



REGAL
LONDON

Welcome

Regal London is excited to present proposals to develop a vibrant new residential neighbourhood at Great North Leisure Park (GNLP).

These proposals will create a range of homes, local services and amenities, green community spaces, alongside the re-provision of a new and enhanced leisure facility.

Get involved



This is the first consultation event to introduce ourselves and discuss aspirations for the site. We are seeking feedback and views on our proposals so that as our plans evolved, they reflect the aspirations of local residents and visitors.

Scan the QR code with your smart phone or visit our website to share your views:

www.gnlp-consultation.co.uk



Aerial view of the site and surrounding area



Great North Leisure Park

For more information visit www.gnlp-consultation.co.uk



R E G A L
L O N D O N

Introducing the project team and our partners



Regal London is one of the capital's leading developers of mixed-use neighbourhoods, focused on transforming London's landscape by delivering vibrant places in which people and communities can thrive. Over the last 25 years, we have built successful developments from Brent to Hackney, Camden to Lambeth.

We pride ourselves on bespoke design and exceptional quality, working in partnership with local communities to enhance the environment they live and socialise in.



JTP is an award-winning international placemaking practice of architects and master planners with extensive experience of delivering successful projects for both private and public sectors throughout the UK and Europe.

We approach all our projects through a process of understanding, engaging, and creating, which together we call 'Collaborative Placemaking'.



BMD are award winning landscape architects. Our core values include: growing communities, boosting biodiversity and promoting positive change in everything we do.



Meeting Place is an integrated communications agency that specialises in community engagement and the built environment. We deliver communications and public relations campaigns to create positive change for our clients and local communities.

Great North Leisure Park

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Site context

Great North Leisure Park is located on an 11.2 acre site on the High Road, just off the busy North Circular Road in North Finchley.

The site is adjacent to but disconnected from Glebelands Open Space, a popular and historically important environmental park, which is designated Metropolitan Open Land.

GNLP is dominated by hard concrete spaces and offers no usable public realm. Its large car park sits alongside a number of food outlets, a leisure centre and other amenities such as a cinema and a bowling alley.

The leisure centre opened nearly 30 years ago and over time GNLP's buildings have become dated and the leisure centre is approaching the end of its operational lifespan.

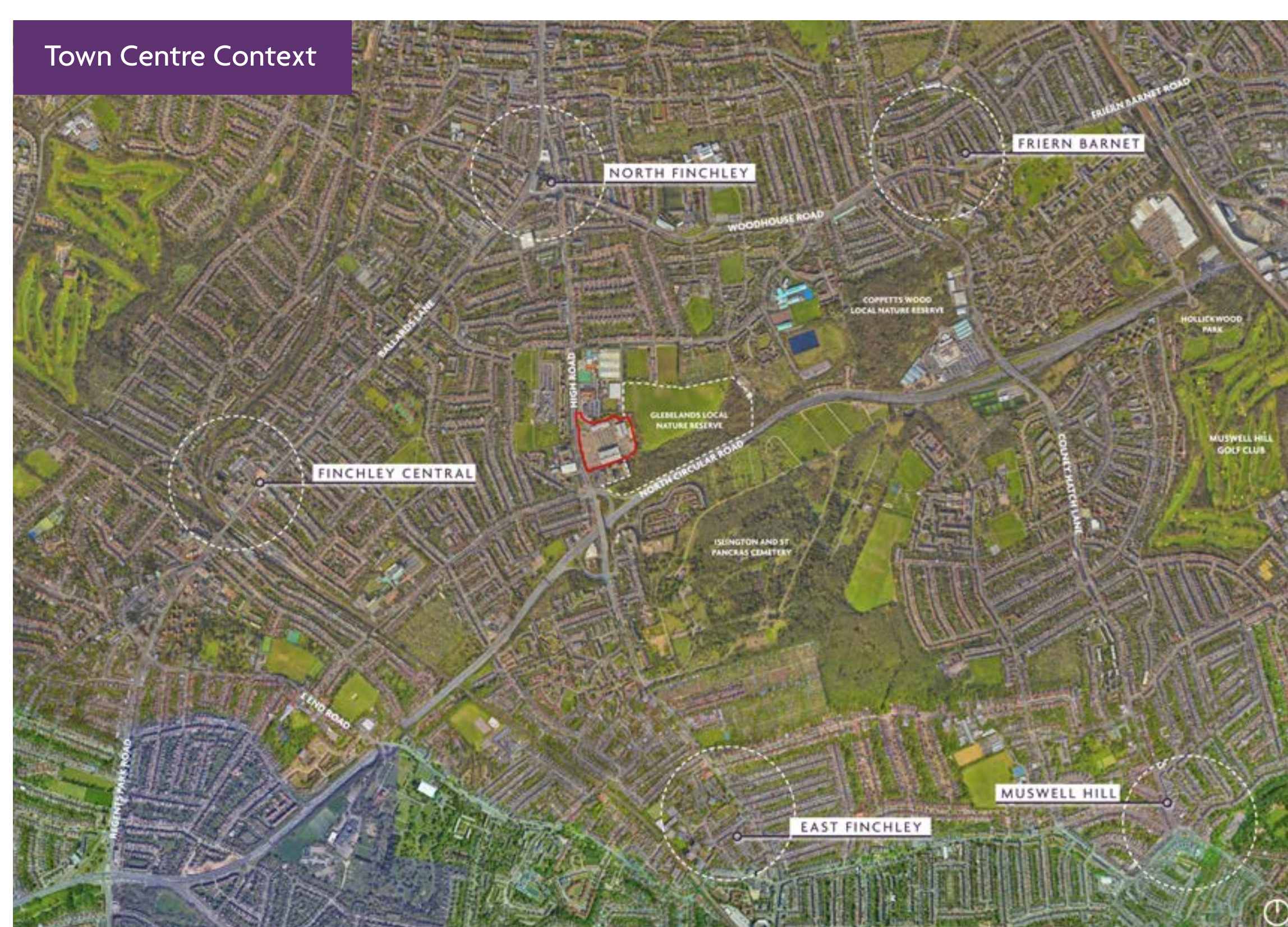
Planning context

Barnet Council has identified GNLP as suitable for residential led development as part of its local plan target to provide more than 35,000 new homes by 2036.

