

Great North Leisure Park

Today:

- 01 Welcome and Introductions**
- 02 Purpose of the Update**
- 03 Leisure Centre – Proposed Changes**
- 04 Housing – Design and Material Refinements**
- 05 Summary of Key Benefits**
- 06 Q&A**

Welcome and Introductions

The Team



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Our Vision

The proposed updates have been made to support the overarching ambition of the development, to redevelop the Site as a health and wellbeing destination.

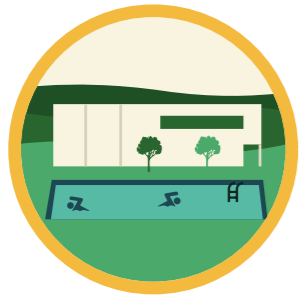




Site Location: Great North Leisure Park, London, N12 OGL

Previously Submitted Planning Application Summary

A brand new Leisure Centre with Lido

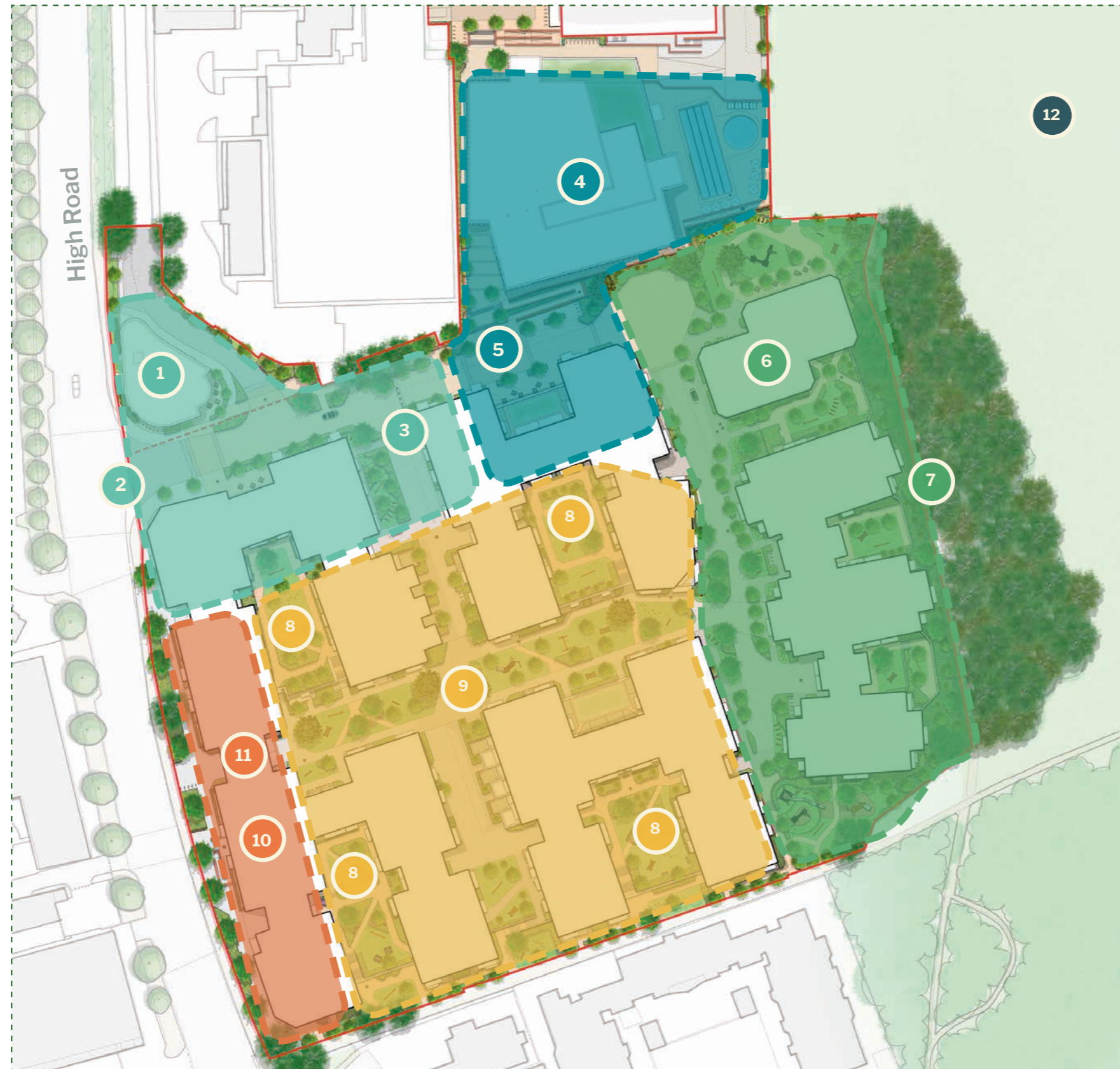


- 3 indoor water areas, including learner pool, 25m 6 lane community pool, and leisure pools
- Outdoor lido
- Multi-purpose studios
- Indoor adventure play
- Fitness suite
- Health impact spaces
- Separate changing pavilion for the Glebelands pitches.
- Café

Housing Delivery & Affordable Housing



1502 New Mixed Tenure High Quality Homes including 23% Affordable



Key Character Areas

- Great North Avenue
- Glebelands Edge
- High Road
- Residential Mews & Gardens
- Leisure Centre

Key Summary

- The Pavilion Marker Building - restaurant & office use
- Great North Leisure Park Gateway
- Great North Avenue lined with shops, cafes and restaurants
- New Leisure Centre
- Leisure Centre Square
- Glebelands Gateway Marker Building
- Ecological mitigation and enhancement measures
- Courtyard gardens
- East West Gardens
- High Road Mansions
- High Road Arch
- Glebelands Metropolitan Open Space

Public Consultations Timeline

Three rounds of public exhibitions (nine events in total) were held between July 2023 and September 2024:

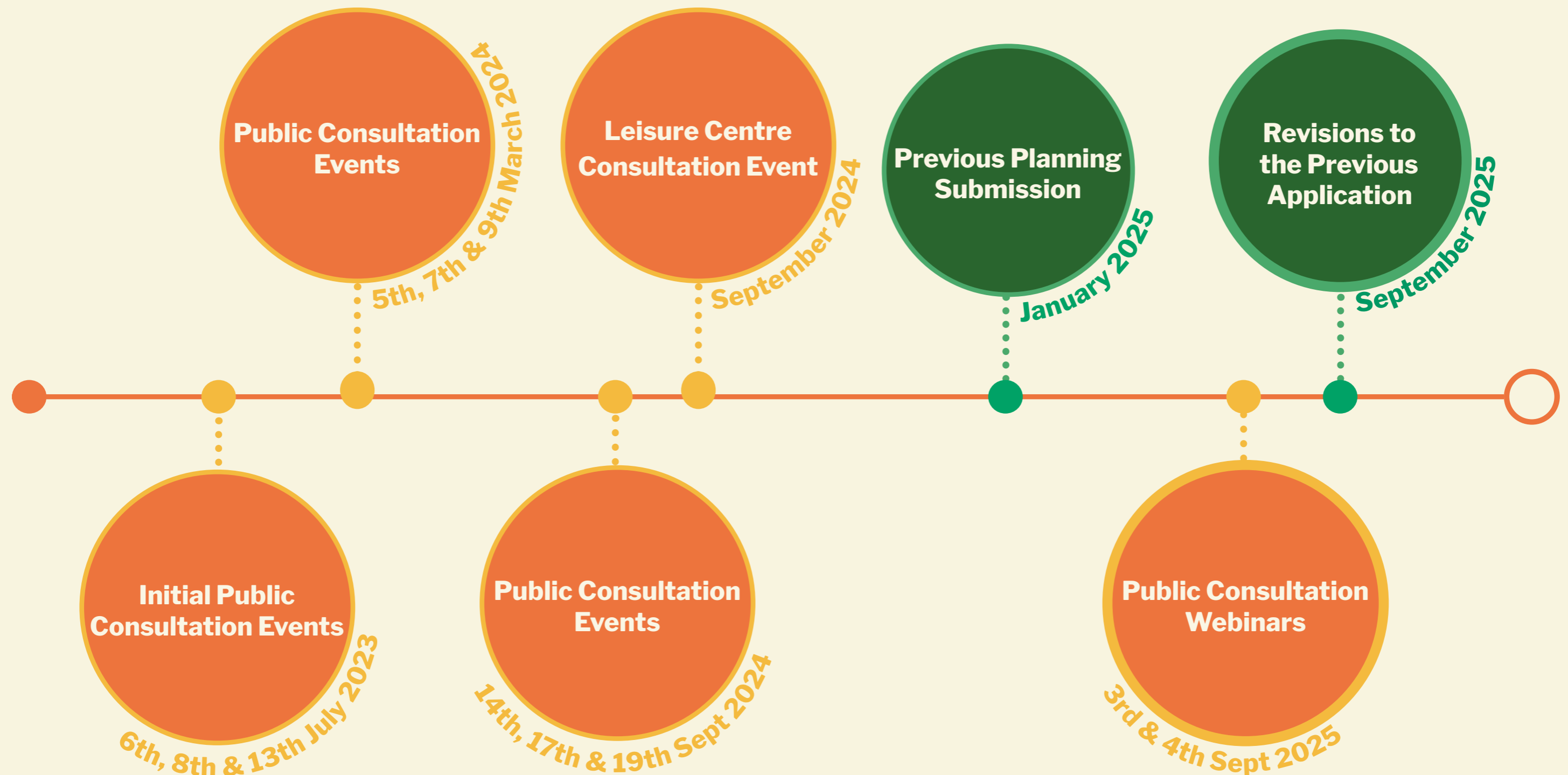
- Exhibitions were widely publicised via leaflets, letters, emails, social media, and local press.

