



Today's Consultation

This is the second phase of public consultations for the redevelopment of Grahame Park North East. This session is an opportunity for residents, stakeholders, and community members to engage with the evolving vision for the neighborhood.

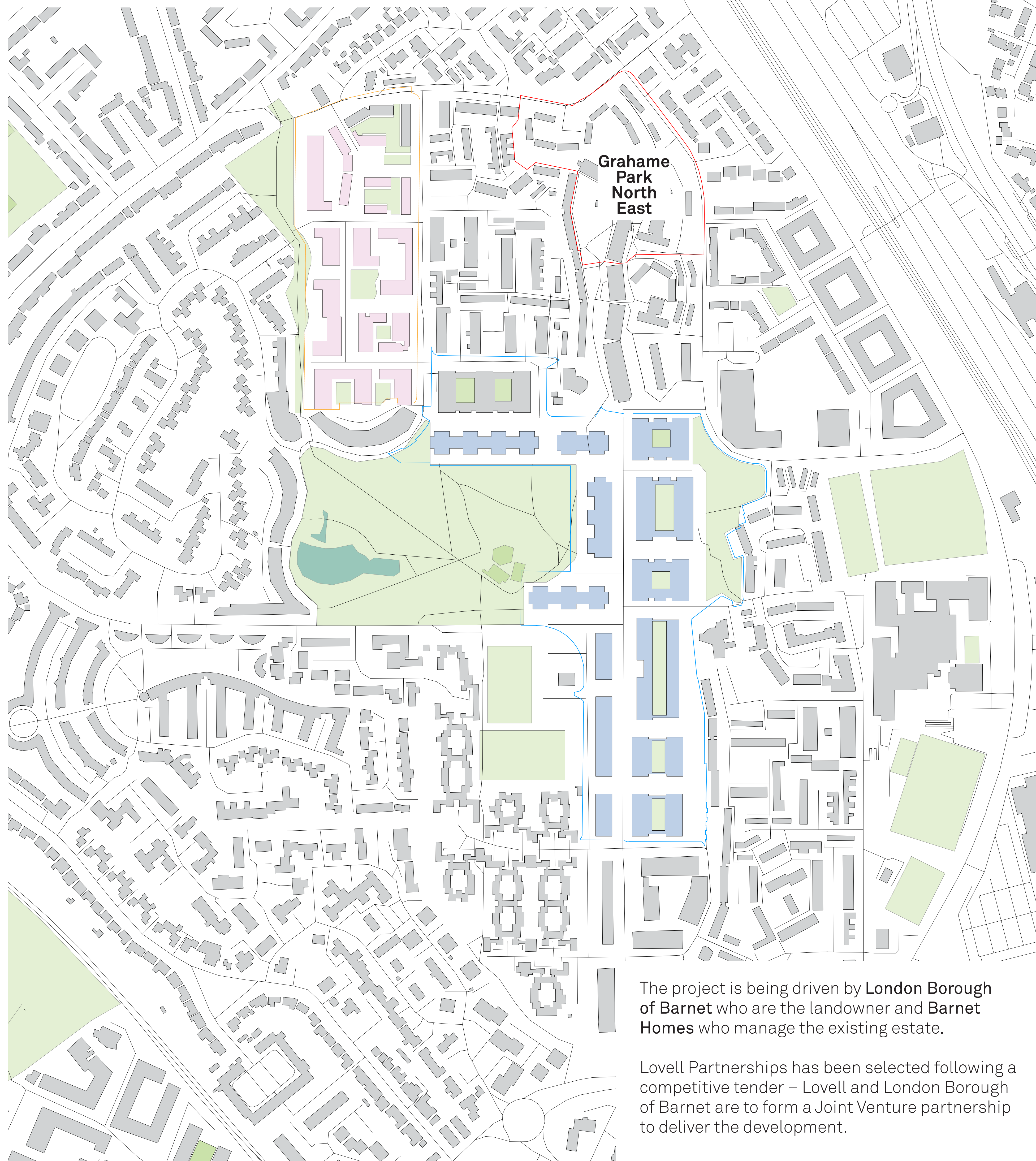


Working together in partnership to deliver the regeneration of Grahame Park North East