This draft plan states that at the GNLP site, there is potential for comprehensive residential development utilising space released by existing surface car parking, and allowing better integration into the surrounding residential environment for more efficient and sustainable use of space.

Across the Borough, the Council's draft local plan has identified the potential for residential led tall buildings that range between 8 - 14 storeys in certain locations, optimising site availability and good public transport accessibility.

Major thoroughfares, like those on which GNLP is situated, are expected to make a significant contribution towards these local plan targets.

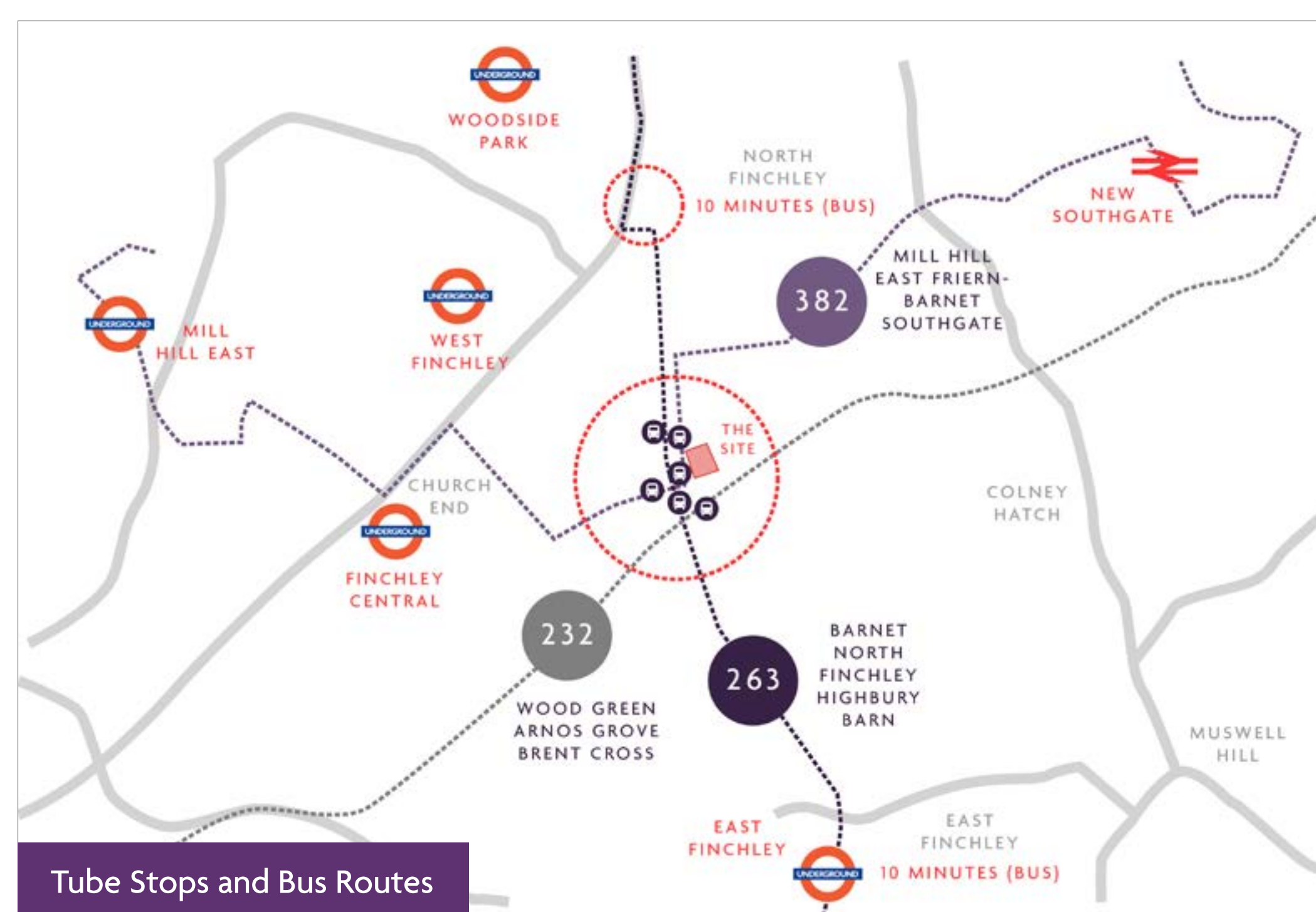
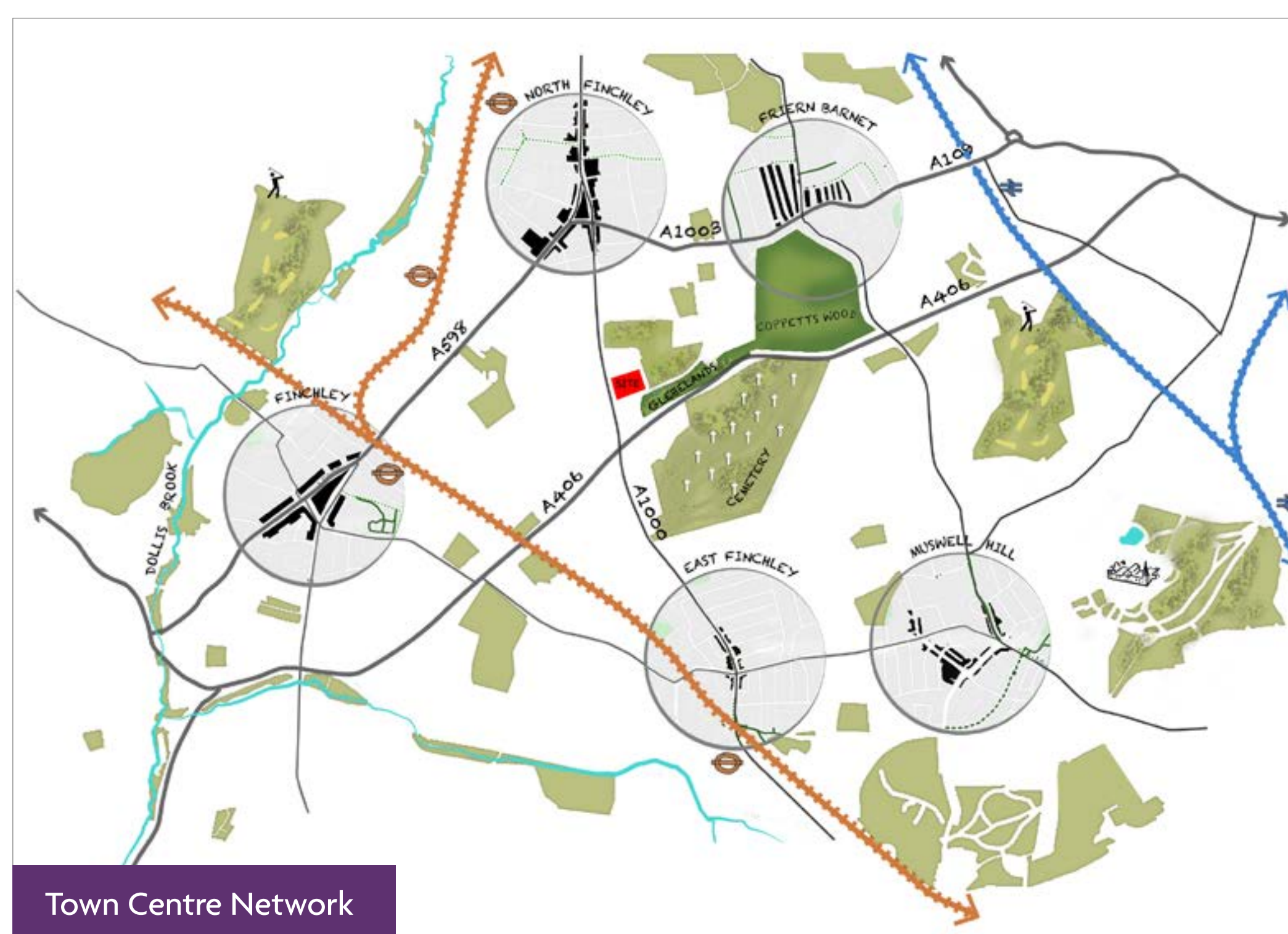


