

# SILK HOUSE & SHOELANDS COURT

## PUBLIC CONSULTATION

### WELCOME – WHAT’S ON TODAY?

In 2023 we began a comprehensive engagement programme with the residents of Silk House and Shoelands Court because the existing buildings were built using large panel system construction. Structural surveys have shown that action needs to be taken as the buildings have an increased risk of collapse as they have aged.

Our engagement programme, which included drop-in sessions and door-to-door community outreach, identified full redevelopment rather than remediation, as residents’ preferred option (with 71% support).

Barnet Homes are proposing to re-develop Silk House and Shoelands Court to build new, modern high quality replacement affordable and private homes on the estate with new public landscaping to match.

The new homes will be designed to the latest building and sustainability standards.



- 1 Supermarket / Retail Centre
- 2 Utility Warehouse HQ
- 3 UKPN Substation
- 4 Shoelands Court
- 5 Silk House
- 6 Silk Stream
- 7 PHE (Public Health England)
- 8 NHS Blood & Transplant Centre
- 9 Montrose Playground
- 10 Colindale Underground

Following on from our previous engagement with tenants, leaseholders, and private owners we are here today to find out more from you about the estate, to listen and seek your input on some of the emerging ideas we have been developing for the redevelopment of the estate.

#### Our team here today:

Barnet Homes (the Housing Management Arm of Barnet Council) , Barnet Council, HTA (Architects and Landscape Architects), Arcadis (Project Managers), Curtins (Transport Consultants), Instinctif Partners (Community Engagement Consultants), and JLL (Planning Consultants).



