

Grahame Park Regeneration 2024 Look Ahead

See more information online:
www.nhg.org.uk/grahamepark



MAX FORDHAM



Howells



Patel Taylor

What's on the horizon?

NHG and the London Borough of Barnet continue to work together to bring forward the regeneration of Grahame Park. An ambitious plan for the Concourse Blocks and surrounding area was approved in 2020 and set out the key principles for the regeneration, which included permission for a total of up to 2,088 new homes, new community and retail uses with better routes and public spaces.

What has been achieved so far?

Plot A New Homes Nearing Completion

You will see that the new homes to the north of Heybourne Park are progressing well (which is known as Plot A). With the scaffolding now removed around all three blocks, you can see what the outside of the buildings look like and the high quality of the design. All the homes are affordable, and tenants will start to move into their new homes in late Autumn 2024, once the works are complete. We also launched the first 149 Shared Ownership homes at Heybourne Park, with our team onsite to help visitors explore the stunning two-bedroom show home.

Reserved Matters Planning Submission

After receiving detailed planning approval last year for Plots H and K, to the south of the Concourse, which includes 364 new homes, a community centre, shops, and a café, we have made some minor amendments to reflect recent fire regulations changes.

We have been preparing detailed designs for Plots L, G and J. Along with Plots H and K, these developments will complete the regeneration of the entire area south of the Concourse. This application will include 442 new homes with 65% being affordable. Additionally, the plans feature a new early years space, retail facilities, a Notting Hill Genesis housing office, flexible workspace and improved play space and landscape.



We have incorporated feedback from community consultation, which emphasised the importance of quality homes, community uses, and safety enhancements. Thank you to everyone who has been involved in the engagement and events we have been running to date. To see details of the consultation we undertook, please visit this link <https://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/> or scan the QR Code.

We are currently finalising the information needed for the application (known as a Reserved Matters Application) for Plots L, G and J are aiming to submit it shortly. Once submitted the council planning team will start to consider the application and have started statutory consultation seeking comments from residents within the area.

We will let you know once the application is submitted, how you can view the plan and make any comments.

UPCOMING DEVELOPMENT

Autumn 24 - Early Demolition - Making space for major work



To enable the next part of the regeneration to be constructed, we are preparing for the first phase of demolition works which we are aiming to commence in Autumn '24. The first buildings to be taken down will be Heracles, Galy and Gates along with associated garages to make space for the larger buildings to come down later in spring 2025. Before demolition starts, you may see more activity around the area as our teams survey the existing buildings and prepare the site for work to start. Click here to see the plans in more detail

<https://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/> or scan QR code.

As we reach another exciting milestone we are mindful of the disruption such changes will bring for residents. This is why NHG will be partnering with trusted contractors who have a strong track record for working sensitively within residential areas. The contractor will be implementing a series of measures to ensure that the impact on your daily life is minimal, your safety remains a top priority and residents are clear on who to contact should they have any concerns.

Communication & Engagement

We recognise the importance of clear, accessible communication and are committed to delivering updates in various formats to cater to all residents. To ensure everyone stays informed, we will continue using a range of approaches, including newsletters, emails, and direct engagements. Keep an eye on our updates on demolition and other project developments.



Look Ahead:

While the demolition and construction of the new buildings, roads and landscape will introduce temporary changes to our community, these efforts are paving the way for a revitalised neighbourhood with new and safer homes, better community facilities and nicer public spaces. We are excited about the future and committed to keeping you informed and involved at every stage. There will be some temporary changes to walking, cycling, vehicular routes, and parking to facilitate the demolition and build works. We aim to minimise disruption where possible and ensure your safety as you continue your daily activities. We will be keeping you updated about about safety measures put in place so please look out for regular updates and drop-in sessions designed to keep you in the know.

In the meantime, click here <https://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/> or scan QR code to see the current plans showing the intended hoarding lines and access routes, along with some FAQs.