Connections

Great North Leisure Park is situated at a major thoroughfare between the A406 / North Circular Road and A1000 / High Road.

The current access arrangements need considerable improvement and its connections to the wider area are extremely poor. Public transport facilities are limited and the entrance to GNLP is strongly weighted in favour of cars.

The lack of support for sustainable transport methods such as access for pedestrians and cyclists, means visitors overwhelmingly travel by car.



GNLP also lacks connection to the wider area and in particular green spaces and nature, such as Glebelands Open Space.

GNLP currently performs poorly against the Healthy Streets indicators set out by the Mayor of London.

The site also performs poorly in relation to Barnet's Healthy Streets Approach. The plans will seek to meet the objectives set out in this approach.

Opportunities for Barnet

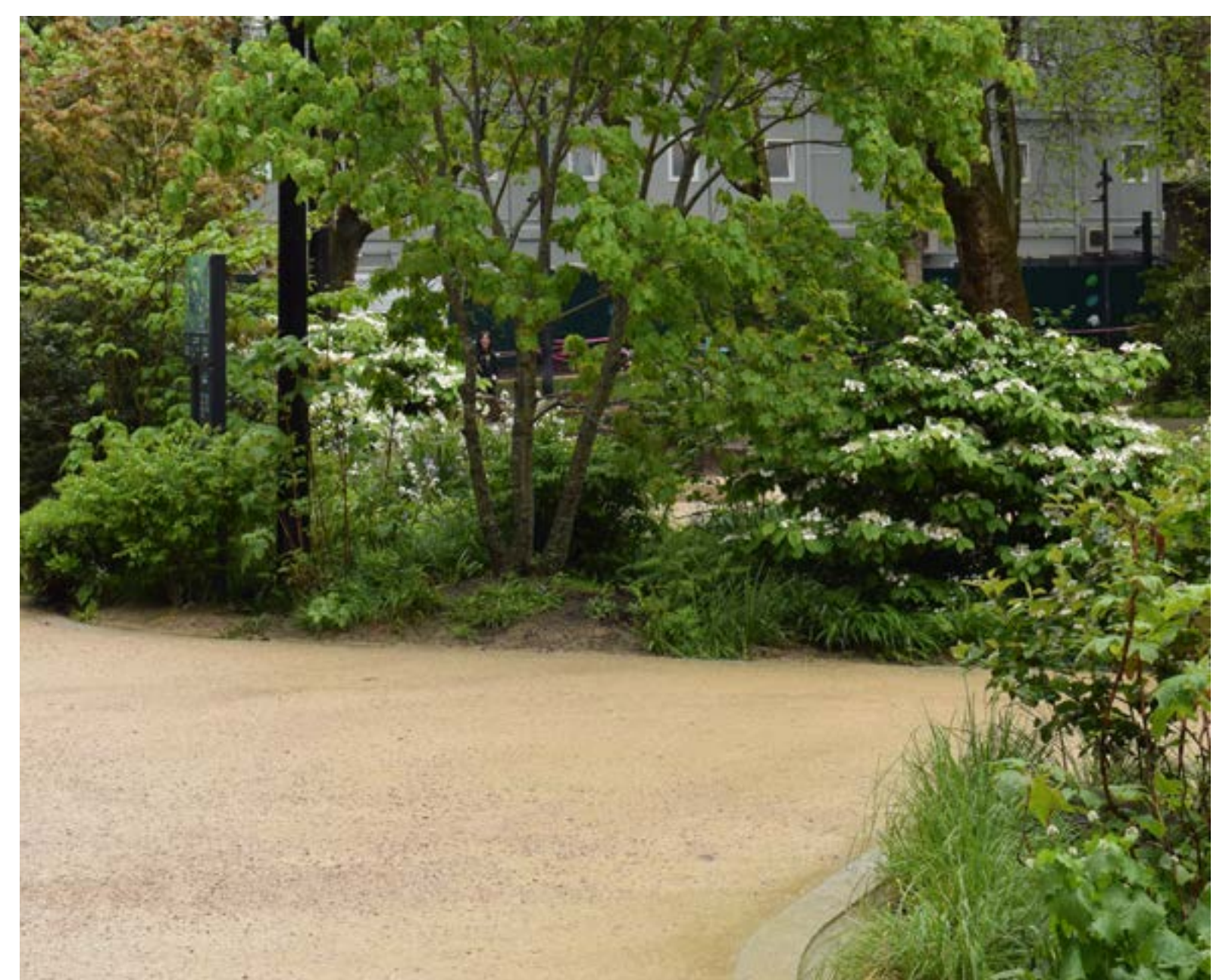
Regal London is excited to introduce plans to redevelop the GNLP site. Our ambition is to create a vibrant residential neighbourhood with a range of new homes, including affordable homes, local services and amenities, all alongside new green community spaces.

