

Welcome back



Regal London is excited to present the latest proposals to develop a new leisure centre and residential development at Great North Leisure Park (GNLP). These proposals will create a range of homes, local services and amenities, and green landscaping, alongside the re-provision of a new leisure facility.

In Summer 2023 we hosted our introductory consultation exhibitions which shared our early ideas for the site. We have now taken on board in-person and online feedback and have been engaged with LB Barnet about our plans for the site. We are delighted to present these updated plans to you today. As well as our own summer engagement the LB Barnet has undertaken its own consultation on the future of Leisure services at GNLP which has helped refine our proposals.

Get involved



We are inviting members of the local community to review our plans by leaving feedback on the current proposals for the site. In addition, we will be meeting with local groups to understand the aspirations of residents and members of the community.

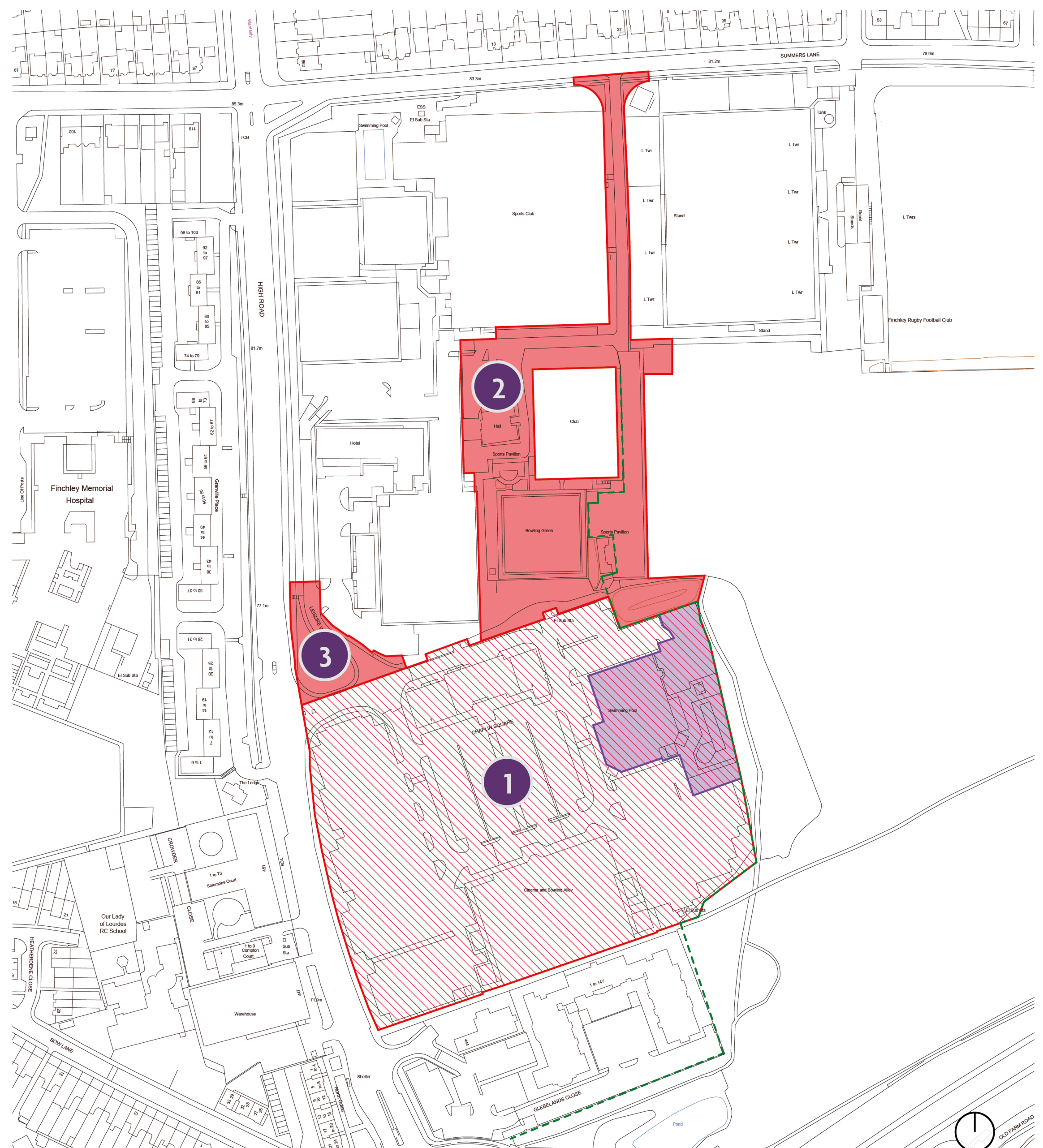
Scan the QR code with your smart phone or visit our website to share your views:

