

SILK HOUSE & SHOELANDS COURT

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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. It is anticipated that a planning application will be submitted in late 2025.



Silk House Main Entrance



Silk House and Shoelands Court



Shoelands Court Games Area



View to West from Shoelands Court



- | | |
|-------------------------------|----------------------------------|
| 1 Supermarket / Retail Centre | 6 Silk Stream |
| 2 Utility Warehouse HQ | 7 UK Health Security Agency |
| 3 UKPN Substation | 8 NHS Blood & Transplant Centre |
| 4 Shoelands Court | 9 Montrose Park Playground |
| 5 Silk House | 10 Colindale Underground Station |



Silk House Existing Context

Following on from our previous engagement with tenants, leaseholders, and private owners, and the exhibition event in April 2025, we are here today to find out more from residents of the estate and the wider area about the estate, to listen and seek your input on some of the emerging design 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).



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YOUR FEEDBACK FROM APRIL 2025

On 9th April 2025, a public exhibition took place here at The Brews & Views Café Hall in Montrose Park. Overall:

- 36 people attended the exhibition
- 4 feedback forms were completed on the day of the exhibition.
- 3 telephone enquiries were made. 2 phoned to discuss specific housing cases and 1 phoned to discuss future public engagement events

Key Feedback Received

1. Scale & Massing

- Proposed building heights and total homes increase (96 → approximately 300–350 homes)
- Impact on daylight, views and amenity of adjacent properties

2. Affordable & Family Housing

- Strong support for genuinely affordable social rent homes
- Demand for larger 3-4 bedroom homes and accessible dwellings

3. Access & Connectivity

- Support for new pedestrian bridge into Montrose Park.
- Improved footpaths, lighting and safety in the park supported.

4. Parking & Traffic

- Insufficient existing parking; need for additional on-site spaces.
- Questions over construction traffic routes and hours of work.

5. Environment & Biodiversity

- Interest in sustainable design: water conservation, ecology, green roofs.
- Questions about pollution in Silk Stream and wider natural habitats.

6. Amenity & Community Safety

- Requests for secure entry-fob controls and private outdoor space. Desire for park wardens, improved play facilities, bench seating.



Exhibition Board Feedback



Selection of Quotes from Residents and Attendees:

"We need more 3-bedroom homes."

"Residents should have some private outdoor space".

"It's currently a nice place to live—include the good bits like kitchen windows."

"The new bridge will make my walk to the park shorter."

"I hope these flats will truly be affordable."

"It would be good to maintain the mature trees."

Feedback Incorporated Into The Current Design

You Said:	We Did:
What are the proposed building heights and massing?	We have developed a new and updated Silk House and Shoelands Court scheme to discuss with you.
There is a need for affordable, family-sized and wheelchair-accessible homes.	We have increased the number of homes for social rent from the existing scheme, with a mix of 1, 2, 3 & 4-bedroom homes and additional wheelchair accessible homes.
Desire for secure access, private outdoor space and community safety measures.	We have controlled access fob entry to the communal courtyard, and private balconies/terraces for the homes.
Requests for additional parking and better construction traffic management.	Dedicated parking for residents and new car club spaces are proposed. Works will include a phased construction traffic plan.
Support for environmental sustainability and park connectivity.	We are proposing native planting corridors to the Silk Stream, and a new footbridge into Montrose Park.