These proposals will realise an opportunity to reconnect the space to the wider area, utilising previously developed land and car parking surfaces to make a positive impact on the local community and surrounding area.

Our expert team of place-makers and landscapers are designing a vibrant new place, centred around a new public square, which people will want to visit and spend time in. Alongside new homes of varying sizes, it will create active spaces at the ground floor for new business, food, retail and lifestyle uses.

Regal London is working with existing GNLP occupiers, including Food Bank Aid, to understand their future needs and requirements, including exploring opportunities that may arise to accommodate existing retail and leisure uses elsewhere in Barnet.

We are excited by the opportunity to reconnect this site to the wider area through improved transport facilities and access to nature and green space. By creating new green links to important local amenities such as Glebelands open space and nature reserve, we can extend and draw this greened landscape into the heart of the site, connecting it to a civic square around active frontages.



Sustainability and climate change

Barnet Council have recently declared a climate and biodiversity emergency. The redevelopment of GNLP will address the existing site's lack of sustainable transport options and provide new and enhanced green open spaces that will help support the Council's target to take urgent action.

Great North Leisure Park

For more information visit www.gnlp-consultation.co.uk

Vision

Place timeline

Our vision is to transform a space that is hostile to the public, dominated by hard surfaces and primarily accessed by car to one that is engaging, connected and green. Our design will embrace healthy streets, community wellbeing, active travel and green links.

PAST



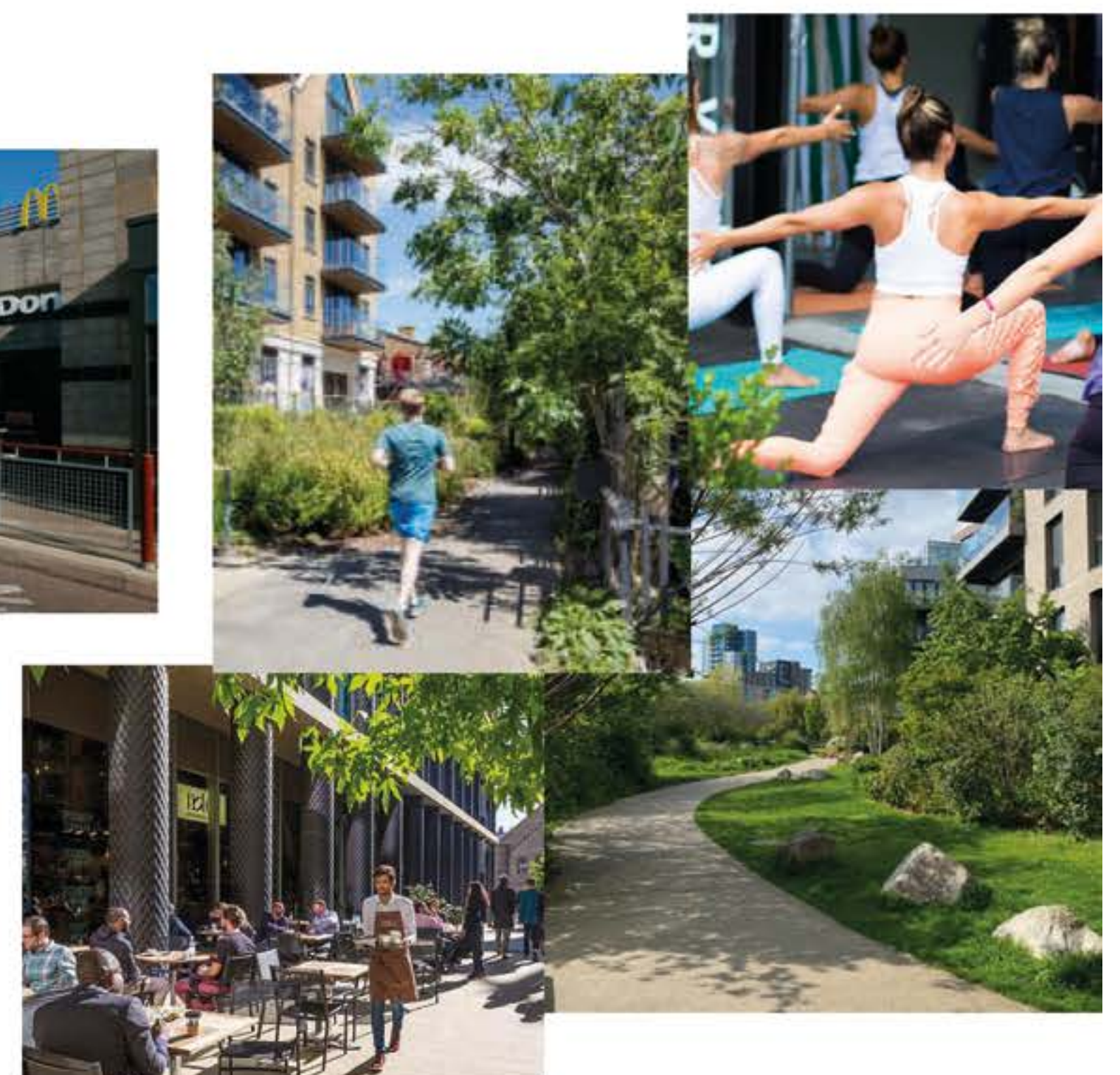
From Finchley Common, natural pools, tennis courts, putting green...

PRESENT



...to hardstanding, vehicular focus, cinema, bowling, fast food...

FUTURE



...to healthy streets & community, wellbeing facilities, green links...

Vision

From hostile spaces and poor connections...



...To new green links, connecting to nature and revealing local assets.



From a car-dominated environment...



...To pedestrian and cycle priority, contributing to improved health and wellbeing.



