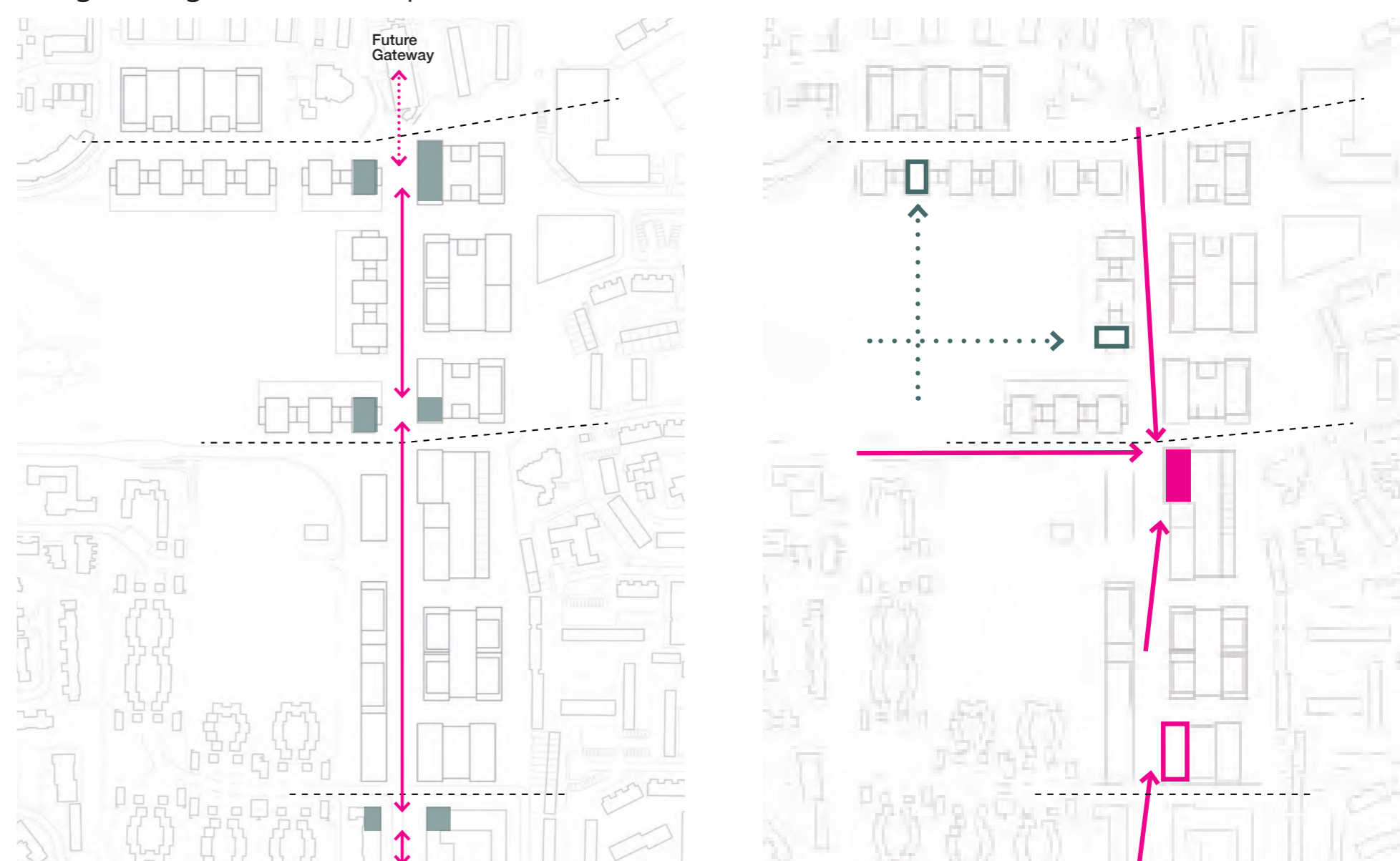
What?

- Identifying a toolkit and series of design principles for Grahame Park.
- Analysing the local context and establishing a set of rules for design.

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

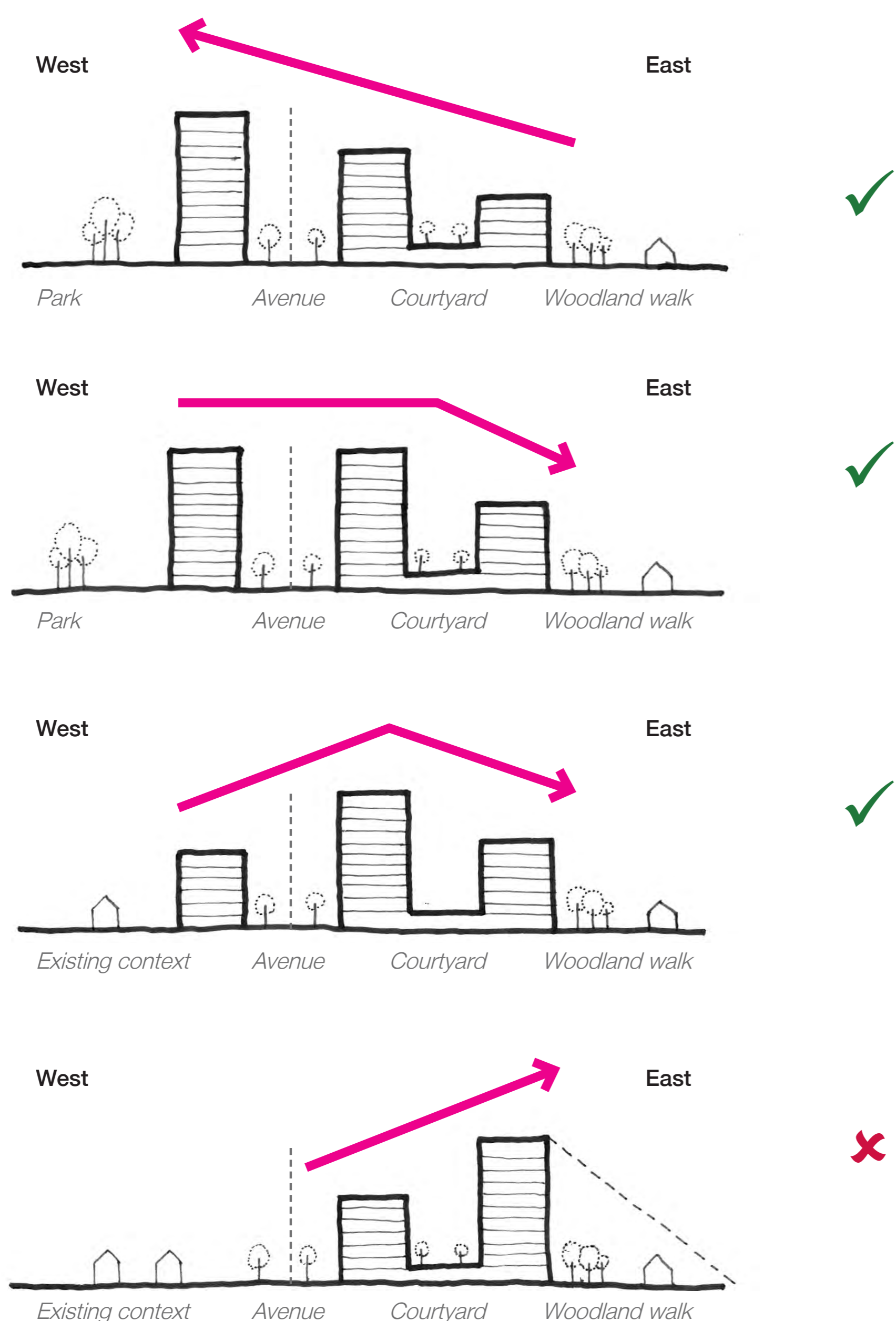


Organising the townscape



Gateway moments

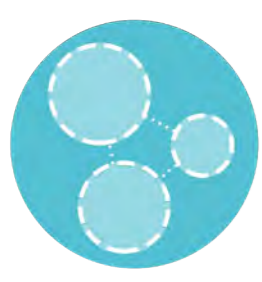
Townscape markers



Why?