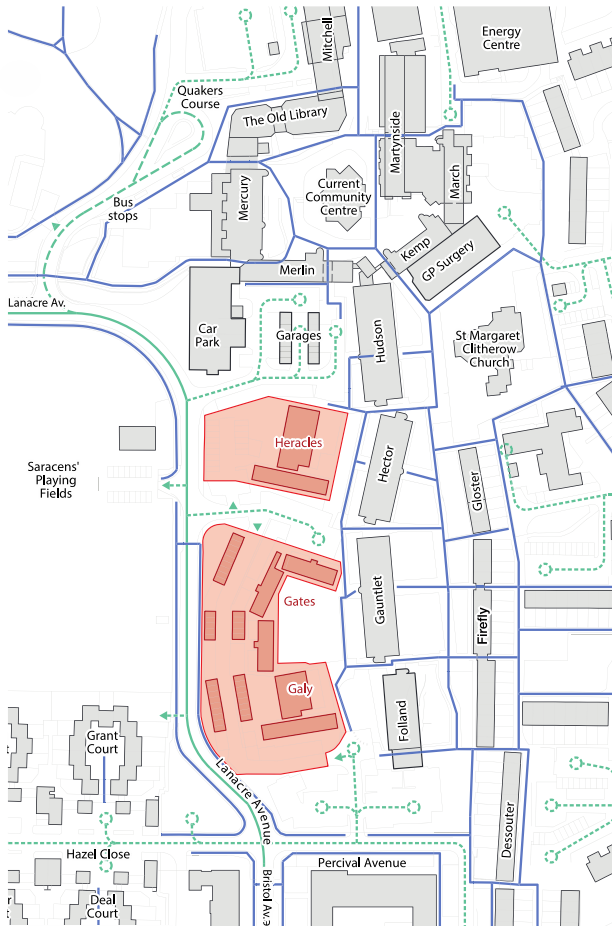
Thank you for your patience, understanding, and active participation.

Preparing the site

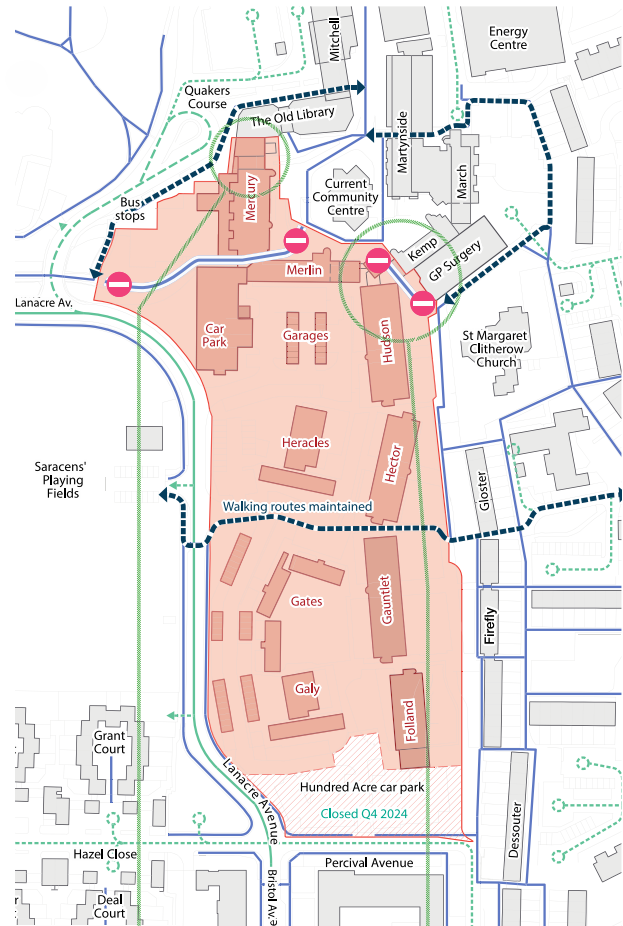
To enable the next phase of construction we are preparing for the first phase of demolition works which we are aiming to commence in Summer 2024. The first buildings to be taken down will be Heracles, Galy and Gates and associated garages to make space for the larger buildings to come down. Wider demolition to commence in Late 2024.

