

SILK HOUSE & SHOELANDS COURT

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WELCOME – WHAT’S ON TODAY?

In 2023 a comprehensive engagement programme began 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.

Barnet Homes are proposing to redevelop 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.

The proposed planning approach has now been changed to be an Outline Planning Application. This will be submitted by the end of November 2025, with a future detailed Reserved Matters Application to follow in 2026

Summary of the Silk House and Shoelands Court outline proposals:

- Up to 388 new high quality homes
- Minimum of 50% affordable housing
- 30% of affordable homes will be larger 3 and 4 bedroom family homes
- Access-controlled car parking safeguarding more spaces for residents
- Extensive landscaped amenity and play spaces
- New footbridge and lighting into Montrose Park



- | | |
|-------------------------------|----------------------------------|
| 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 & Shoelands Court Existing Context

Following on from our previous engagement events with tenants, leaseholders and private owners we are here today to hear your thoughts about the outline proposals; to explain what an Outline Planning Application is; and to show how the new illustrative scheme fits within the Outline Planning design parameters that have been established with the Council.

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 JULY 2025

Following a first exhibition in April 2025, on 17th July 2025 a second public exhibition took place at The Brews & Views Café in Montrose Park. Overall:

- 23 people attended the exhibition
- 1 feedback form was completed on the day of the exhibition
- No telephone enquiries were made at this second public exhibition

Key Feedback Received

1. Scale & Massing

- Noted that to optimise the site for new affordable and private homes building heights and the number of homes is increasing.
- Impact on daylight, views and amenity of adjacent properties raised.

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.
- Desire to ensure the new homes are inclusive and accessible.

4. Parking & Traffic

- Ongoing concerns about parking management.
- Questions over construction traffic routes and hours of work.

5. Environment & Biodiversity

- Interest in sustainable design: water conservation, ecology, and green roofs.

6. Amenity & Community Safety

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



Exhibition Board Feedback



Selection of Quotes from Residents and Attendees:

"The area needs more housing especially for young people."

"Please be sure to cater for disabled people who live on site."

"The new bridge from the estate in to Montrose Park should improve access."

"Parking is already an issue in the area, will the new homes come with additional spaces?"

"I hope the redeveloped plans will help to deter anti-social behaviour in the area."