Main Silk House Entrance



Silk House and Shoelands Court



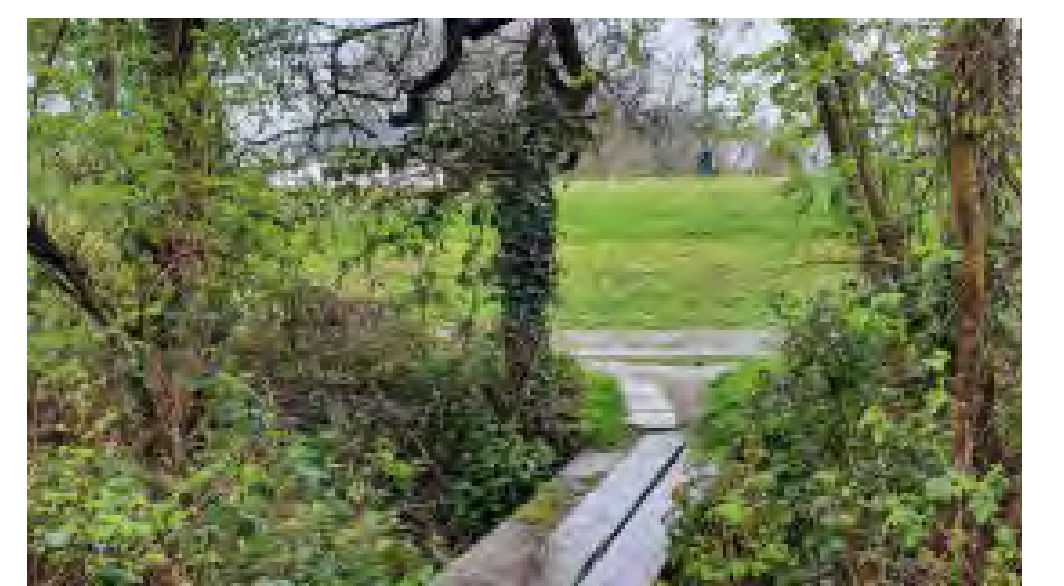
Shoelands Court Games Area



View to West from Shoelands Court



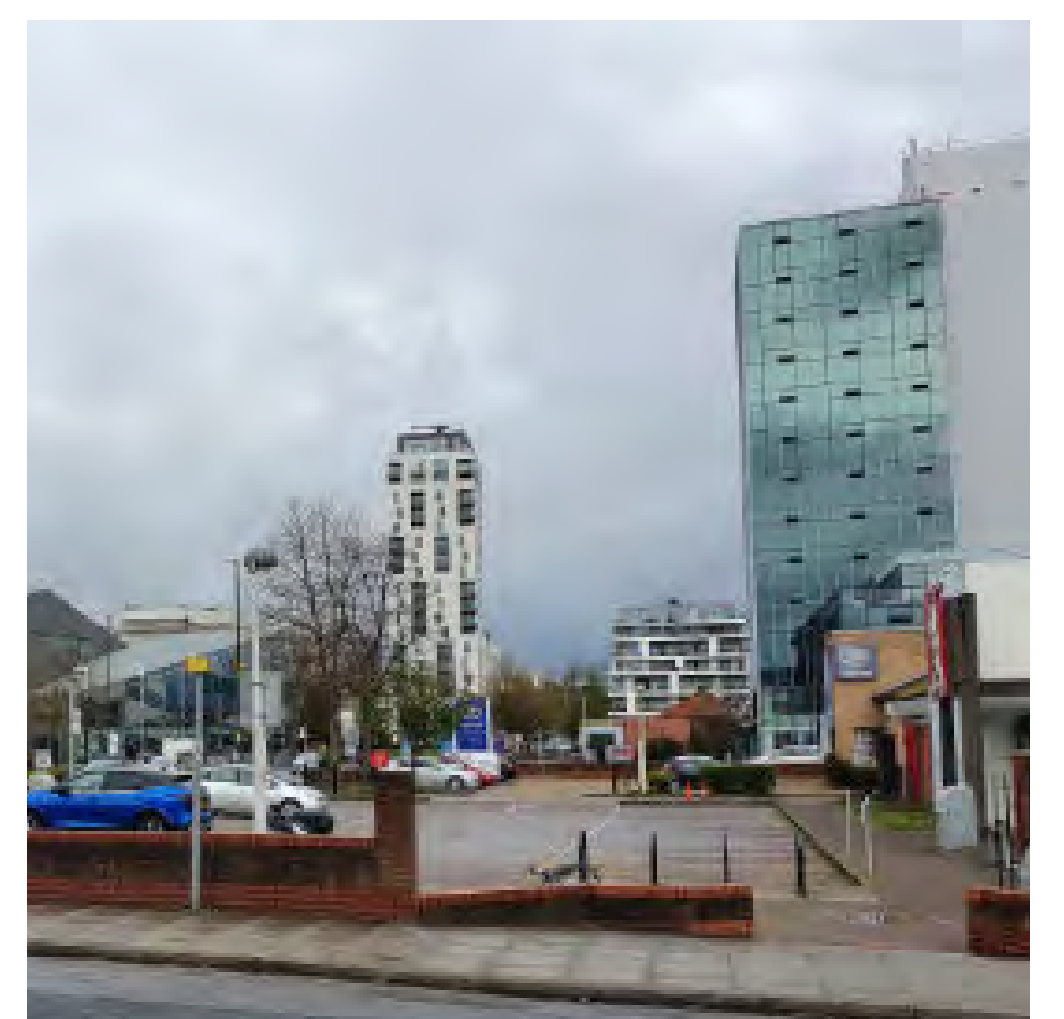
View North East along the Silk Stream with residential podium



View North into Montrose Park



Access to Estate from Annesley Avenue



Edgware Road weak frontage of car parking

WHERE  
DO YOU  
LIVE OR  
WORK?



# SILK HOUSE & SHOELANDS COURT

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### THE ESTATE AS IT IS TODAY

Tell us what you think about the estate as it is?

What do you like and dislike?

Your thoughts on what we could include?

GRAB A  
POST-IT AND  
HAVE YOUR  
SAY!





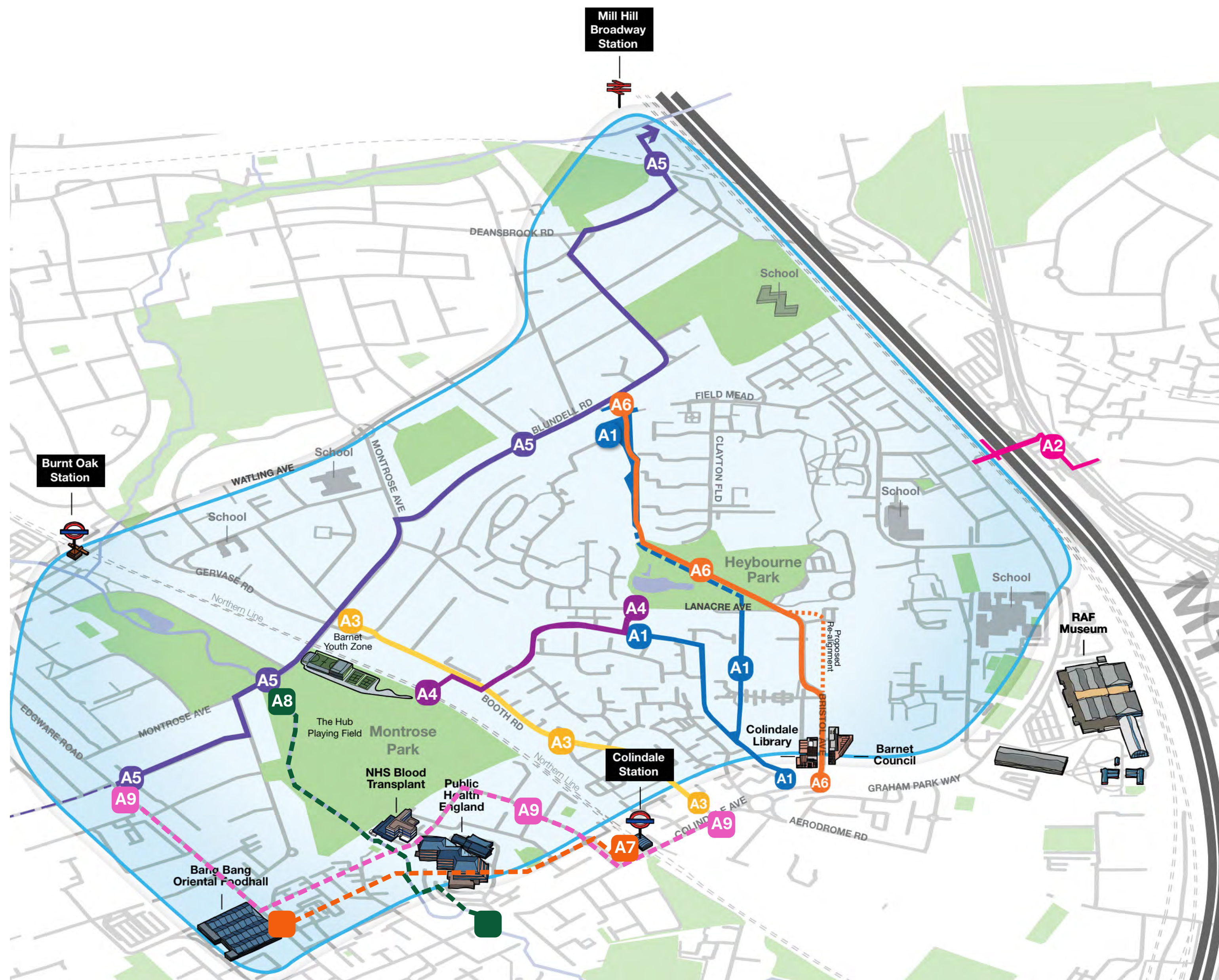
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### CONNECTING COLINDALE

