

# HEY!



AT GRAHAME PARK

[www.nhg.org.uk](http://www.nhg.org.uk)



NEWSLETTER BULLETIN: UPDATE ON THE REGENERATION

## DETAILED PLANS FOR THE NEXT STAGE OF THE REGENERATION



This bulletin provides an update about the detailed plans that we have recently submitted to the London Borough of Barnet (known as a Reserved Matters Application). The application builds on the planning approval we received in 2020 for up to 2,088 new homes across the estate, together with much needed new community and retail facilities and better routes and public spaces.

This is another significant and exciting milestone for the regeneration of Grahame Park, which has been developed in partnership with the London Borough of Barnet.

The design of the proposals has been led by our award winning architects, Patel Taylor and Howells, to provide further details for Notting Hill Genesis's ambitious plans for the regeneration of the Grahame Park estate.

The application specifically considers Plots L, G and J, which are to the south of the current concourse area. This includes plans for 442 new homes (with 65% being affordable), a new early



years space, retail facilities, a Notting Hill Genesis office, flexible workspace and improved play areas and landscape.

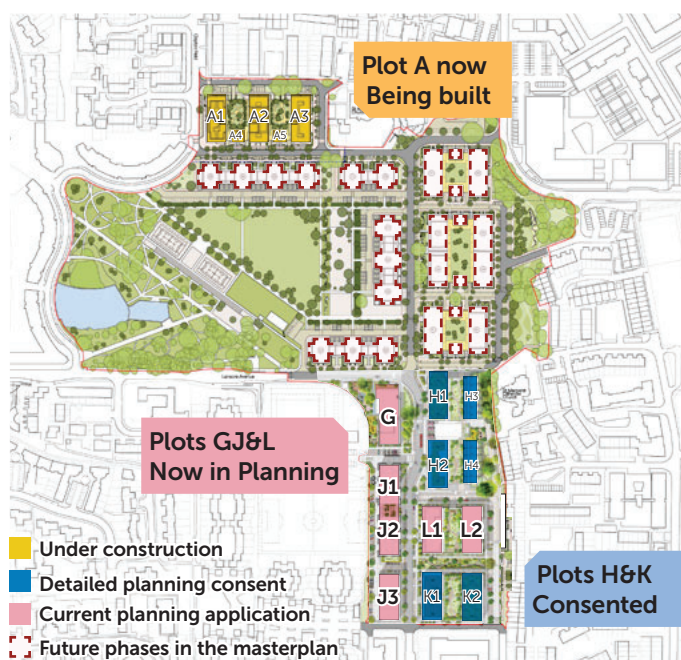
As part of developing these plans, we have incorporated feedback from the community consultation events we held last year, which emphasised the importance of high quality homes, community spaces and building safety enhancements. We really appreciate the feedback



SCAN HERE

from those who have been involved and contributed. Details of the consultation undertaken are included in this link: [www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/](http://www.nhg.org.uk/your-community/regeneration/grahame-park/stay-up-to-date/)

In addition, we have also submitted to the London Borough of Barnet an application for some minor changes to the reserved matters approval that we received last year for Plots H and K, which is also to the south of the concourse. This approval comprises 364 new homes, a community centre, shops and a cafe. These minor changes are mainly to address the recent update to fire regulations and some minor design adjustments.



Grahame Park in the future

## HOW CAN I REVIEW PLANS?

The Reserved Matters Application for Plots L, G and J has now been validated by the council who will start to consider the application. Statutory consultation seeking comments from residents within the area has begun and the consultation period will run until Wednesday 20th November 2024.

If you would like to review the application documents and make a comment on the proposals then you can search on the council's website – <https://publicaccess.barnet.gov.uk/online-applications/> - using the planning reference 24/3841/RMA for Plots L, G and J

Once the London Borough of Barnet has received all comments, the application will be considered at the council's strategic planning committee meeting, which we anticipate this will take place early in the new year.

## WHAT HAPPENS NEXT?

Our first new homes (known as Plot A), to the north of Heybourne Park, are nearing completion. All of the 209 homes are affordable, and existing tenants in the regeneration area will start to move into their new homes early in the new year, once the final external works are complete.

We will then be able to begin to demolish all the existing homes to the south of the concourse and prepare the site for construction of the new buildings. Further information about these works were provided in our last newsletter which can be found here Stay up to date ([nhg.org.uk](http://nhg.org.uk))

Once these preparation works are complete then we intend to begin construction of this next phase in 2027.