BOARD 2

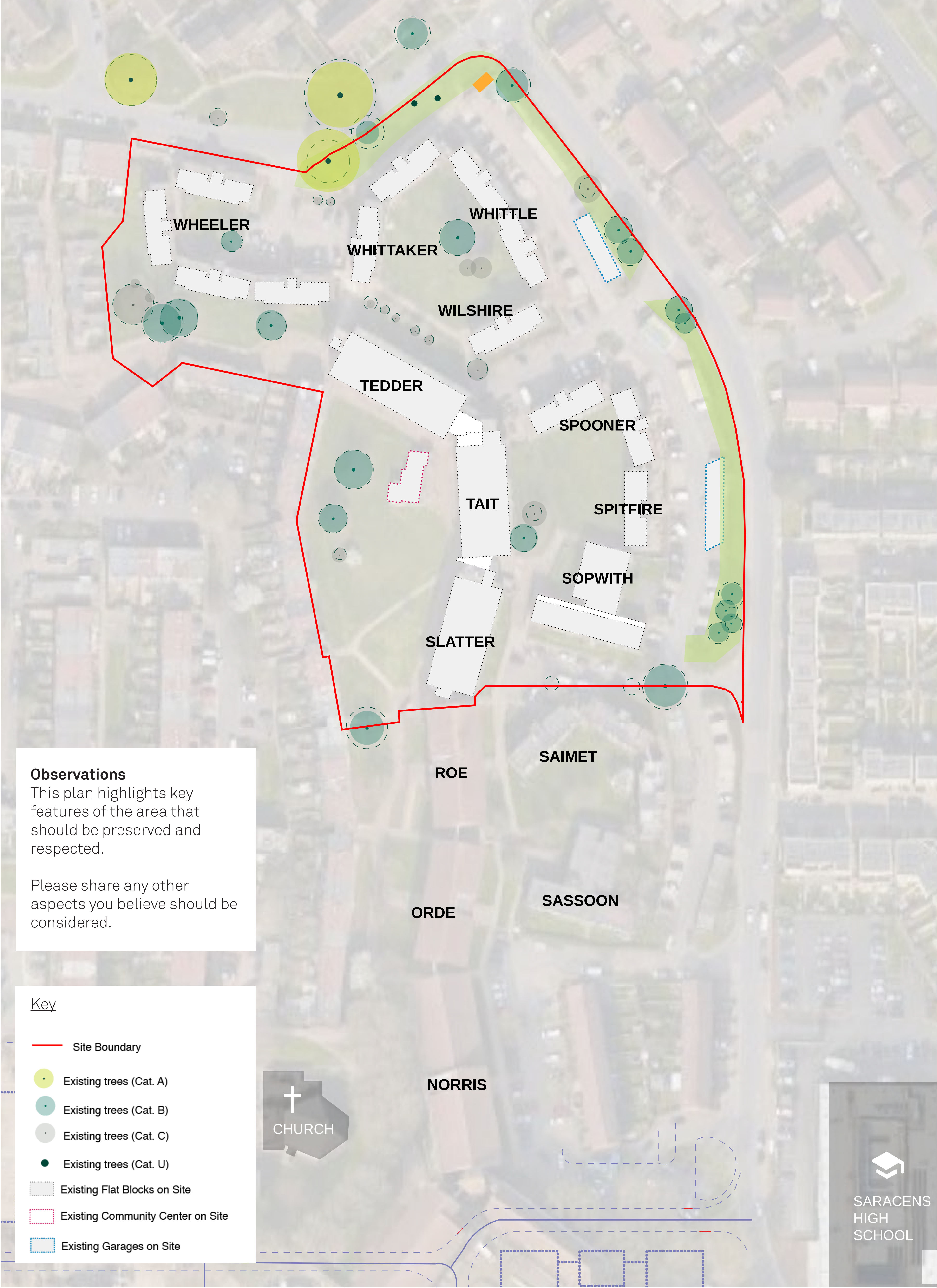
We are developing our plans for the regeneration of the north east corner of Grahame Park.

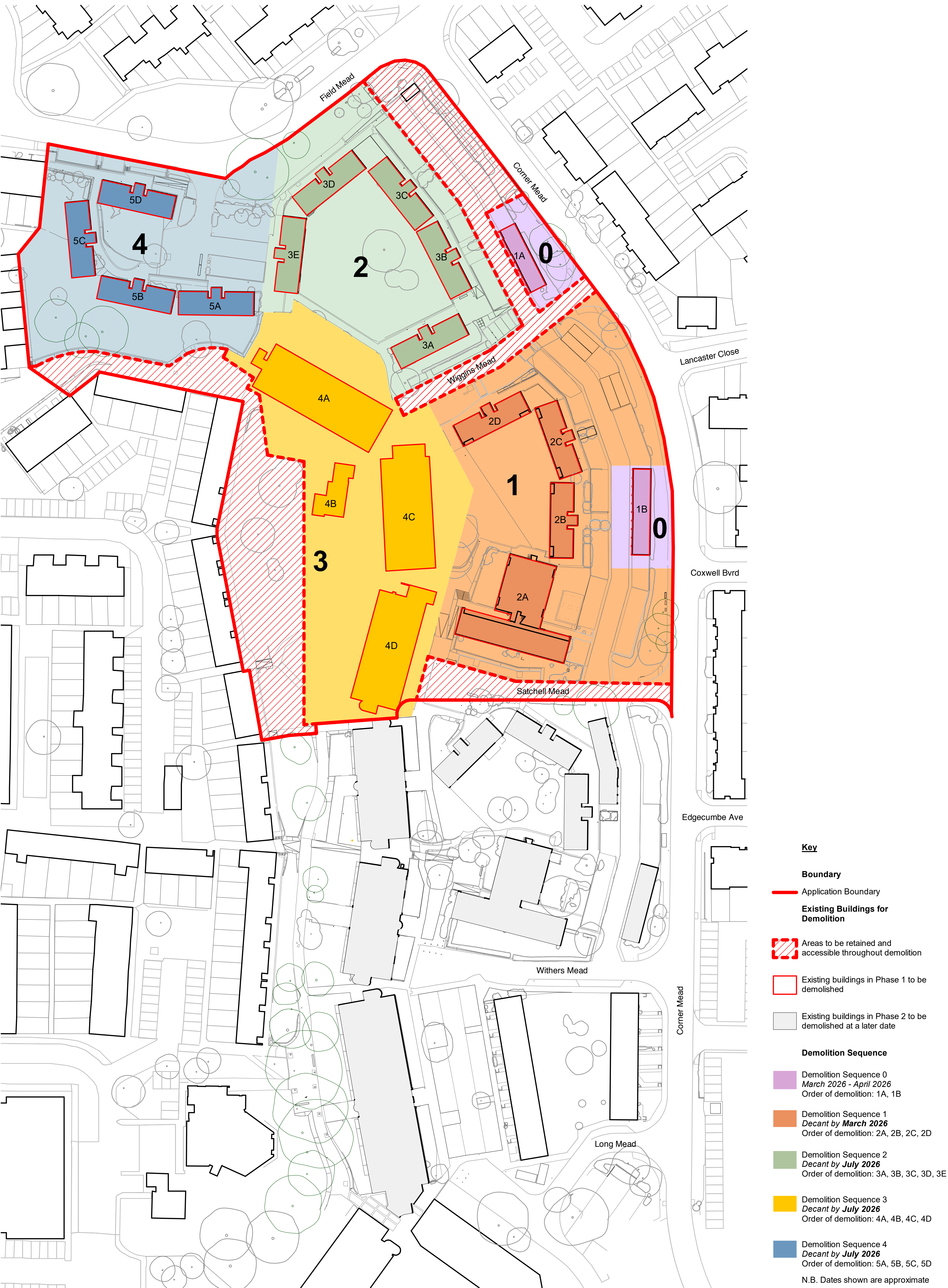
Grahame Park has already undergone a significant transformation, led by Barnet and NHG following a 2003 ballot. Barnet and Lovell are now bringing forward the regeneration of the north-eastern section of the site.