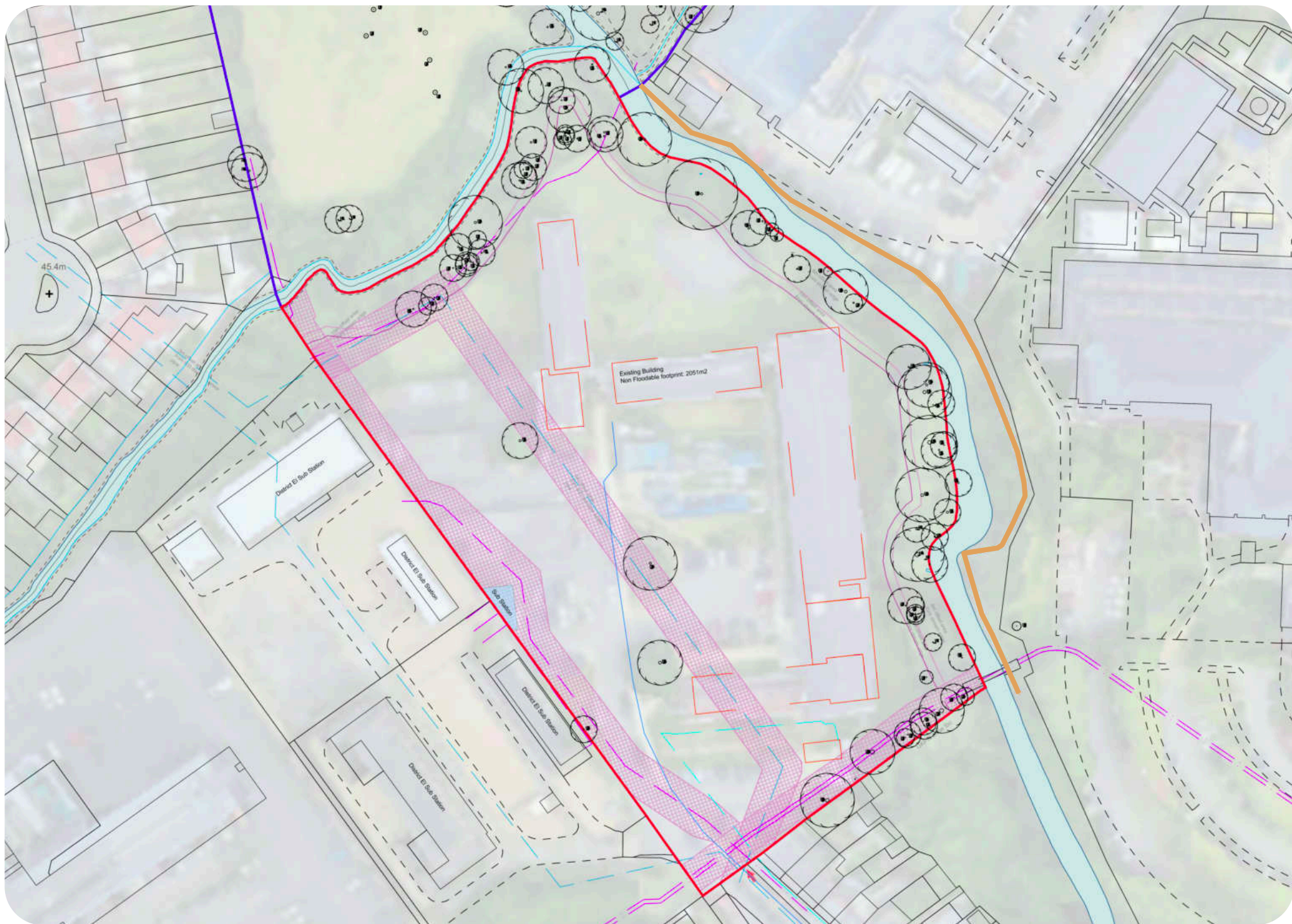
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THE EXISTING ESTATE



Site Constraints



The Constraints

- Site Boundary - 1.51 Ha
- Existing Trees
- Existing Site Entrance
- Under Ground Exclusion Zone
- Gas UG
- Distribution Mains UG
- Mains Sewer UG
- Electric Cables UG
- Defence Fencing of NHS Blood and Transplant and Public Health England

Flood Risk from Silk Stream



Existing Non- Floodable Footprint: 2,051m² Proposed Non- Floodable Footprint: 2,034m²

The site is located within Flood Zone 3 according to the Environment Agency (EA) Flood Map for Planning. The policy requirement by the Environment Agency is that the new Silk House scheme must not exceed the existing ground floor footprint of 2,051m².

The aim is to ensure flood risks are taken into account at all stages of the planning process and an appropriate design is proposed.

Responding to Opportunities in the Current Design

You Said:	We Did:
"Can we have secure bicycle parking and safe cycle paths?"	Yes, we are proposing new site access by introducing a footbridge to Montrose Park and access controlled bike stores.
"It would be good to maintain the mature trees."	The new design retains all the mature trees of quality, and additional new trees will be planted.
"Can we improved the security, including lighting?"	Yes, a new site-specific lighting scheme with CCTV is proposed.
"Commuters currently park on the estate due to free parking. The new estate needs parking controls."	We are proposing secure entry-fob and gate controls for all bike storage and car park access.
"The Silk Stream isn't in a good condition, and I'm concerned about sewage into the stream."	We plan to enhance natural planting to the silk stream and 'Green Ribbon', and upgrade the drainage for the new homes.