Feedback incorporated into the current design

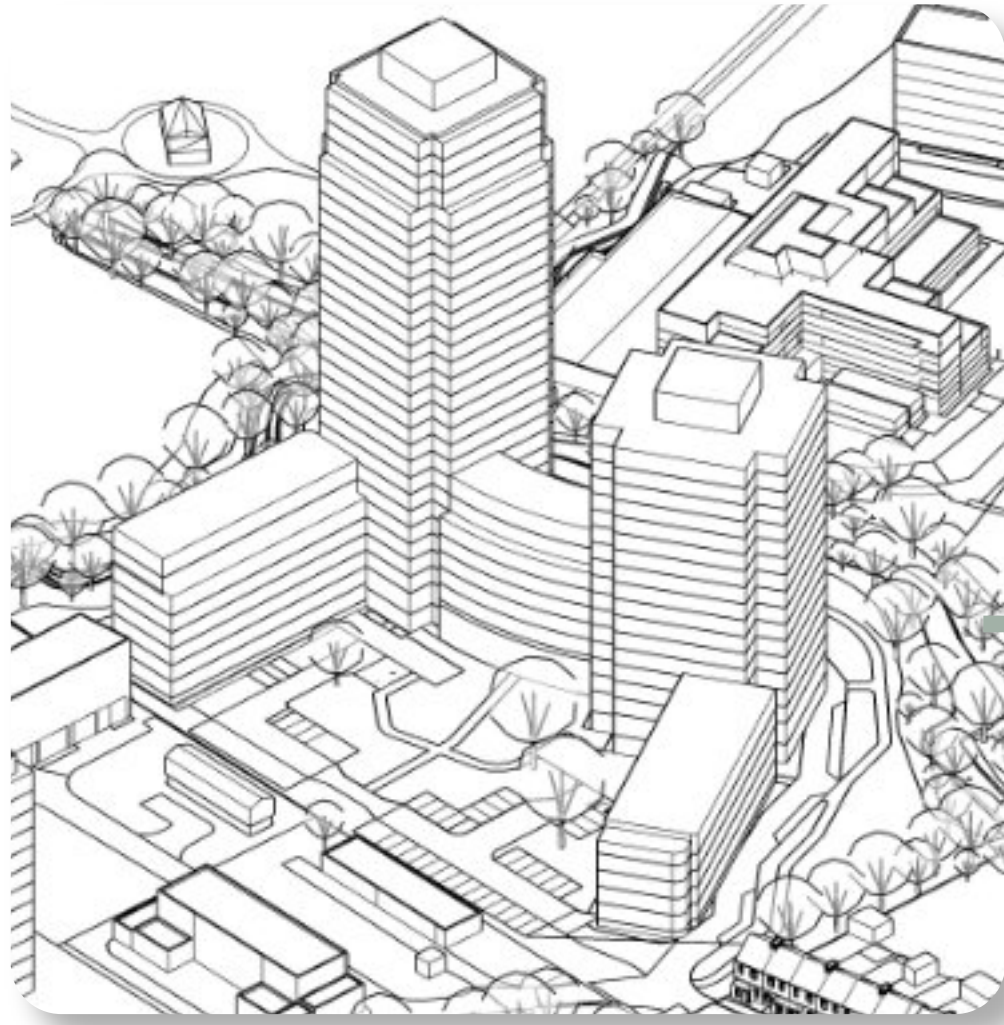
You Said:	We Did:
What are the proposed building heights and massing?	We have developed an outline design with maximum building heights of up to 6, 8, 17 and 28 storeys.
There is a need for affordable, family-sized and wheelchair-accessible homes.	