From hard surfaces and no usable public realm...



...To flexible, engaging public spaces, integrating water and encouraging a sense of community.



Great North Leisure Park

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Regal London is committed to the reprovision of leisure services at GNLP and will produce a design that places a new centre at the heart of the development.

Earlier this year, Barnet Council undertook public engagement to understand users' experience and gauge the public's views on a potential refurbishment, redevelopment, or relocation of the existing Finchley Lido Leisure Centre.

Regal London's preferred position for the new leisure centre will offer the following benefits:

- Improve the leisure centre's visibility, creating a clear visual presence to the wider community from the main road.
- Enable the delivery of a leisure centre in the early phase of development, with the existing centre remaining open and accessible until a new facility has been built.
- Enable the existing centre to remain open and accessible until a new facility has been built.

Leisure Services Consultation

Barnet Council has decided that the leisure centre will be replaced on the site of the Great North Leisure Park. Mobilise Communications are supporting Barnet Council on the next phase of community consultation to help shape the mix of facilities to be included.

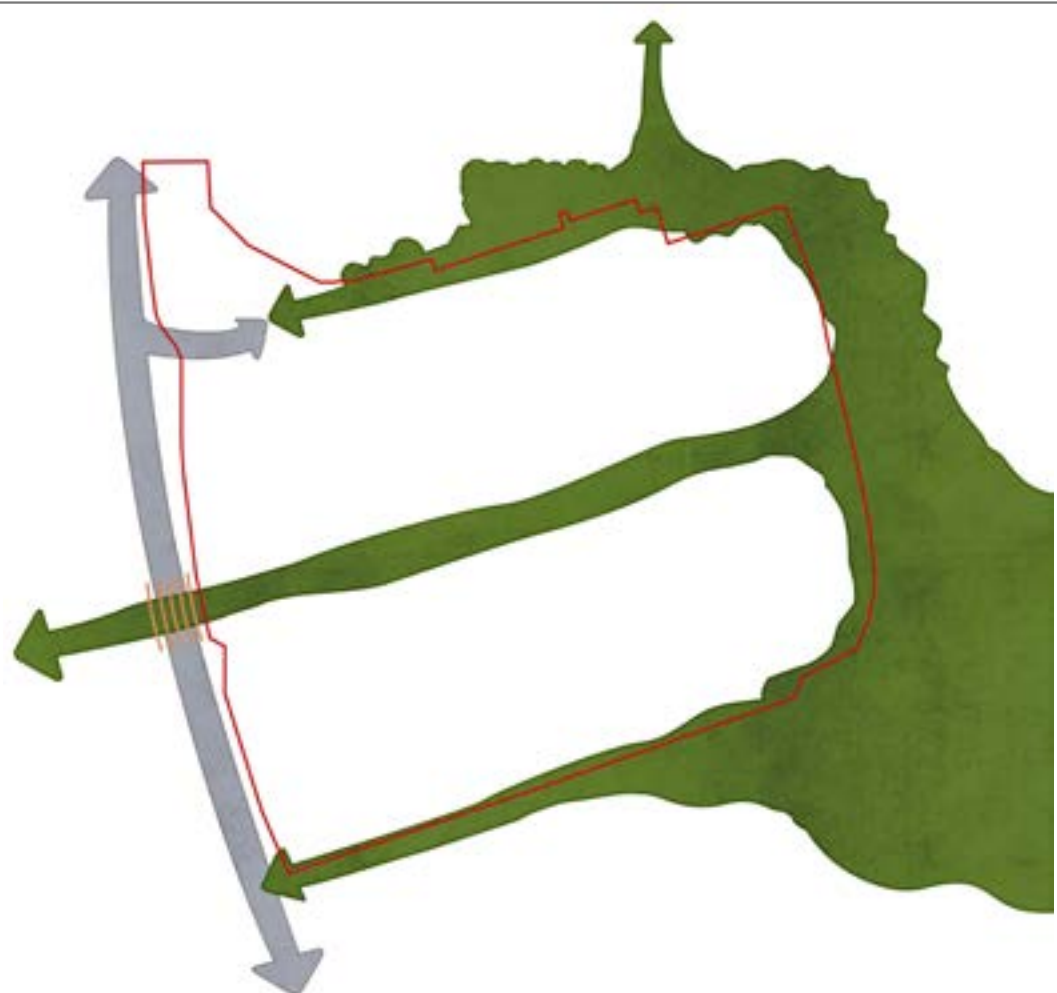
The council's consultation on the leisure centre is entirely separate from Regal London's consultation today on proposals for the wider regeneration of the GNLP site.

You can participate in this consultation by scanning the QR code or contacting hello@mobilise.org.