The redevelopment proposals will aim to make this part of Colindale a better place to live, work and visit. There is potential to deliver some of the Council's Connecting Colindale ambitions, to improve safe pedestrian and cyclist

movement as well as enhance public realm and place-making. The proposals will include high quality streets and public spaces, active and sustainable travel, wayfinding and connectivity. We welcome your ideas.



Proposed walking and cycling key routes proposed as part of the Council's Connecting Colindale engagement process

**A1 - Bristol Avenue to Blundell Road and Lanacre Avenue**

**A2 - Watford Way Pedestrian Connection**

**A3 - Booth Road Traffic Calming**

**A4 - Heybourne Park to Montrose Park Walk**

**A5 - Walking and cycling link to Mill Hill Broadway (East-West)**

**A6 - Walking and cycling link to Mill Hill Broadway (North-South)**

**A7 - Colindale Station to Edgware Road**

**A8 - Montrose Park to Colindale Station via Silkstream**

**A9 - Bus route diversion via Charcot Road**

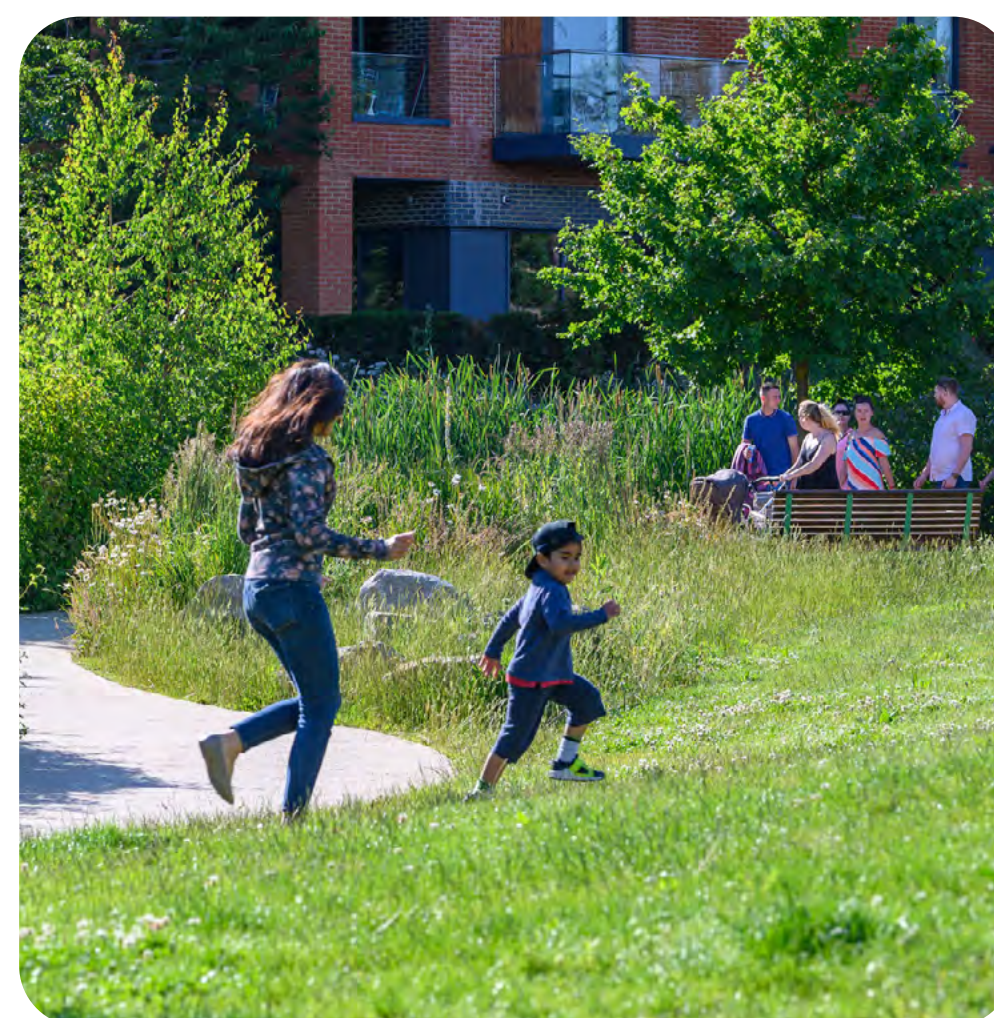
### IDEAS FOR PLAY IN MONTROSE PARK



Nature Trails



Play For All



Green Space for Open Play



Multi Age Play Equipment

We are suggesting a new bridge across the Silk Stream to create a new safe entrance into Montrose Park. Tell us what you would like and use in this part of the park.