Before demolition starts, you may see more activity around the south of the site as our teams survey the existing buildings and prepare the site for works to start.

Early demolition works



Wider demolition works



Notting Hill Genesis is working closely with LB Barnet to stop-up the required routes around Phase 2 to enable the future construction of new homes.

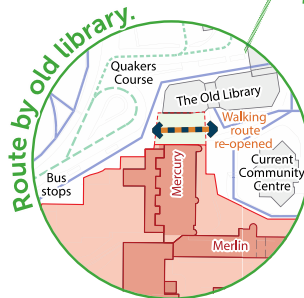
Stopping Up is a legal process whereby the Council releases its obligations for maintaining highways and footpaths. This does not mean that all areas being stopped up are physically closed off and inaccessible.

Please scan the QR code for more information.

Key walking routes will be opened when safe to do so.

Route by old library.

Route by GP surgery.



- Key:
- Extent of site hoarding.
 - Buildings for demolition.
 - Prime vehicular routes.
 - Secondary & bus routes.
 - Local vehicular routes.
 - Car parks / turning head.
 - Pedestrian routes.
 - Maintained pedestrian links.
 - Re-opened walking routes.
 - No access - route closed.

FAQs webpage

Notting Hill Genesis (NHG) have prepared these Frequently Asked Questions (FAQs), for residents living on Grahame Park regarding the upcoming demolition programme for Phase 2 of the regeneration. The FAQ's aims to provide answers to questions you may have about the demolition programme. While we strive to cover all common inquiries, we understand there may be additional questions. NHG welcomes any further queries you might have and is committed to providing responses.

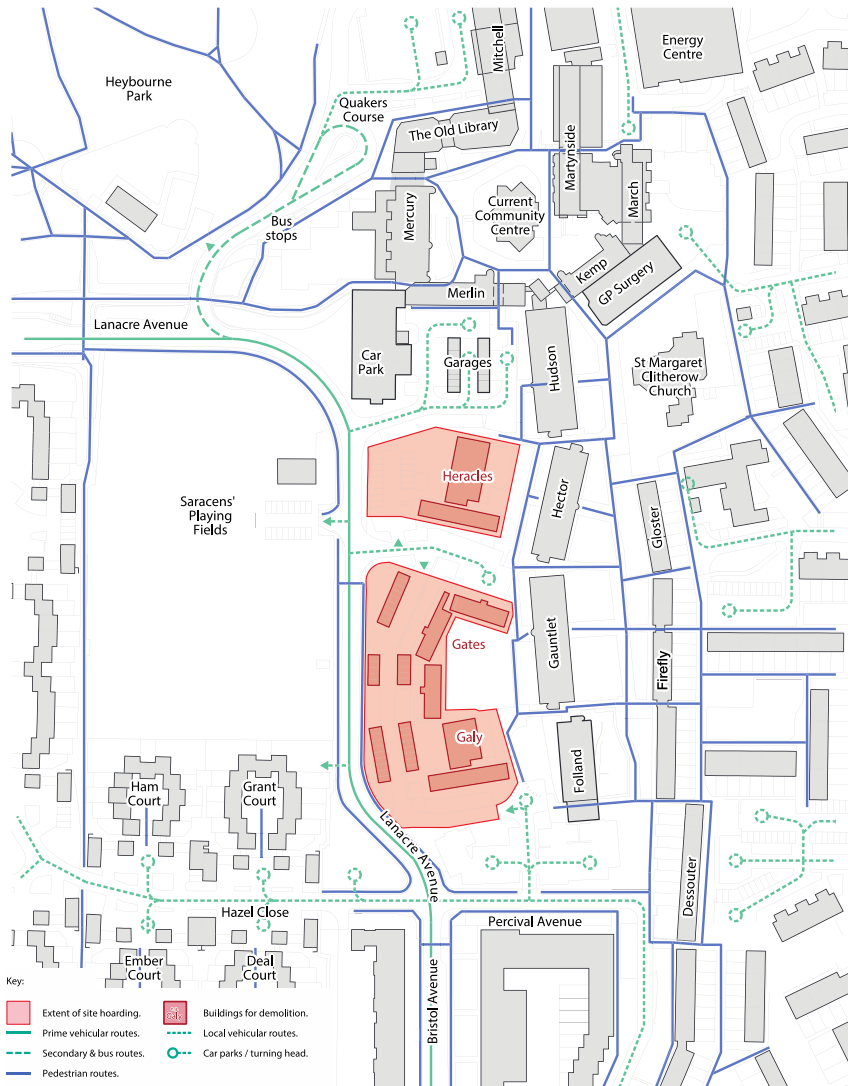
Q. Which buildings are being demolished?

