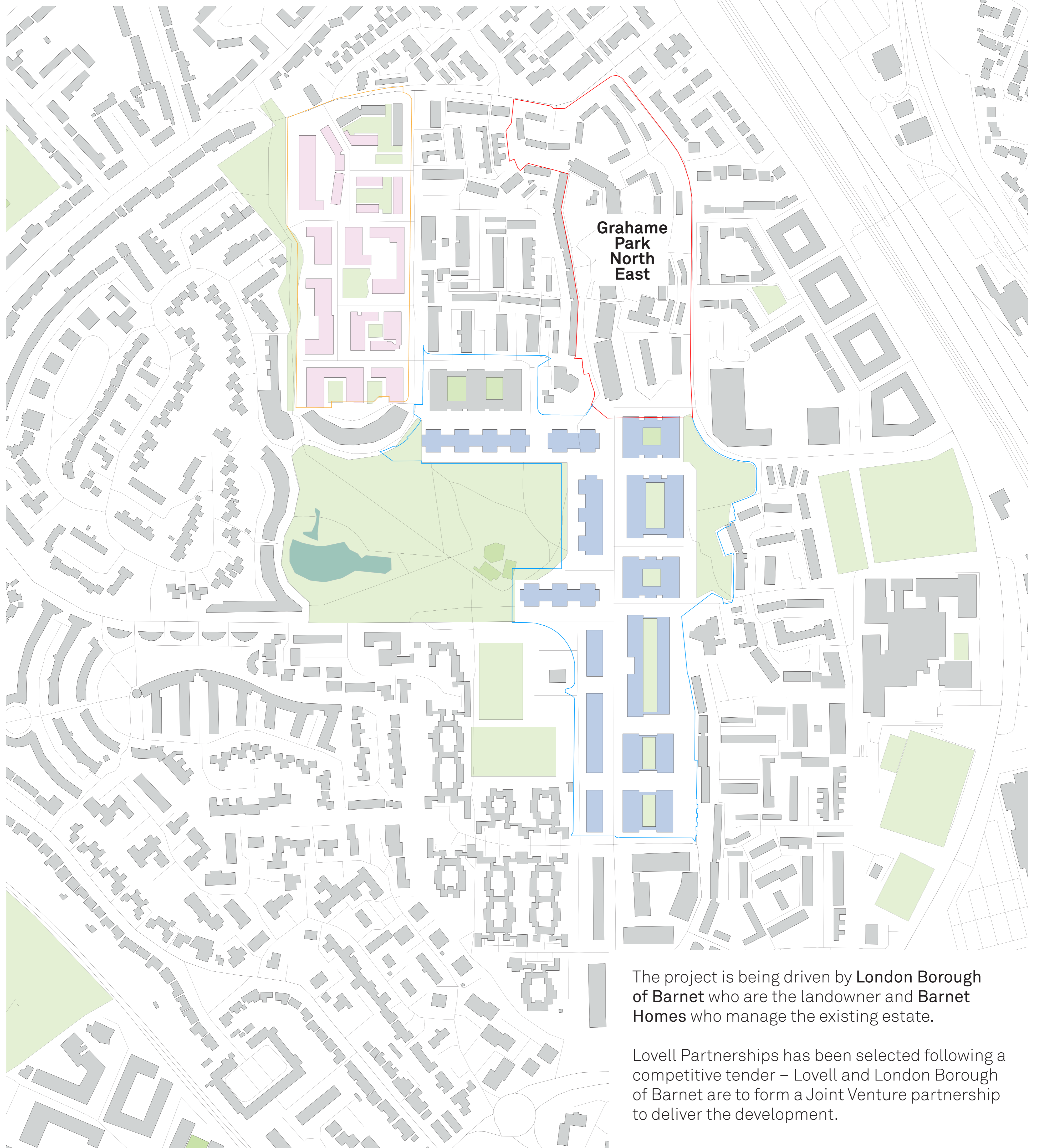


## Working together in partnership to deliver the regeneration of Grahame Park North East

We have just started to develop our plans for the regeneration of the north east corner of Grahame Park.

Grahame Park has already undergone a significant transformation, led by Barnet and NHG following a 2003 ballot. Barnet and Lovell are now bringing forward the regeneration of the north-eastern section of the site.



The project is being driven by **London Borough of Barnet** who are the landowner and **Barnet Homes** who manage the existing estate.