www.gnlp-consultation.co.uk



Total Site Area: Approx 4.93ha

- 1 Existing Site Boundary Total:**
Additional Area: Approx. 3.47ha
- 2 Red Line Extension (Leisure):**
Additional Area: Approx. 1.21ha
- 3 Tear Drop Site:**
Additional Area: Approx. 0.17ha



Great North Leisure Park

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

What we've been doing

Public consultation

At our public consultation in Summer last year we received feedback from residents who shared the following key issues.

Glebelands

The majority of respondents rated the current level of connections between the site and Glebelands Open Space as “poor” or “very poor”.

Public spaces

Residents also wanted the site to incorporate better public spaces which could be used by current residents as well as any new residents of the site. These additional public spaces should have environmental benefits as well. The majority of respondents said they would be more likely to visit the site if new green landscaped areas were provided.

Leisure

The majority of residents wanted the reprovision of the leisure centre to be prioritised. Other priorities highlighted by respondents were as follows:

- Improving access to existing green spaces.
- Improving air quality.
- New homes with a mix of tenures, including affordable with high sustainability credentials.
- Training and employment opportunities for young people.

LB Barnet consultation

In addition, LB Barnet has undertaken their own consultation on the future of the Leisure Centre. The feedback from this engagement has helped us to shape our plans and improve our proposals.

At LB Barnet's Cabinet meeting in November 2023, plans for a new leisure centre were approved by Councillors.

Engaging with the community

As well as our public exhibitions we have also been conducting further engagement which includes focus groups with local residents, to help us understand the priorities of residents and how best our emerging proposals can help meet local needs. In addition, we have been out meeting local groups including Food Bank Aid, Finchley Rugby Club and residents associations.



Images from our summer consultation event



Great North Leisure Park

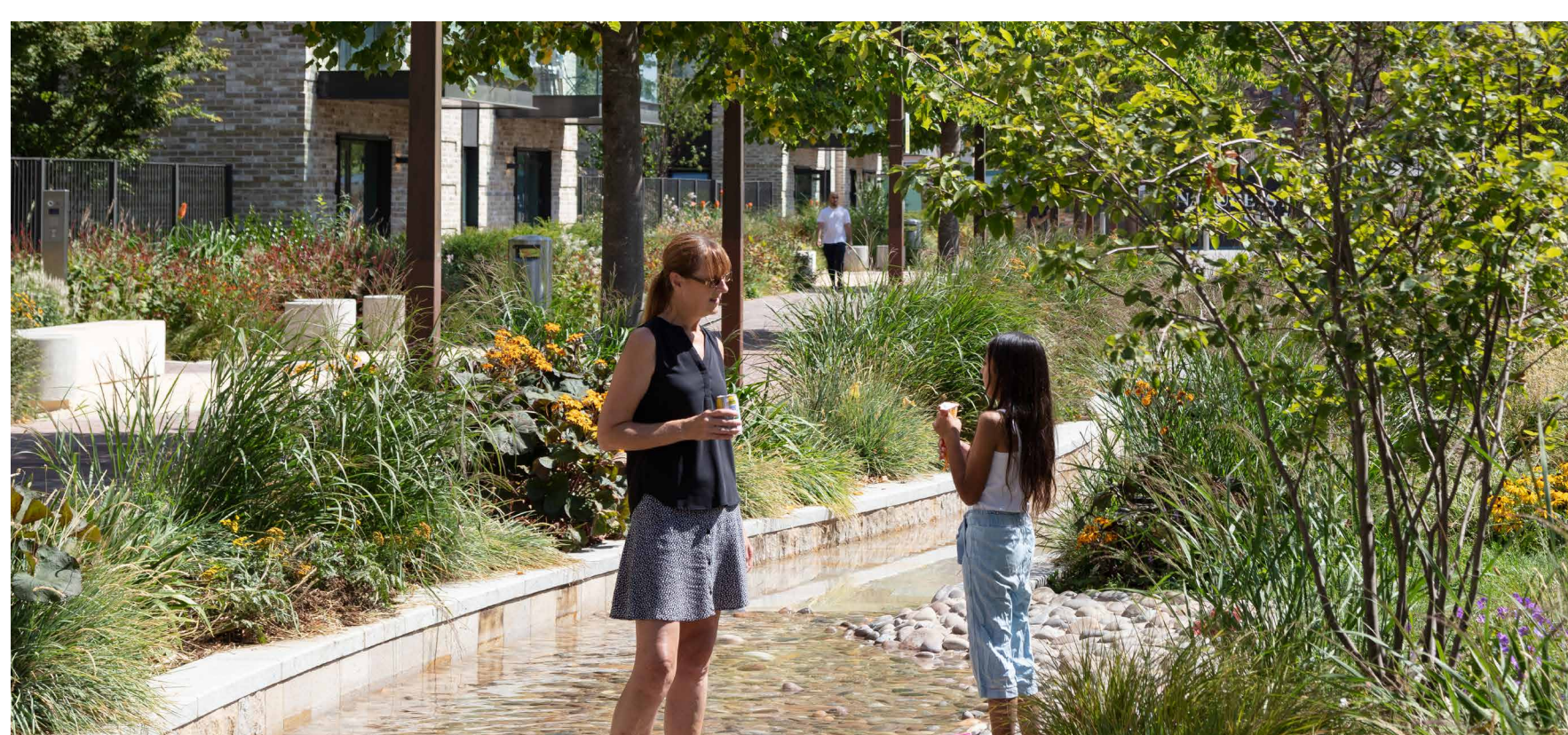
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Your project team