- A. From September 2024 – Galy, Gates & Heracles.
And from March 2025 onwards – Folland, Gauntlet, Hector, Hudson, Merlin & Mercury].

Preparing the site

Early demolition

Summer 2024



Q. How long will the works take?

A. We estimate the demolition of Galy, Gates and Heracles will take about 4 months. We estimate the demolition works to the remainder of the site will last from March 2025 until February 2026, which will include infrastructure works to service the new developments. These dates are subject to change and we will keep you regularly informed.

Q. What happens when the Demolition works finish?

A. Following the demolition of the buildings and garages, our Contractor will commence with infrastructure works. These will involve disconnecting and diverting utilities under the ground, such as sewers and electrical cables. They will also be constructing new roads that will form part of the new estate. Once the infrastructure works are complete, we will commence construction of the first new homes in 2026. This means much of the site will remain closed to the public for a number of years while we undertake demolition, infrastructure and then construction works. However, key routes will be maintained during this period and as the new buildings are completed, parts of the site will start to open to the public again.

Q. Why are you building new roads?

A. NHG's approved masterplan for the area includes realigning Lanacre Avenue to align directly with Bristol Avenue to the south, transforming it into a straight road that will form the heart of the new development featuring shops, community and workspace uses on either side. Before we can close Lanacre Avenue and build over it, we need to build the new section of Bristol Avenue. We will do this as part of our infrastructure works and the road will be open for public use and adopted by the Local Authority once some of the new homes have been constructed. Lanacre Avenue will remain open until the new section of Bristol Avenue is up and running.

Q. What does this mean for drivers and public transport?

A. While we carry out works in the area to the south of the Concourse and construct the new Bristol Avenue Road, Lanacre Avenue will remain open in its current condition and buses and vehicles can continue to use it as normal. Lanacre Avenue remains adopted and so NHG are working closely with the Council to ensure there is a seamless transition to using the new Bristol Avenue.