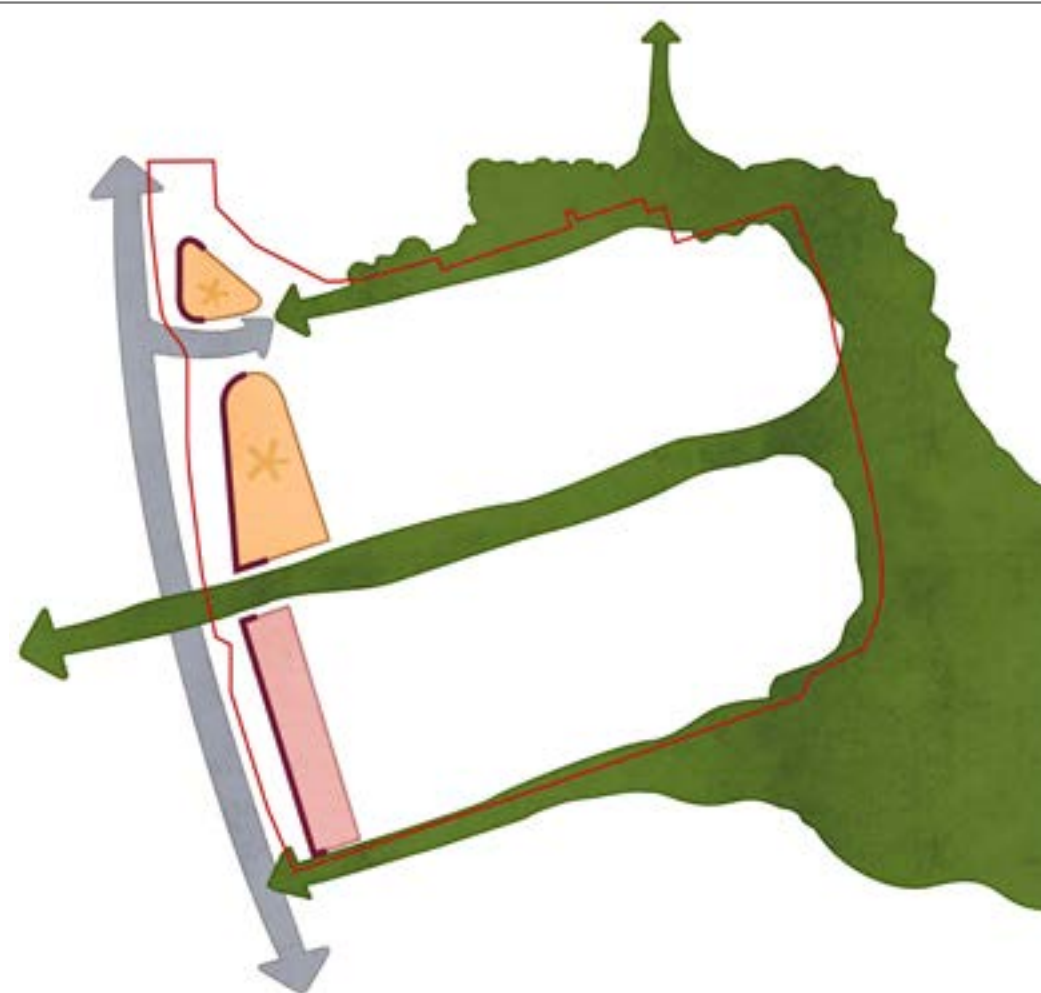
Emerging design principles

1.



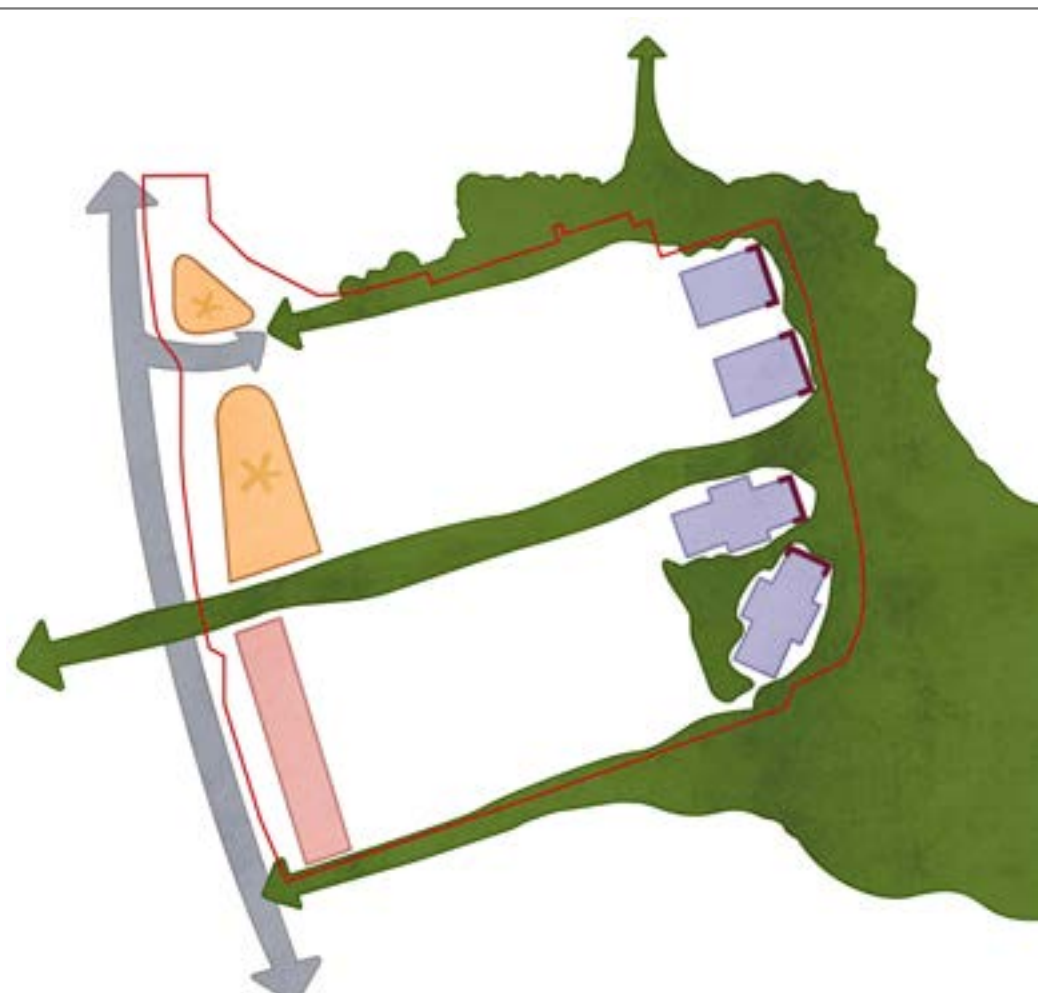
Bring the Glebelands into the site, establishing new green connections.

2.