Targeted forums were also held with local businesses, focus groups, and Ward Councillors

The dedicated project website remains active and will continue to be updated during the planning process.

How Consultation Influenced the Scheme:

- Site area extended to improve layout and parking for the leisure centre.
- Leisure centre offer enhanced to include a lido
- Residential areas refined with clearer character zones
- High Road buildings re-aligned in response to feedback.



Purpose of the Update

Leisure Centre Design



Summary of Updated Proposed Development:

The planning application for the Proposed Development was originally submitted in January 2025 for the following description of development:

“Comprehensive redevelopment involving demolition of existing buildings and phased redevelopment to provide up to 1,502 residential dwellings (Use Class C3) across 20 buildings (with links) up to 25 storeys in height; **a new 3 storey leisure centre (Use Class E(d)); flexible commercial space (Use Class E); a single storey sports changing pavilion (Use Class F2(c)); and landscaping, parking, access, and associated works.**”

The Proposed Development has now been updated in response to comments from statutory, London Borough of Barnet and public consultees to the planning application. The amendments also respond to LB Barnet’s Cabinet decision on 22nd July 2025 to progress with a reduced scale leisure centre which the Applicant is committed to delivering.

Principal updates to Leisure Centre:

- Leisure Centre floorspace reduced from 6,944 sqm to 3,787.7 sqm (-3,156.3 sqm)
- 3 metre landscaped buffer introduced between the Lido and the Glebelands Open Space
- Southern entrance improved with seating and planting
- Lido emergency access ramp removed and replaced with emergency escape route to the north

Current Proposal

A brand new Leisure Centre with Lido



- Indoor 25m pool
- Outdoor lido
- Learner pool, sauna, steam room, multipurpose studios
- Multi-purpose studios
- Indoor adventure play & party rooms
- Fitness suite
- Health impact spaces
- Separate changing pavilion for the Glebelands pitches.
- Café

Housing Delivery & Affordable Housing



1485 New Mixed Tenure High Quality Homes including 23% Affordable



Key Character Areas

- Great North Avenue
- Glebelands Edge
- High Road
- Residential Mews & Gardens
- Leisure Centre

Key Summary

- 1 The Pavilion Marker Building - restaurant & office use
- 2 Great North Leisure Park Gateway
- 3 Great North Avenue lined with shops, cafes and restaurants
- 4 Leisure Centre
- 5 Leisure Centre Square
- 6 Glebelands Gateway Marker Building
- 7 Ecological mitigation and enhancement measures
- 8 Courtyard gardens
- 9 East West Gardens
- 10 High Road Mansions
- 11 High Road Arch
- 12 Glebelands Metropolitan Open Space

Great North Leisure Park

LEISURE CENTRE

September 2025

















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Leisure Centre

Facility Mix Comparisons
















Existing Finchley Lido LC: 2.171 sqm

	Café
	Village Style Changing
	Pool Viewing
	Formal Swimming (6 Lane 25m Pool)
	Leisure Water (Circa 150m2)
	Sauna (Poolside)
	Steam Room (Poolside)
	Fitness Changing
	Fitness Suite (Circa 80 stations)
	Designated Cycle Studio
	Learner Pool (130m2)
	Adventure Play
	2No Multipurpose Studios
	Party Rooms
	Lido Water Area (Circa 200m2)
	Health Assessment room

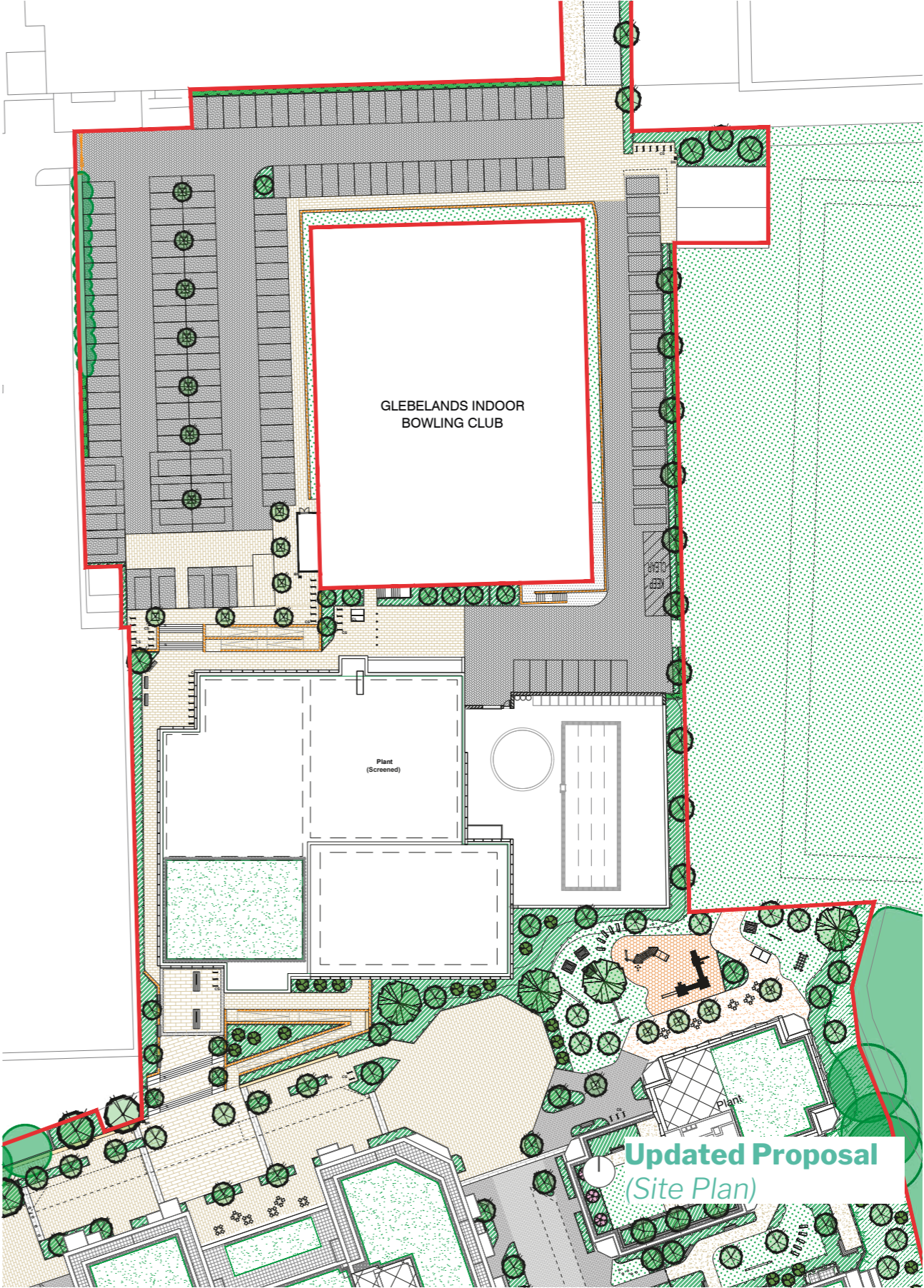
Planning Submission: 6.944 sqm (+4773 sqm)