Q. What parts of the Estate will be closed during the works?

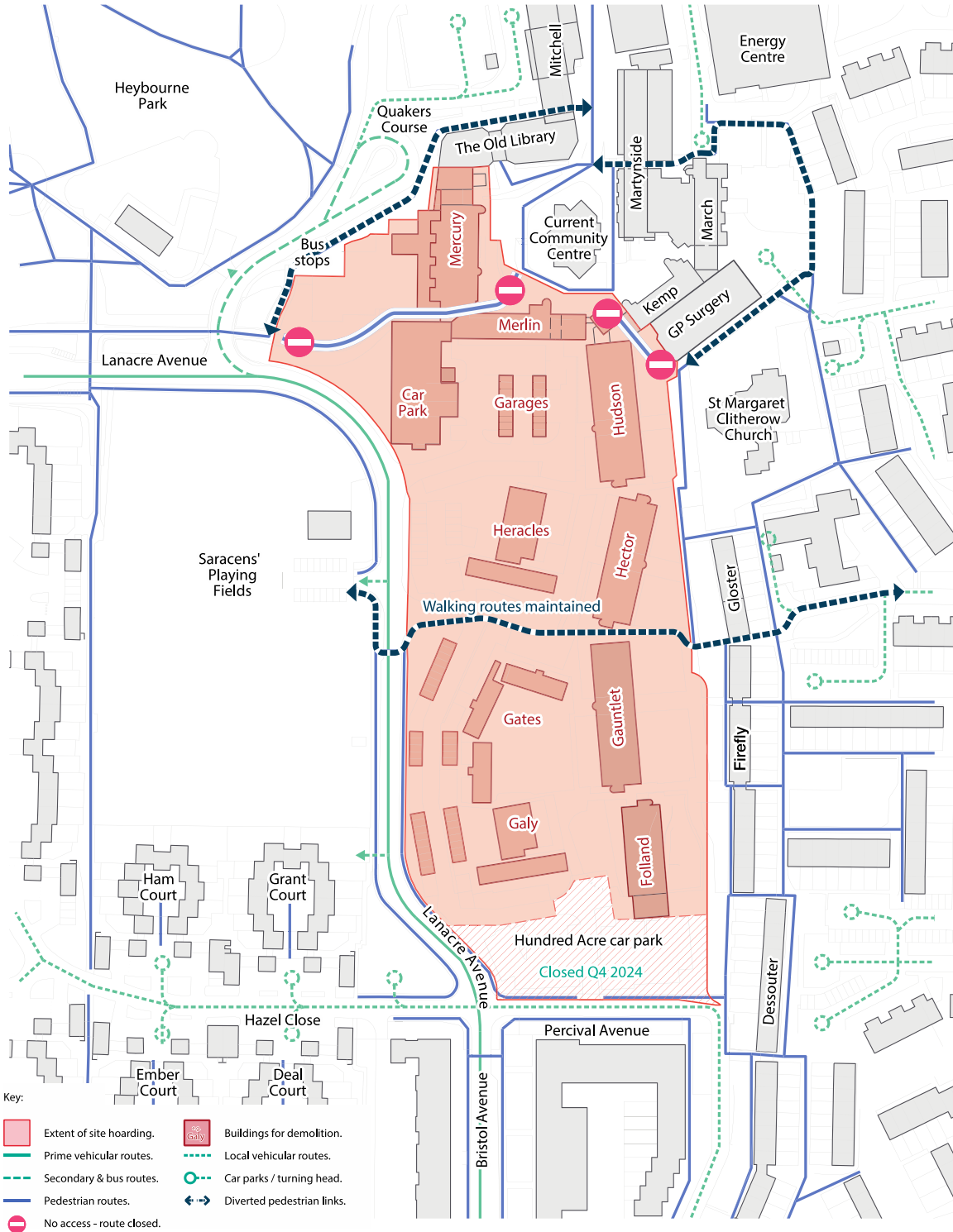
A. Public safety is our top priority during these works and it is necessary to close off large parts of the Estate where demolition and infrastructure works are in close proximity to people. Our contractor will do this by using timber hoarding panels around the edge of the site. This means some of the pedestrian routes in and around Phase 2 will be impacted and inaccessible. For plans showing the proposed hoarding and access routes please click:

<https://www.nhq.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/>

Preparing the site

Wider demolition

Late 2024



but we summarise the impacts in broad locations as follows:

North

Pedestrian routes under Merlin and Mercury will need to be closed during demolition. The route that runs under Mercury to Quakers Course bus stop and to the south of the Old Library entrance will be closed. Access to the Quakers Course bus stop will remain open via the north side of the Old Library that passes under Mitchell.

The pedestrian path between Merlin and Kemp will be temporarily closed to allow the safe demolition of Merlin and Hudson. Once these buildings are demolished, we will work closely with our contractor to open a new route between Kemp and the former Merlin block, into the southern end of The Concourse by the Community Centre.

East

The 'Flightways' route, that runs down the eastern edge of the Phase 2 area from the back of the Health Centre to Hundred Acre car park will remain open during the works. However, this route will become part of our Phase 2 construction site, resulting in a narrower pathway, particularly at the southern end.

You can view the proposed hoarding line and alternative routes here:

<https://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/>

We recognise this may raise concerns for residents of Gloster, Firefly and Desoutter who will be closer to the hoarding line. We will continue to provide updates including how we will ensure the areas are kept well lit and safe. Additionally, it is our intention to carry out some landscape improvement following demolition that will provide a new footpath in the southern during the construction period.