We have increased the number of homes for social rent 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 fob entry controlled 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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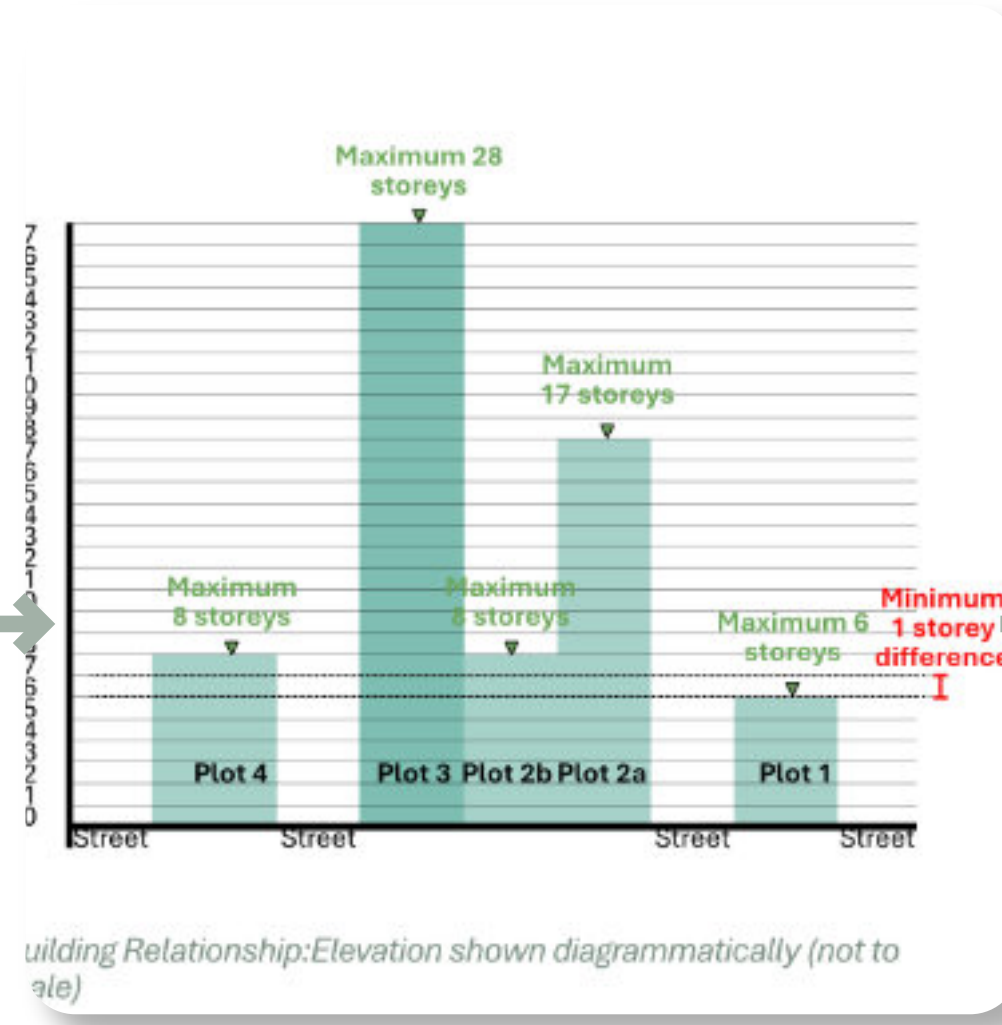
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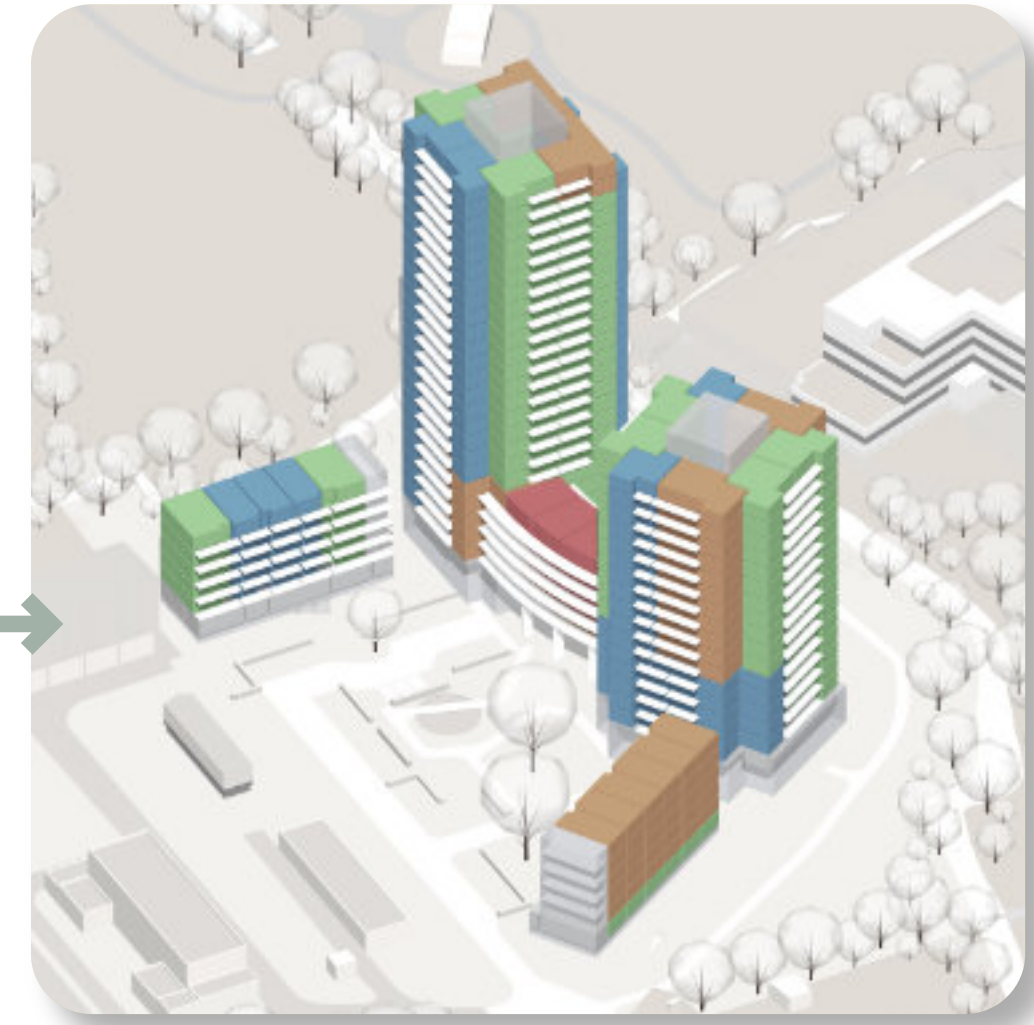
WHAT IS AN OUTLINE PLANNING APPLICATION?