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### LANDSCAPE AND CAR PARKING

Regeneration of the estate and a new connection to Montrose Park will offer a wide range of landscape opportunities. Please tell us what you would like to see in this part of Colindale.

ADD A  
STICKER TO  
WHAT'S MOST  
IMPORTANT  
TO YOU



Quiet seating areas



Features for wildlife



Wildflower grassland



Community growing



Well-overlooked open spaces



Routes through natural spaces



Safe active travel paths



Trails through landscape



Landscaped parking court



Retained trees in new setting



Controlled parking



Family friendly



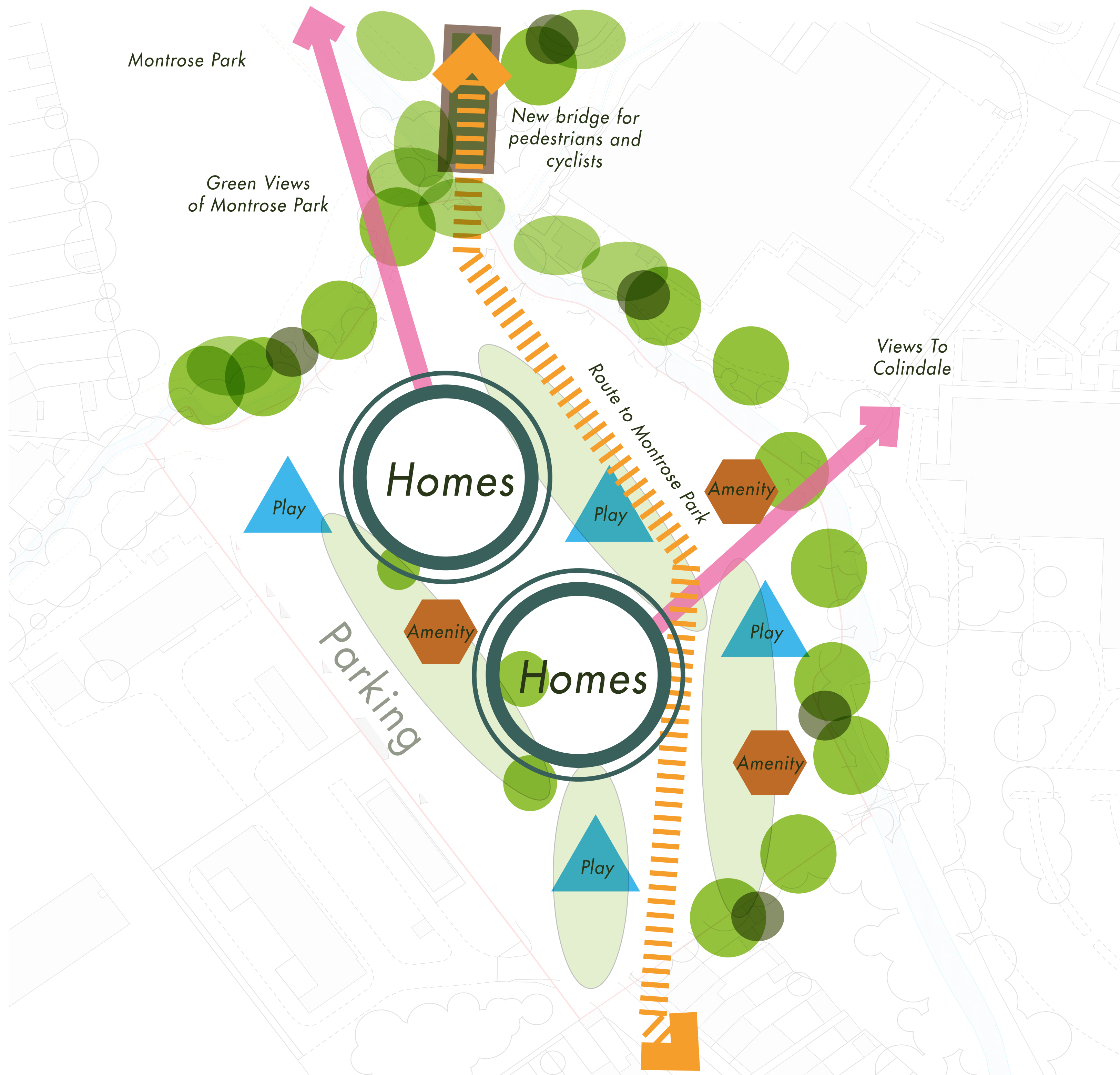
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## PUBLIC CONSULTATION

### INITIAL REDEVELOPMENT IDEAS

Redevelopment of the estate will provide an improved mix of new sustainable homes fit for the future, set within a biodiverse landscape setting. Please provide your comments and ideas to help us shape the transformation of the estate.