South

Hundred Acre car park is currently used as a temporary car park and will need to be closed to allow demolition to take place. Some parking spaces adjacent to Folland will need to be closed off in Spring 2025 to allow that building to be demolished safely, with the car park completely closed in Summer 2025. We are working with the Council to identify opportunities for alternative temporary car parking across the estate and will provide more detail on partial closure once we have contractor input.



West

Lanacre Avenue will remain open for the duration of the demolition and infrastructure works. There may be some temporary improvements to crossing locations to ensure safe crossing of Lanacre Avenue while construction traffic accesses Phase 2 at Five Acre and Near Acre. We will work closely with LBB Highways to agree any changes and will notify the public in advance.

We understand that local schools, churches and other user groups will be affected by the changed routes around the estate. To mitigate this, we have made provision for an east-west route from Lanacre Avenue to Flightways which will remain open through the middle of our Phase 2 site, approximately where Five Acre is now. This route will be managed by our Contractor to safely accommodate both construction traffic and members of the public. While this pathway may undergo minor adjustments as the works progress, it will remain accessible throughout the project. We will communicate any significant changes in advance to ensure public convenience.

Future routes

Route by Health Centre / under Kemp



Key walking routes will be opened when safe to do so.



- Key:
- Extent of site hoarding.
 - Buildings for demolition.
 - Prime vehicular routes.
 - Local vehicular routes.
 - Secondary & bus routes.
 - Car parks / turning head.
 - Pedestrian routes.
 - Re-opened walking routes.

Route between old Library & bus stops

Q. How will you ensure the rest of the homes in the area won't be impacted by the changes to utilities infrastructure you are making?

A. Our expert engineers and design team have carried out detailed surveys of the existing area to understand where things like sewers, electricity cables and telecoms equipment are located. They will design where new pipes and cables need to be located to serve the new homes and then work closely with each utility supplier to ensure those designs can work. Part of that process includes ensuring that any diversions or disconnections required don't accidentally cut off homes not being demolished. Once our Contractor is onboard, they will take over that final design process with the utility suppliers and arrange for the utility companies to come to site and carry out those works.

Q. How will you ensure the demolition works don't negatively impact people living close to the site?

A. We understand that the close proximity of the works will be challenging for existing homes and neighbours. Given the scale of the work, it is inevitable that some phases will be noisy and may disturb residents closest to the site. NHG and its contractors are required to monitor noise, dust and vibration caused by the work we will do. As part of the conditions outlined in the planning permission we are restricted to the working hours of Monday-Friday 08:00 to 18:00 and Saturdays between 08:00 and 13:00. No construction work in relation to the development shall be carried out on the site at any time on Sundays, Bank or Public Holidays, before 8.00am or after 1.00pm on Saturdays, or before 8.00am or after 6.00pm on any other days unless in accordance with previously agreed emergency procedures. To mitigate dust from the demolition we will be using water suppression to stop the dust rising into the air and over the hoarding. Vibration will be monitored in accordance with national guidelines, but we don't anticipate lots of vibration being caused during the demolition works. Once we have a contractor appointed, we will provide more information on the proposed measures to monitor these issues as well as contact details for residents to contact us if they have any queries or complaints once the works starts.