This sets the maximum outline shape of what and where homes can be built in the future.



It defines all the outline heights and maximum number of storeys for the proposed buildings.



This illustrates how many homes of each tenure and of a range of sizes can be accommodated in the



Provides outline information on site access, residents' parking, servicing, and bike storage

This indicates the likely maximum parking numbers, how the new Silk House and Shoelands Estate is serviced by refuse trucks, deliveries etc. and the residents will use and access their homes.



Provides illustrative information on the landscape design and play areas

An initial illustration of how the requirements for play, residents' amenity, the flood management, and bio-diversity targets are to be met.



Illustrates the general appearance and quality of buildings

A Design Code will describe the intended design approach for the materials to be used, suggests the initial appearance, and the sustainable design principles for the scheme.



Followed by a future detailed Reserved Matters Application in 2026

The future detailed Reserved Matters Application will then confirm the final number of homes, what tenure, what heights, and the detailed layout and appearance of the new Silk House and Shoelands Court Estate.

Things that you like...

What do you think?

Additional things to consider and include...

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THE MASTERPLAN TO CONNECT COLINDALE



The redevelopment proposals will make this part of Colindale a better place to live, work and visit.

The outline proposals include high quality streets and public spaces, active and sustainable travel, wayfinding, lighting and improved connectivity. We welcome your ideas.

The updated outline design proposals will meet London Plan guidance and 50% affordable homes, optimising the site's capacity for new affordable and private

- New high quality play spaces 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 28 Storeys)
- Block B aligned with future route to Noble Close (Up to 17 Storeys)
- Block B angled to set up a future link to Colindale Tube
- A south-west facing residents' private courtyard
- Parking 'Hidden' from the public green ribbon
- A secure courtyard with controlled parking for residents
- New public car club spaces and secure residents' bike parking
- Up to 388 new affordable and private homes for Colindale
- High quality lighting for a well lit and safe public realm

Things that you like...

What do you think?

Additional things to consider and include...

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LANDSCAPE DESIGN AND PLAY PROVISION