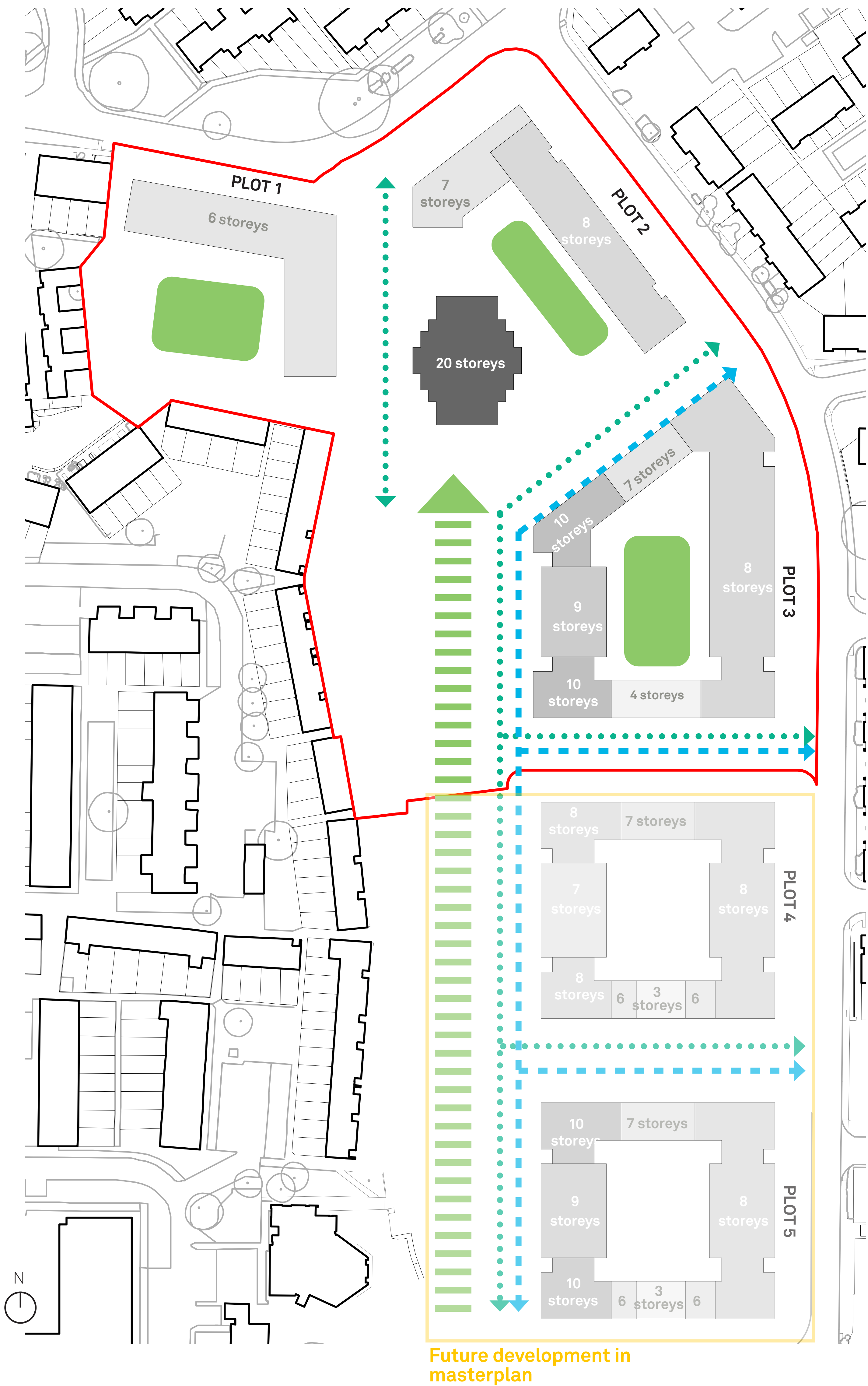


The project is being driven by **London Borough of Barnet** who are the landowner and **Barnet Homes** who manage the existing estate.

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.







Key principles

- A landscaped green corridor running through the development.
- A mix of home types—flats and maisonettes.
- Taller buildings placed centrally, overlooking the green areas.
- Shorter blocks along the edges, closer to neighbouring homes.
- Improved pedestrian routes and better overall connectivity.
- Ground-floor family maisonettes with street-facing front doors.
- Safe, open spaces with clear sightlines from homes and streets.
- Ground-floor space reserved for shops, services, or community use.
- Aim for about 0.3 parking spaces per home, including spots for current residents.