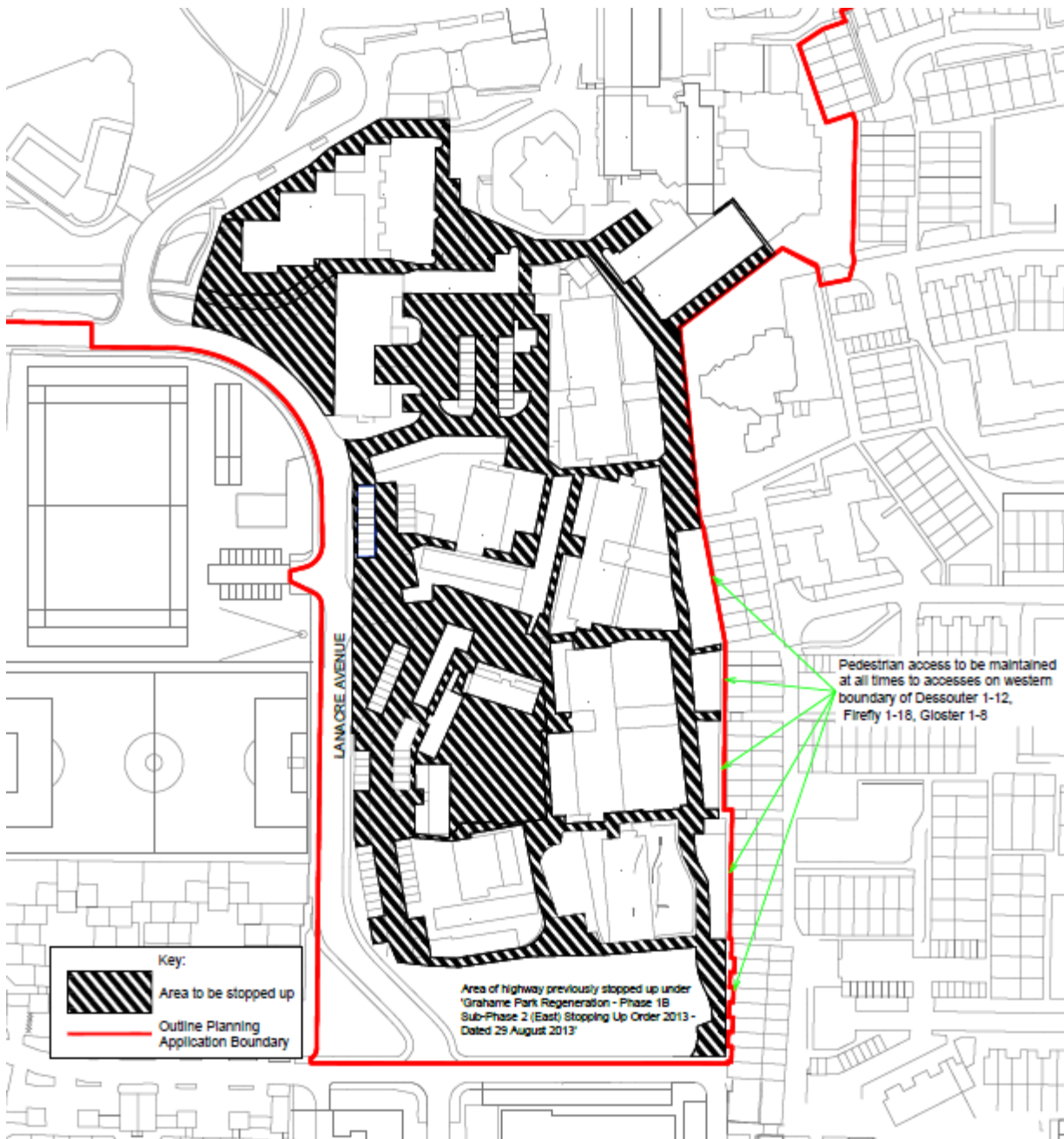
Stopping Up webpage

NHG is working closely with LB Barnet to stop-up the required routes to enable the future construction of new homes. Stopping Up is a legal process whereby the Council releases its obligations for maintaining highways and footpaths. It is important to note that not all areas being stopped up will be physically closed off or inaccessible.

Many of the areas proposed for stopping up are footpaths within the Phase 2 demolition area and will be closed as they are part of the demolition site. For example, areas such as the Flightways footpath which form part of our planning approval for a new road, parking and landscaping will need to be stopped up. However, we are committed to keeping the north-south route open to the public in this area for the duration of demolition work. This may include temporary diversions to enable the safe demolition of Folland, Gauntlet, Hector and Hudson.



For further information about this, click here to view our FAQ page <https://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/> or scan QR code.



Prior to any stopping up being confirmed, the Council will publish details and allow the public to review, comment or object to the proposals. For further information about the Council's approach to stopping up and to view or comment on our stopping up application, click here [Stopping up of highway | Barnet Council](#)