Our plans will reconnect GNLP to the wider area, complementing and building on Finchley's distinct local character. To realise these plans, we have put together a team of experts in architecture, place-making and urban design.

They bring a long track record of creating places that combine modern architecture, transformational public spaces and landscaping, to breathe new life in to many parts of London. This project team expertise alongside our continued community engagement will inform our thinking and design on how we create a fantastic new leisure centre; and how spaces for new businesses, food, and retail uses, can bring vibrancy to the site; and how design features are sensitively developed to be in keeping with the area.



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 architects masterplanners placemakers

JTP is an award-winning international placemaking practice of architects and master planners with extensive experience in 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'.

We are passionate about placemaking, and our unique approach has received high praise, recognised with over 200 design awards over the past twenty years. JTP was named the Sunday Times 100 Best Small Companies to Work For 2020, BD's Best Architect Employer of the Year in 2019, Building Awards' Architectural Practice of the Year in 2017, and BD's Master Planning and Public Realm Architect of the Year in 2016.

BMD

BMD are award-winning landscape architects whose core values include: growing communities, boosting biodiversity and promoting positive change underpin everything they 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

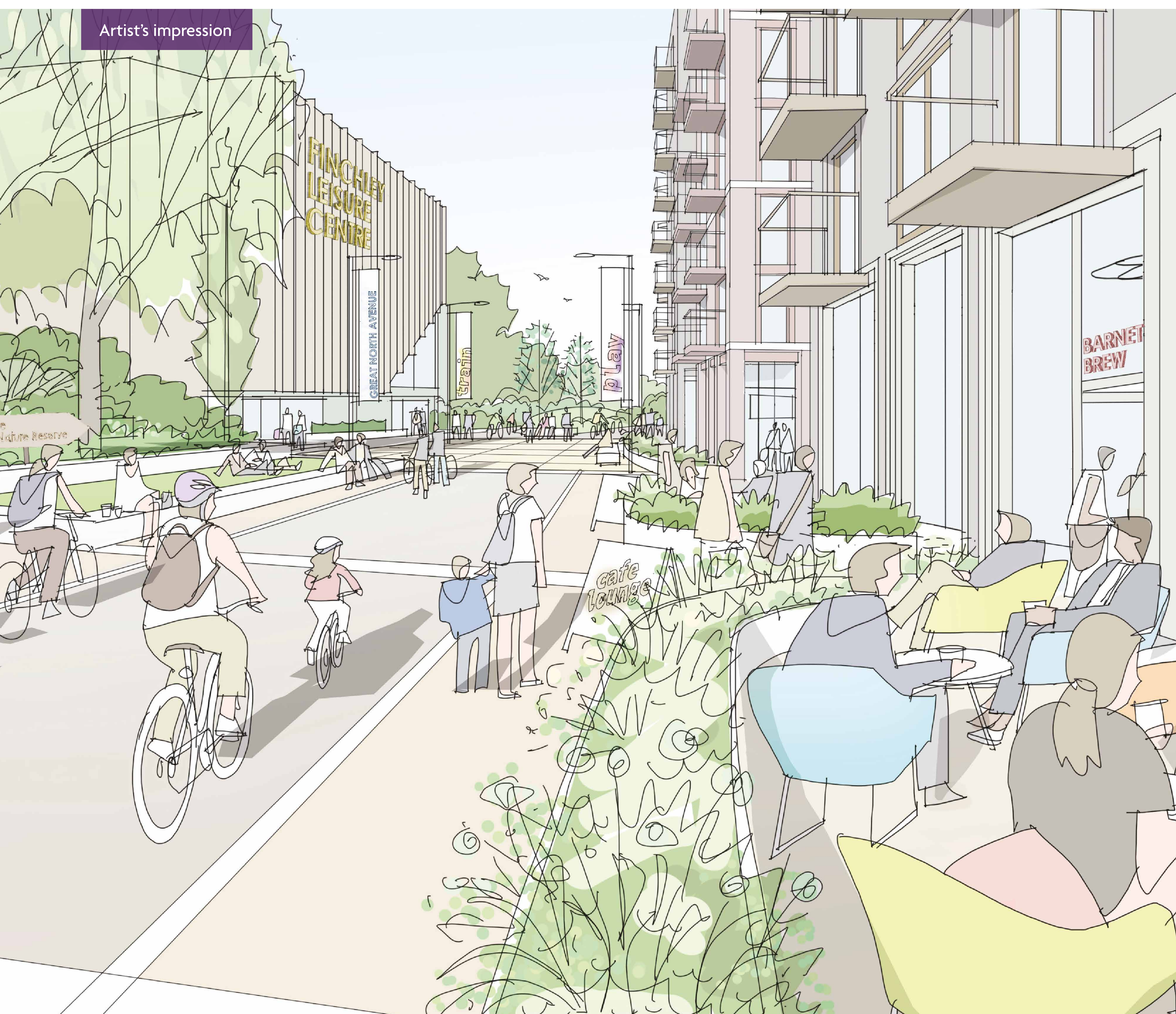
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A vibrant future for Barnet

Our ambition is to create a new leisure centre, a thoughtfully designed residential neighbourhood with a range of new homes, including affordable homes, local services and amenities, all alongside new green community spaces.