- To guide the design of Grahame Park and establish an appropriate design response.
- To mark the moments within the masterplan; generating interest and creating a special place.
- To assist navigation and establish a destination for adjoining communities.



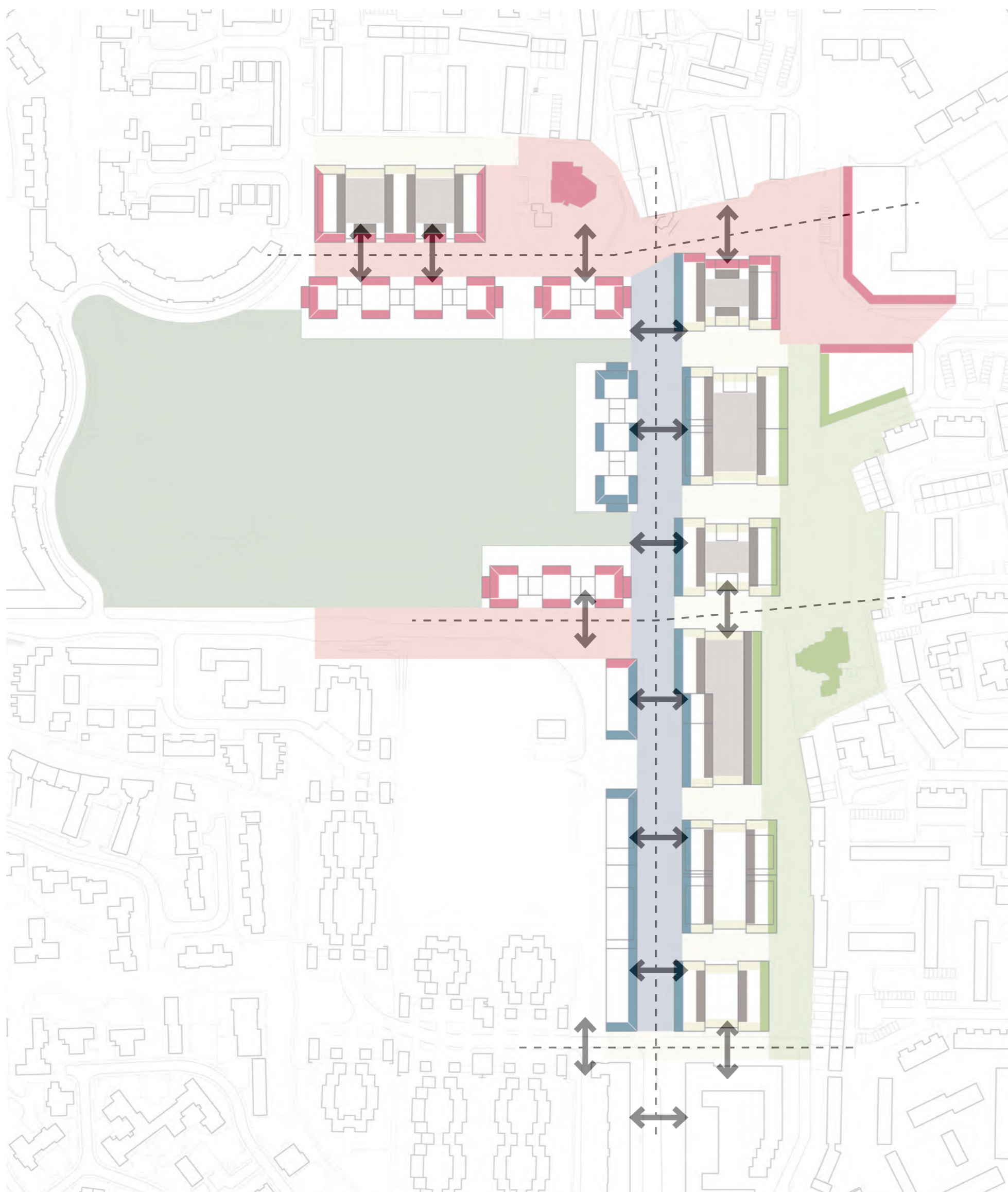
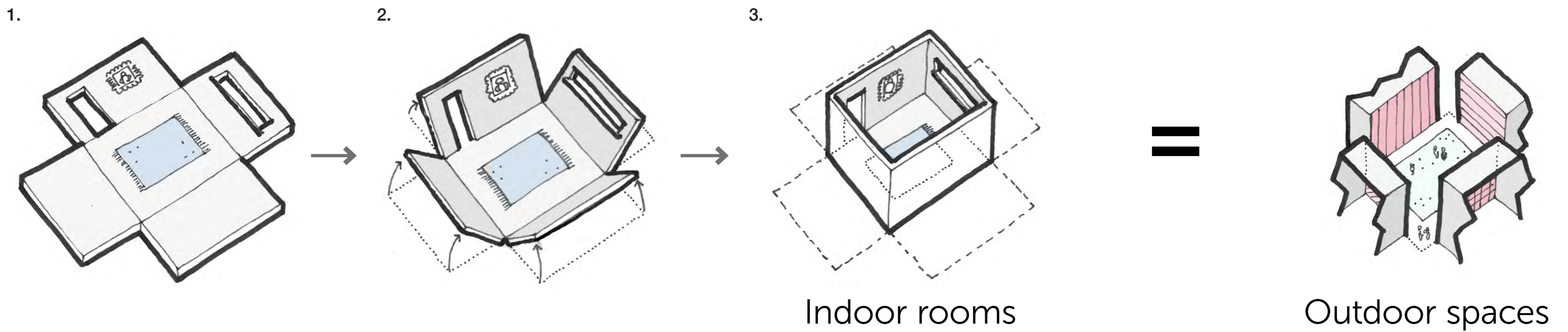


Principle #5

Different buildings create different spaces

Indoor rooms are created by the **walls** that enclose them...

...outdoor spaces are created by the **buildings** that enclose them.



Changes across the masterplan create variety and character

Change one thing, keep one thing the same...



What?

- Curating a set of experiences and unique places to live, work and play in.
- Establishing a framework for building design which can be used to create a series of character spaces.