Changes Since March Consultation

- Minor changes to the heights of courtyard blocks on west side.
- Marker building increased in height.
- Plot 2 linear block has reduced in size and height.
- Plot 4 & 5 removed from outline planning application.
- Vehicle link to south to be delivered as a subsequent application.

Massing Key

- Tallest massing
- Lowest massing

Key

- Site boundary
- ||||| Green spine - a continuous green, planted route through the masterplan
- ↔ Primary vehicular route
- ⋯ Secondary Pedestrian/cycle 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

Streets

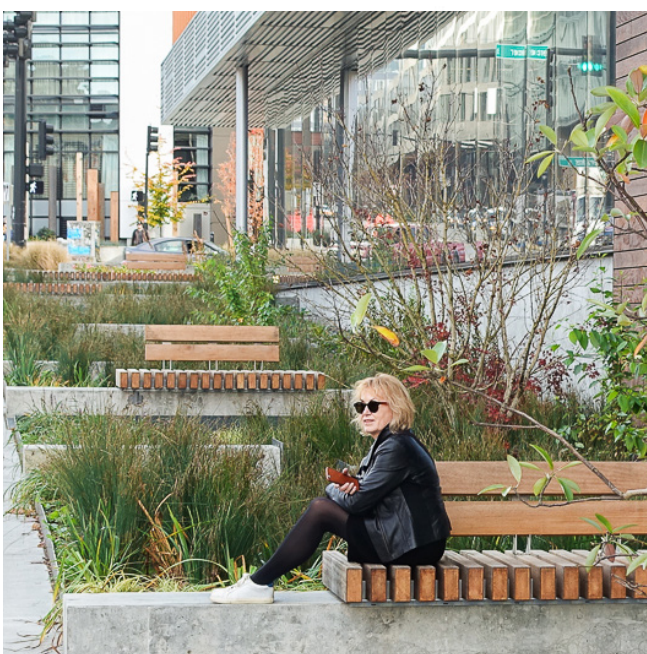
- low speed roads
- parallel & perpendicular parking
- porous paving to bays
- integrated tree planting
- planting to residential terraces
- raised crossings at street junctions and community square

Playful gardens

- planted terrace gardens
- integrated 0-4 play places
- 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



This Outline Application

Future Masterplan Vision

- 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

These are indicative sketches of the Phase One viewed from above and at street level.

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.

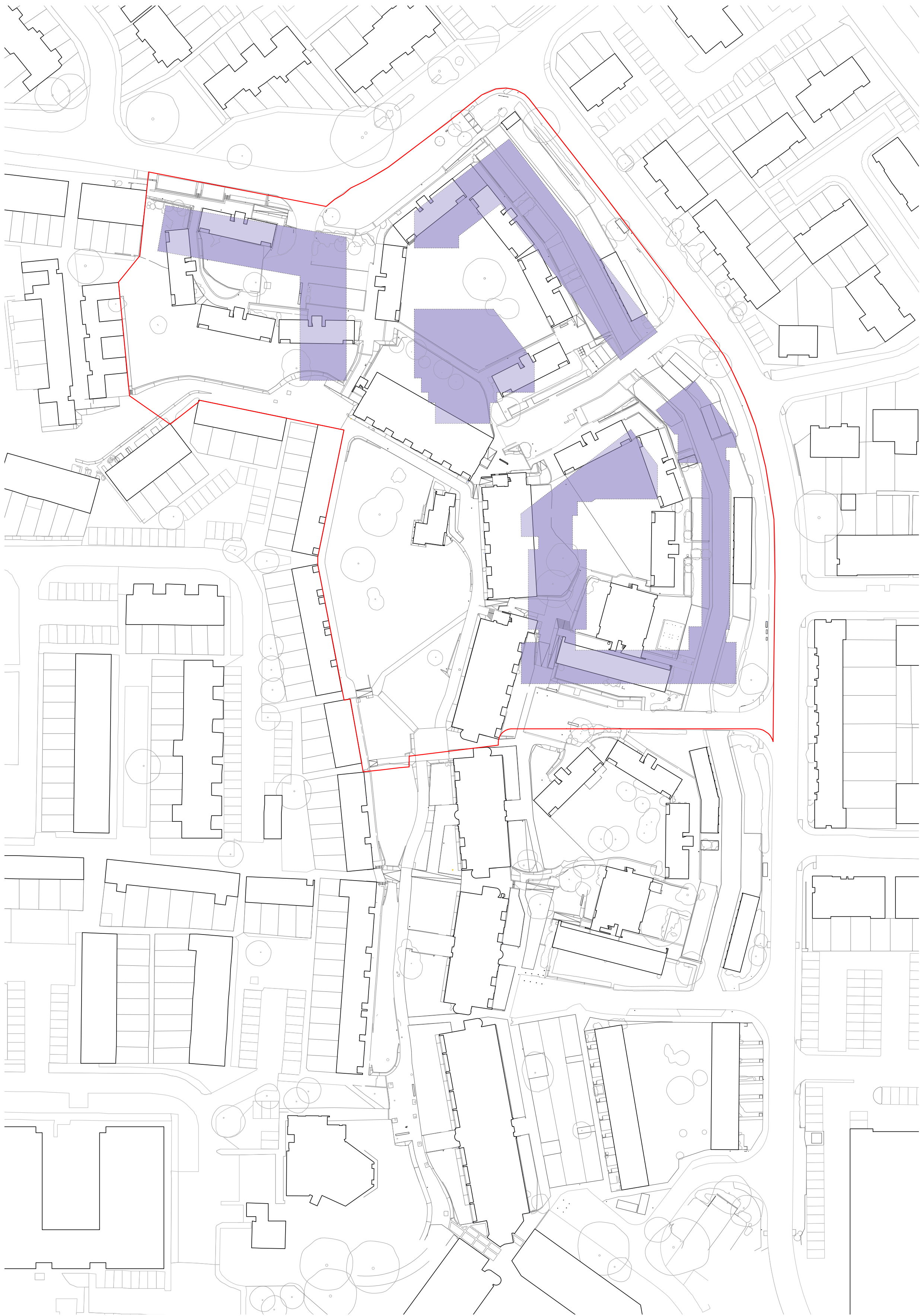
The tallest buildings are located closer to Mill Hill Broadway station and main roads, while mansion blocks with lower heights along the perimeter of the masterplan respond to the existing surrounding homes.