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A MASTERPLAN TO CONNECT 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.

- New High Quality Playspace for Residents and Visitors
- An Increase in 3 and 4 Bedroom Family Homes
- 50% Affordable & 50% Private Sale Homes
- Block A Key Marker (Up to 25 Storeys)
- Block B Supporting the Route to Noble Close (Up to 17 Storeys)
- Block B Angled to Set Up A Future Link to Colindale Tube
- A West Facing Residents Private Courtyard
- Parking 'Hidden' from the Public Green Ribbon
- A Secure Courtyard with Parking for Residents
- A New Public Car Club and Secure Residents Bike Parking
- Wayfinding and Lighting Along the Pedestrian and Cyclist Route
- Existing Mature Trees on Site Retained

Things that you like...

What do you think?

Additional things to consider and include...

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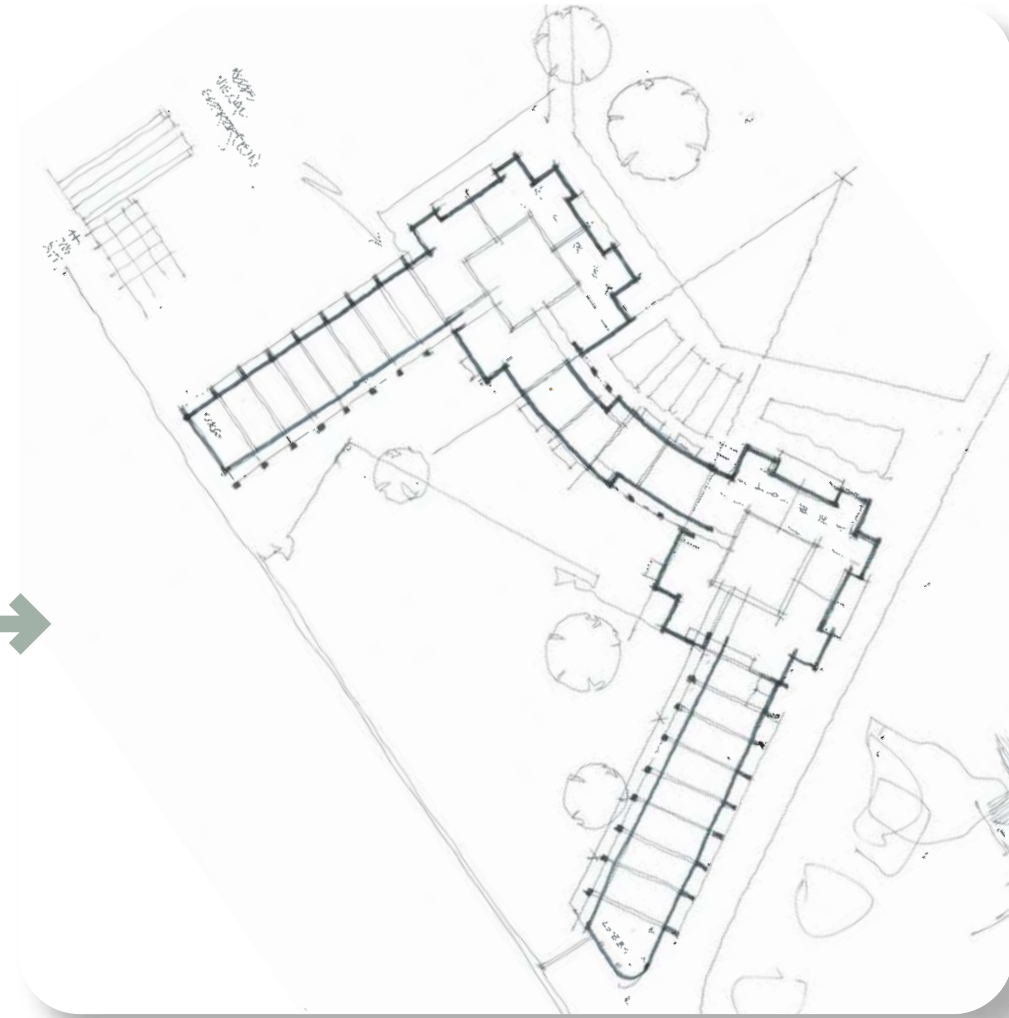
OUR DESIGN JOURNEY SO FAR