	Café
	Village Style Changing
	Pool Viewing
	Formal Swimming (6 Lane 25m Pool)
	Leisure Water (Circa 150m2)
	Sauna (Poolside)
	Steam Room (Poolside)
	Fitness Changing
	Fitness Suite (Circa 150 stations)
	Designated Cycle Studio
	Learner Pool (130m2)
	Adventure Play
	2No Multipurpose Studios
	Party Rooms
	Lido Water Area (Circa 200m2)
	Health Assessment room

Current Proposal: 3.789 sqm (+1618 sqm)

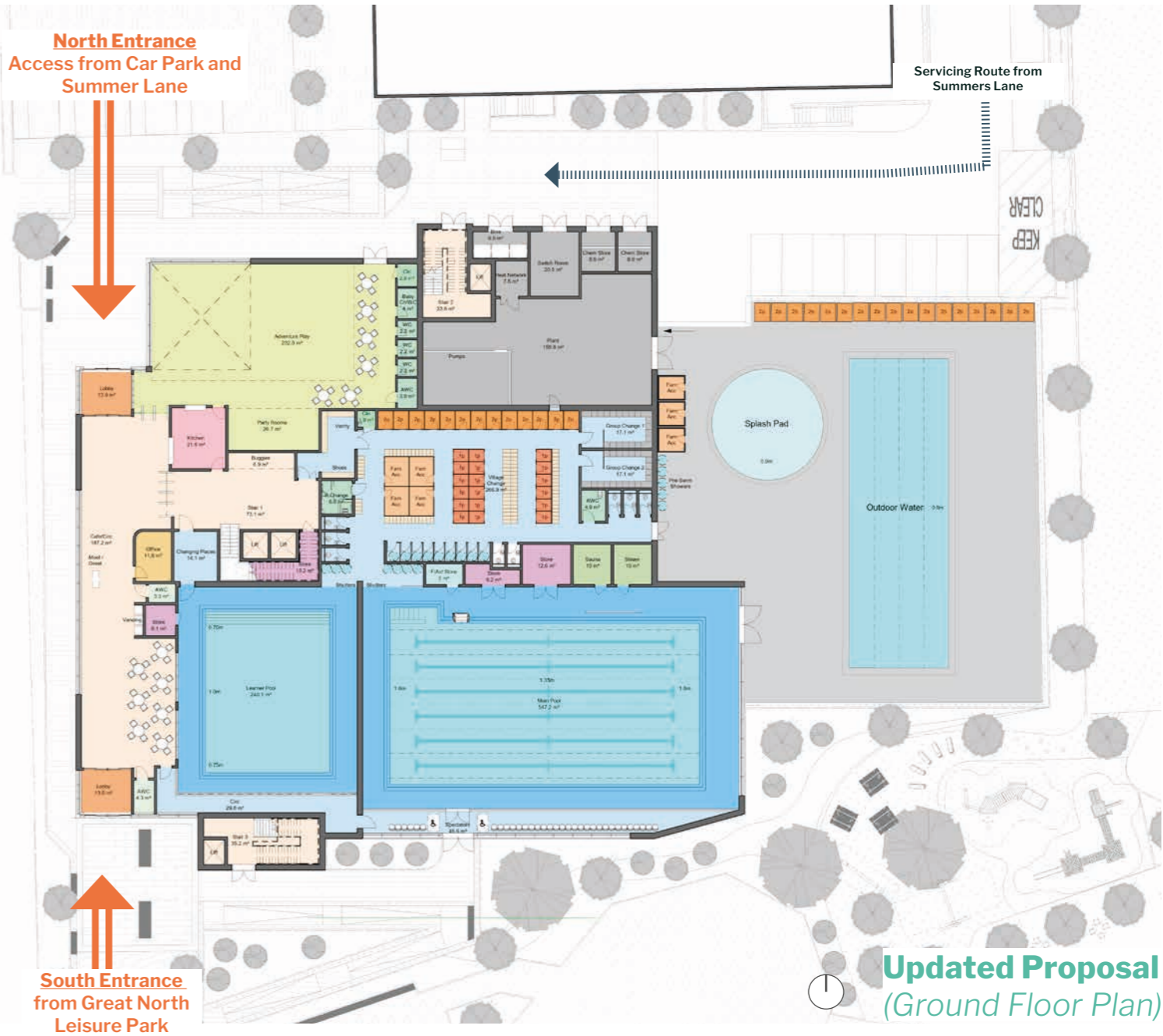
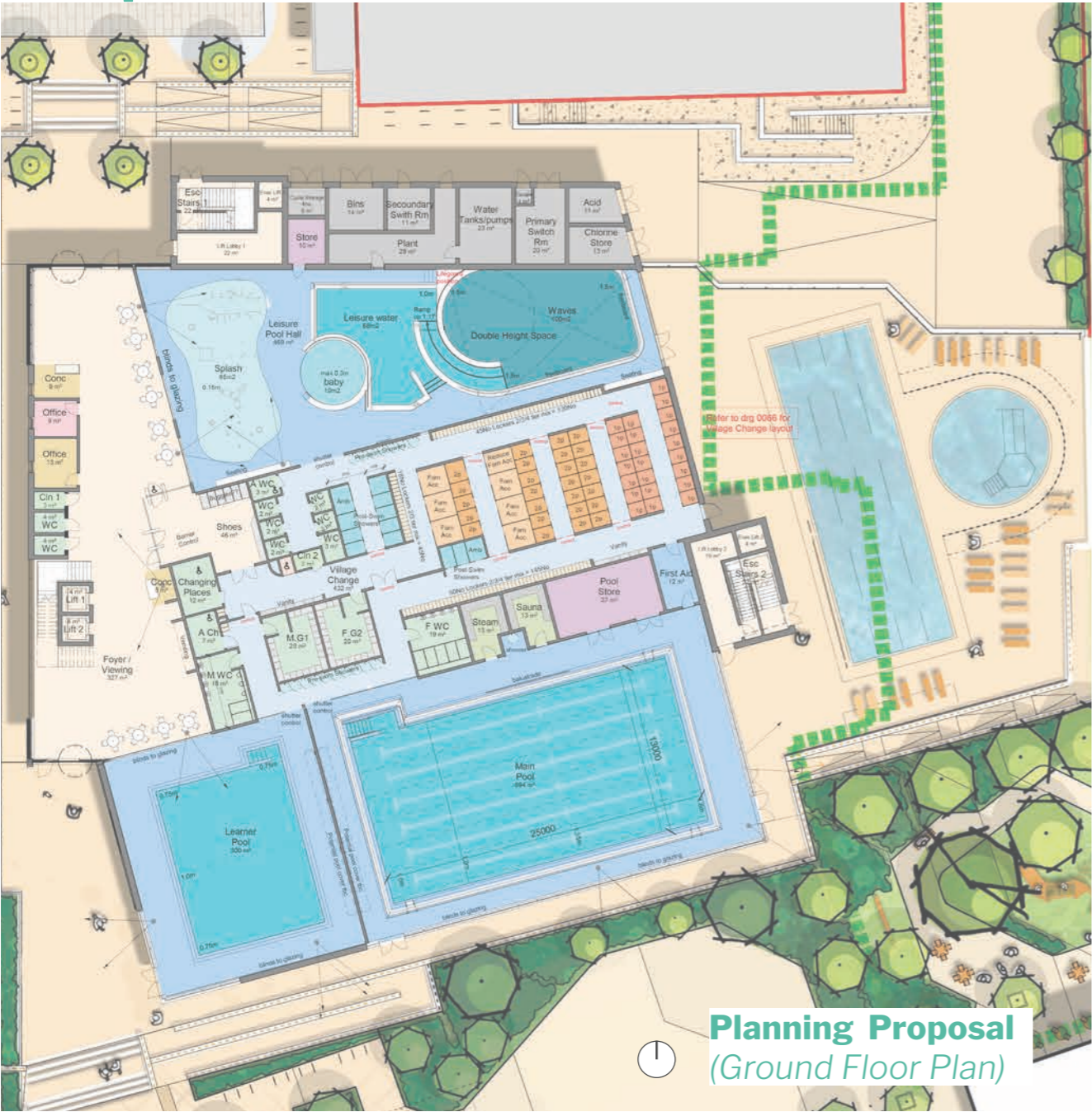
	Café
	Village Style Changing
	Pool Viewing
	Formal Swimming (6 Lane 25m Pool)
	Sauna (Poolside)
	Steam Room (Poolside)
	Fitness Changing
	Fitness Suite (Circa 110 stations)
	*Cycle Classes will be provided in the one of the 2 Multipurpose Studios
	Learner Pool (130m2)
	Adventure Play
	2No Multipurpose Studios
	Party Rooms
	Lido Water Area (Circa 200m2) & 60 m2 splashpad
	Health Assessment room