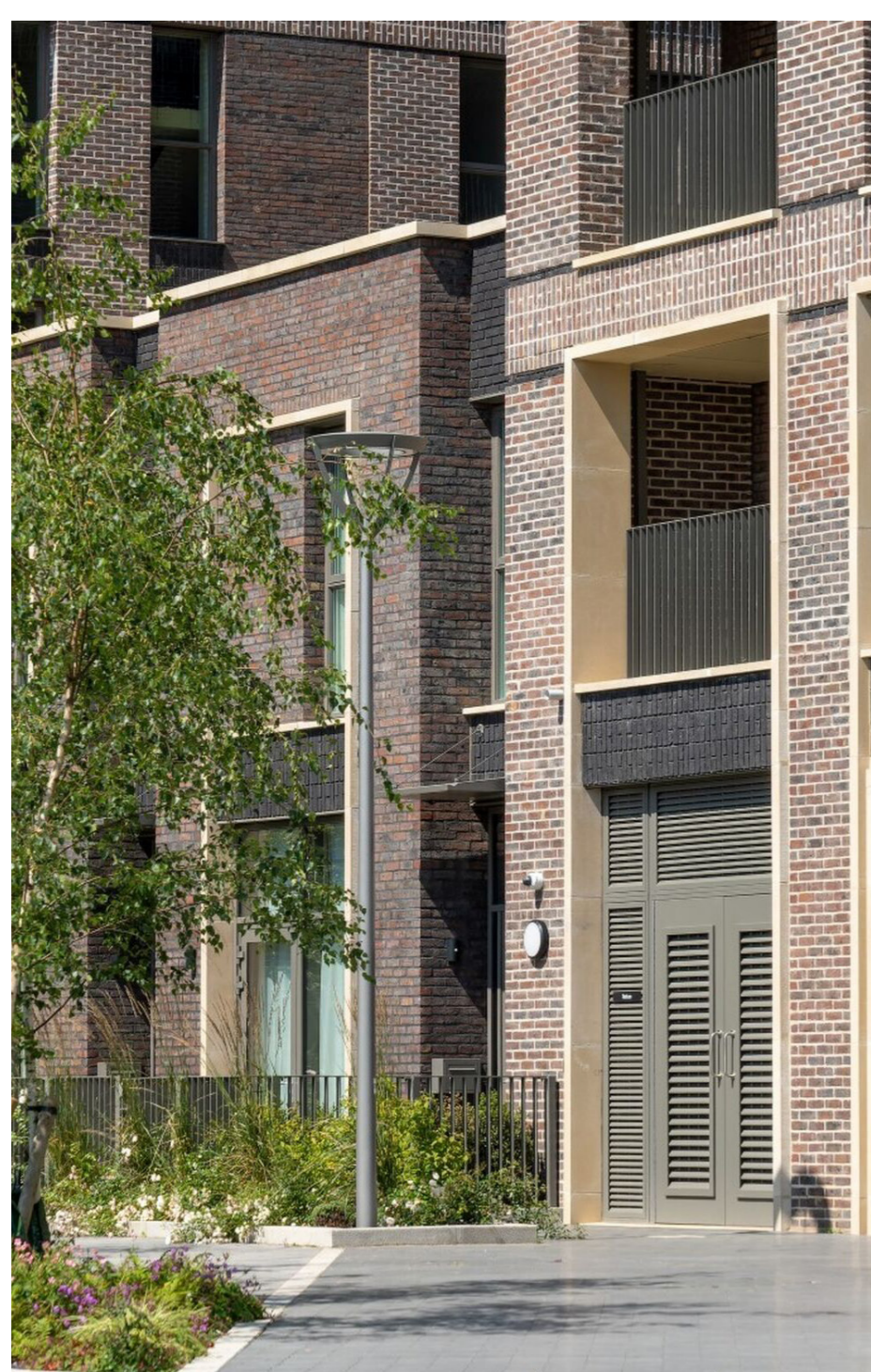
Lovell Partnerships has been selected following a competitive tender – Lovell and London Borough of Barnet are to form a Joint Venture partnership to deliver the development.

# Introduction to Lovell

## Who we are

Lovell is a residential developer and contractor that specialises in regeneration programmes such as this. We are a wholly owned subsidiary of Morgan Sindall Group plc, one of the largest construction and property companies in the UK.

We are working with many London Boroughs and Housing Associations across London to deliver new homes – particularly, new affordable homes.



▲ Fig 1. Signal Park, Tolworth



▲ Fig 2. Gallions Reach East London

We are working with a team of specialist designers and advisers to help us shape our proposals.

### Pitman Tozer Architects

Pitman Tozer Architects have strong experience in masterplanning, delivering well-structured, sustainable urban developments. They integrate architecture, landscape, and infrastructure to create cohesive, functional spaces that meet community needs.