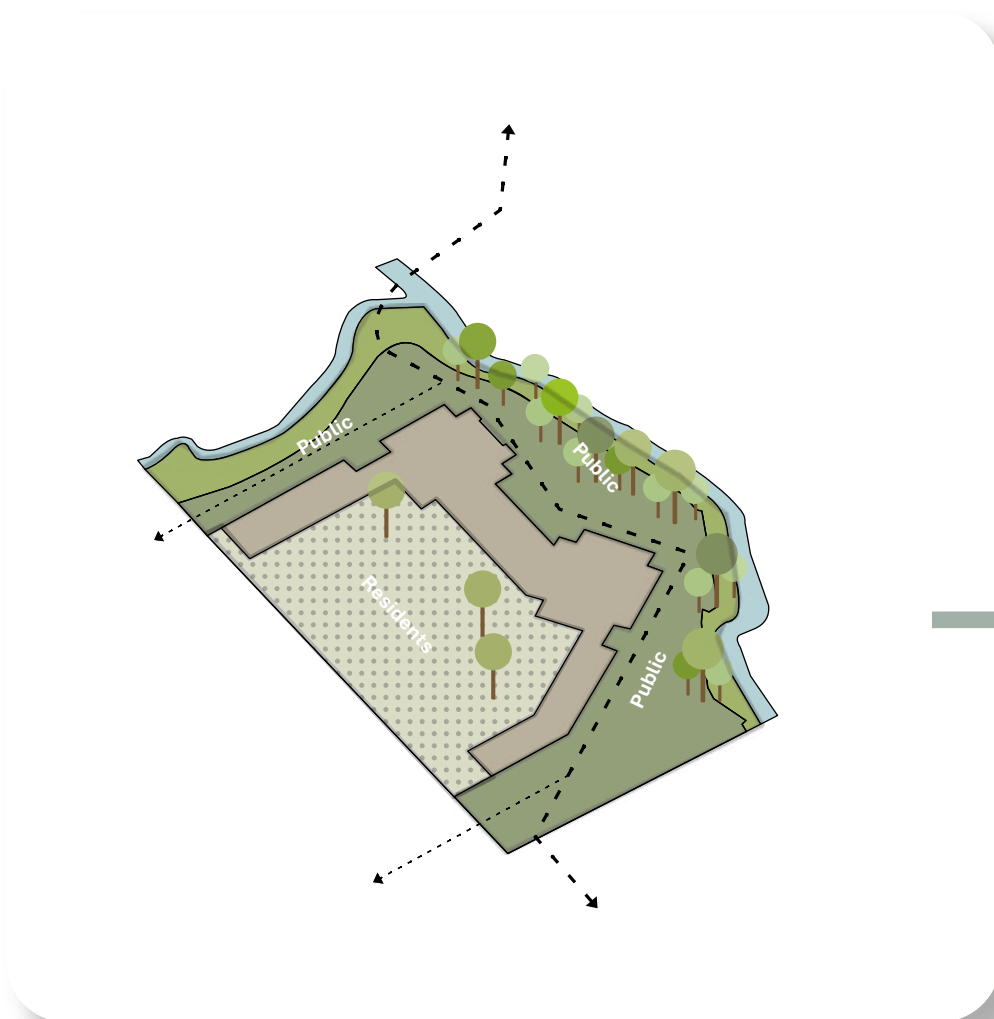
Our Initial Design Thoughts



Evolving the Approach

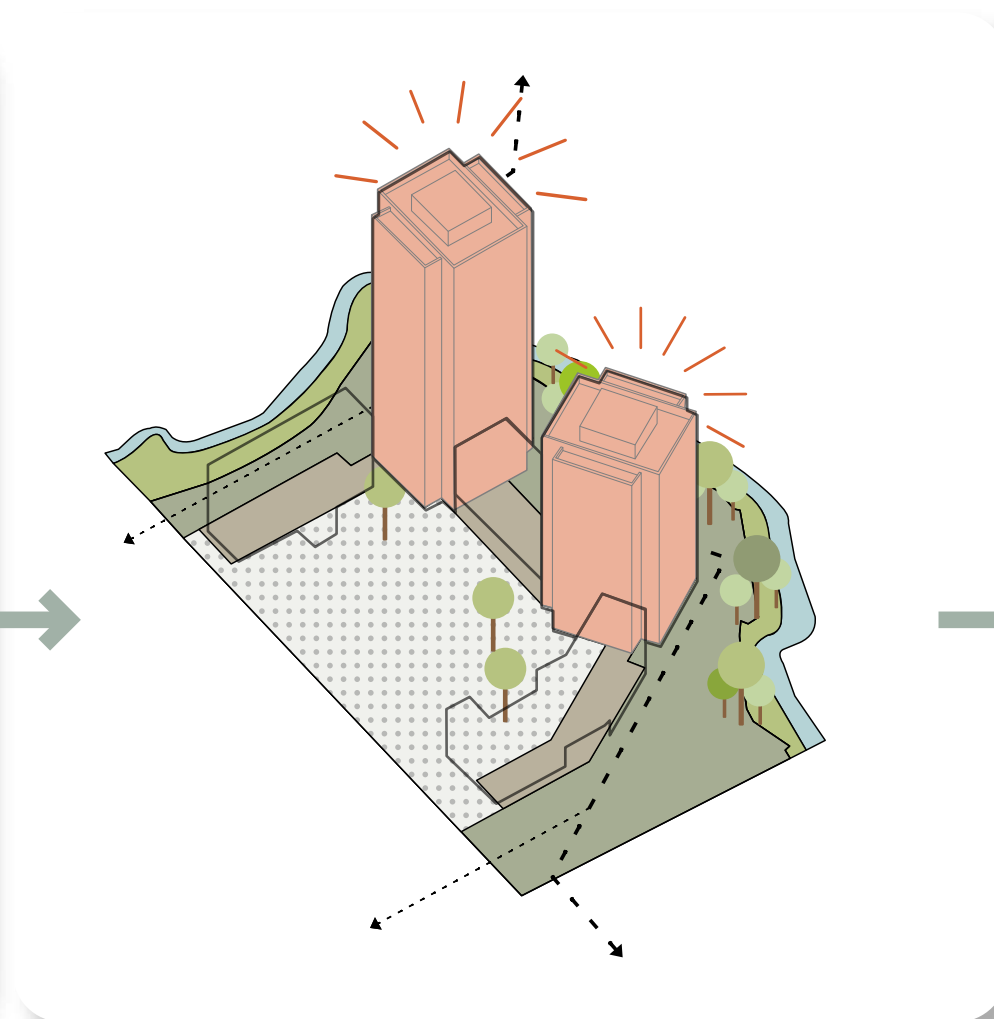


Refining the Layout