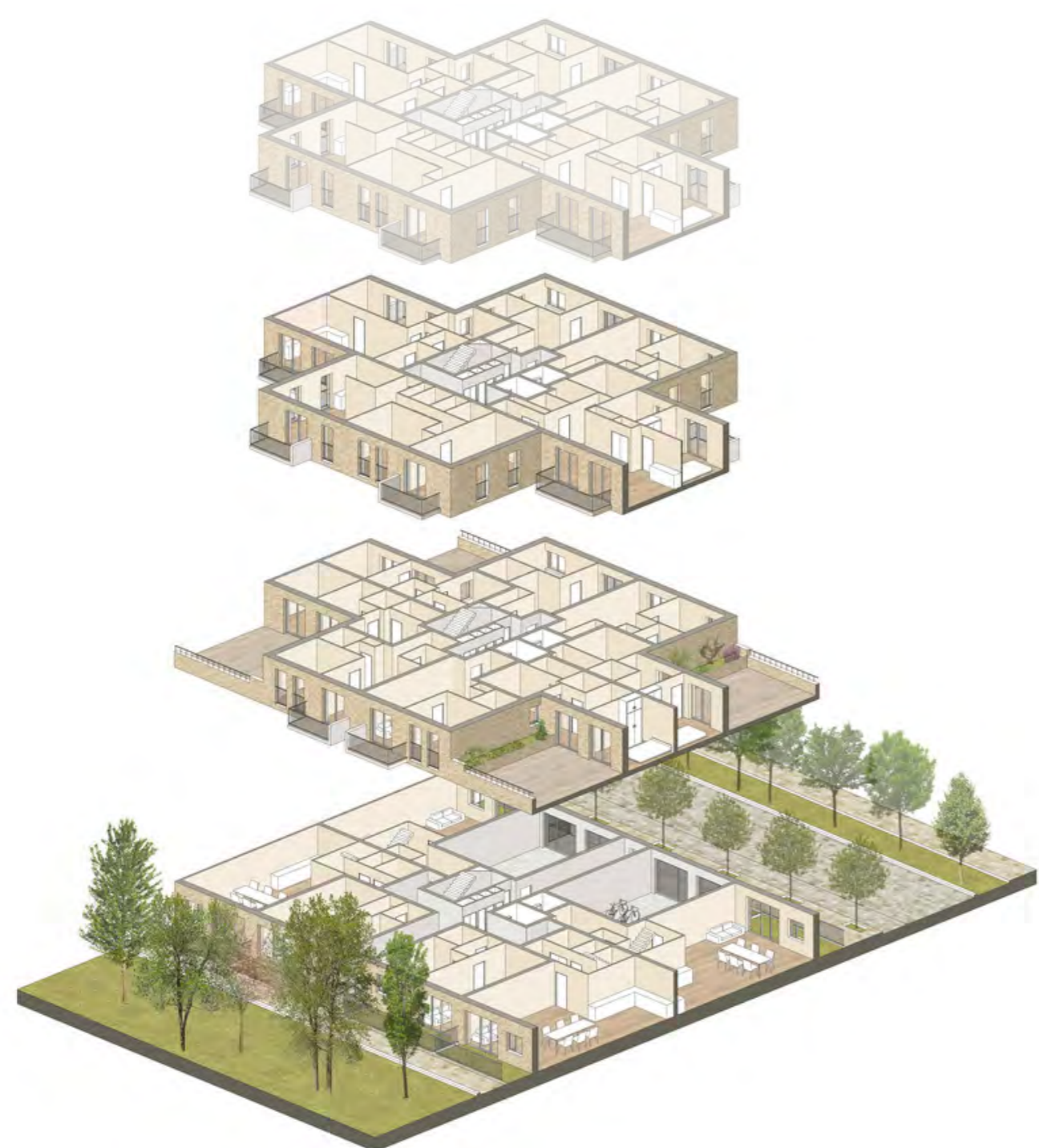
Why?

- To create neighbourhood cohesion and a place of shared identity.
- To create variety and interest through a principle of difference and similarity.
- To create a series of character spaces defined by their landscape and building façades.



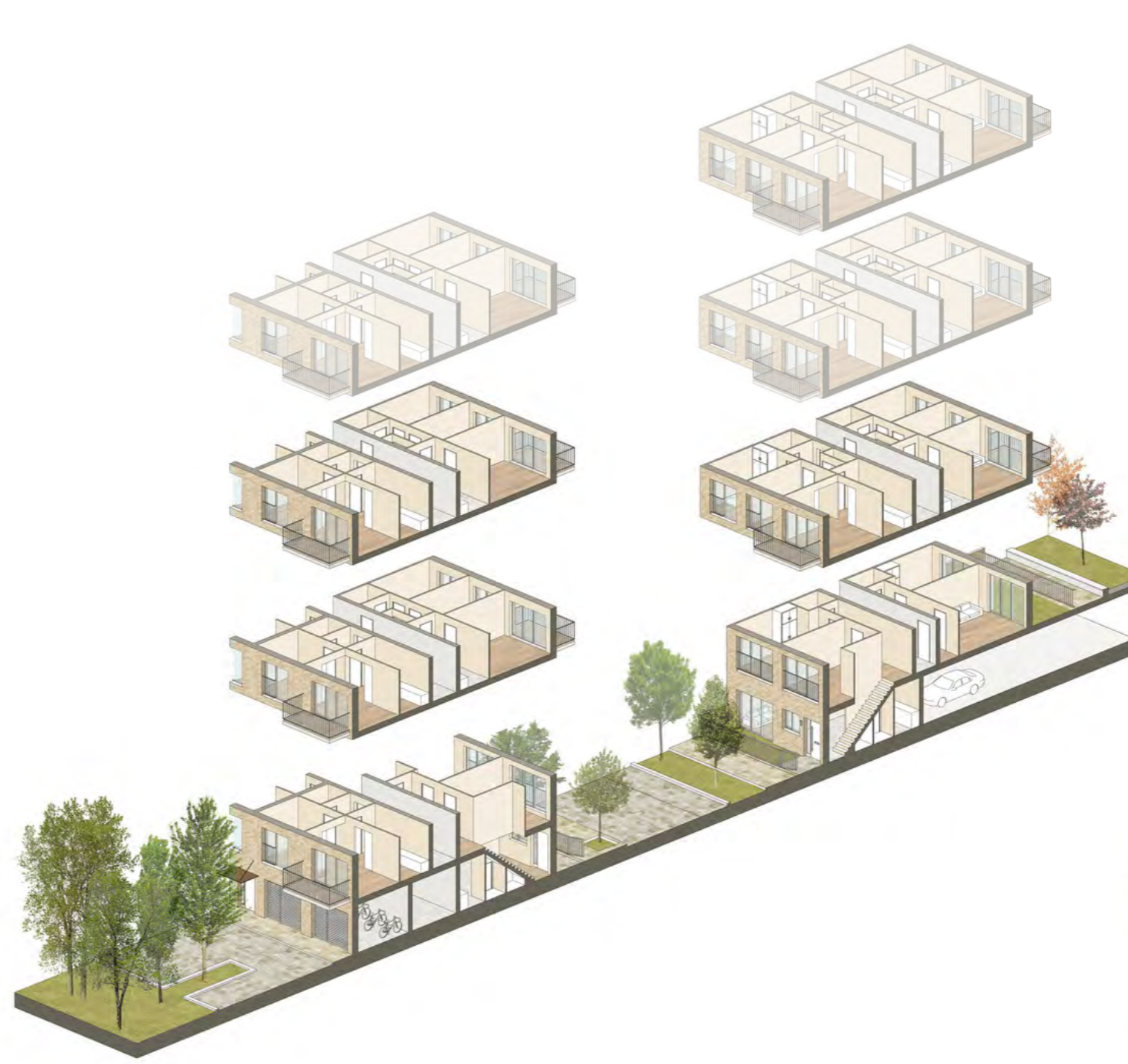
Principle #6

A choice of different homes



Mansion buildings

- 100% Dual aspect homes
- Maisonettes with private terraces overlooking the Park
- Corner aspect and front-to-back