These proposals reconnect GNLP to green spaces, utilising previously developed land to make a positive impact for local residents and Finchley.

Artist's impression



Great North Leisure Park

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Sustainability

LB Barnet have recently declared a climate and biodiversity emergency. The redevelopment of GNLP will provide improved access to green open spaces that will help support the Council's target to take urgent action.



Exploring use of low embodied carbon superstructure.



Minimising basements.



Optimisation of brownfield site.



Green roofs.



Exploring the use of unitised modular build.



Locally sourced materials.



Significant improvement in Biodiversity Net Gain.



Enhancements to existing open space (Glebelands).



Whole life carbon aspirations in line with LETI targets.



BREEAM excellent on all non-residential uses.



Great North Leisure Park

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Principle of development

The site has been identified by Barnet Council as ideal for residential-led development and has been allocated within the draft Local Plan. According to the draft Local Plan, the borough has a housing need of more than 35,000 new homes by 2036.

The underused space currently is primarily used for car parking, much of which can be used to deliver new homes and new connections that help to make GNLP more accessible to local residents.

Regal London respects the context of the site being adjacent to the Glebelands Open Space, a popular park which is designated as Metropolitan Open Land. We will work with the local community to improve connections with GNLP.

Great North Leisure Park provides an opportunity to maximise a site of this size by providing residential development on previously developed land which has a high level of underused car parking.

Leisure

Following LB Barnet's Cabinet decision in 2023 we have worked alongside the council to support the design of a new leisure centre. This will allow for the delivery of an improved leisure centre with views of Glebelands Open Space and better access to green space.



