

Grahame Park North East—Phase 1 Development Newsletter

Issue 2 | Spring 2026

Welcome to the second edition of our newsletter which will keep you informed of the progress of works being carried out across the Grahame Park North East Phase 1.

Update Highlights

- Outline Planning Application approved
- Detailed planning application will be submitted in the summer of 2026
- We have had 3 consultations with residents in the local area from Fuse Youth Group, Blessed Dominic School and a session for direct neighbours in the area
- Future resident events to review design development on 5th March

Consultation Event for Grahame Park North East:

- **Thursday 5th March 2026**
- **5:00pm - 8:00pm**
- **The Atrium, Saracens High School,
Corner Mead, NW9 4AS**

This will be an informal drop-in event, attended by representatives from Lovell, Barnet Homes and members of the wider project team.

If you are unable to attend in person, the consultation materials and a feedback form will be available online at:

barnethomesengage.org/grahame-park-north-east

All feedback will help shape the next stage of the design before our planning application is prepared for submission to Barnet Council. We welcome comments until **Thursday 12th March 2026.**

We are inviting members of the community to attend a public exhibition where the project team will present the updated design and explain how it has evolved since our last event in July 2025. Since then, we have carefully refined the proposals, focusing on creating a cohesive and well-balanced environment.

This has included further developing the landscape strategy with improved planting, green spaces, and pedestrian routes; refining the building design to ensure a high-quality buildings, reviewing parking arrangements to improve accessibility and visual impact, and adjusting the design to respond sensitively to surrounding homes.

Planning & Design

In August 2025, we reached an important milestone for the regeneration of Grahame Park North East Phase 1, with the submission of an Outline Planning Application for Phase 1 of the project.



We are pleased to confirm that the Outline Planning Application was presented to the Planning Committee on 29th January 2026. The Committee resolved to grant planning permission, subject to the completion of legal agreements and relevant planning conditions.

This decision establishes the principle of development on the site. Further details, including layout, design, landscaping, access, and scale, will be considered at a later stage through Reserved Matters applications, which will provide additional opportunities for community input.

Thank you to all residents who engaged in the consultation process. We will continue to provide updates as the project progresses.

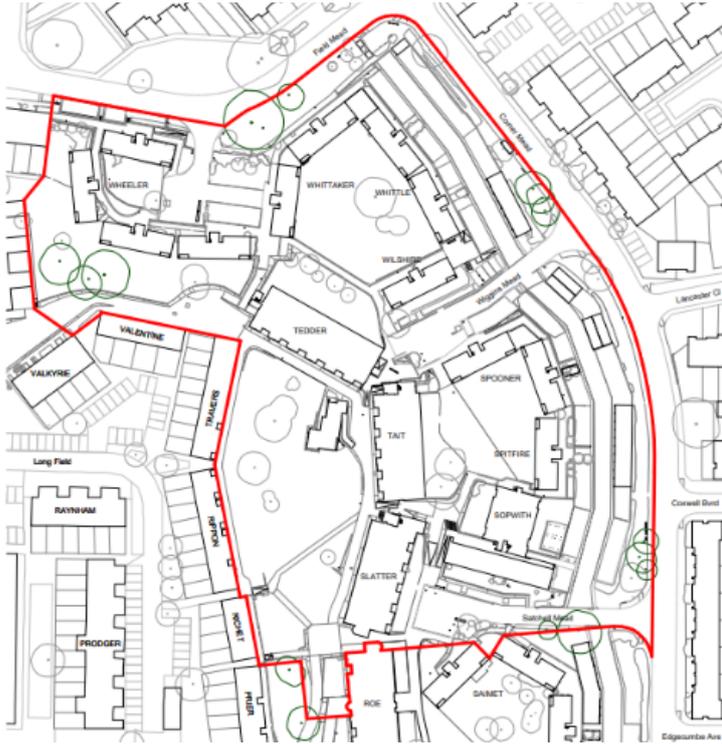


Onsite Works

Demolition is anticipated to commence in June 2026.

Prior to works starting on site, Lovell Partnerships will host a 'Meet the Builder' event in May. This will provide an opportunity for residents to meet the construction team, ask questions, and learn more about the programme and how works will be managed. Full details of the event will be shared in the next newsletter.

We anticipate that demolition will commence from June 2026 to isolated areas on site. The final demolition will be completed in 2027. Construction on site is expected to complete by the end of 2031 for Grahame Park North East Phase 1.



Social Value & Community Engagement

Fuse Youth Group held an event on the 13th Feb 2026. This session featured a site walkabout and a design workshop, where local teenagers reviewed proposals for layout, landscaping, access, and security. Their feedback provided valuable insight and will help inform the next stage of the project's development.

We held a consultation session with children from Blessed Dominic Primary School. The visit was a great success, giving pupils the opportunity to learn about the proposed development and share their thoughts about the project, their enthusiasm and feedback was very impactful and the team took their comments onboard. respond sensitively to surrounding homes. All residents are welcome to attend, and a dedicated invitation will be distributed soon.

Thank you!

The Lovell team would like to say a big thank you for your patience and support so far. We will continue to keep you informed throughout the project.

We are asking residents and tenants what they want to know! If you have any suggestions on how Lovell could improve on our communication with the local community for the next edition please get in touch with Shareen (Social Value & Community Engagement Coordinator) via email, Shareen.Moutawafiq@lovell.co.uk or Alexandra (Social Value Manager) via email, Alexandra.Robins@lovell.co.uk. Alternately you can contact Lovell on 0208 731 3800.