▲ Fig 3. Gascoigne East Phase 3a



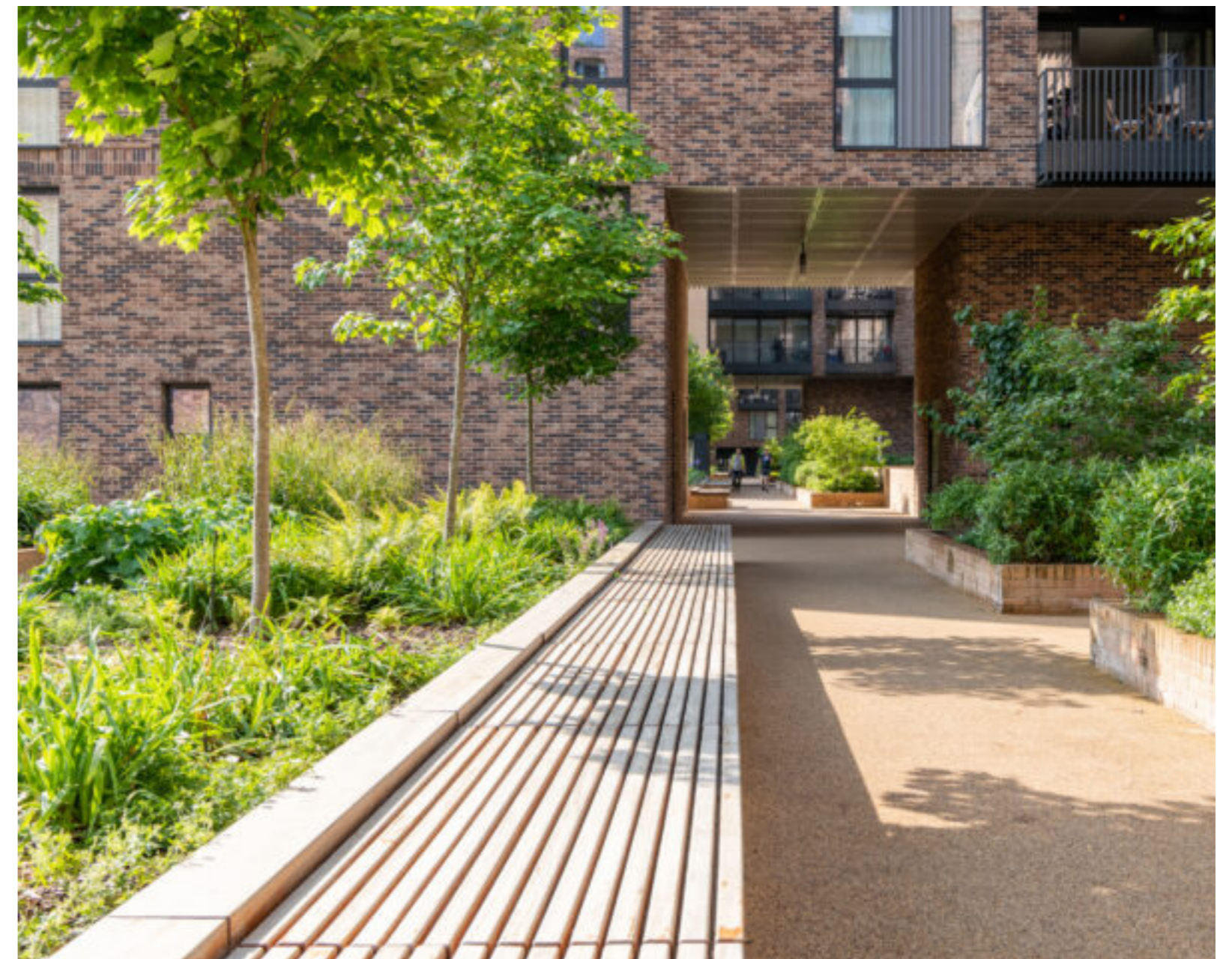
▲ Fig 4. Bullrush Court

### Turkington Martin Landscape Architects

Turkington Martin are experienced landscape architects, designing well-integrated, sustainable public spaces. They shape landscapes that connect communities, support biodiversity, and enhance urban environments.



▲ Fig 5. Gascoigne Park



▲ Fig 6. AFC Wimbledon

### Steer Group

Steer will provide expert transportation and infrastructure advice to help guide the development of the masterplan. Their team will assess the potential impacts on traffic, transport, and accessibility, ensuring the proposals are well-connected and support sustainable travel options.