Great North Leisure Park

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A place for everyone


REGAL
LONDON

At GNLP we will create a place that gives everyone in the local area a reason to want to visit and spend time there.

There will be a range of new homes and commercial uses, all alongside improved access to existing green space.

Whether you want to visit the new swimming and leisure centre, enjoy a coffee or lunch in new cafes, or stroll through a new public square and green corridor to access the Glebelands, this will be a place accessible to the whole community, for everyone in Barnet.

Illustrative masterplan



Great North Leisure Park

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

Our plan to deliver new homes

Our proposals will provide much-needed new homes for the local area, contributing to the council's targets for the provision of new housing.

We are proposing circa 1,500 mixed tenure new considerably designed homes to help meet the need for housing in Barnet. We will deliver a range of properties including affordable and family homes with a mix of tenures.



Opportunities for new homes and public space



Heights plan



Great North Leisure Park

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Sports and recreation

At LB Barnet’s Cabinet meeting in November 2023, plans for a new leisure centre were approved by Councillors. Following LB Barnet’s own consultation exercise, and our own introductory consultation, it was clear that retaining leisure facilities on this site was of great importance to local people.













GNLP will also respond to the local community’s ambitions for better sports and well-being facilities. Our plans will unlock investment from Regal and LB Barnet in a new leisure centre for everyone.

The new facilities will be relocated to the north of the site, a short distance from its current location with clear proximity to Glebelands Open Space. This will enable the existing leisure facilities to be operational throughout the construction work to deliver the new ones.

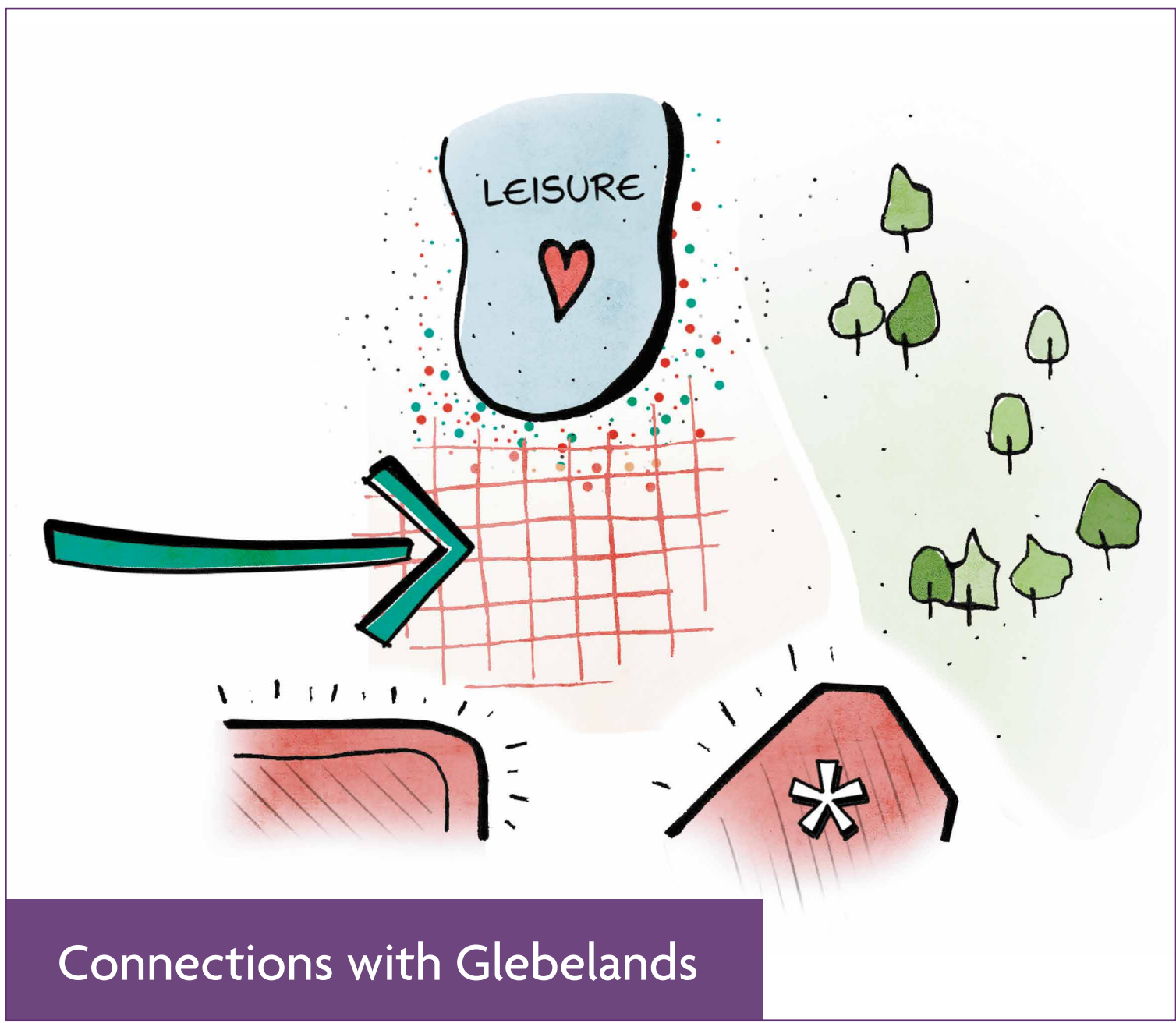
It is proposed that the new centre will include a replacement swimming pool and lido together with a learner pool, fitness studios and a new gym. There would also be an indoor adventure zone, soft play, sauna and steam rooms, health consultation rooms and a cafe. The Council is working closely with Regal London and a full business case will be prepared alongside further consultation.