Leisure Centre
Comparative Site Plans



Leisure Centre

Comparative Plans

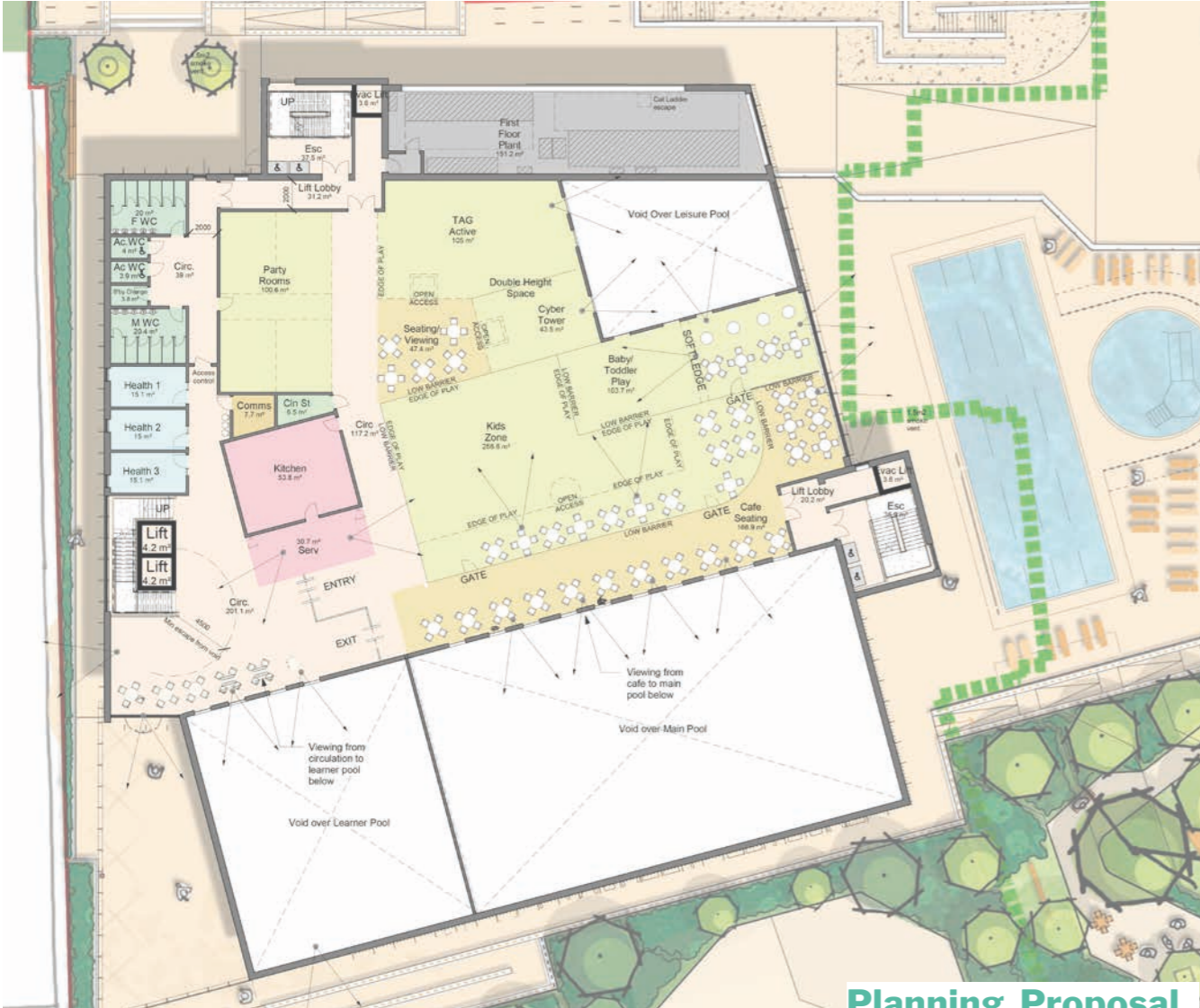


Facilities Proposed on Ground Floor

- Formal swimming
- Adventure/ Soft play (moved from First Floor)
- Accessible facilities
- Outdoor lido
- Village style changing
- Cafe (moved from First Floor)

Leisure Centre

Comparative Plans



⌚ **Planning Proposal**
(First Floor Plan)