Landscape Masterplan

Landscape Strategy



Character Area 1

Courtyard garden with open green space & play areas



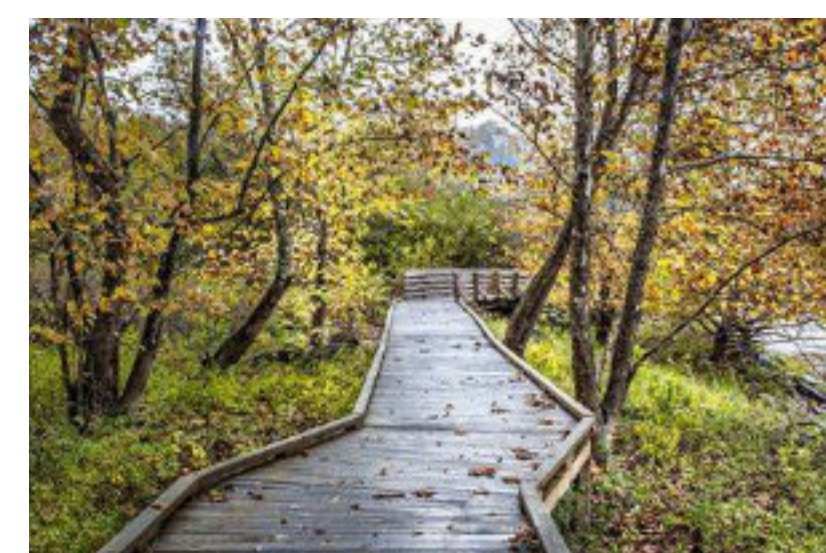
Character Area 2

Linear Park with integrated amenities

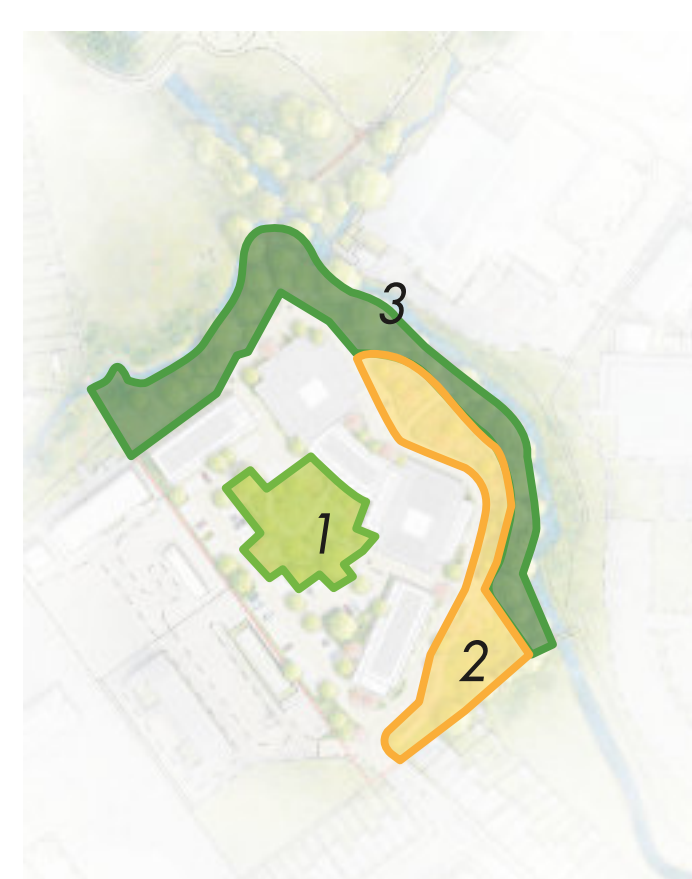


Character Area 3

Existing river corridor enhancement zone



Character Areas



Play

"Wherever possible hard landscape has been reduced in favour of soft. This has been done by restricting vehicle access in favour of shared pedestrian and cycle routes"

Active Travel



Shared Surface



"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



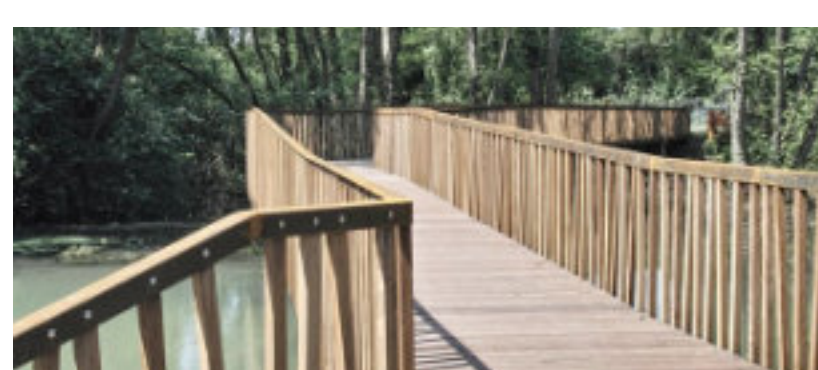
"High quality lighting used to provide a safe and well lit public realm"

Section through playable landscape

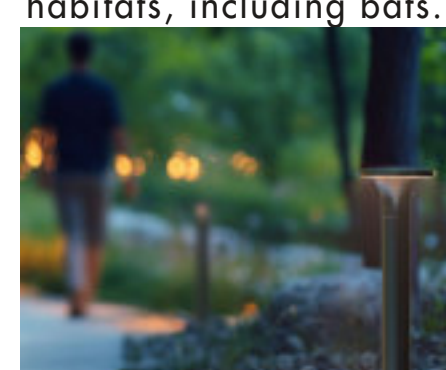


"New bridge crossing the Silk Stream, connecting the Silk House site to Montrose Park"

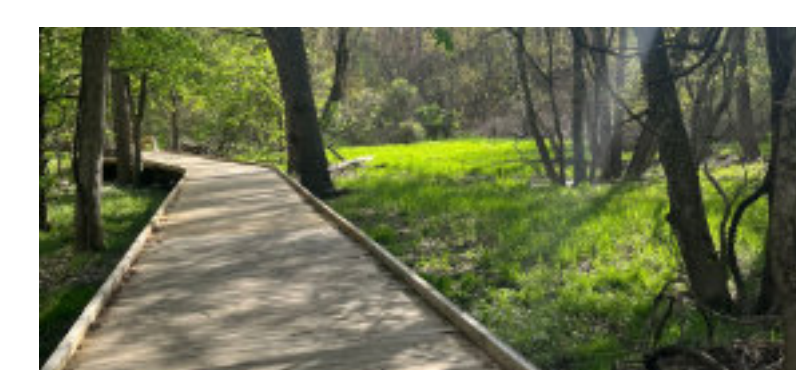
New footbridge crossing the Silk Stream with lighting, connecting the Silk House site to Montrose Park and enhancing accessibility