Linear buildings

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



Townhouses

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

Homes and buildings respond to their location



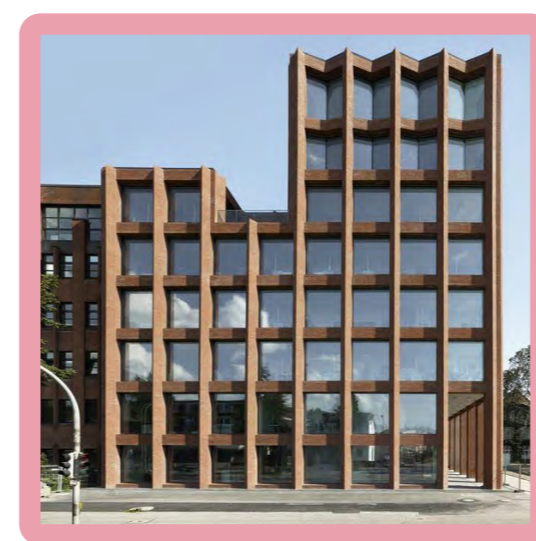
Mansions - Parkside



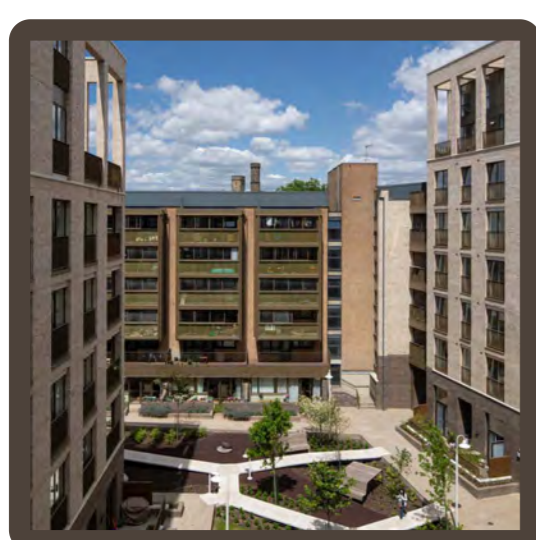
Mansions - Avenue



Linear building



Moment building



Courtyard homes



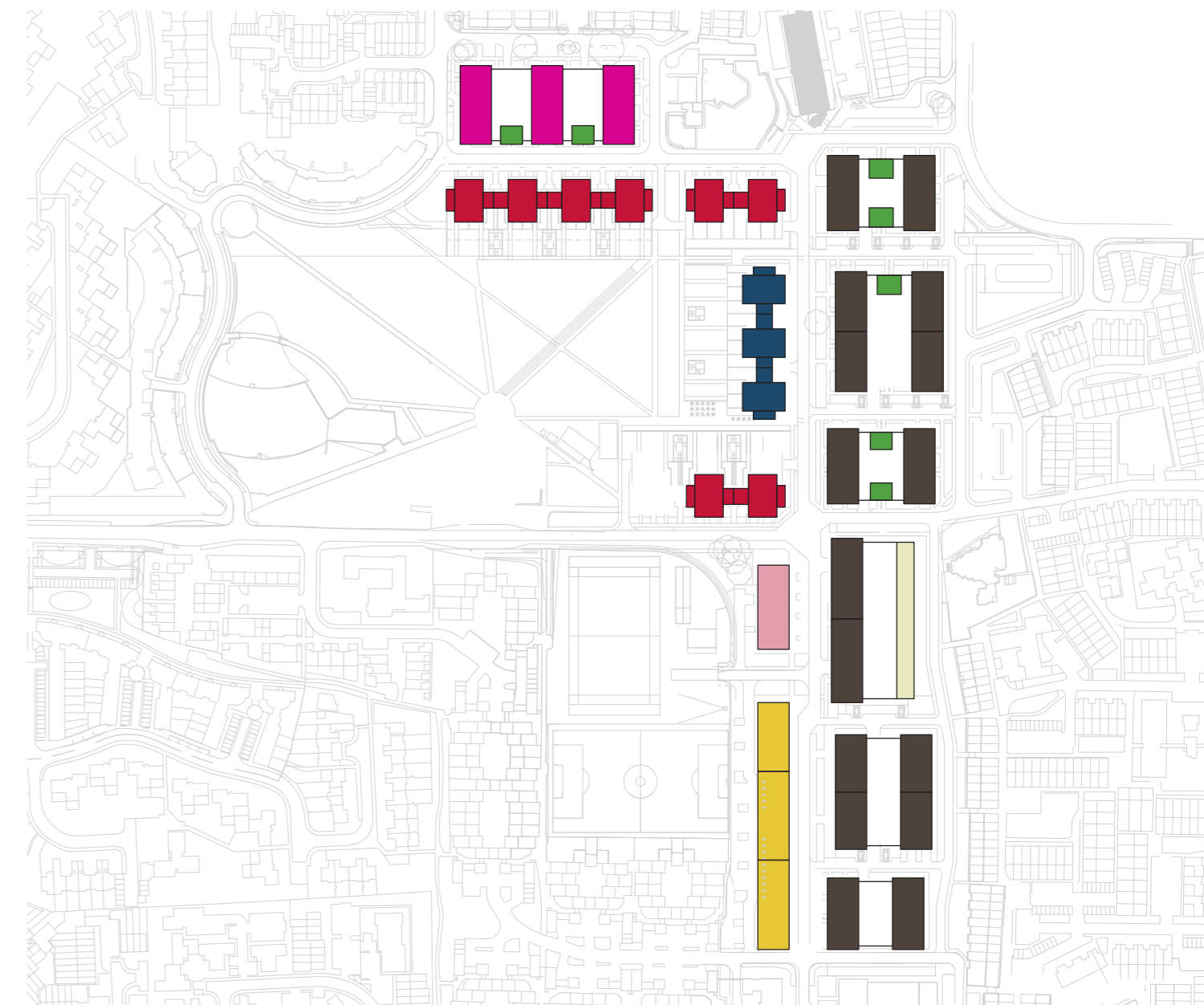
Courtyard homes



Townhouses



Terraces



What?

- A range of home types and tenures to meet the needs of existing and new residents.
- Provide a choice of living options for residents and families including; townhouses, terraces, maisonettes & apartments.

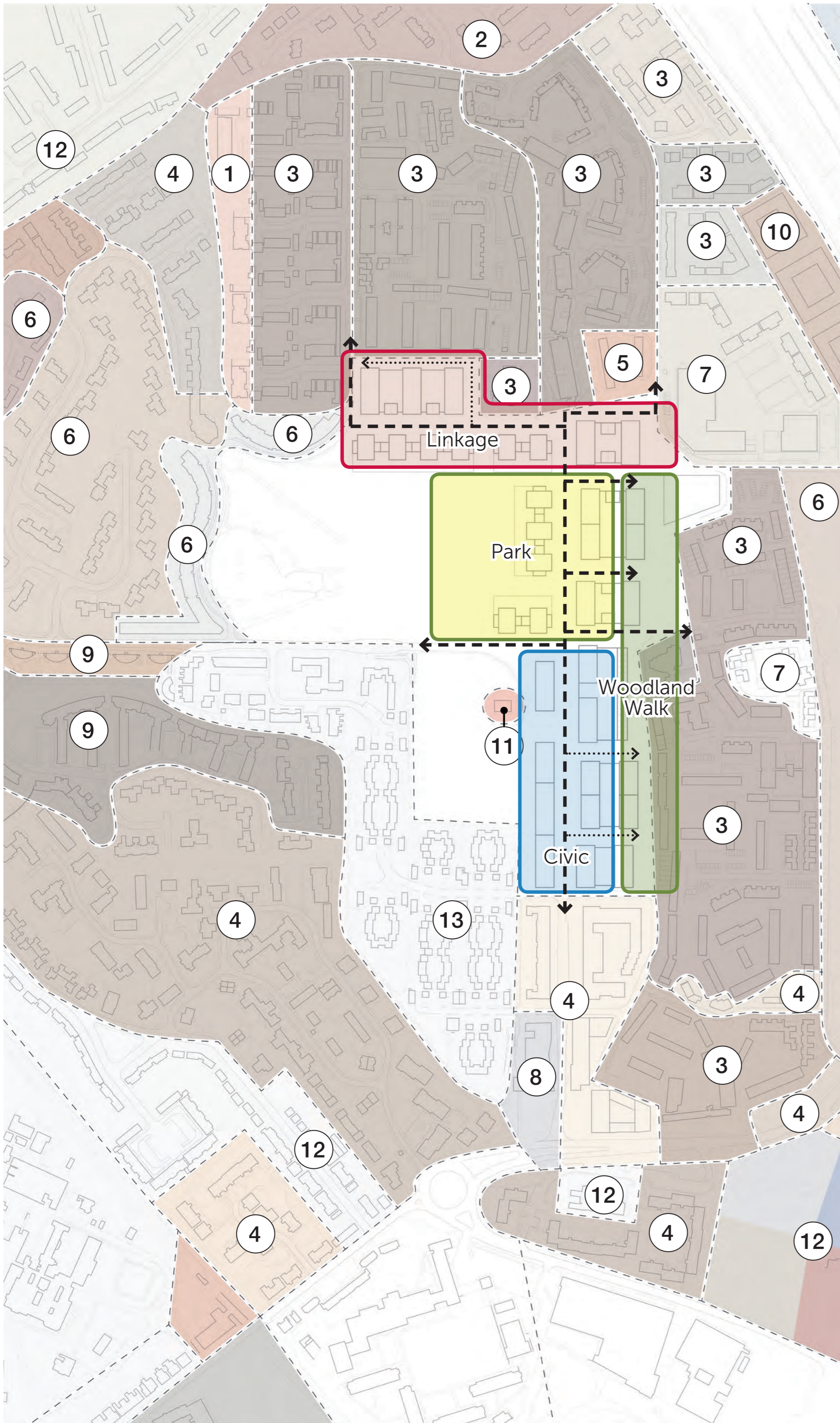
Why?