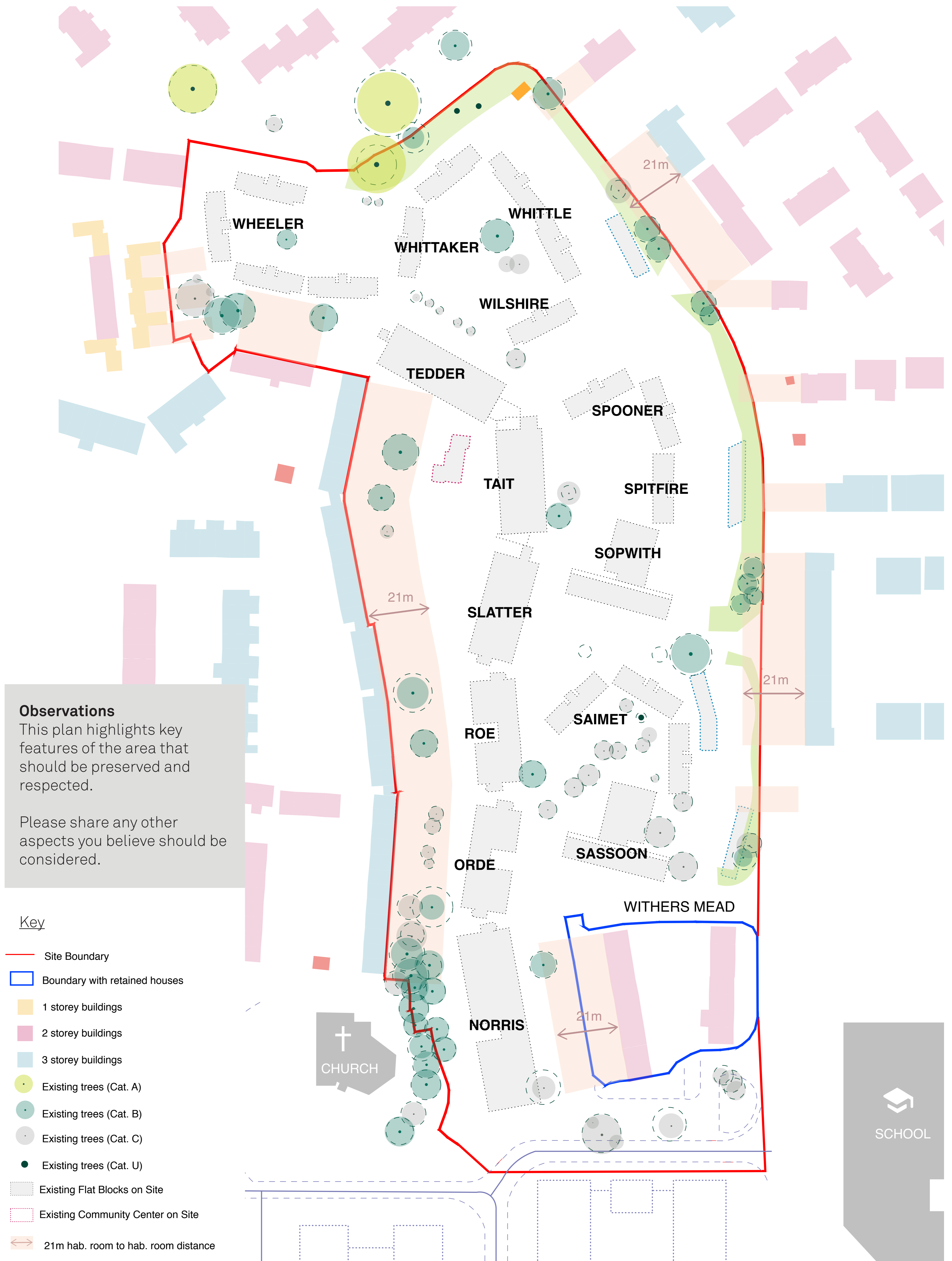
▲ Fig 7. Gascoigne East Phase 3a

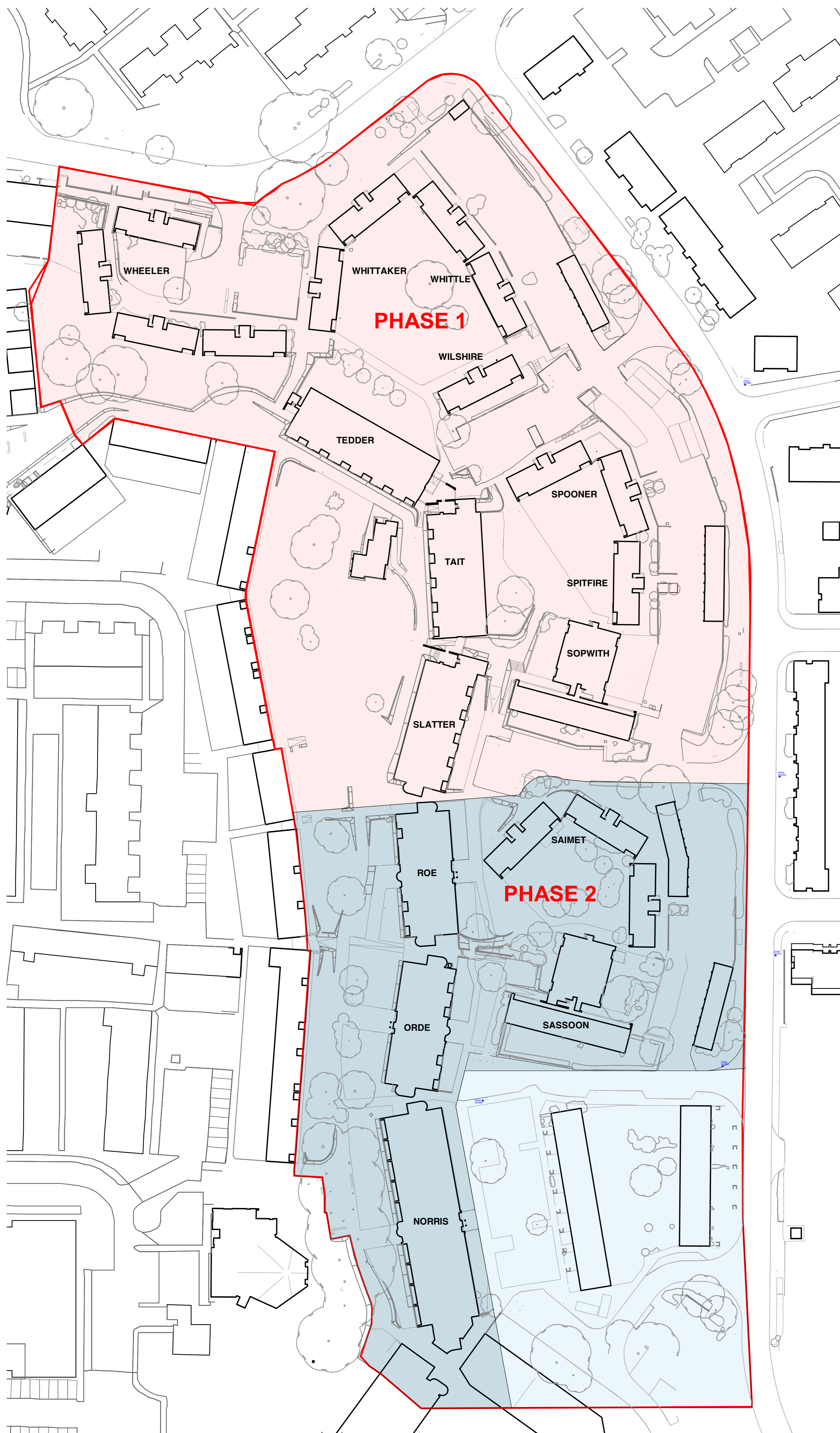
### Quod

Quod will assist the design team in ensuring the planning application meets all local requirements and regulations. Their expertise will help address key issues and ensure the proposals are clear and well-supported, promoting a positive outcome with local authorities and the community.