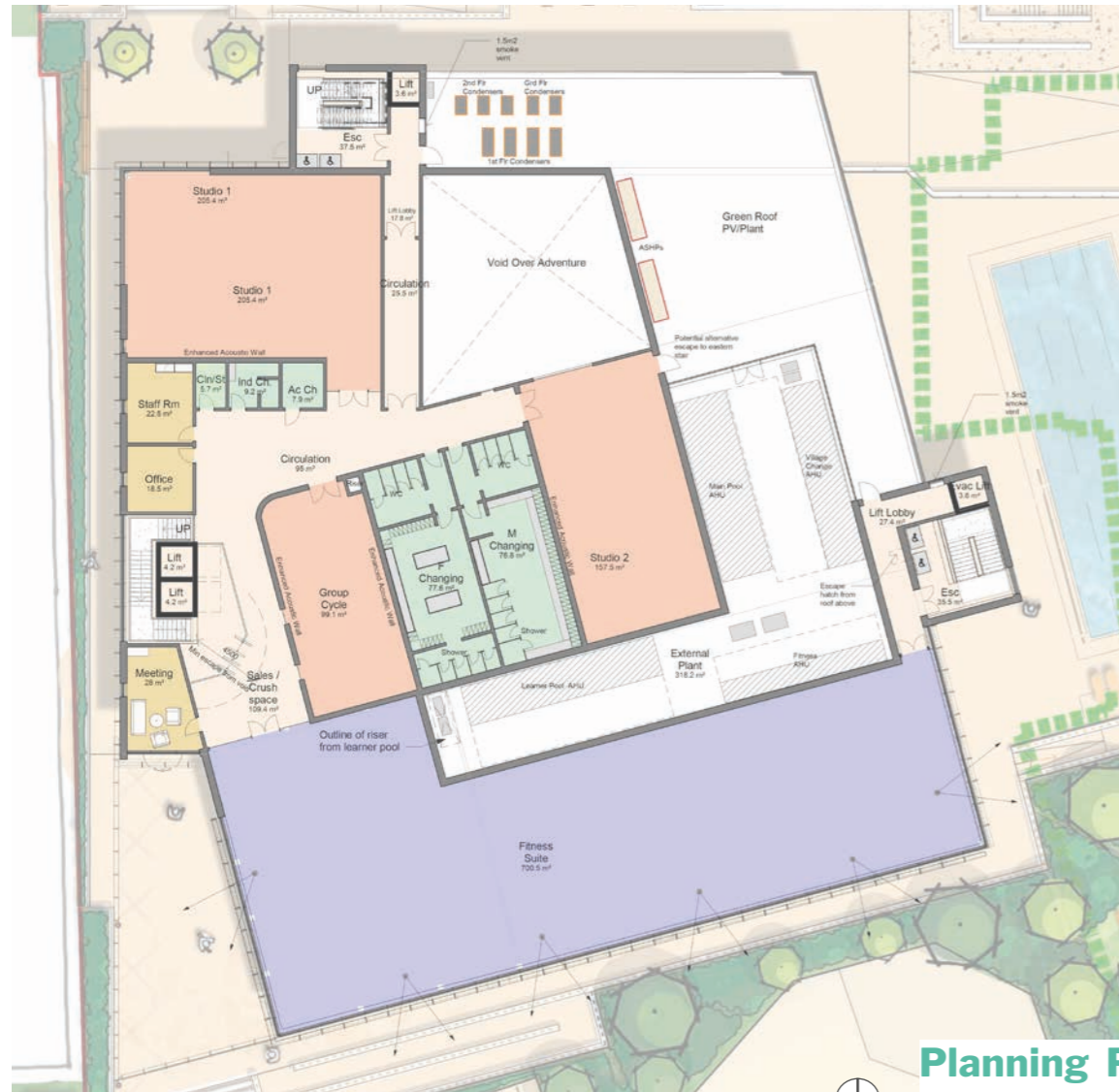


⌚ **Updated Proposal**
(First Floor Plan)

Facilities Proposed on First Floor

-  **Fitness Suite**
(Circa 110 stations)
-  **Changing Rooms**
-  **2 x multi-purpose studio**
-  **Consultation Rooms**

Leisure Centre Comparative Plans



Planning Proposal (Second Floor Plan)