Maximum heights will be agreed with the planners as part of the outline planning application.



Phase One Housing tenure

- 50% Affordable
 - 5% Shared Ownership
 - 45% Social Rent
- 50% Market Sale



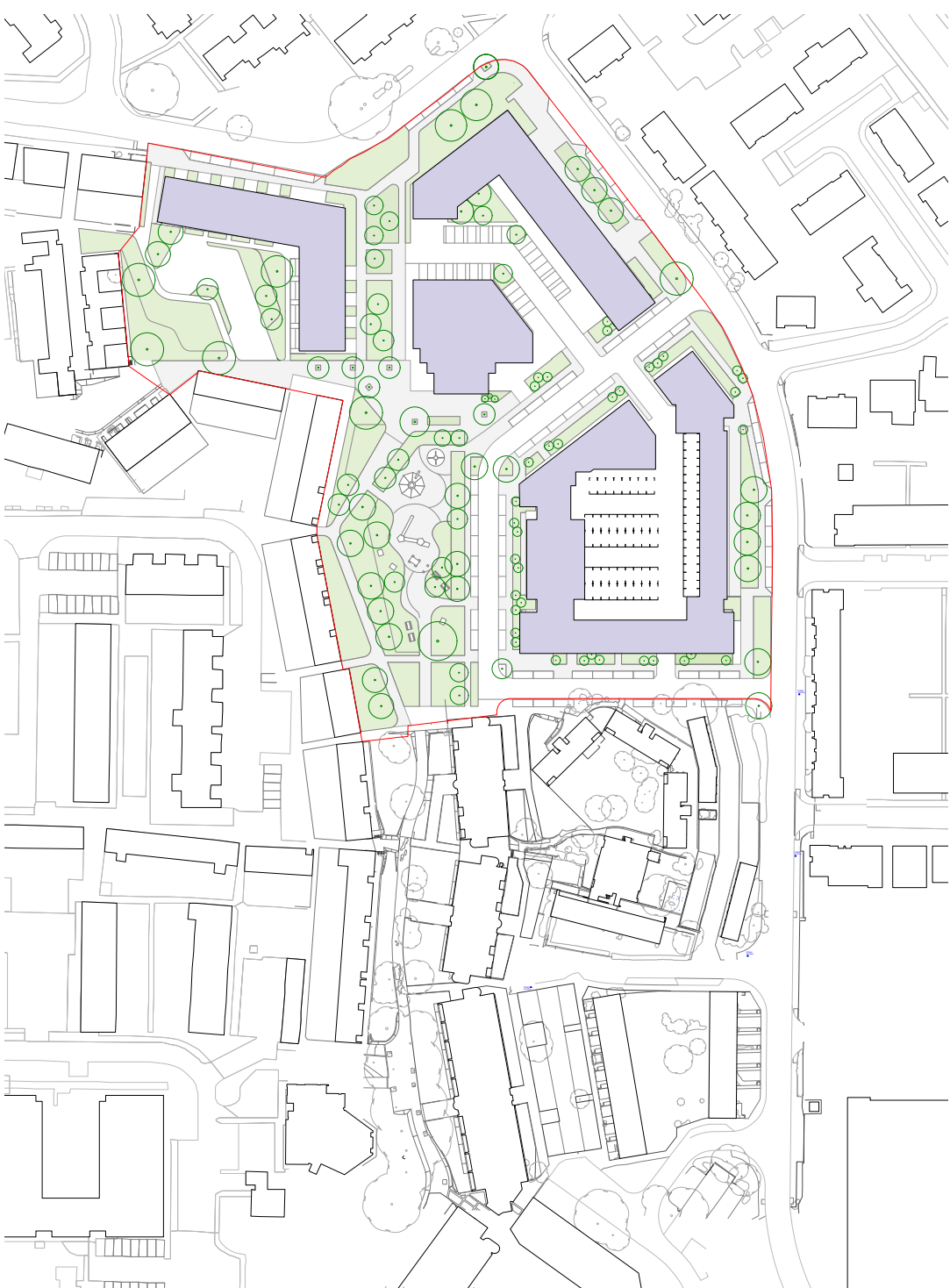
Overlay
This plan shows the proposed building footprints superimposed on the existing layout.

Phasing
These drawings illustrate the proposed first delivery phase of the project as it would be built out.