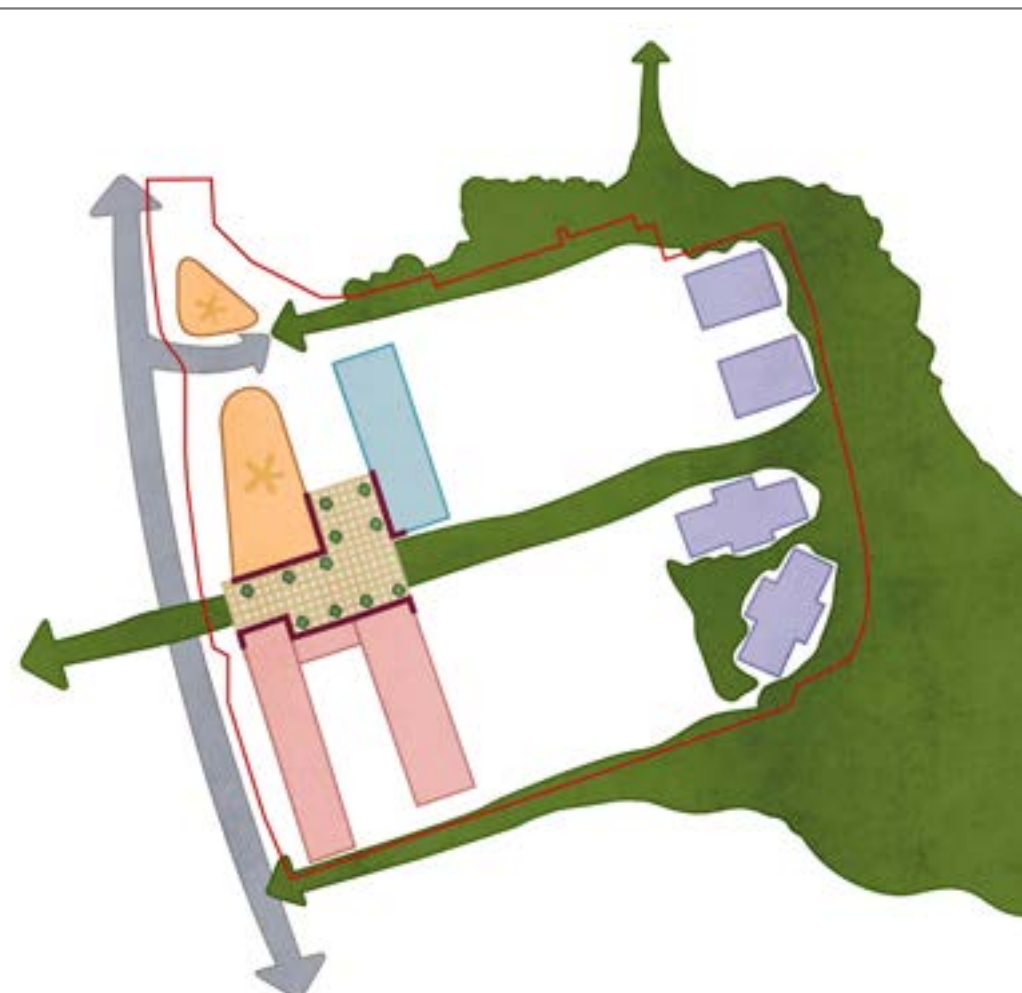
Address the High Road with active frontage and a marker leisure building at the entrance.

3.



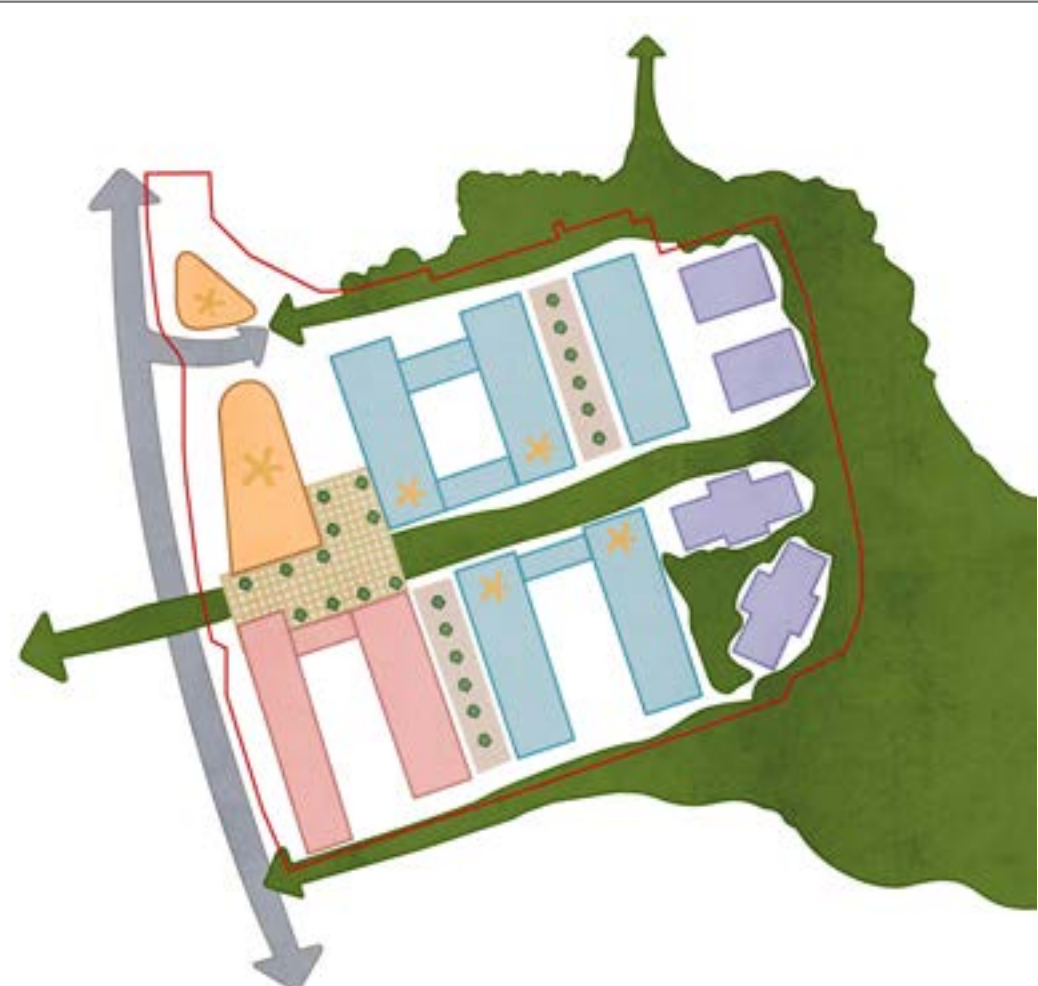
Appropriately designed character areas positioned toward the sensitive edge of the site.

4.



A new public square at the heart of the site, surrounded by engaging retail and community uses.

5.



A range of character areas with height positioned towards the centre of the site.

6.



South facing podiums complete the site and provide green views and natural light for residents.