▲ Fig 8. Otterpool Park Garden Settlement



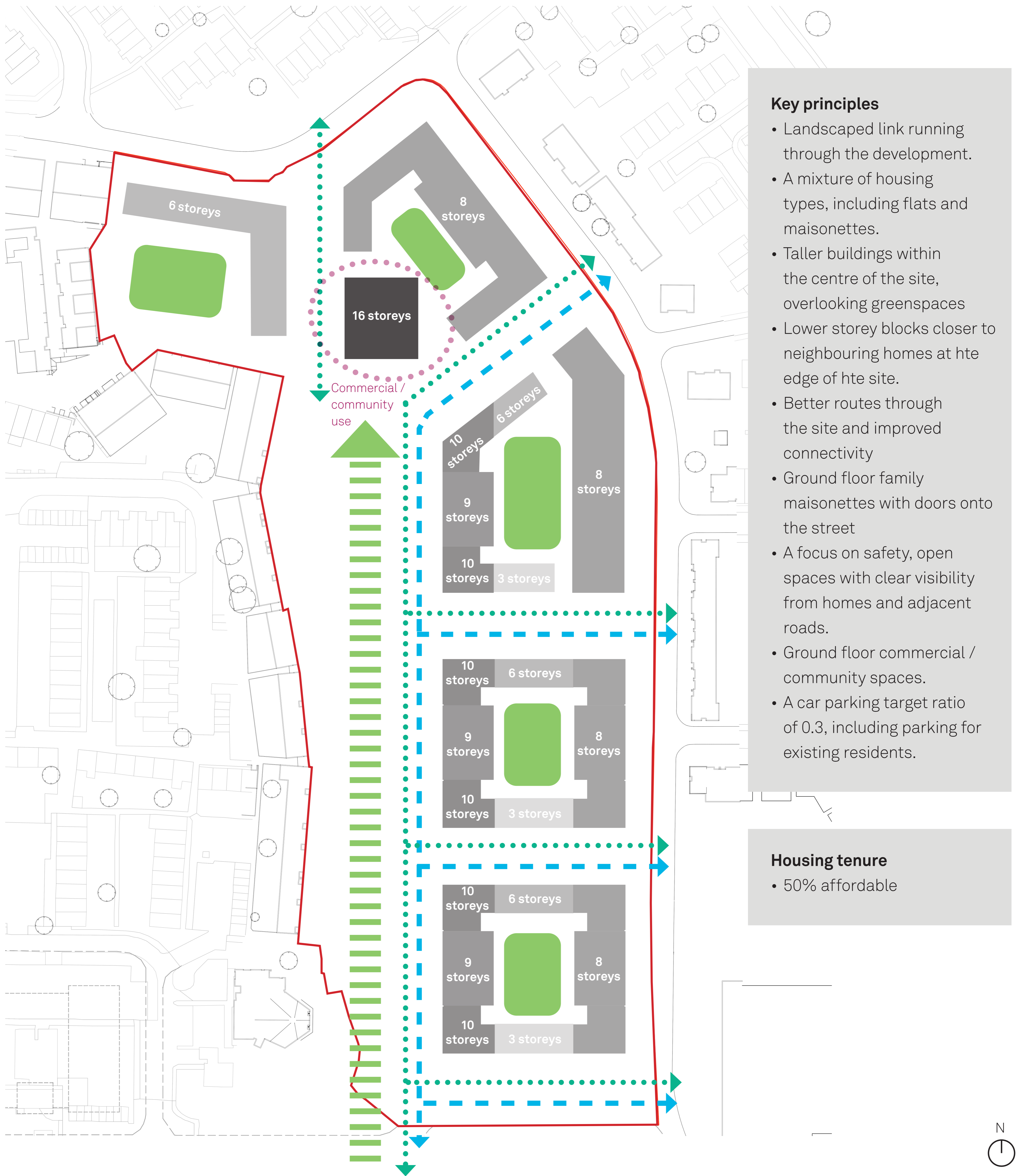


The masterplan will be delivered in phases, as shown below:

**Phase 1** – The council has approved plans to proceed.

**Phase 2** – Subject to further approvals and resident consultation. There are no current plans for residents to move.

**Phase (light blue)** – Indicative phase subject to further detailed consultation. There are no current plans for residents to move.



**Key principles**

- Landscaped link running through the development.
- A mixture of housing types, including flats and maisonettes.
- Taller buildings within the centre of the site, overlooking greenspaces
- Lower storey blocks closer to neighbouring homes at the edge of the site.
- Better routes through the site and improved connectivity
- Ground floor family maisonettes with doors onto the street
- A focus on safety, open spaces with clear visibility from homes and adjacent roads.
- Ground floor commercial / community spaces.
- A car parking target ratio of 0.3, including parking for existing residents.

**Housing tenure**

- 50% affordable

Key

Massing Key

- Tallest massing
- Lowest massing

- Site boundary
- ||||| Green spine - a continuous green, planted route through the masterplan
- ↔ Primary vehicular route
- ⋯ Secondary vehicular route
- Shared gardens for residents

“Delivering a community led landscape that is well connected, healthy and biodiverse”

The landscape strategy provides

**Green spine**

- active green corridor
- incidental & organised play
- retained and new native trees
- biodiverse planting
- woodland and meadow walks
- new social spaces
- linear biodiverse rain gardens

**Legible streets**

- low speed roads
- parallel & perpendicular parking
- porous paving to bays
- integrated tree planting
- planting to residential terraces
- raised crossings at street junctions and community square

**Playful gardens**

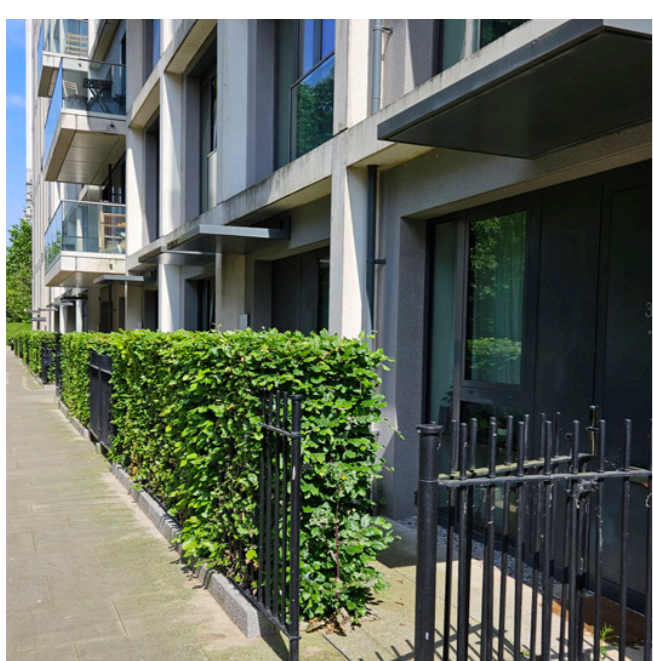
- planted terrace gardens
- age 0-4 play gardens
- social places for residents to meet
- screen planting to private terraces



Biodiverse rain gardens



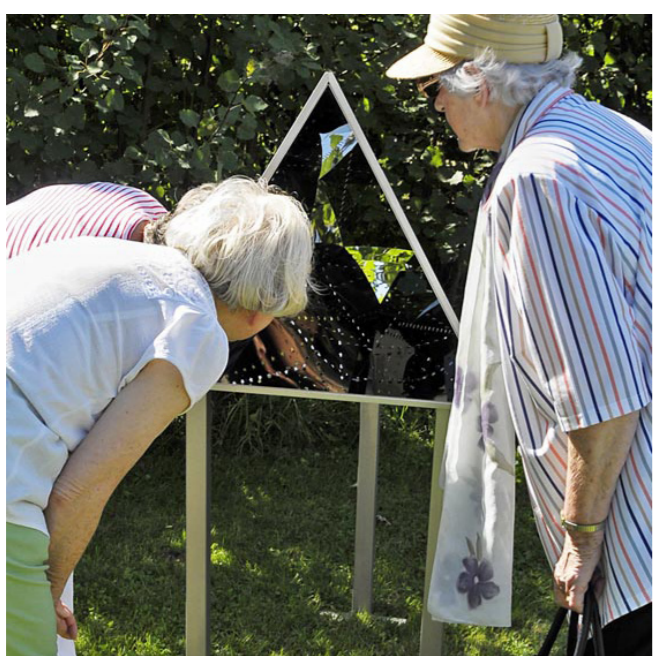
Social places



Residential screen planting



Natural & organised play



Multigenerational activities



Play & planting in the gardens

- 1 Organised residential play
- 2 Community Square

- 3 Streets with residential parking in porous paving
- 4 Linear rain gardens

- 5 Green spine with incidental play
- 6 Residential gardens with play & social spaces