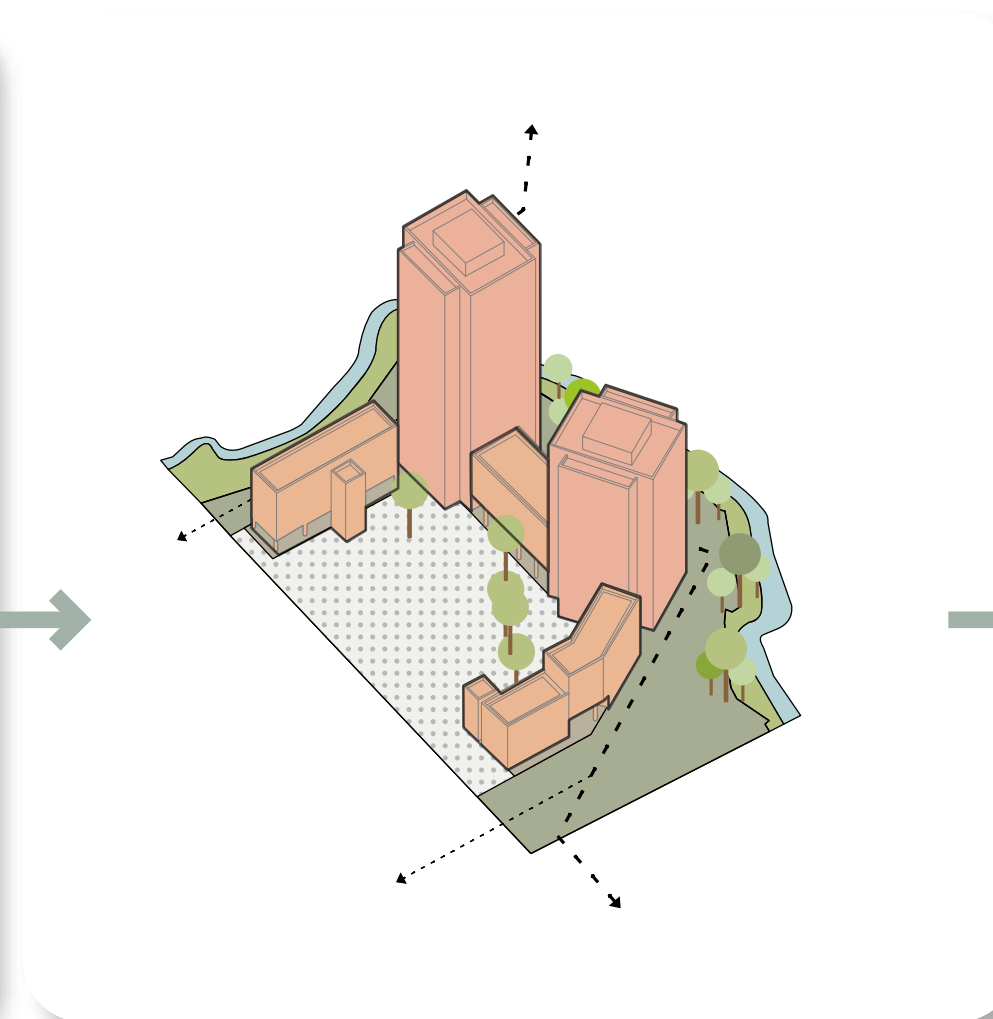
Access

A clear delineation between public and private resident-only spaces. This helps to improve safety, security and overlooking of all external spaces.