Existing Wet Facilities (Finchley Lido LC)	Proposed Wet Facilities (New Leisure Centre)
 Formal Swimming (6 Lane 25m Pool)	 Formal Swimming (6 Lane 25m Pool)
 Leisure Water (Circa 150m2) *	 Learner Pool (130m2)
 Lido Water Area (Circa 200m2) *	 Leisure Water (Circa 150m2 plus splash area)
 Sauna (Poolside)	 Lido Water Area (Circa 200m2)
 Village Style Changing	 Sauna (Poolside)
 Pool Viewing	 Steam Room (Poolside)
	 Café (with viewing into pool environments)
	 Village Style Changing
	 Pool Viewing

* Information taken from Active Places website
** Information taken from GLL Better Site specific centre website
Note: All existing facilities TBC by LBB

Existing Dry Facilities (Finchley Lido LC)	Proposed Dry Facilities (New Leisure Centre)
 Fitness Suite (Circa 80 stations)**	 Fitness Suite (Circa 150 stations)
 1No Multipurpose Studio**	 2No Multipurpose Studios
 Cycle Studio (within Fitness Suite)**	 Designated Cycle Studio
 Designated Fitness Changing	 Designated Fitness Changing
	 Adventure Play
	 Party Rooms
	 Café (with viewing over Adventure play)
	 Health Impact/Assessment Suite (3No rooms)

* Information taken from Active Places website
** Information taken from GLL Better Site specific centre website



Great North Leisure Park

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Access to green spaces

We are putting greenery and nature at the heart of our design.

This will provide new and enhanced access to green open spaces and reconnect local people to the Glebelands, doing justice to this important community asset.

With Glebeland's Open Space positioned directly to the East of GNLP, the connections to this important landscape for the local community are sorely lacking, with the only access through a dark, small and hidden alleyway. This is a missed opportunity. This is supported by the feedback received at our public consultation in Summer 2023.

Glebelands

The development provides an exciting opportunity to improve access to the Glebelands through new routes, which will be publicly accessible. We will work with the local community to enhance access, ensuring the benefits of such an important green space can be felt by the whole community and adhering to LB Barnet's wider strategy for greater sustainability and improved bio-diversity.