**A bird's eye view**

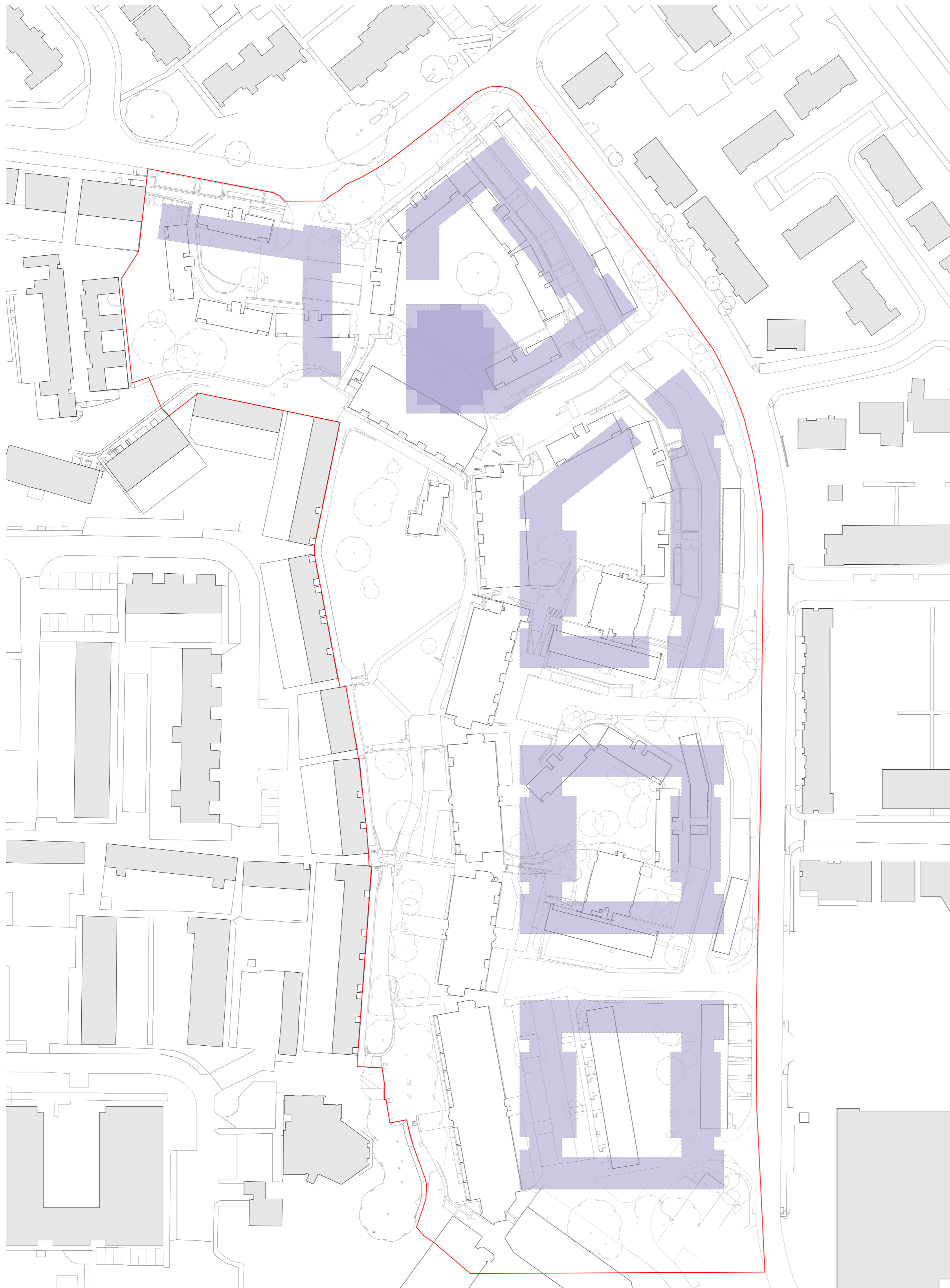
This is an indicative massing of the masterplan, viewed from the south.

The green spine connects the masterplan to the area to the south, designed to create a continuous vista from south to north, with the tallest element serving as a focal point.

The tallest buildings are located closer to the station and main roads, while mansion blocks with lower heights along the perimeter of the masterplan respond to the existing surrounding homes.