 **Updated Proposal**
(Second Floor Plan)

Leisure Centre
South Elevation Comparison



Type 1:
Aluminium
Rainscreen



Type 2:
Buff/ Grey
Facing
Brickwork



Type 3:
Aluminium
Framed Curtain
Walling



Type 4:
Steel Security
Doors



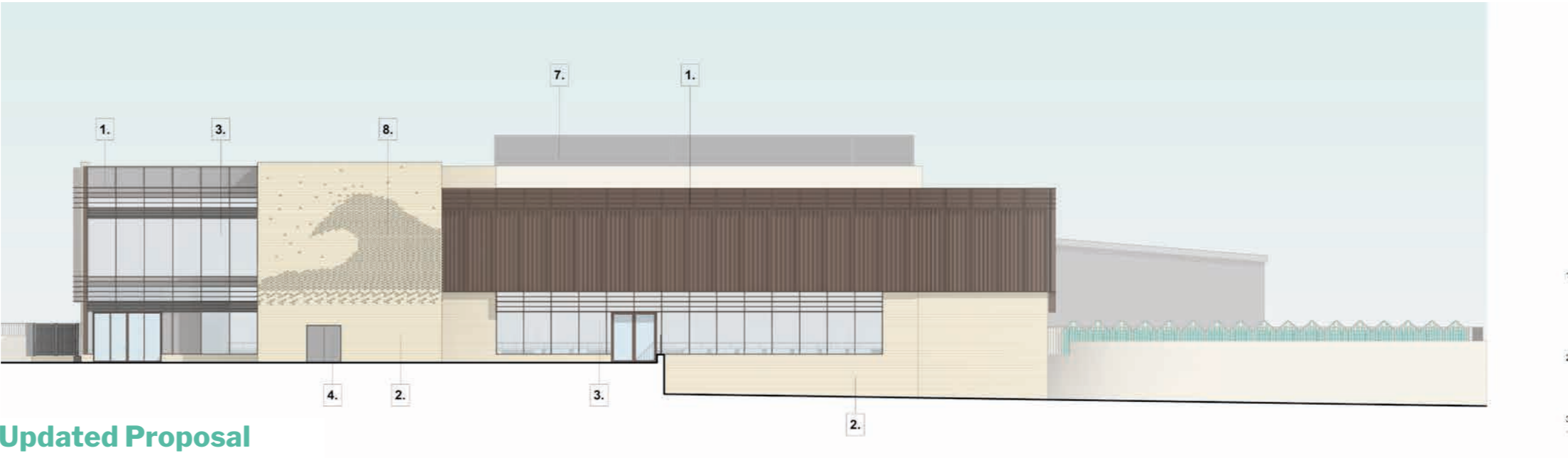
Type 7:
Roof Plant
Screening
Louvres



Type 8:
Projecting
Feature
Brickwork



Planning Proposal



Updated Proposal

Leisure Centre

West Elevation Comparison



Type 1:
Aluminium
Rainscreen



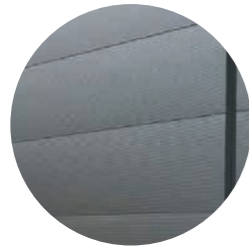
Type 2:
Buff/ Grey
Facing
Brickwork



Type 3:
Aluminium
Framed Curtain
Walling



Type 4:
Steel Security
Doors



Type 5:
Composite
Insulated
Cladding Panels



Type 6:
Ventilation
Louvers



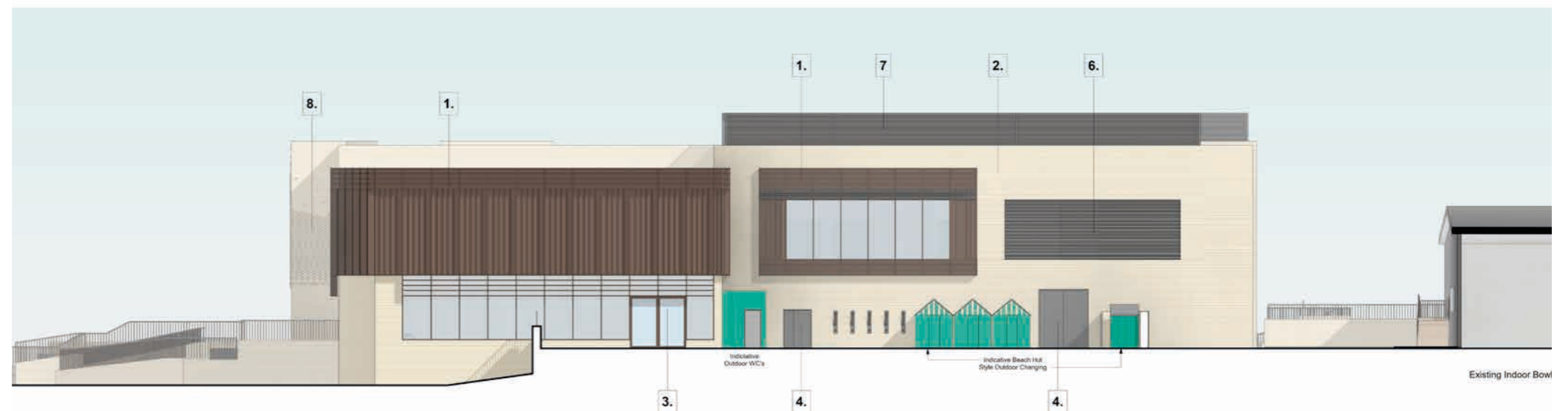
Type 7:
Roof Plant
Screening
Louvers



Type 8:
Projecting
Feature
Brickwork



Planning Proposal



Updated Proposal

Leisure Centre
East Elevation Comparison



Type 1:
Aluminium
Rainscreen



Type 2:
Buff/ Grey
Facing
Brickwork



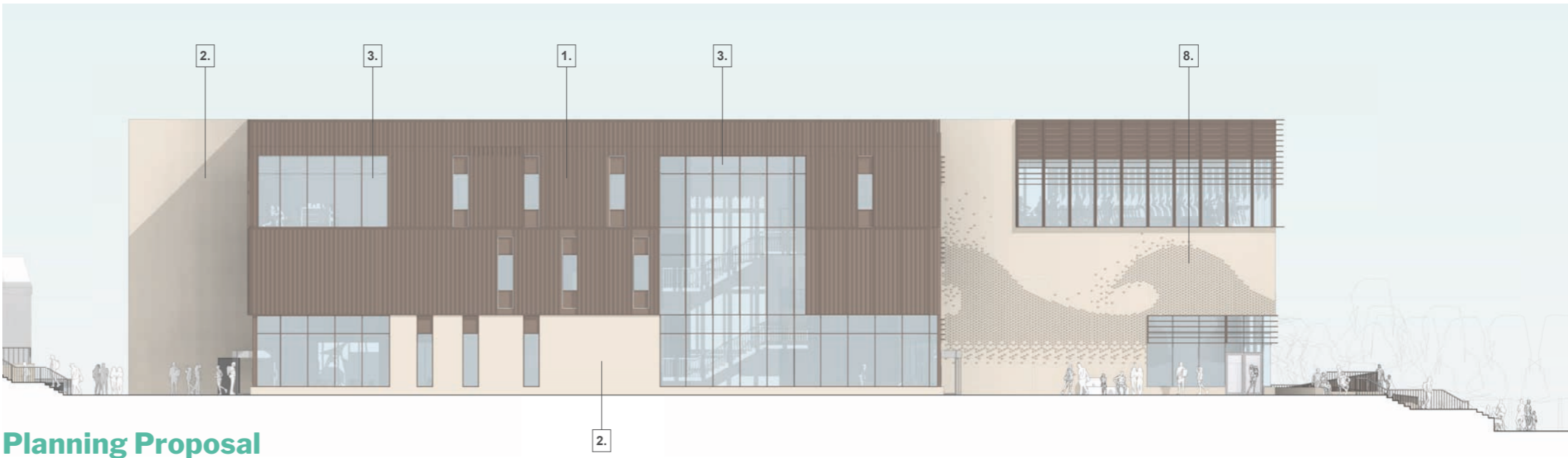
Type 3:
Aluminium
Framed Curtain
Walling



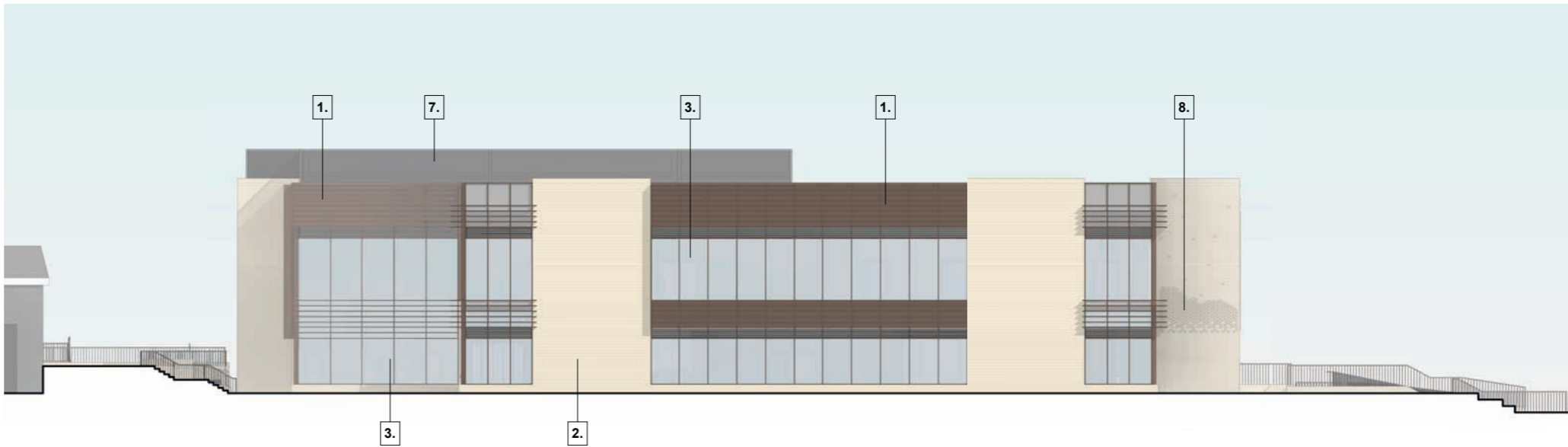
Type 7:
Roof Plant
Screening
Louvres



Type 8:
Projecting
Feature
Brickwork



Planning Proposal



Updated Proposal

Leisure Centre

North Elevation Comparison



Type 1:
Aluminium
Rainscreen



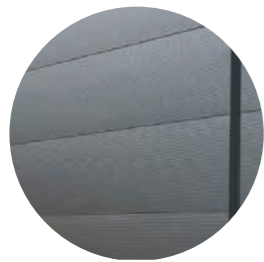
Type 2:
Buff/ Grey
Facing Brickwork



Type 3:
Aluminium
Framed Curtain
Walling



Type 4:
Steel Security
Doors



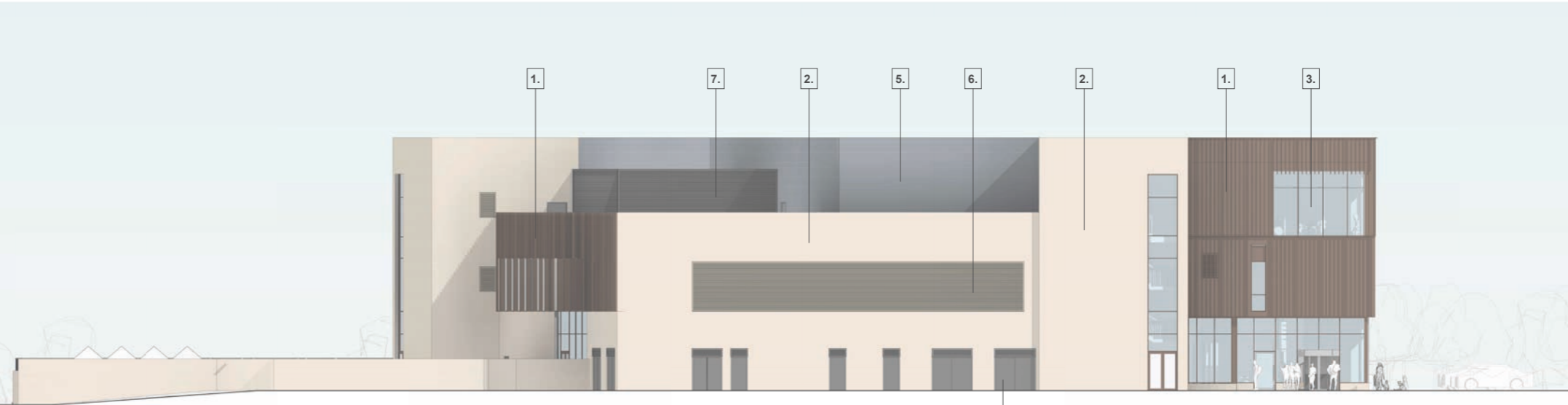
Type 5:
Composite
Insulated
Cladding Panels