- To provide places where people wish to live and can be proud of their homes in an inclusive community.
- To meet the needs of the present and provide for the future so that communities can evolve and grow.



Principle #7

A sense of identity and place



2. Dark shingles



3. Dark brick



3. Dark brick



4. Buff brick



4. Buff brick



10. Taupe brick



5. Orange brick



7. Render & buff brick



9. Timber cladding



8. Metal cladding



7. Render & buff brick



1. Two tone render



6. Render & cladding



13. Shiplap cladding



11. Coloured render



4. Buff brick



4. Buff brick



4. Buff brick

What?

- Studying the existing surrounding context and buildings around Grahame Park.
- Understanding that re-development does not stand alone and should engage with its context.
- Choosing materials to work with the prevailing neighbourhood character and respond to each building's location.

Why?

- To learn from past decisions and build on previous successes.
- To pick up materiality that will feel familiar to residents & ensure Grahame Park continues to be an intrinsic part of the neighbourhood.
- To ensure that quality materials are used & that buildings landscapes will get better with age.



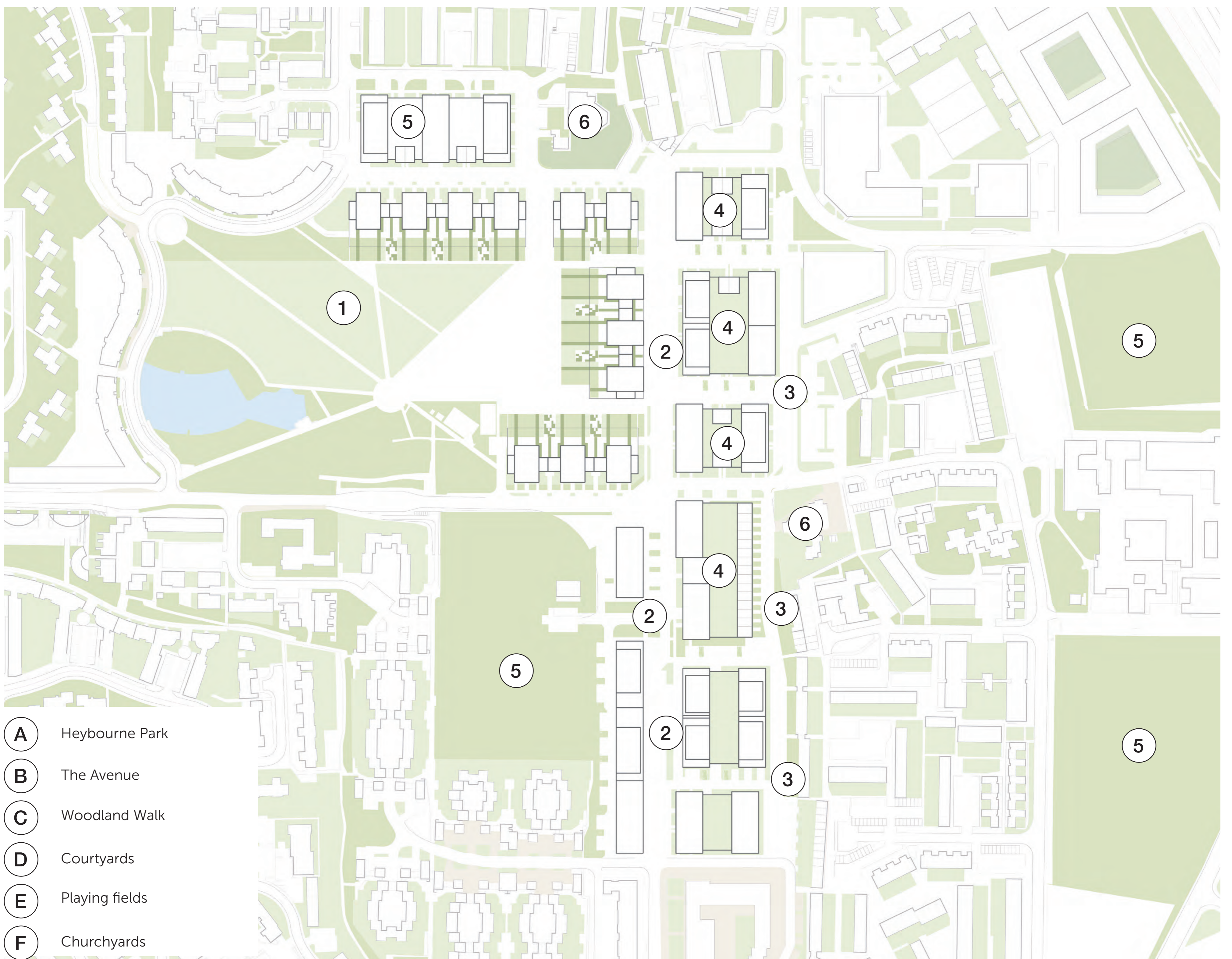
Greener surroundings

What?

- Maximising green spaces throughout the masterplan including courtyards, green streets, semi-private and private gardens.
- Providing high quality and useable green space to replace ill-defined, unusable islands.
- Investing in the Park to ensure this fantastic neighbourhood resource can continue to provide for the surrounding community.

Why?

- The provision of green space is important in promoting healthy living and improving the wellbeing of residents.
- The character of the neighbourhood is defined by its own or borrowed green spaces.
- Maximising views of green spaces from homes extends residents' living space and helps to create a place where people wish to live.