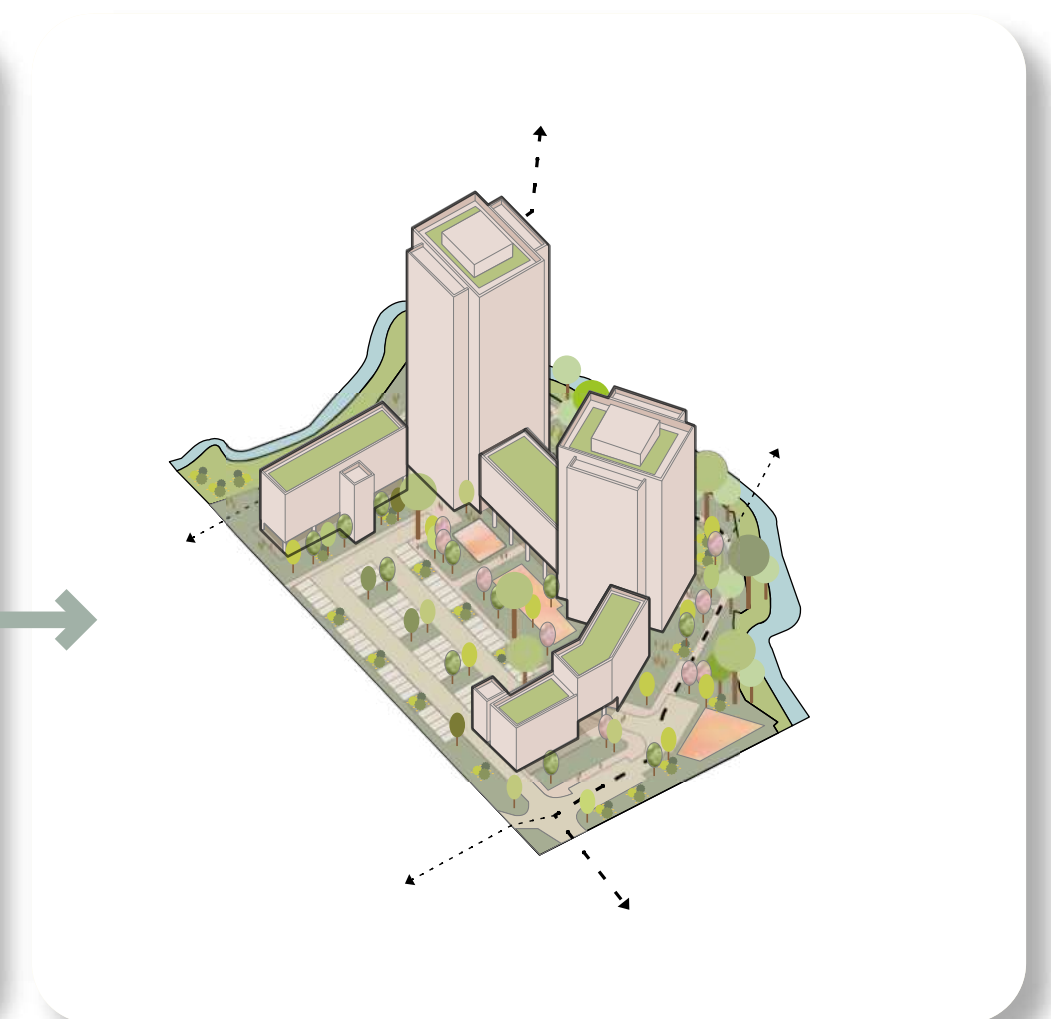
Two Marker Buildings

Two taller buildings act as marker buildings and will help to aid wayfinding to and from Montrose Park. Improved overlooking will enhance safety and security.



Stepped Massing

Building heights are stepped to respond to the surrounding neighbourhood. Lower rise buildings are located towards adjacent residential areas, with taller buildings closer to the park and non-residential buildings.



New Routes