WE ARE  
HERE TO  
LISTEN TO YOU,  
THE LOCAL  
RESIDENTS



- High quality landscape promoting wildlife habitats
- Existing trees retained and new tree planting proposed
- New play spaces and landscaped amenity for residents
- Circa 300-350 new homes designed to current building and sustainability standards
- 50% affordable homes
- A minimum of 10% accessible adaptable homes
- Mix of 1, 2, 3 and 4 bedroom homes
- Potentially a new bridge to Montrose Park for pedestrians and cyclists

Initial Ideas for the redevelopment of Silk House and Shoelands Court - new mixed tenure homes plus a new pedestrian route connecting into Montrose Park.

HIGH QUALITY HOMES

A SAFE NEW ROUTE TO THE PARK

NEW PLAY FOR FAMILIES

GREEN CORRIDOR

A NEW BRIDGE INTO THE PARK

FAMILY FRIENDLY HOMES

RESIDENT FOCUSED



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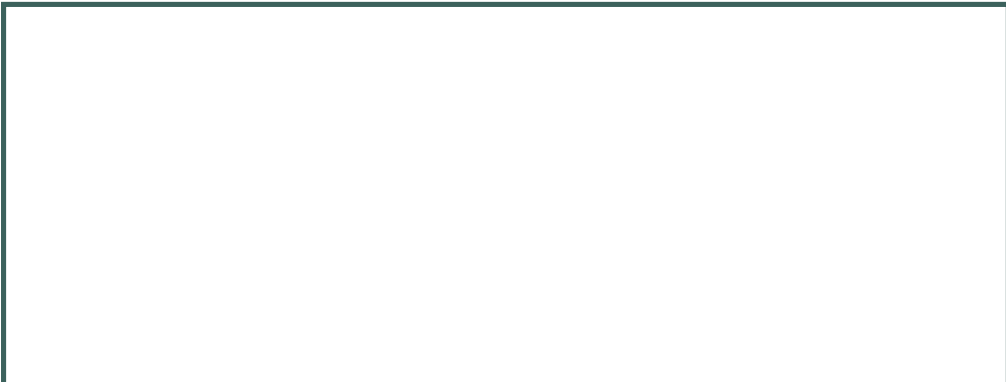
### SUSTAINABLE LIVING

Redevelopment of the estate and will offer a wide range of sustainable development and energy-saving opportunities. Please tell us what you would like to see in this part of Colindale.

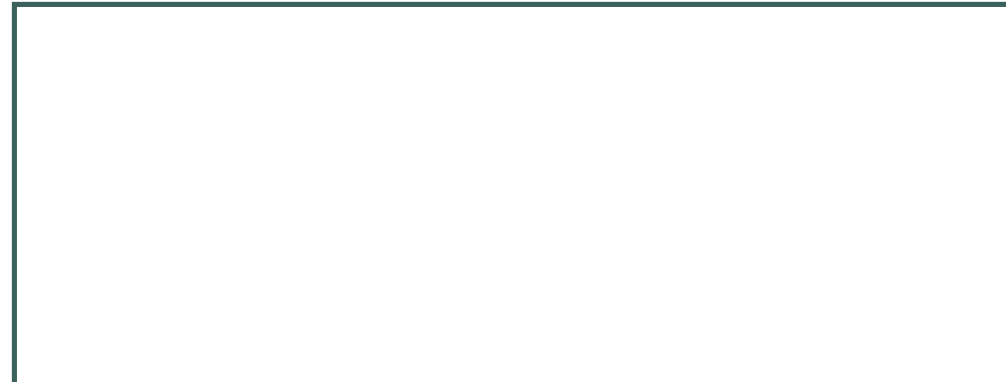
ADD A  
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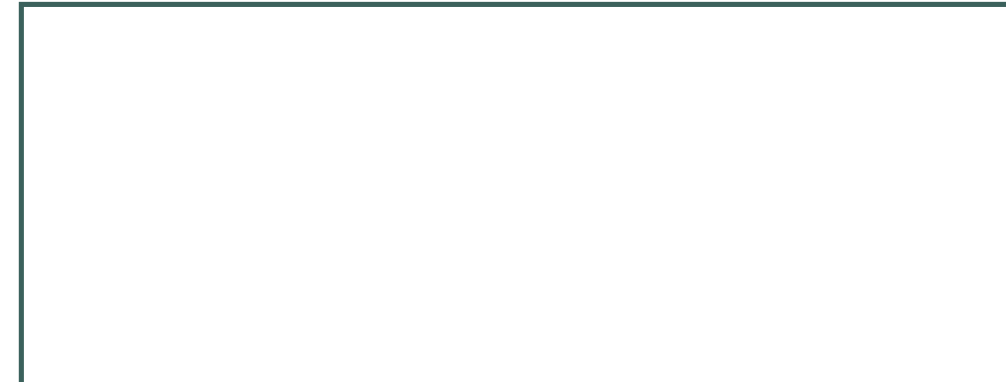
Better air quality in the home