**What do you think?**

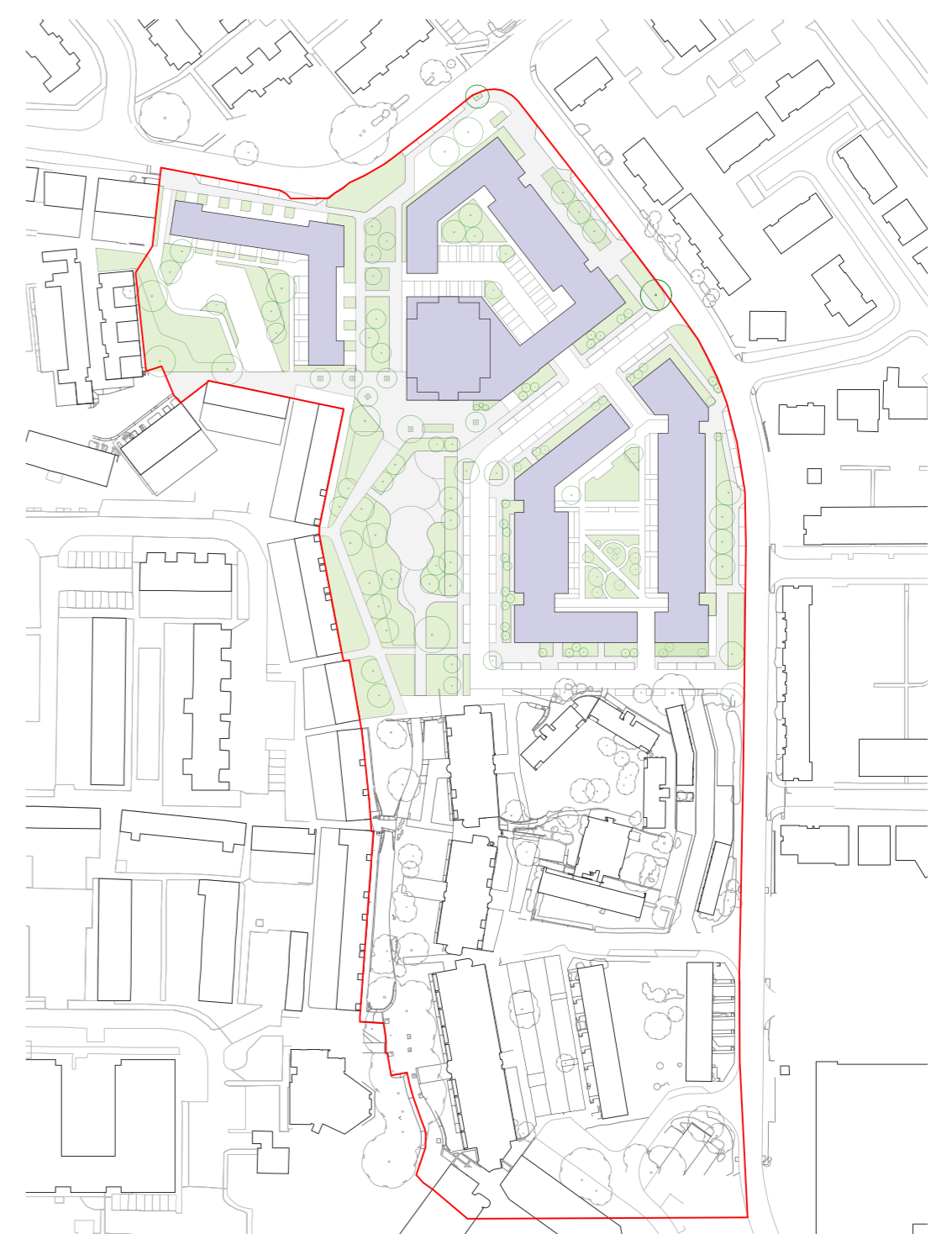




**Overlay**  
This plan shows the proposed building footprints superimposed on the existing layout.

**Phasing**  
This drawing illustrates the proposed first delivery phase of the project as it would be built out.

Phase 1  
Construction 2027-2031



The project is expected to take approximately nine years to complete. We are currently at the earliest stage, focusing on consultation and developing the masterplan design.

The blue timeline shows how the proposals will progress through the Planning process in phases. The first application will be an Outline Application\* for the entire site, followed by detailed Planning Applications for each phase.

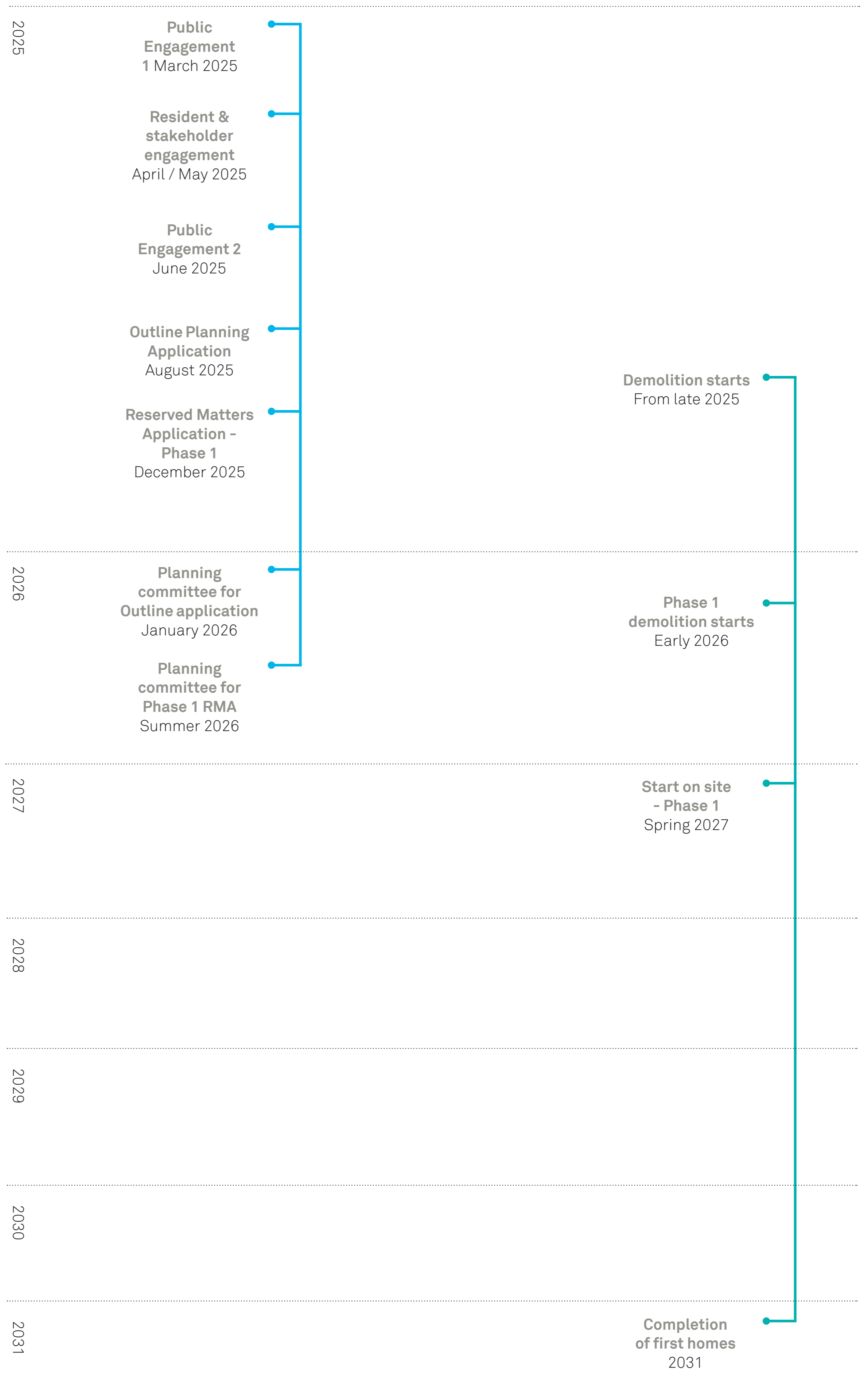
The green timeline represents the anticipated construction phases.