Landscape character

Visit

Dwell

Explore



Great North Leisure Park

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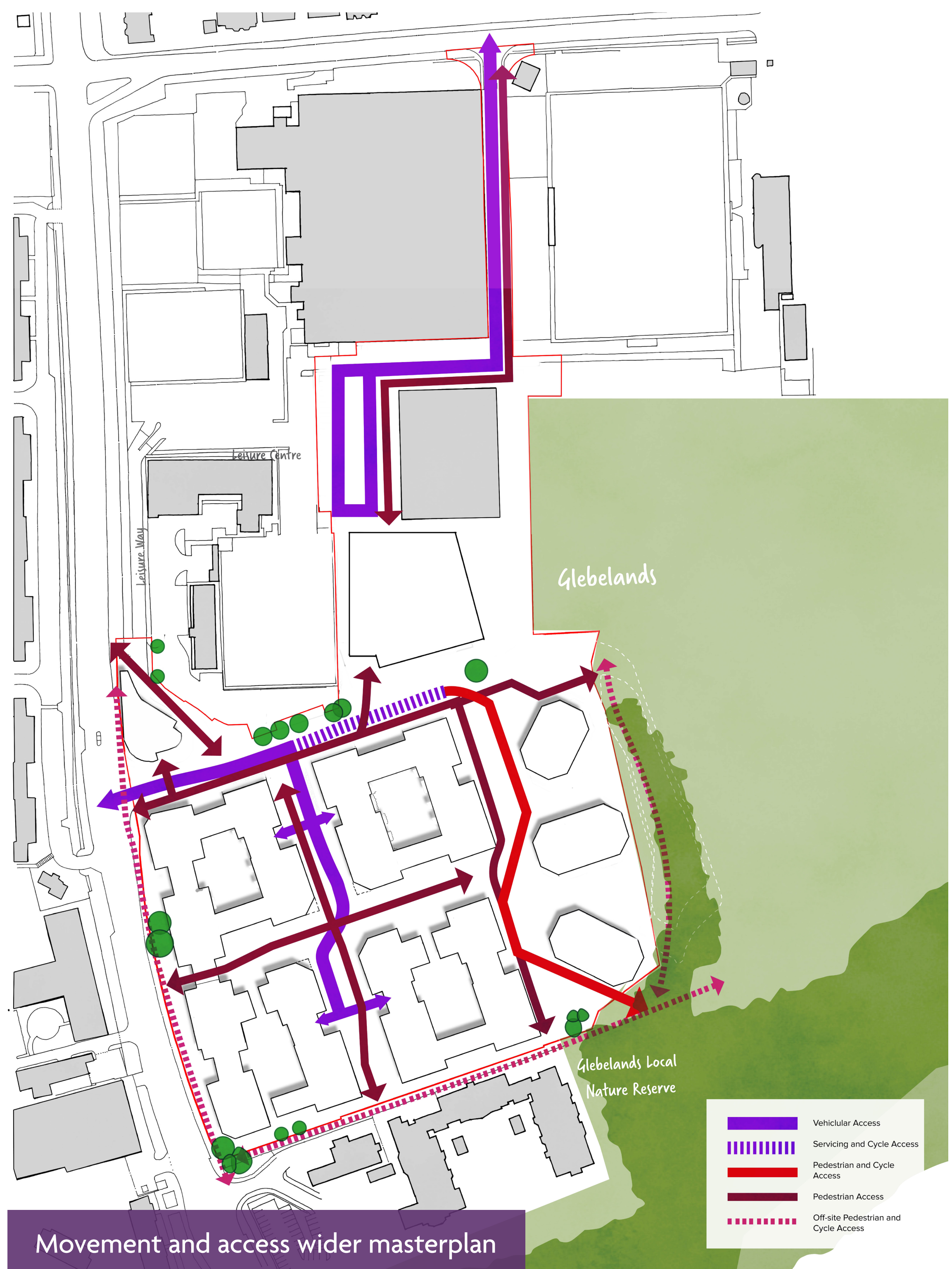
Better connected

The current access is in need of considerable improvement. The entrance to the site is strongly weighted in favour of cars and difficult to access for pedestrians and cyclists.

New developments are strongly advised to encourage more sustainable modes of transport, such as public transport, cycling and walking.

The plans will see overall parking on the site reduced and new infrastructure will be put in place for EV charging points and cycle parking. Our proposals will prioritise sustainable travel and will seek to meet the objectives set out in the London Plan and Barnet's draft Local Plan.

Sustainable travel will be a priority for the site and will include the delivery of cycle spaces. Our proposals will prioritise active travel and will seek to meet the objectives set out in the London Plan and Barnet's draft Local Plan.



Great North Leisure Park

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Creating a positive legacy



A new Leisure Centre and Lido:

- 3 Indoor Pools, including 6 lane community pool, learner pool, and leisure water.
- Outdoor Lido.
- Multi-purpose studios.
- Adventure Play.
- Fitness Suite.
- Health Impact spaces.
- Separate changing pavillion for the Glebelands pitches.