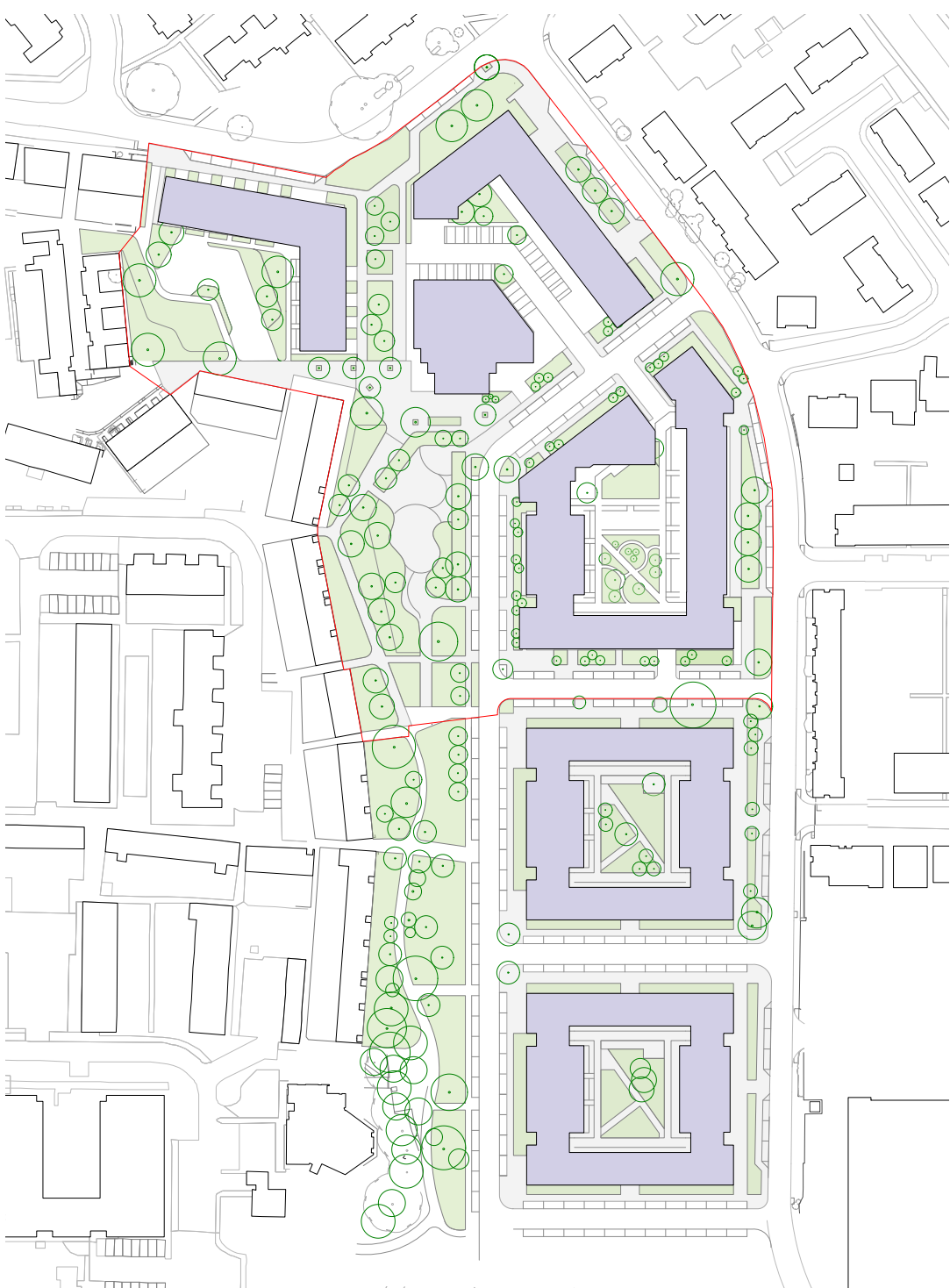
The masterplan will be delivered in phases, as shown below:

- Phase 1** – The council has approved plans to proceed.
 - Masterplan**– Proposal is being progressed to pave the way for relocation subject to future consultation.
- Each phase will target a 0.3 ratio of parking spaces.

Phase 1
Construction 2027-2031



Masterplan





Corner Mead View
Looking North on Corner Mead from Sacarens School



Withers Mead View
Looking West on Withers Mead inbetween Plots 3-4.