High quality private gardens, a new public green ribbon park, and children's play spaces are proposed. A well-lit walking and cycling route will provide a new way into the park.

Things that you like...

What do you think?

Additional things to consider and include...

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LANDSCAPE DESIGN AND PLAY PROVISION



Landscape Strategy



Character Area 1
Courtyard garden with open green space & play areas



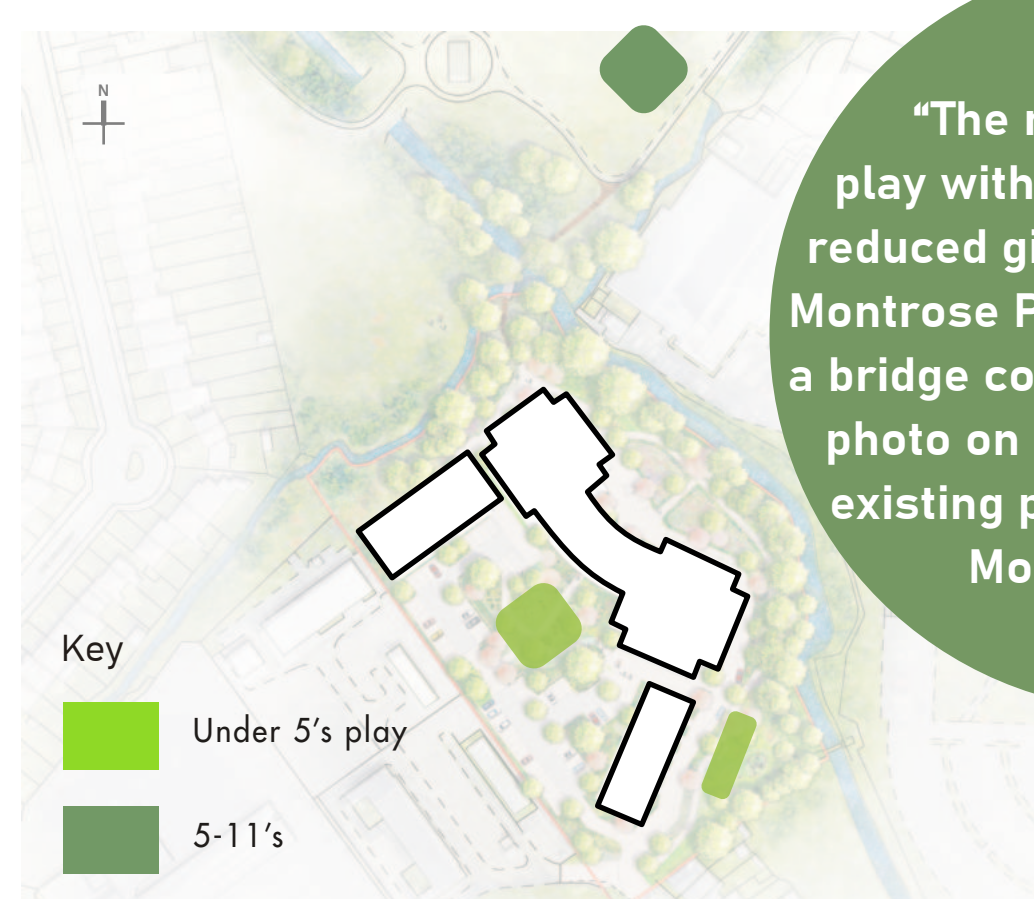
Character Area 2
Linear Park with integrated amenities