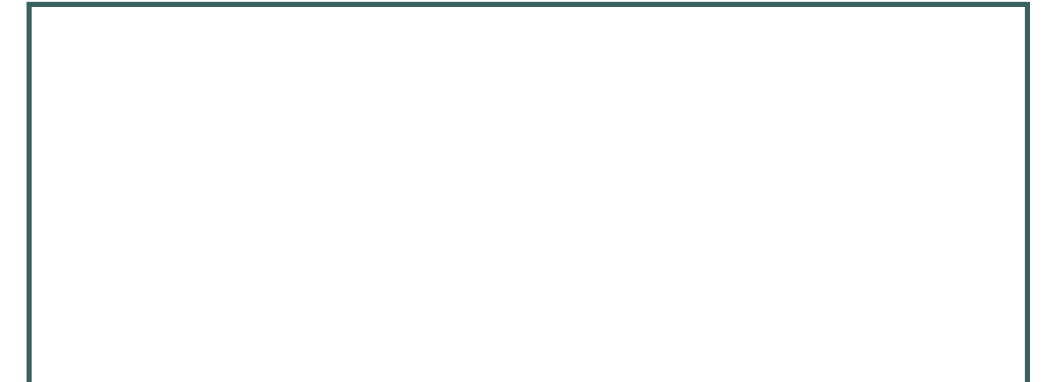
Warmer sustainable homes



High performance windows



A biodiverse neighbourhood



Electric vehicle charging



Rooftop solar panels



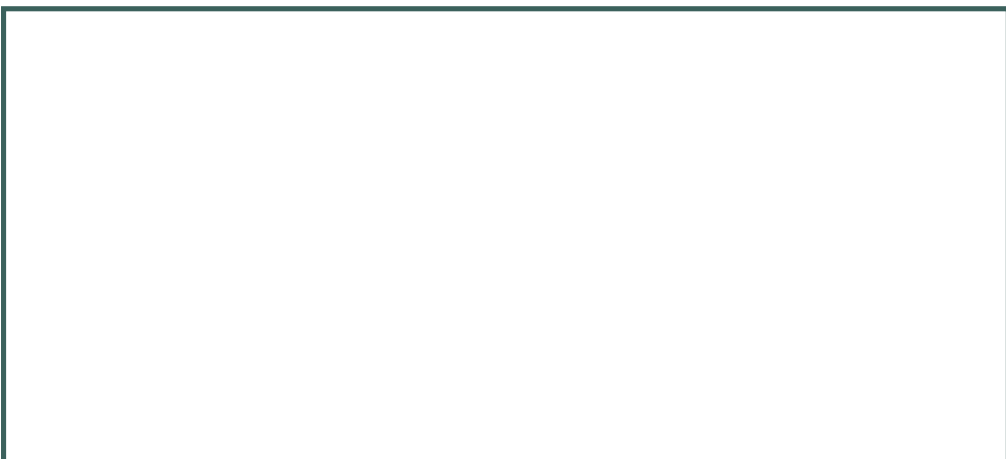
High levels of insulation



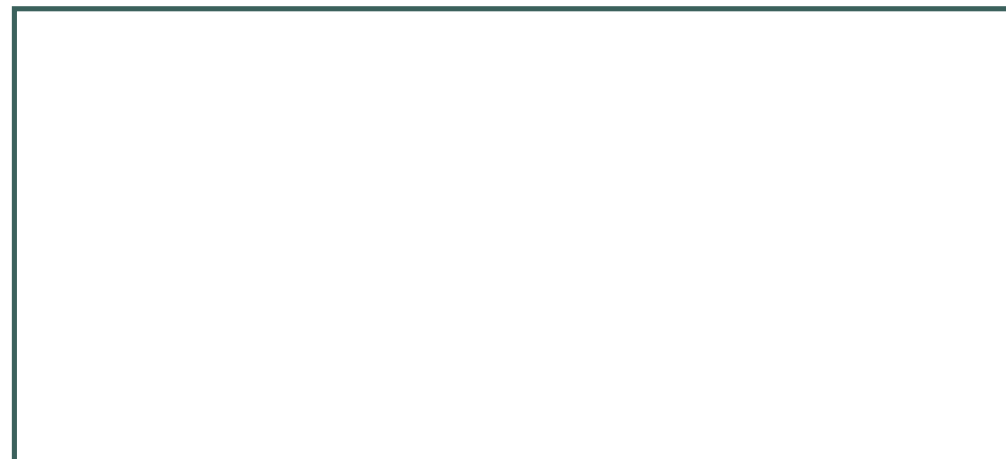
Air source heat pumps



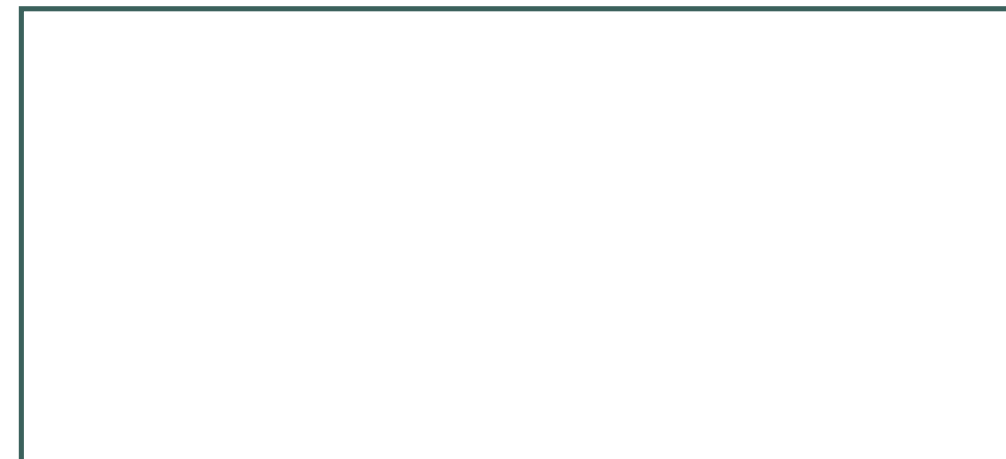
Safe cycle paths



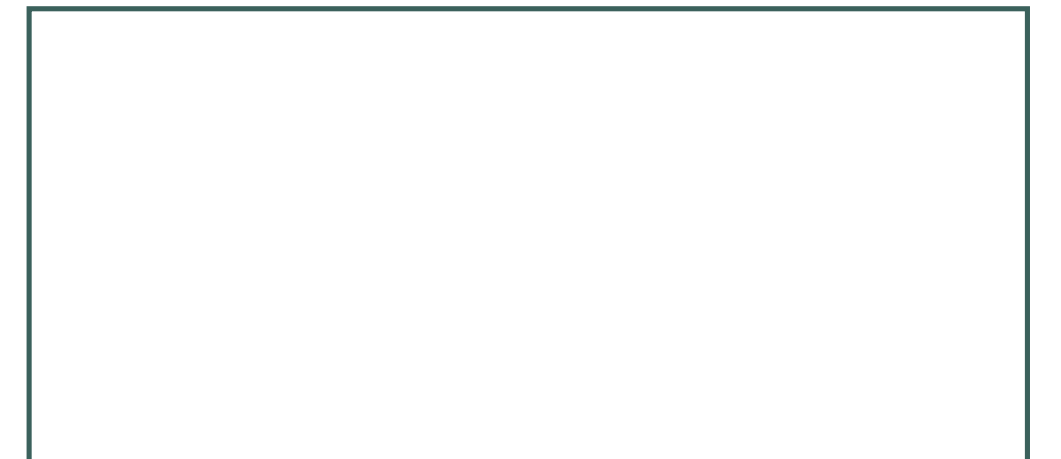
Effective safe road network



Reliable bus network



Use of natural materials



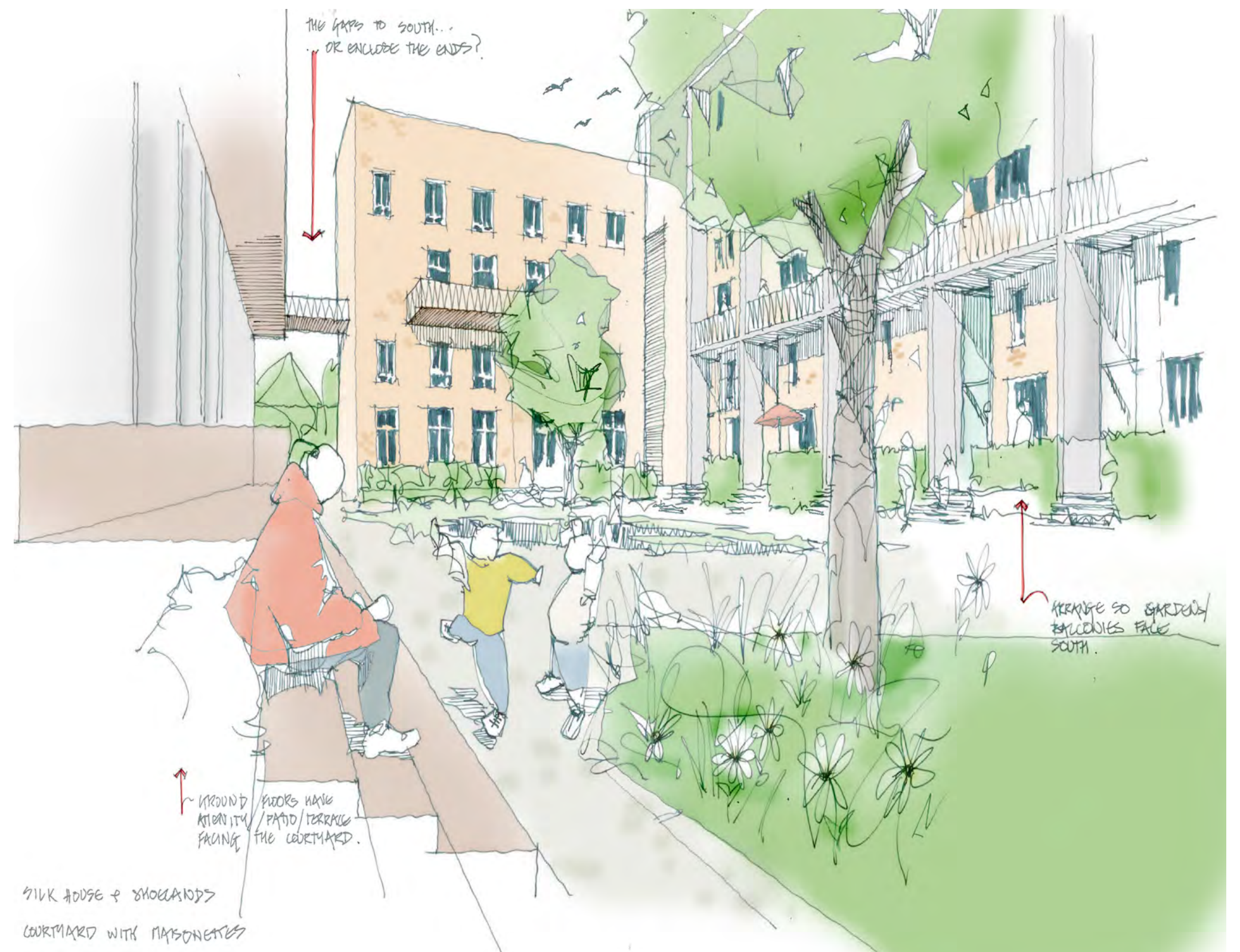
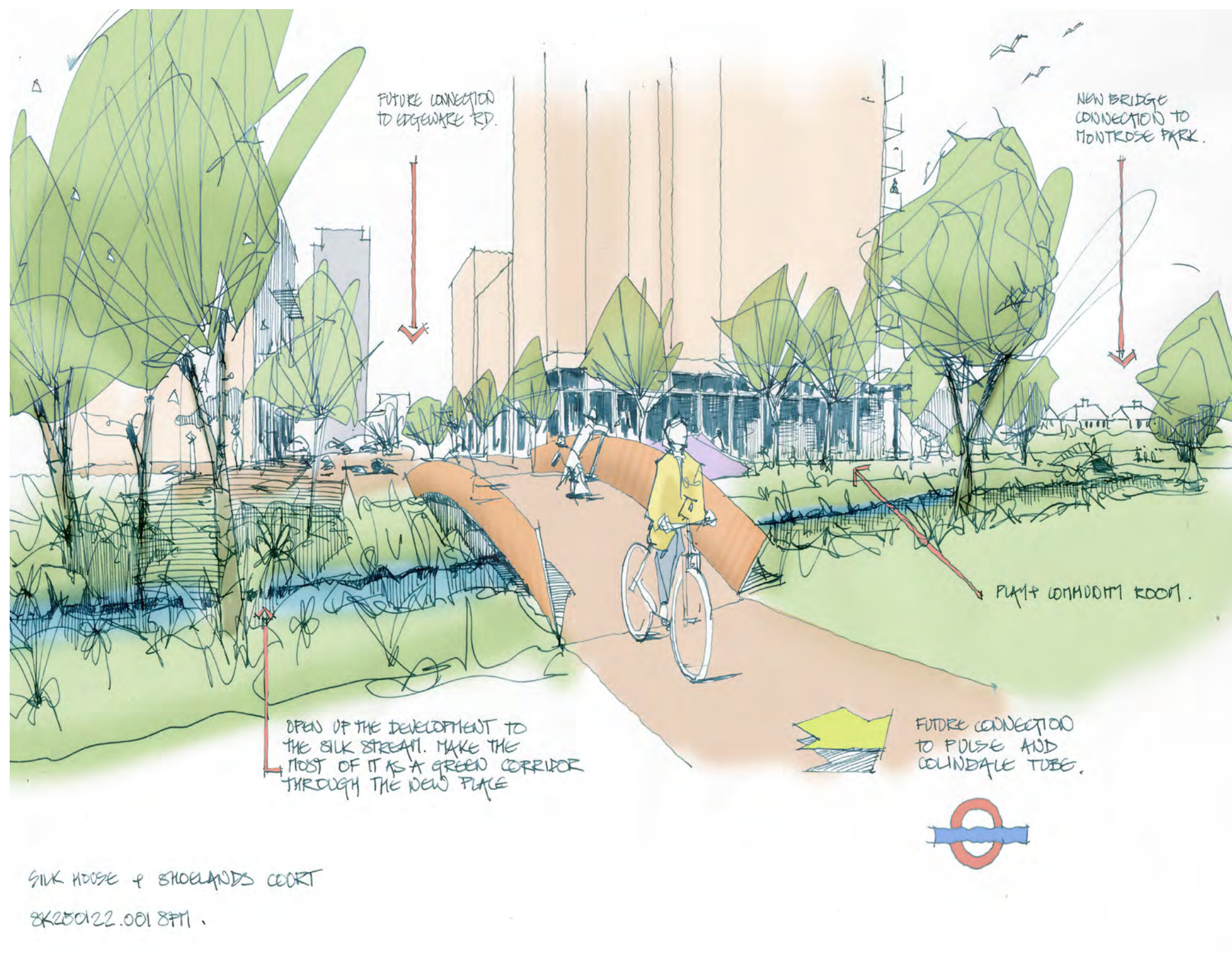


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### NEXT STEPS

We welcome your comments and ideas at this early stage in the design process. We will be carrying out further engagement events with the community in the coming months as we prepare a planning application for submission to the Council in late 2025.



Artist's impressions of how the Silk House & Shoelands Court regeneration proposals could look

### THANK YOU FOR COMING ALONG TODAY

We are here to listen to your views at this early stage of the design process. We will be holding further public engagement events throughout the year as the design proposals develop in more detail, before a planning application is submitted later in the year.

Please complete the feedback form before you leave, or add post-it notes with your comments below.

If you have other thoughts after you have left today then please email us:  
[tbgdevelopment@barnethomes.org](mailto:tbgdevelopment@barnethomes.org) or [silkshoelandsplans@instinctif.com](mailto:silkshoelandsplans@instinctif.com)

GRAB A  
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HAVE YOUR  
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