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

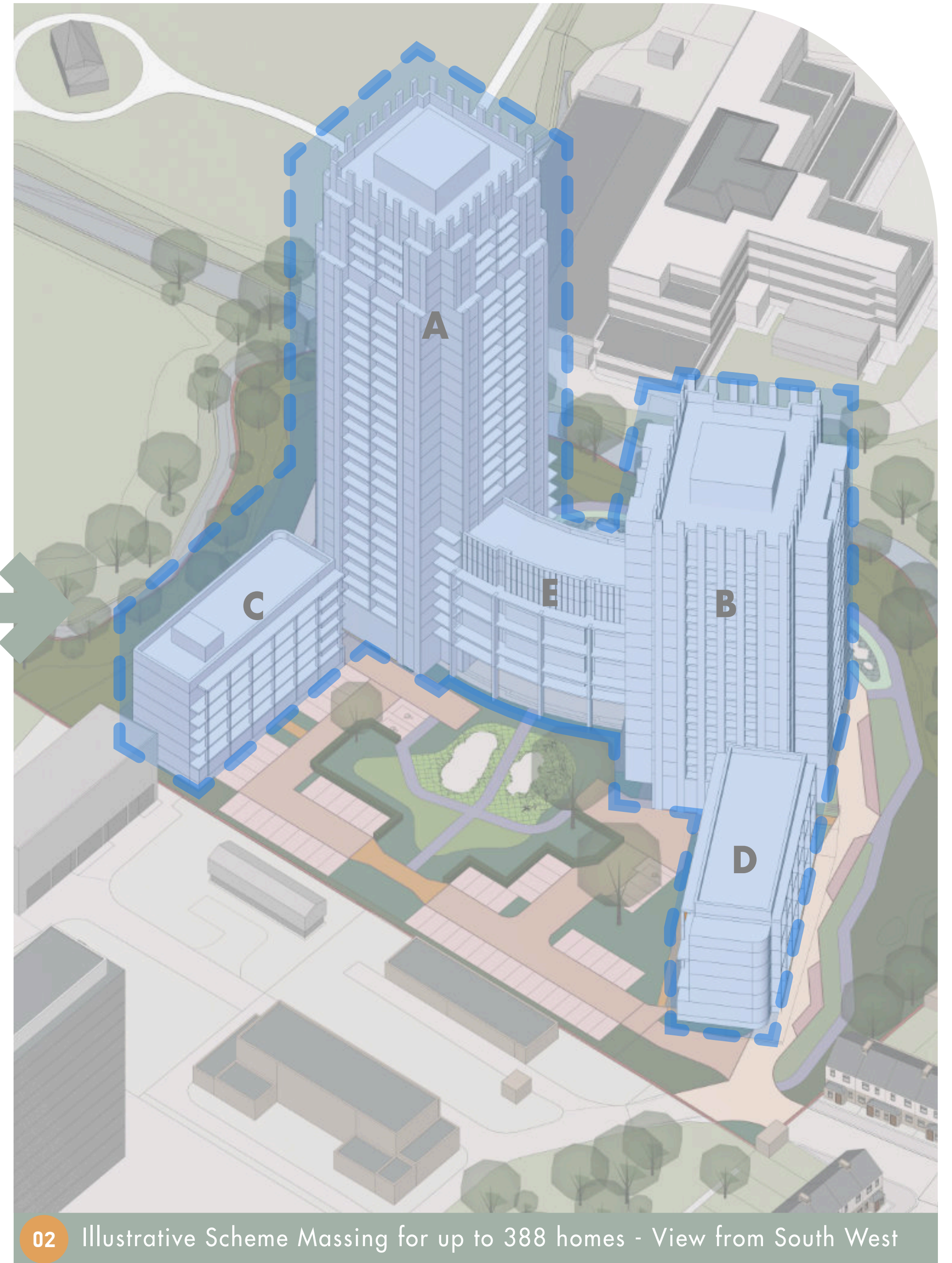
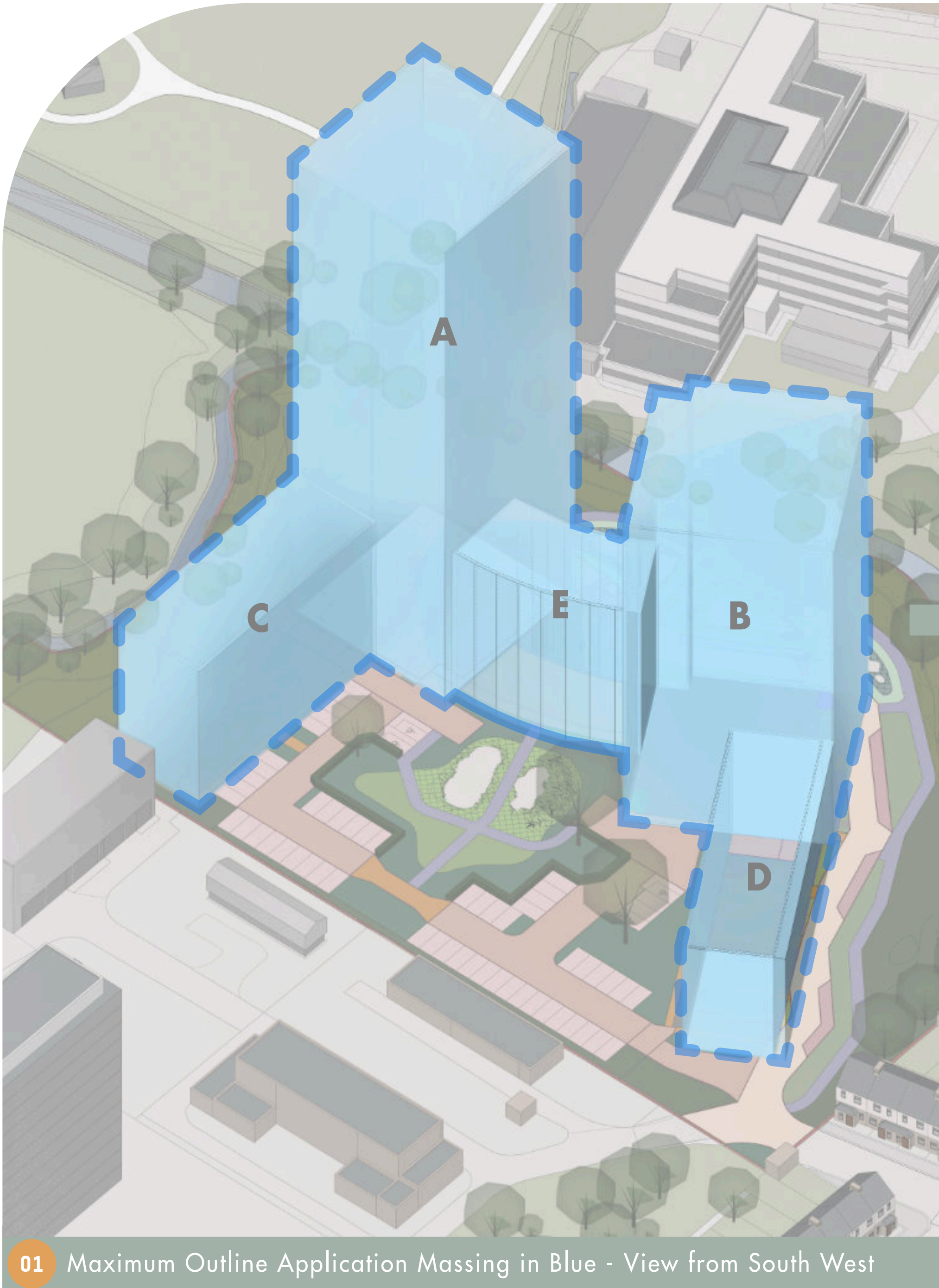