Character Areas



Character Area 3
Existing river corridor enhancement zone



Play

"The requirement for play within the site could be reduced given the proximity to Montrose Park on the basis that a bridge connection is made. The photo on the right shows the existing play facilities within Montrose Park."

Montrose playground



Montrose outdoor gym



"Natural play areas should be used and beneficial for biodiversity e.g. logs, boulders. The precedent images on the right illustrates examples of natural play features on site."

Precedents of on-site play elements



"New bridge crossing the Silk Stream, connecting the Silk House site to Montrose Park"

Section AA



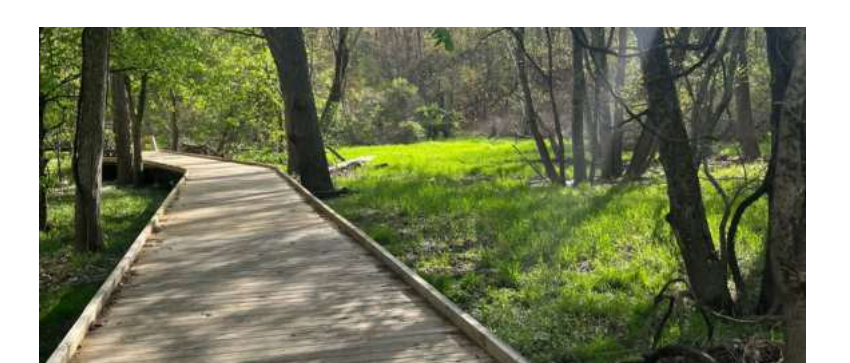
New bridge crossing the Silk Stream, connecting the Silk House site to Montrose Park and enhancing accessibility



Low-level bollard lighting is proposed to enhance safety for public use while minimising light spill and disturbance to local wildlife habitats, including bats.



Boardwalk is proposed to provide public access to the wooded area, enabling a closer connection with nature.



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OUR DESIGN JOURNEY SO FAR



Things that you like...

What do you think?

Additional things to consider and include...

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Entrance to site from Annesley Avenue



The 'Green Ribbon' leading to the park



The Silk Stream to the North of the site

Early Concept Sketches



Indicative View - Proposed buildings and public realm seen from the Silk Stream

03

Things that you like...

What do you think?

Additional things to consider and include...

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NEW HOMES FOR MODERN LIVING

Efficient and Sustainable Homes

Well Insulated Homes
Designed to Limit Overheating
Solar Panels
Air Source Heat Pumps
Designed to Ensure Good Daylighting

Great Places to Live

Dual Aspect Homes
Accessible Homes with Multiple Lifts
Grand Master Bedrooms
Open Plan Modern Living

Bringing Nature Home

Generous Balcony Space
Maximised Views to Montrose Park
Gallery Access with Good Views

Carefully Designed Family Homes

Generous Storage for the Family
Large Homes with Separate Living and Kitchen Space (3B & 4B)
Family Bathrooms
Family Homes Close to Ground and Play



2 Bedroom, 4 Person Flat

3 Bedroom, 6 Person Family Maisonette

1 Bedroom, 2 Person Flat

Indicative Example Home Layouts

Things that you like...

What do you think?



Additional things to consider and include...

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THE 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.



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:
silkshoelandsplans@instinctif.com