Plot 3 View
Looking East on the greenspine at base of marker building



Planning timeline



Build timeline

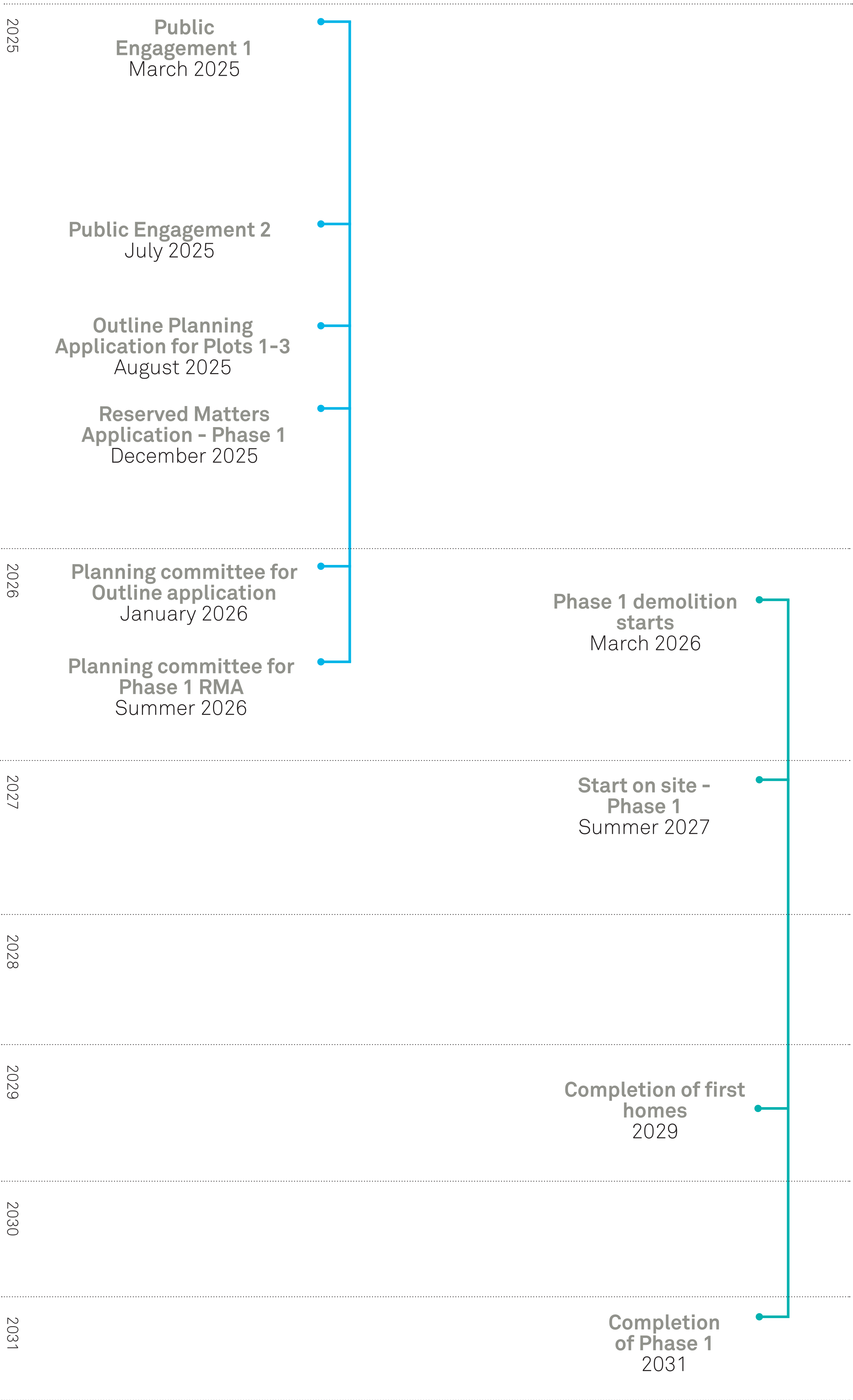
The project is expected to take some years to complete. We are currently at the earliest stage, focusing on consultation and developing the masterplan design.

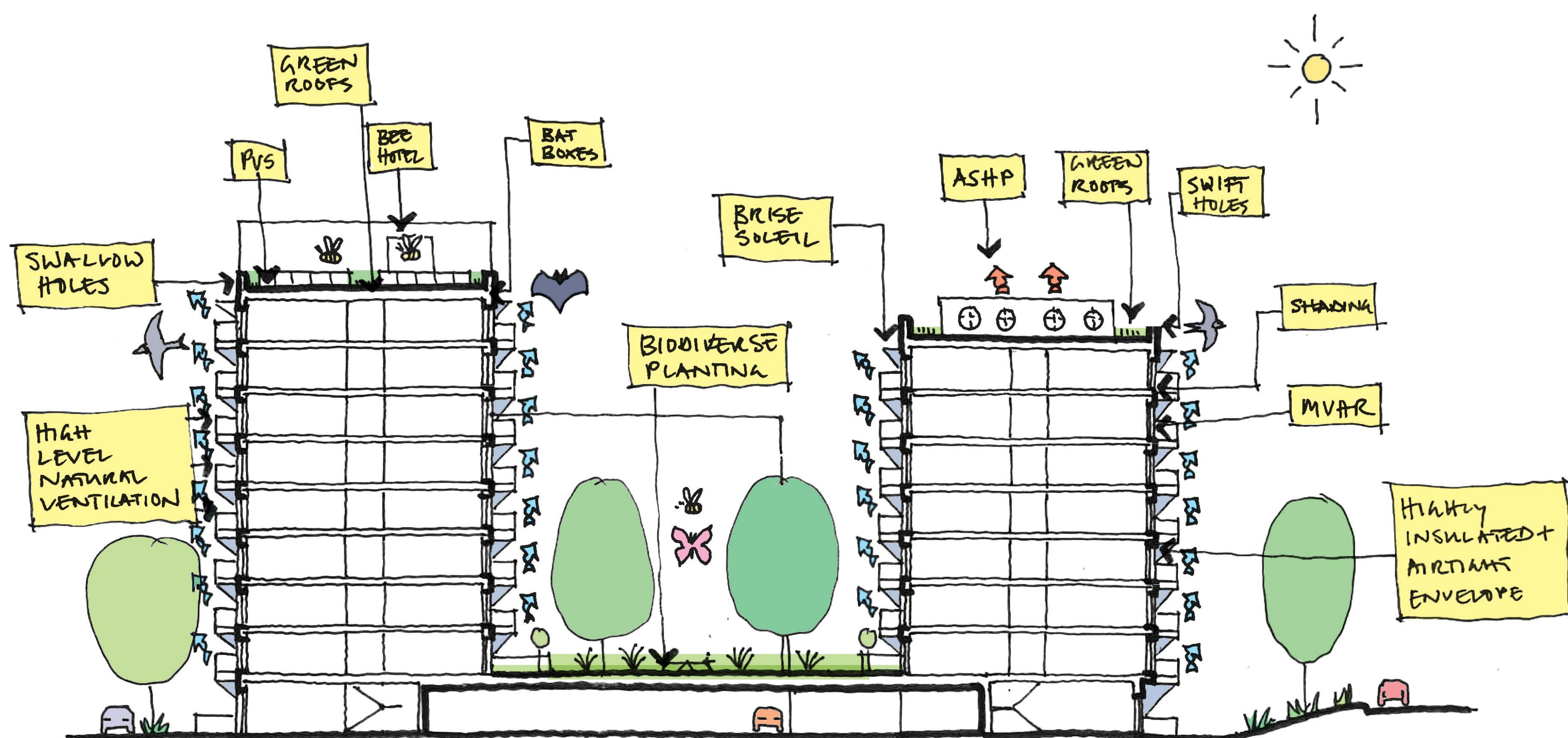
The blue timeline shows how the proposals will progress through the Planning process in phases. The first application will be an Outline Application* for the entire site, followed by detailed Planning Applications for each phase.