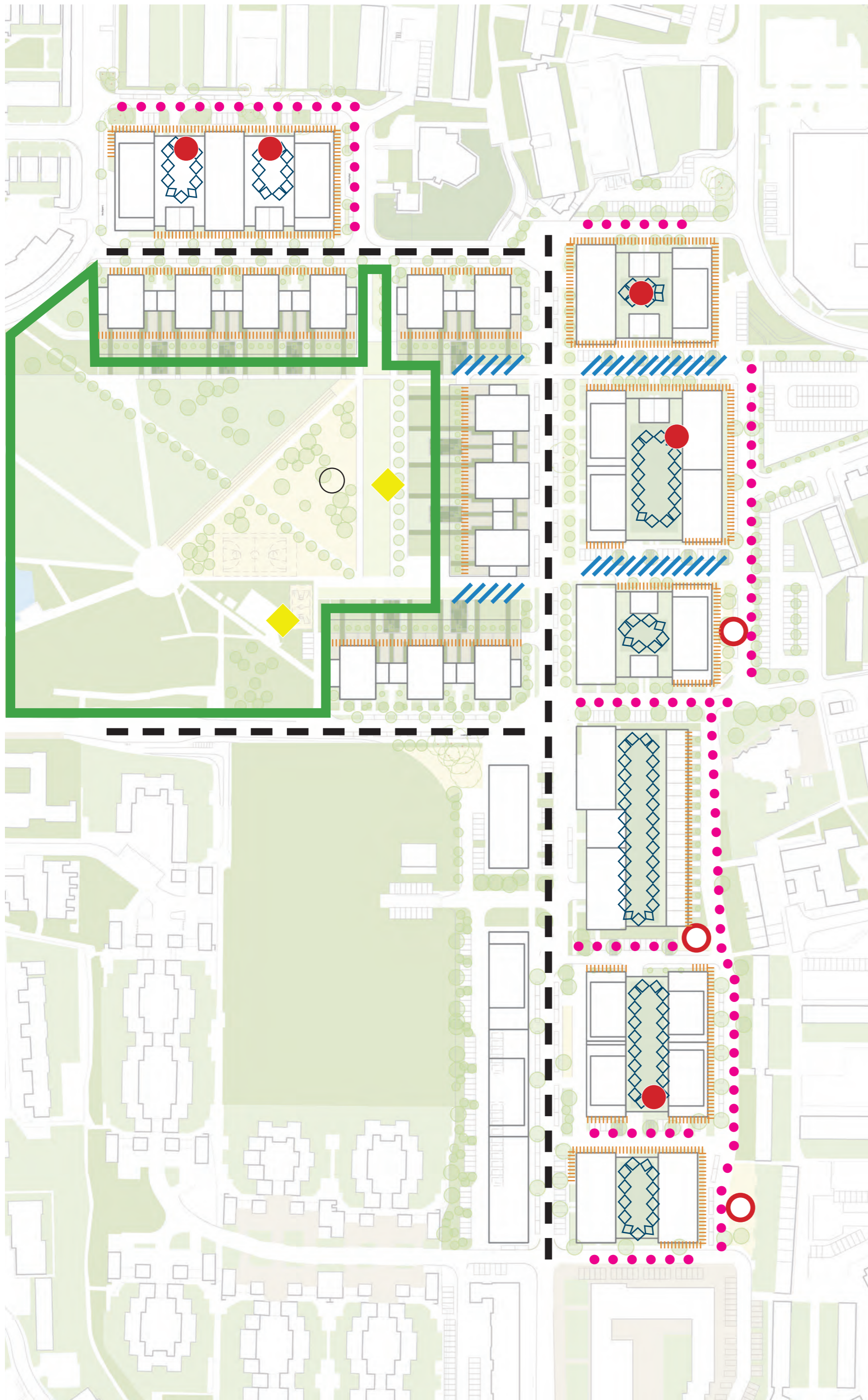




Principle #9

Public & private areas

You Said - we Did  Create more usable areas of open space with accessible activities for all age groups...



Informal play



Structured play



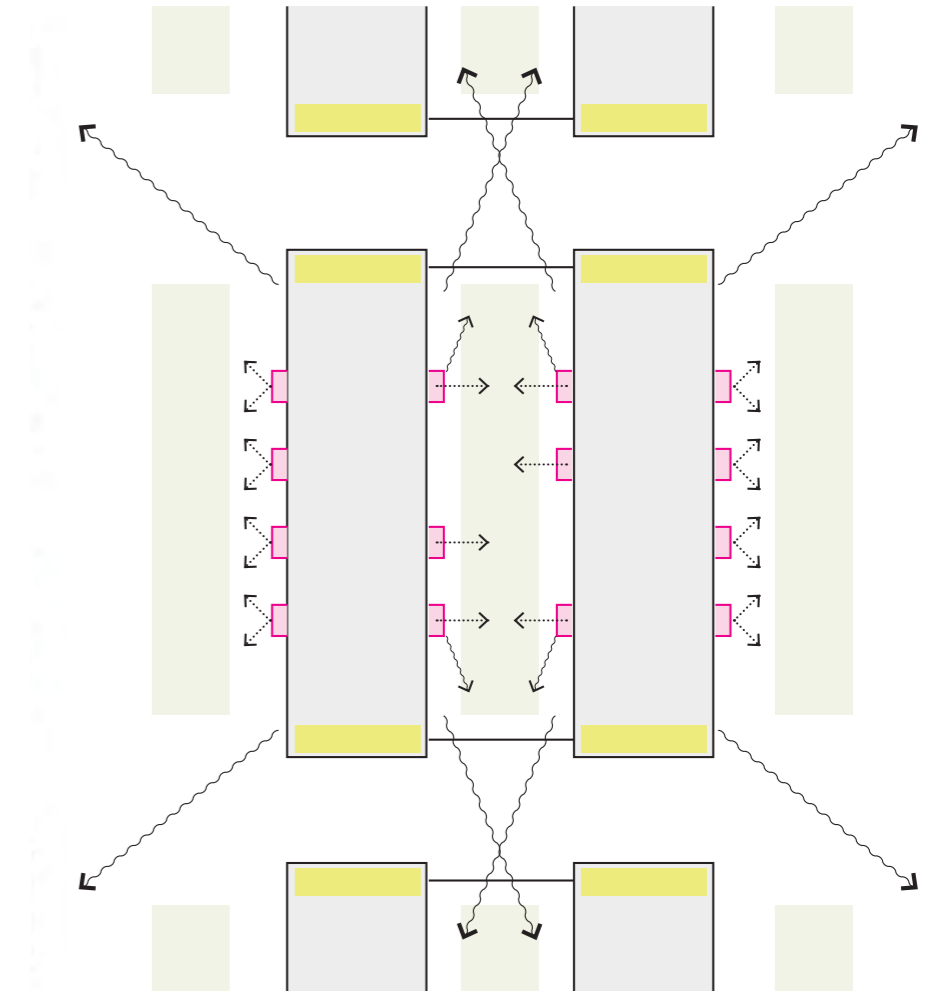
Fitness opportunities















Leisure activities



Fitness opportunities



- (A)  Heybourne Park
- (B)  Avenue
- (C)  Garden streets
- (D)  Home Zone streets
- (E)  Public Childrens' play
- (F)  Sports facilities
- (G)  Courtyard gardens
- (H)  Balconies
- (J)  Private gardens
- (J)  Secure childrens' play
-  Short view
-  Long / local view

Identifying amenity opportunities

What?

- Providing a range of home types and tenures to meet the needs for residents whether existing or new to the neighbourhood.
- Providing a variety of buildings suitable for a diverse and evolving community
- Provide a choice of living options for residents and families including, apartments, maisonettes, townhouses and terraces.

Why?

- A varied choice of external spaces promote a healthier and more relaxed lifestyle.
- Private useable amenity space maximises accessibility to outdoor space for residents.
- Private amenity spaces complement the public realm and are an essential part of the choices for residents.