New public squares, routes and parks.



Circa 1,500 highly sustainable new homes making effective use of brownfield land.



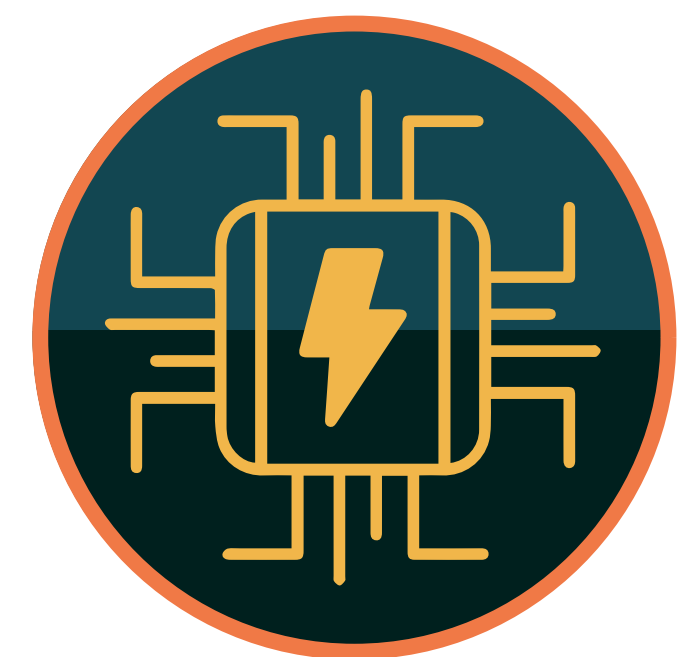
Active travel connections through to the Glebelands.



New trees, green spaces and living roofs.



Ground floor commercial space for leisure, hospitality and community uses.



Innovative efficient energy strategy.

We are committed to creating a positive legacy for the community and the environment. Our approach extends beyond the physical development and incorporates long-term benefits for everyone involved.

Environmental responsibility

Our plans prioritise sustainability, aligning with LB Barnet's climate and biodiversity emergency declaration. The redevelopment will enhance green open spaces, contribute to improved biodiversity, and incorporate sustainable transport options.

Building Heroes

Regal London has an exclusive relationship with Building Heroes, who've worked with over 1,000 military veterans, providing construction skills and training, supporting them into sustainable employment in the building and engineering trades. Regal London have a series of training academies across London with a pledge to deliver as many opportunities as possible across their sites.

Social impact

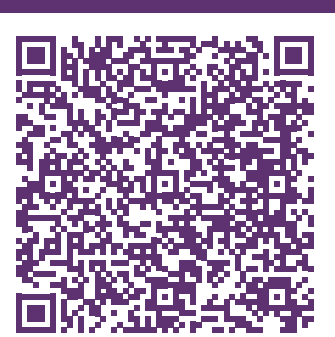
Beyond the physical structures, we are dedicated to fostering positive social change. Working with existing GNL P occupiers, including Food Bank Aid, we aim to understand and address the needs of the community, ensuring inclusivity and accessibility for all.

Community engagement

Throughout the project, we value ongoing dialogue with the community. Your input shapes our decisions, ensuring that the development reflects the aspirations and needs of local residents. By fostering collaboration, we aim to create a place that truly belongs to the community.

Employment and training

Our commitment to the community extends to providing training and employment opportunities, especially for young people. We believe in creating spaces that not only house residents but also contribute to the growth and well-being of the local workforce.



Great North Leisure Park

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Next steps

Thank you for joining us today to share your thoughts on our plans for Great North Leisure Park. We encourage you to leave your feedback with us, which will be taken away and analysed. We are committed to further consultation events as the application progresses and will keep you updated as to when those will be.

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 working with local residents to make this site a success. Below, we have indicated a broad timeline of activity as well as the key ways you can share your input on the plans. Please take the opportunity to ask our team any questions.

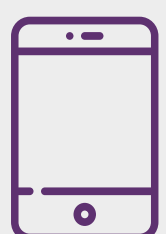
Indicative timeline

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-  **June 2023**
 - Public consultation round 1
 -  **March 2024**
 - Public consultation round 2
 -  **Summer 2024**
 - Public consultation round 3
 -  **Autumn 2024**
 - Planning submission

Get in touch



Email us:
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0800 148 8911



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

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