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PROPOSED OUTLINE BUILDING MASSING



Outline massing parameters propose possible future building heights of up to 28 storeys for Block A, up to 17 storeys for Block B, up to 8 storeys for Block C, up to 6 storeys for Block D, and up to 8 storeys for Block E.

Indicatively illustrated at 28 storeys for Block A (which tapers towards the top), 17 storeys for Block B, 6 storeys for Block C, 6 storeys for Block D, and 8 storeys for Block E.

Things that you like...

What do you think?

Additional things to consider and include...

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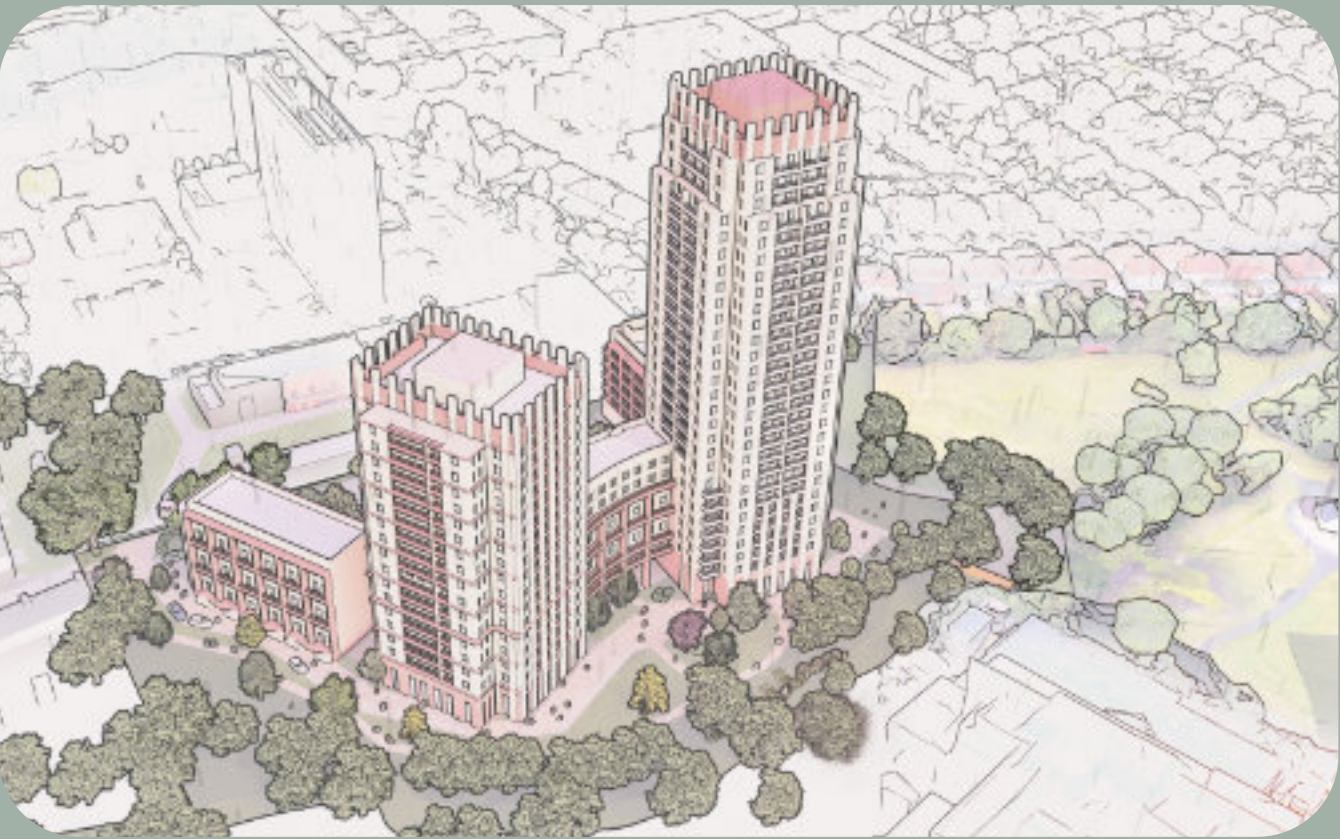
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OUR DESIGN JOURNEY SO FAR



Indicative Residents' Courtyard View from West



Aerial View of the Outline Proposal from the South East



Indicative Family Maisonettes near Annesley Avenue

Indicative Outline Planning Views



Indicative Outline Planning View - Buildings and public realm seen from the Silk Stream

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 outline stage of the design process. We will be preparing the Outline Planning Application for submission to Barnet Council by the end of November 2025.

We will hold further consultation events as the design progresses for the Reserved Matters Application in 2026, as well as to share our delivery proposals and timescales.



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