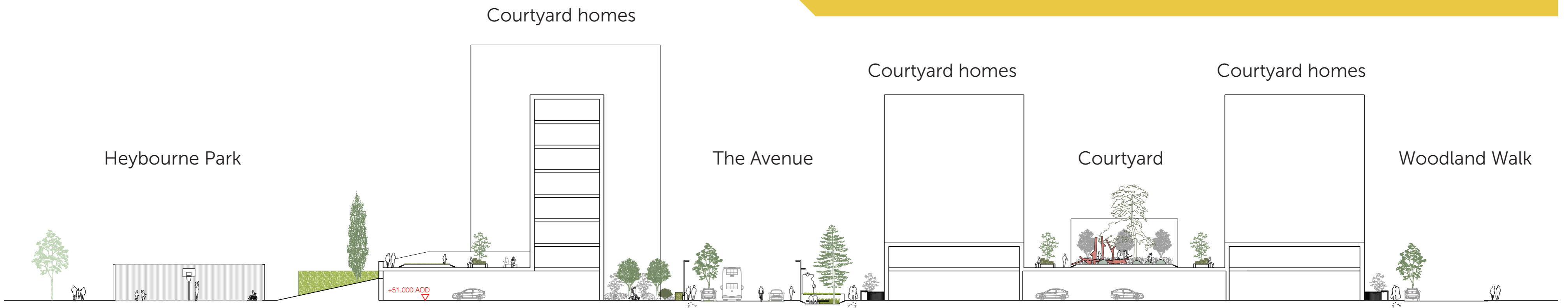


Principle #10

Feel home before reaching your door

What?

We consider all stages of the journey from arrival to home, introduce key moments along the way to help direct movement and build individual experiences within the masterplan.



Parkside character



Neighbourhood gardens



Avenue character



Homezone character



Why?

- The experience of the journey to and from the home is vital in creating a sense of security and individual identity in a community.
- The importance of journey brings together the masterplan through individual experiences within a sequence of varying quality spaces.
- Going out and coming home should be a pleasant experience where users not only feel safe & secure; at home before reaching your door.

Who is this all for?

We are creating....



Places for people to live



- 100% re-provision for secure tenants

- Affordable, Shared ownership homes for sale



- Market homes for sale

- Market homes for rent



Places for people to work & play

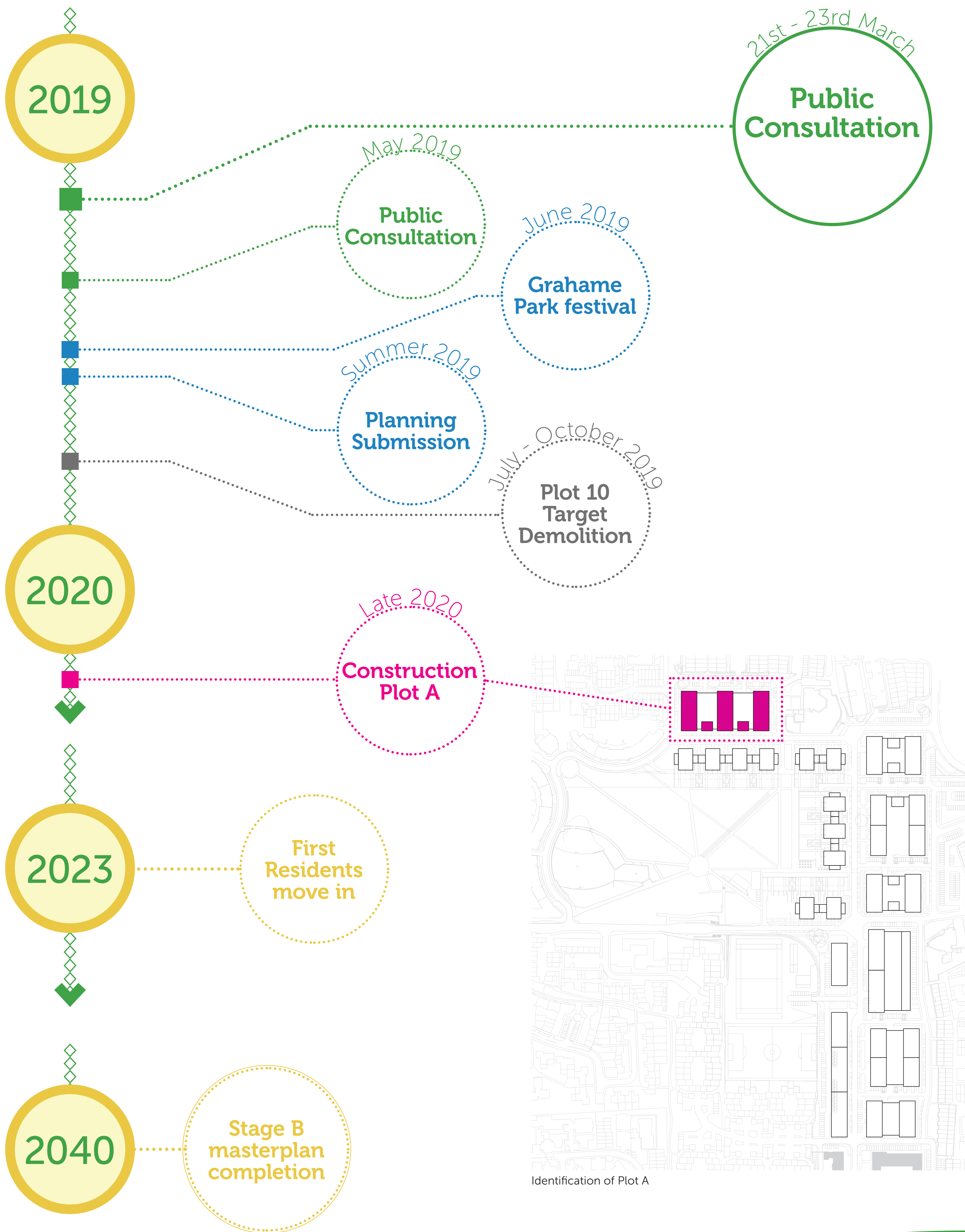
- New space for businesses

- New spaces for the community

- New facilities within the park & Gardens



When will it happen?





We're going to transform the Old Library into an enterprise, employment, youth and community hub to support residents and young people.

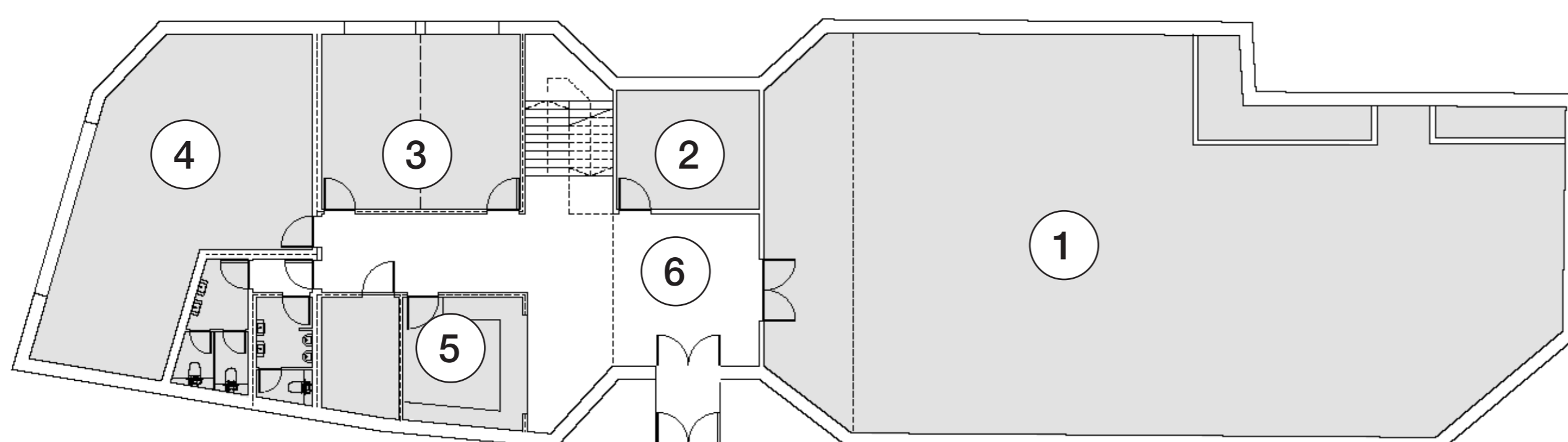
Thanks to a grant from the Good Growth Fund, which is supporting 33 projects across the capital to boost local economies, improve the environment and bring people together. Stage B of the regeneration of Grahame Park will take more than 20 years to complete the planned 2,000 new homes and fantastic new community facilities.