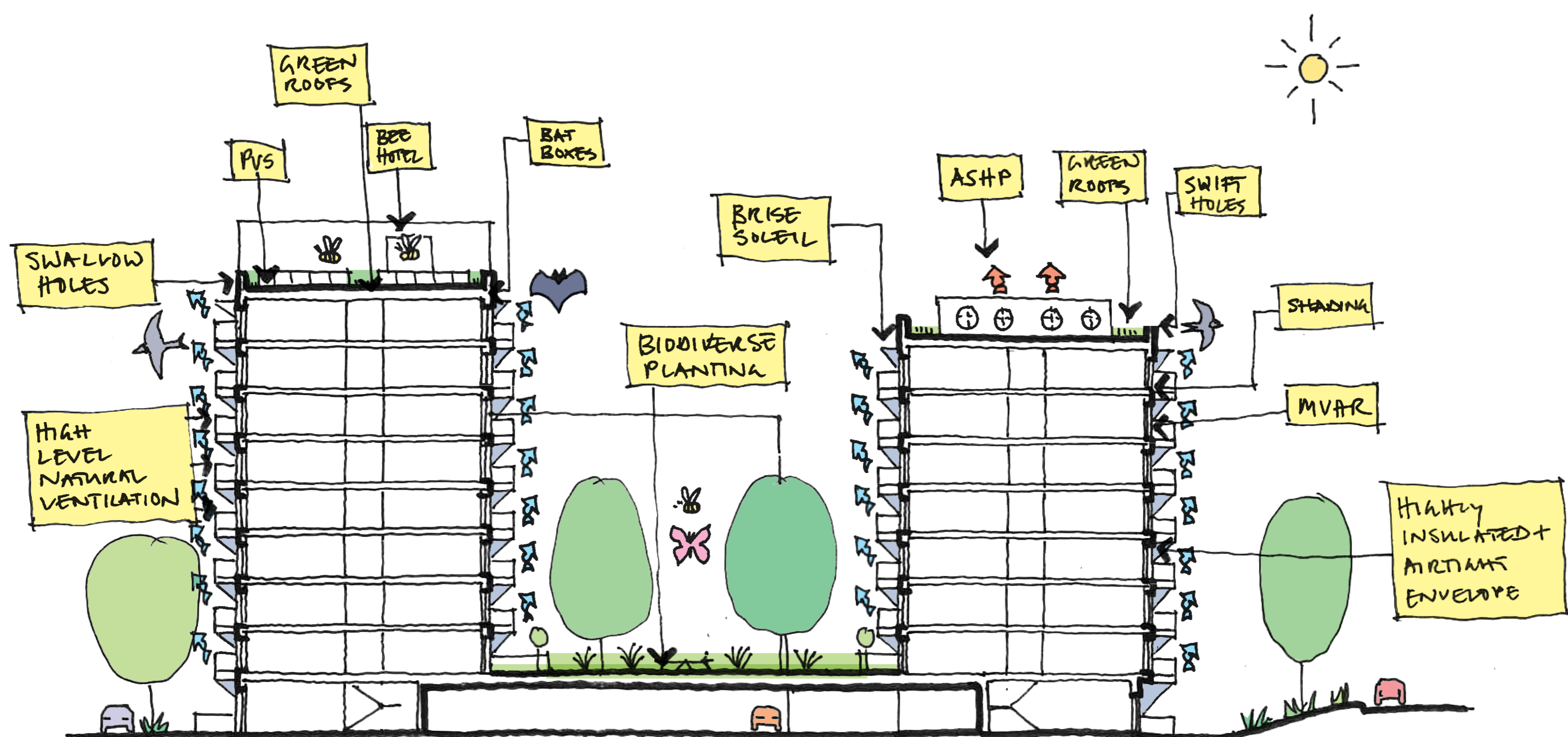
\*Outline Planning is a preliminary application that seeks approval for the general concept of a development, without detailed design plans.

If approved, more specific details are submitted later, under a Reserved Matters application

Planning timeline

Build timeline





### Approach

- The development will be to the highest sustainability standards.
- Highly thermal efficient buildings
- Green technologies, including solar panels panels will mean we are not only protecting the environment, but significantly reducing residents' energy bills.
- Ventilation systems and shading of the blocks will also help ensure homes remain cool and comfortable in summer.
- Heating will be generated by Air Source Heat Pumps (ASHP), a fully electric communal system with an Energy Centre. No gas will be supplied to the development, making it air quality neutral and reducing carbon emissions.
- Outside of the homes, we will also be doing our bit for wildlife and biodiversity. The landscape will create a wildlife corridor through the site which will be planted with a rich variety of plants including trees, shrubs, grasses and flowers.

### Targets

We aim to deliver a highly sustainable scheme that exceeds current Building Regulations (Part L) and meets the Future Homes Standards, the sustainability requirements of the London Plan, and the Council's sustainability guidelines.

What do you think?

Please share your thoughts about the masterplan here. We've offered some questions as prompts.

**Are you concerned about anything?**

**What is most important for you in the new development?**

**Do you have any thoughts on what community or retail/commercial spaces would work well here? Some suggestions - a nursery, a cafe...**

**Do you have any thoughts on what play spaces would work well here?**