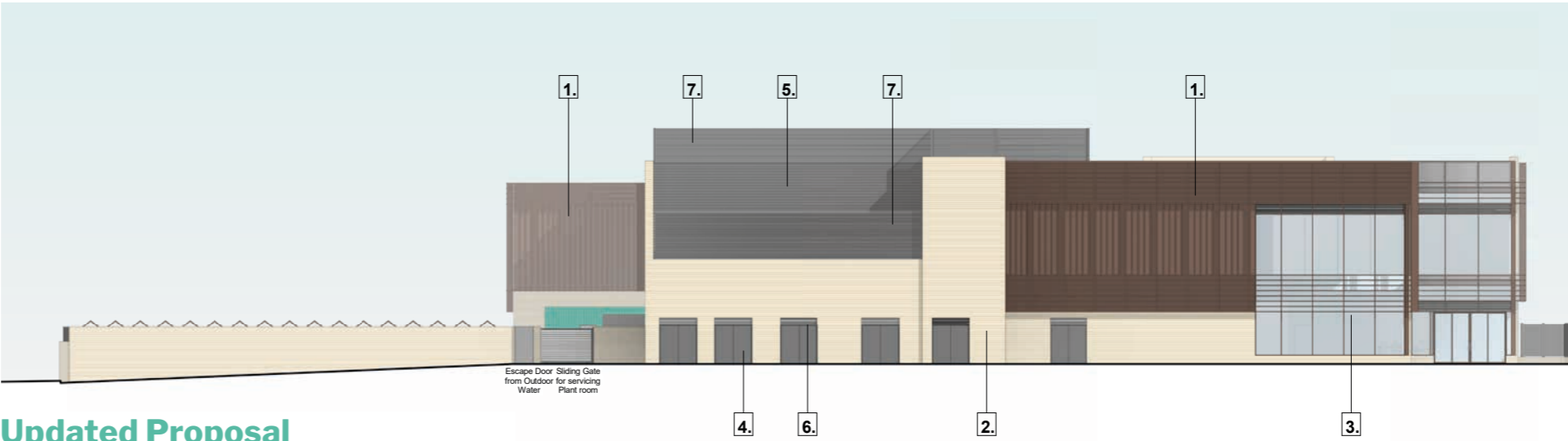
Type 6:
Ventilation
louvers



Type 7:
Roof Plant Screening
Louvers



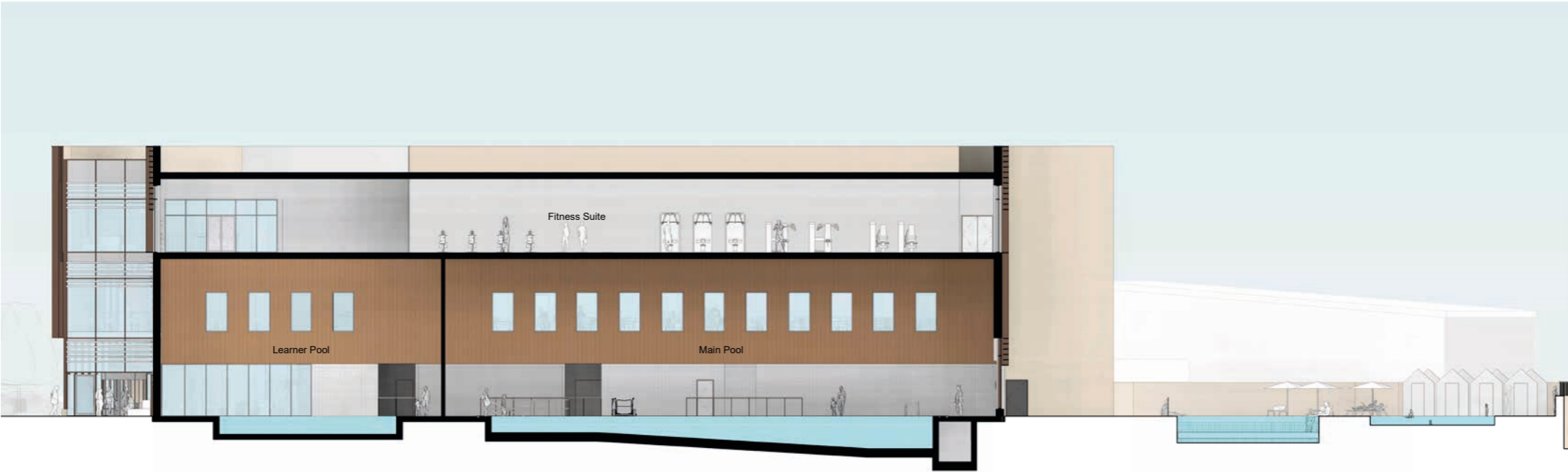
Planning Proposal



Updated Proposal

Leisure Centre

Building Sections Comparison



Planning Proposal (Section A-A)



Updated Proposal (Section A-A)