However, since these new facilities are not expected to be complete for at least the next five years, this grant enables us to create a dynamic, multi-use hub right in the centre of the neighbourhood, over the next twelve months.

£200,000 grant from the Mayor of London's Good Growth Fund

As well as focusing on enterprise and skills, the new venue will also provide us with high quality space for consultation events as the regeneration continues.

We are looking forward to working with the Colindale Communities Trust, the legacy vehicle for the social and economic improvement of the estate, to provide a service that really meets the needs of those living and working in Grahame Park.



- 1 Main hall
- 2 Meeting room
- 3 Workshop
- 4 Enterprise space
- 5 Kitchen
- 6 Lobby

Plan of the Library conversion proposal

How do I get involved?



Local History

We want to hear stories from long term residents



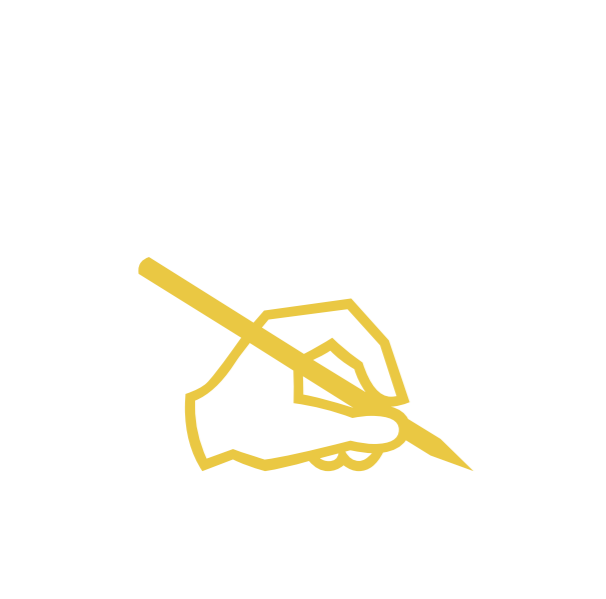
Post-It Walls

Tell us what you think we should try to provide



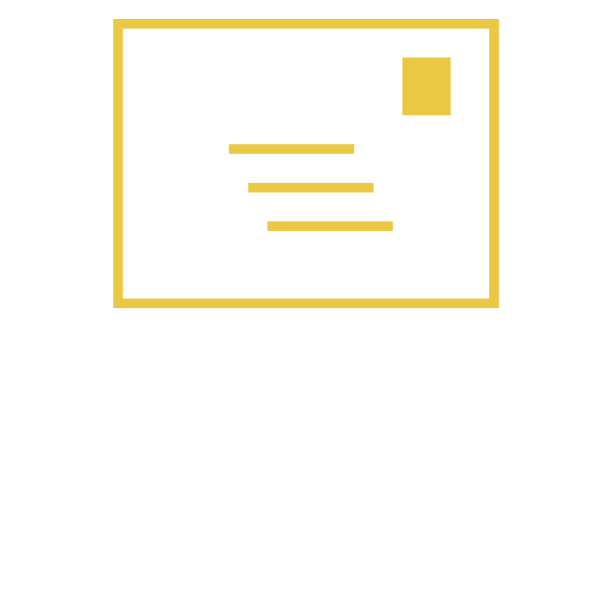
Feedback forms

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](https://twitter.com/NHGHousing)



Speak to us!

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?

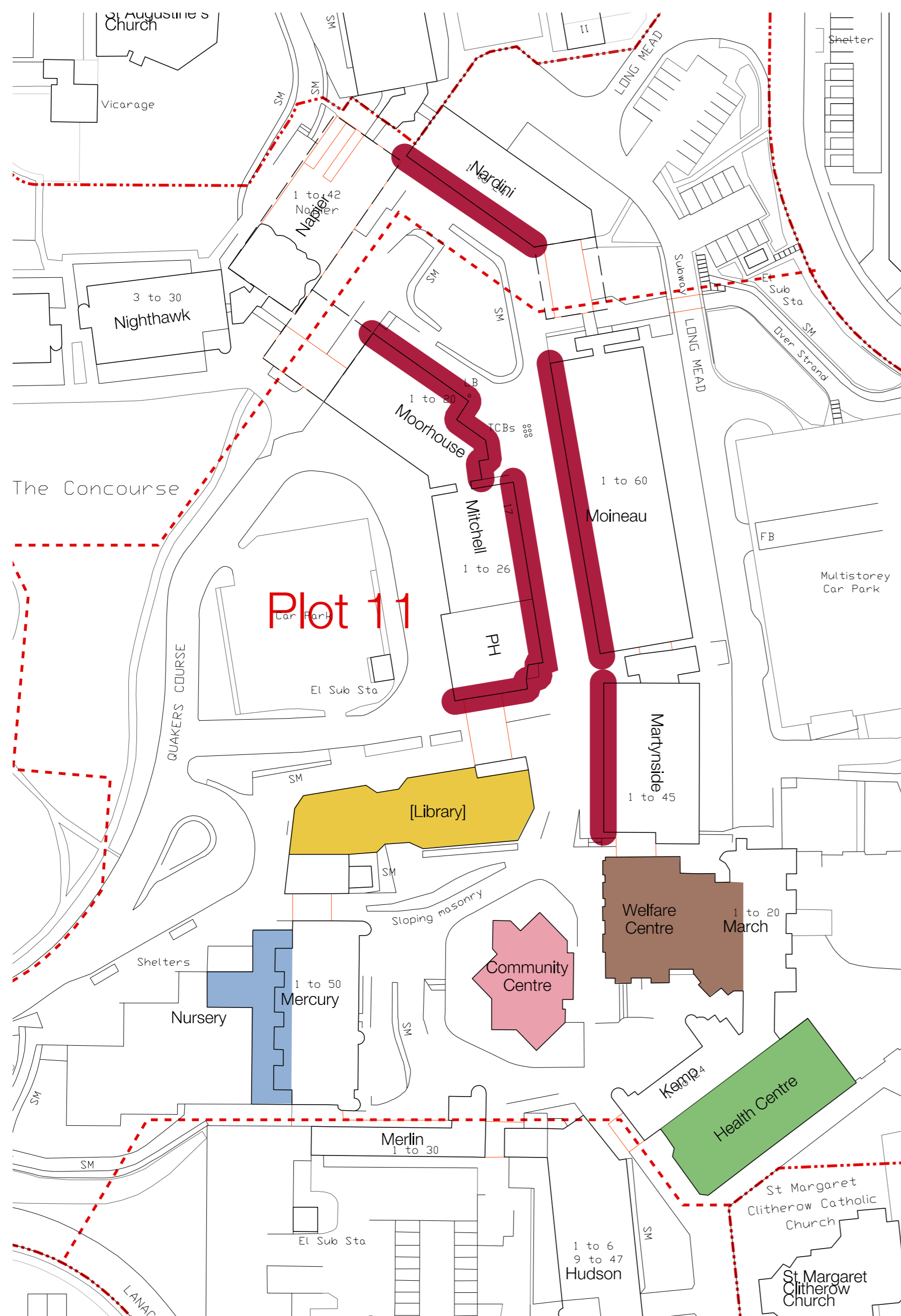
Would you hold a party or event here?



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?



Grahame Park

Public Consultation

March 2019



Patel Taylor

Grahame Park

Public Consultation

March 2019



Patel Taylor

Grahame Park

Public Consultation

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