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



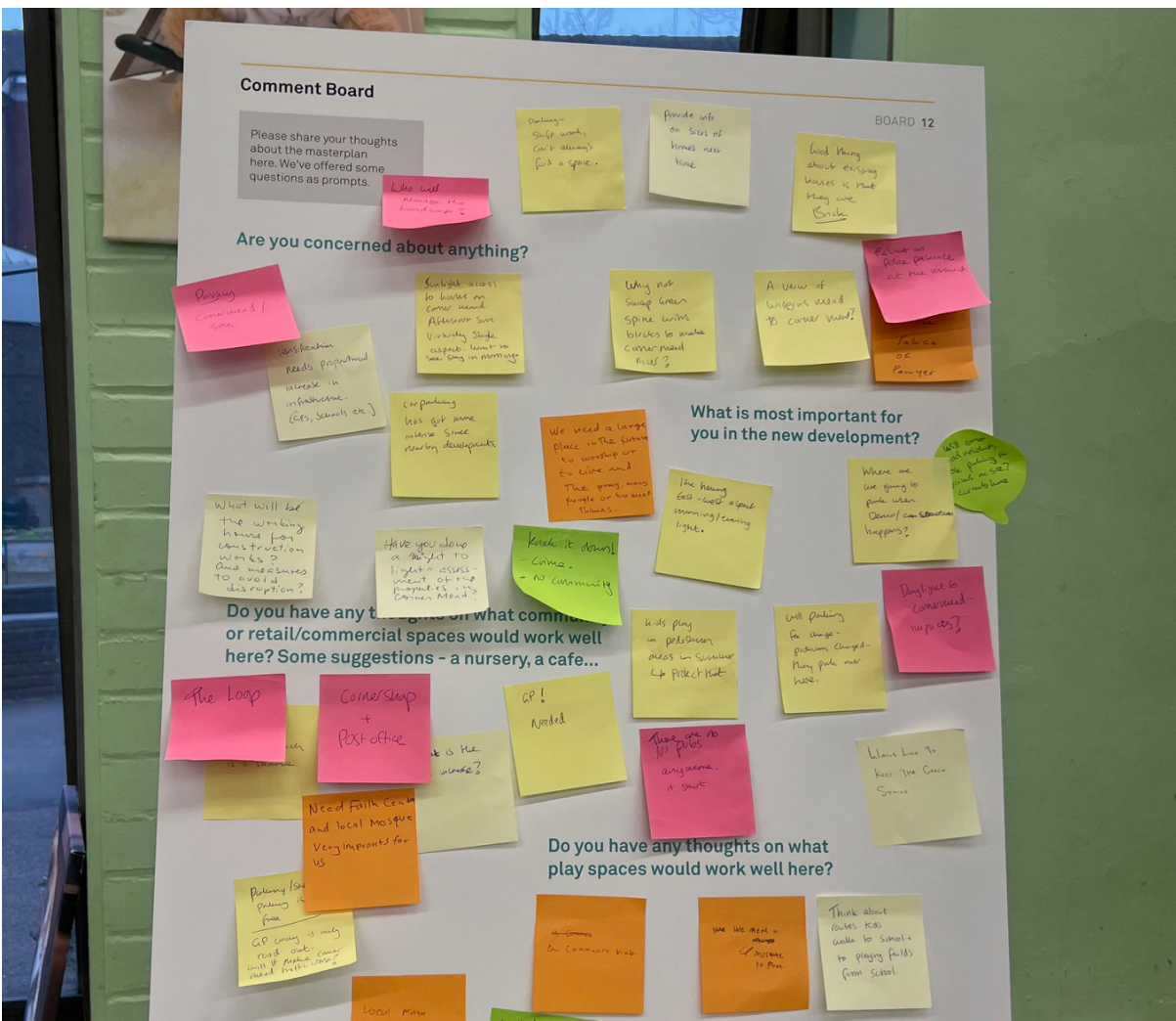


Approach

- The development will be to the highest sustainability standards.
- Highly thermal efficient buildings
- Green technologies, including solar 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 system. 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.



This consultation builds upon feedback gathered since our previous event in March 2025.

Your input is invaluable in shaping a vibrant and inclusive future for Grahame Park North East. We look forward to your participation.

What do you think?

You said:
The community would like to see practical additions to site to foster a more complete and connected neighbourhood.

We will be providing a high quality commercial / F&B space on site to serve the community.

You said:
Residents value access to open, green areas and want to ensure these are protected or enhanced

We have developed the design as a landscape led masterplan expanding the amount of greenspace on site.

You said:
Residents highlighted the importance of dedicated or convenient parking for daily needs.

We are developing a proposal that defines the allocation of podium and street parking. This takes into account the number and types of homes planned, nearby developments, and existing residents.

You said:
Energy efficiency was praised, and respondents encouraged the use of user-friendly and affordable systems.

We are collaborating with Barnet Homes to develop an energy system that is user-friendly for residents.

You said:
There is a need for well-sized homes suitable for families and a thoughtful mix of housing types.

We have increased the provision of family homes (three bedrooms or larger) from approximately 45 to 90.