Emerging approach

GET ACTIVE



Enhanced walking routes



Sports



Play Areas



Explorative Play

GET GREEN



Zero Carbon Ready



Sustainable Drainage



Renewable Energy Generation



Passive Design



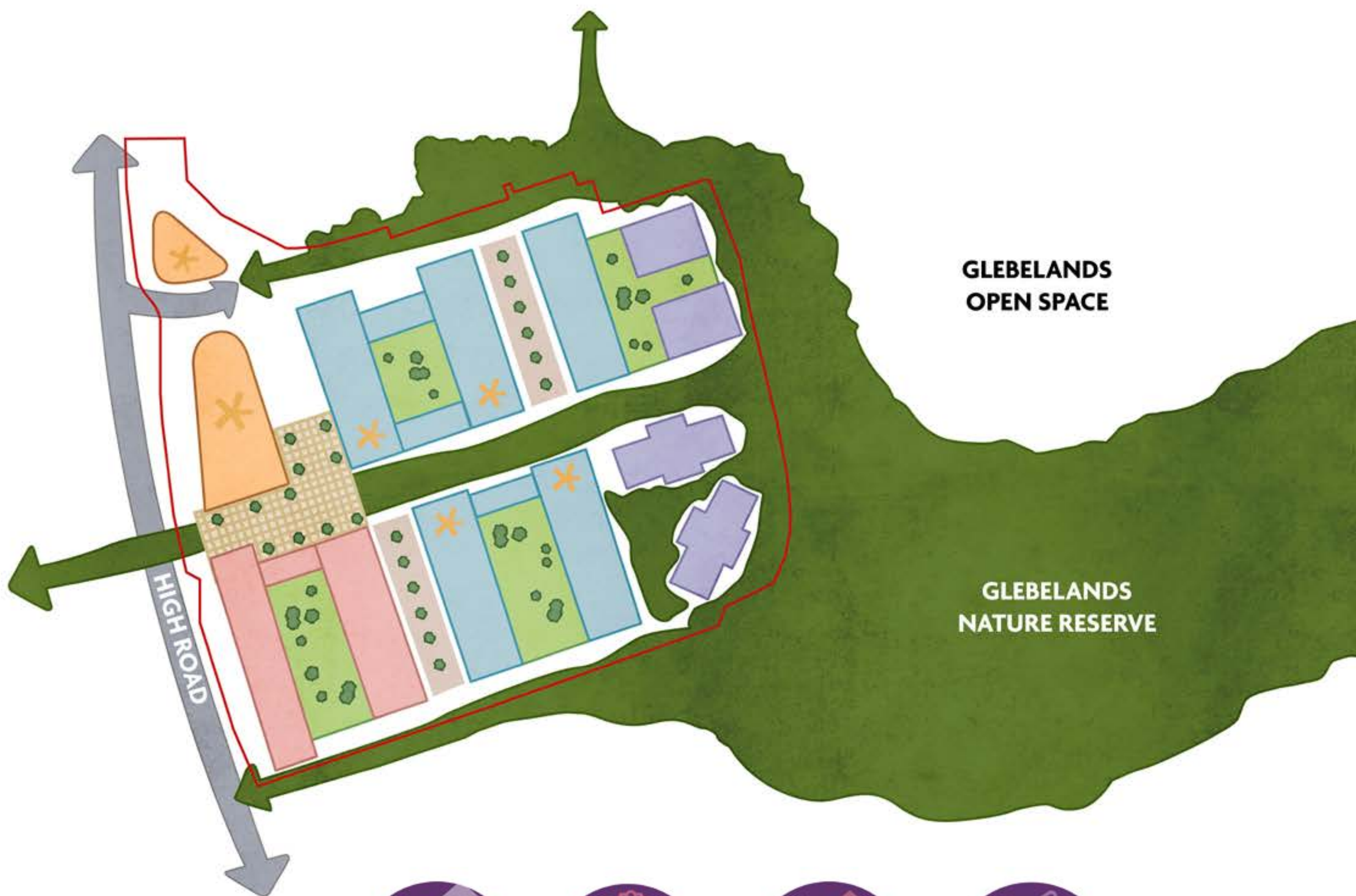
A State-of-the-art Public Leisure Facility



New Cycle Routes & Secure Cycle Parking



Enhanced Ecology & Biodiversity of Public Open Space



Green roofs



Significant improvement in Biodiversity Net Gain



Exploring use of low embodied carbon superstructure



New Mixed Tenure, High Quality Homes



Target Local Employment



Opportunities for Live, Work, Play



Regeneration of a Brownfield Site

GET WILD



Links to the Glebelands Open Space



Nature Recovery Network



Space for Wildlife



Boosting Biodiversity

GET CONNECTED



Cycling and Walking Routes



Electric Vehicles and Car Club



Sustainable Transport



Opportunities for Live, Work and Play

Next steps and construction

Thank you for joining us today to share your thoughts on our plans for Great North Leisure Park.

We will host a further set of exhibitions to ensure local residents have the chance to comment on developed plans before the submission of a planning application later this year.

Regal London is excited by the opportunity to improve an area that we are passionate about as a business and we are eager to continue the work with local residents to make this site a success. Below, we have indicated a broad timeline of activity as well as the key ways in which you can share your input on the plans. Please take the opportunity to ask our team any questions.

Construction

Regal London is a considerate contractor and is committed to building a scheme in close cooperation with local residents and neighbours.

We will ensure that following any planning application a comprehensive construction management plan will accompany the scheme.

We plan for our third Regal London Real Estate Academy to form part of our plans at GNLP, delivering construction skills and employment opportunities to service leavers and local people.

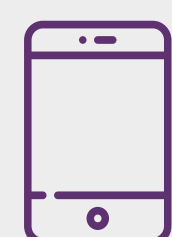
Timeline



Get in touch



Email us:
info@gnlp-consultation.co.uk



Call us:
0800 148 8911 (freephone)



Write to us:
Freepost MEETING PLACE
CONSULTATION (no stamp required)

Get involved

Public realm workshop

As part of our consultation process Regal London will be hosting several community workshops to review the public realm and generate wider insights from the community to help up the site. If you would like to join these workshops you can register your interest using one of our feedback forms or on our website.

www.gnlp-consultation.co.uk

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