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Housing

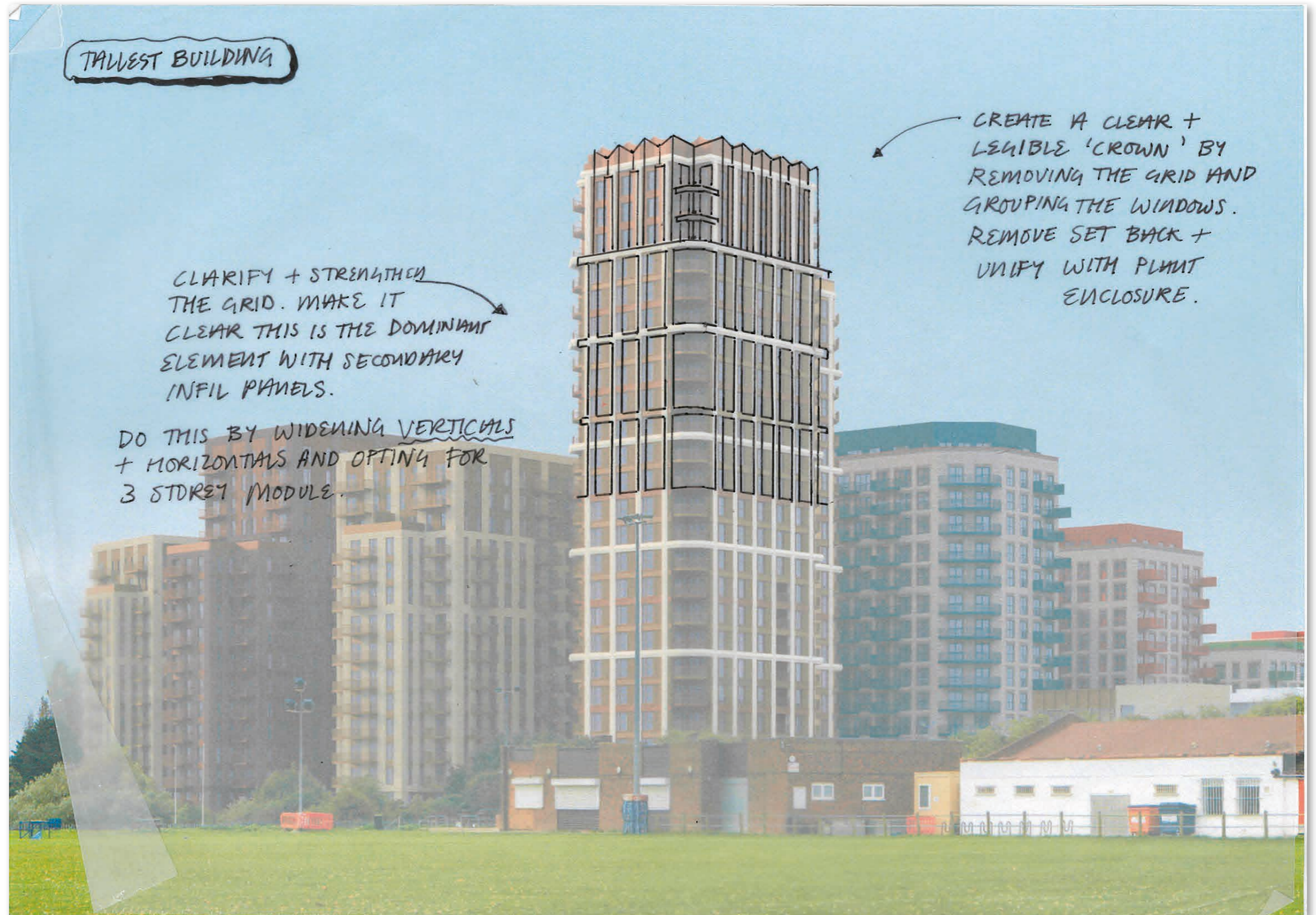
- Design and Material Refinements

Summary of Design and Material Refinements

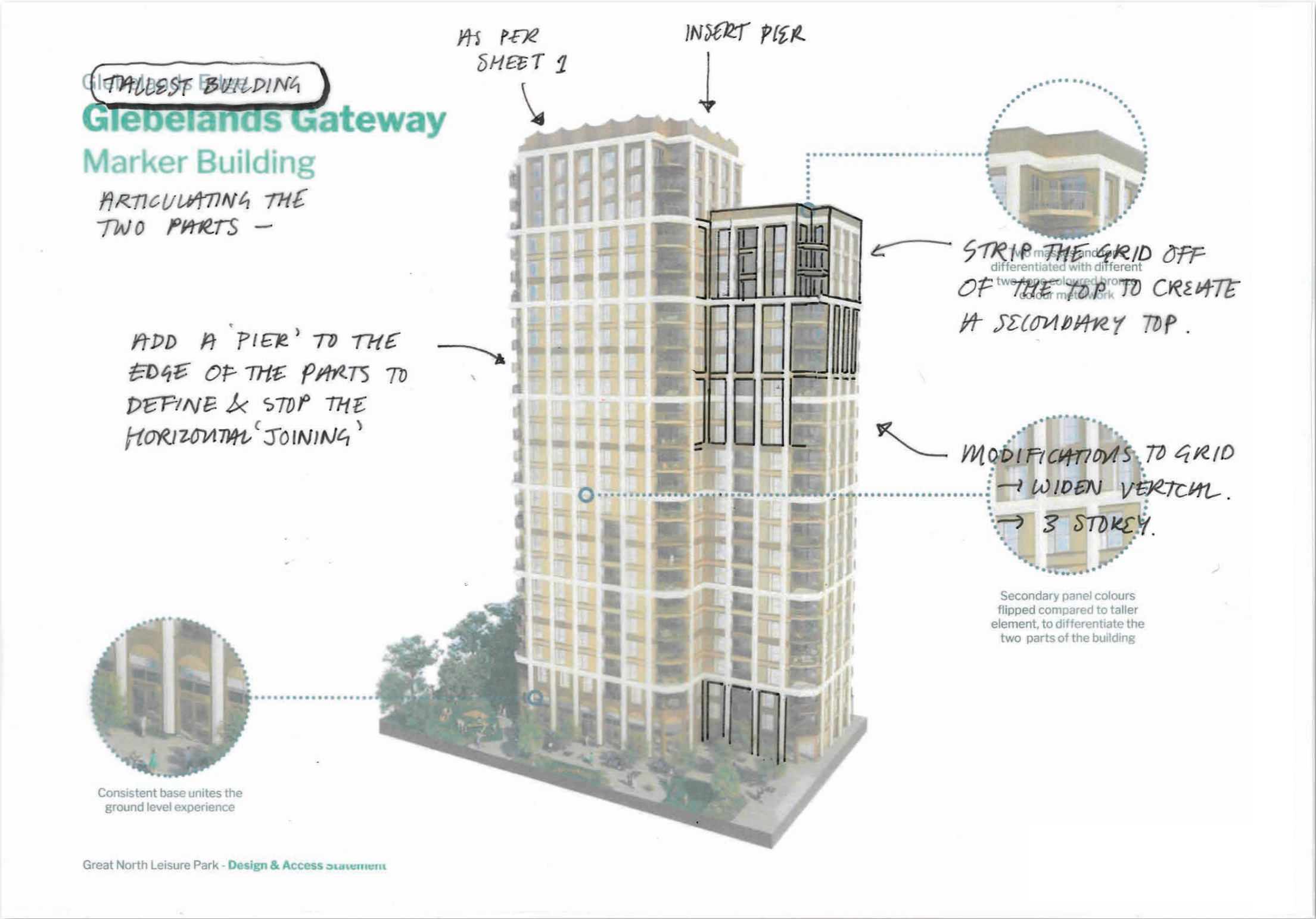


Building E - Initial Design Explorations

These mark-ups illustrate the initial design development undertaken following feedback from the local planning authority to explore a revised strategy for the architecture and materials.

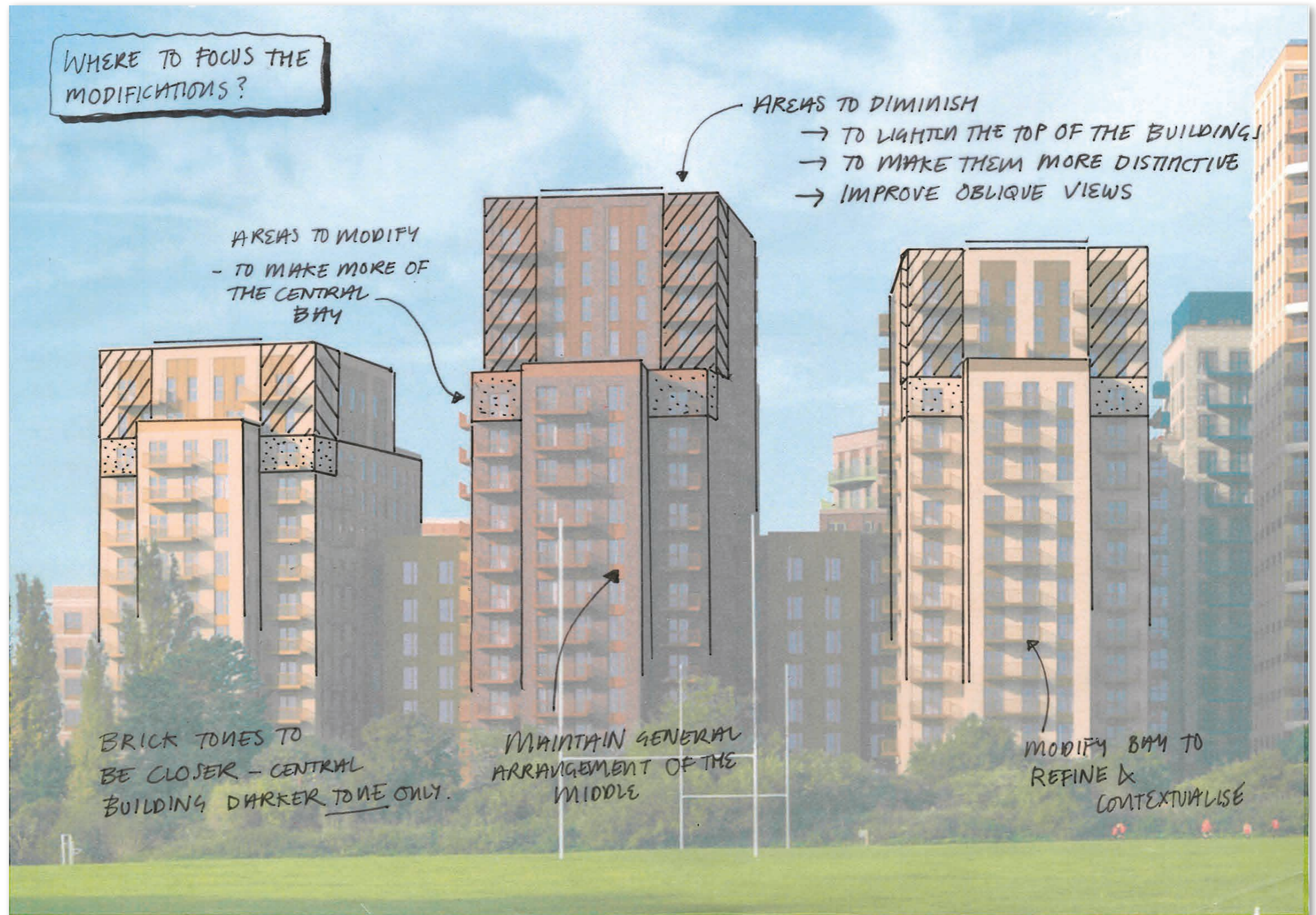
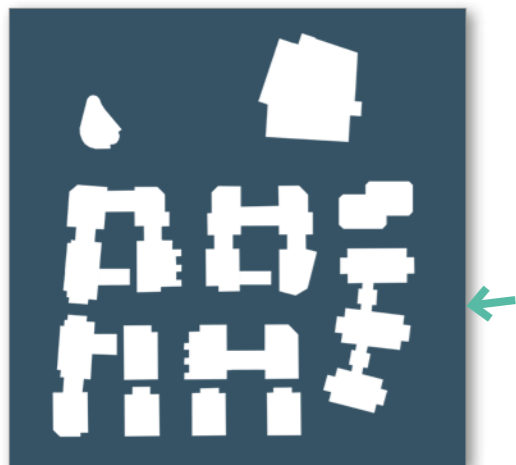


Building E - Initial Design Explorations



Building F - Initial Design Explorations

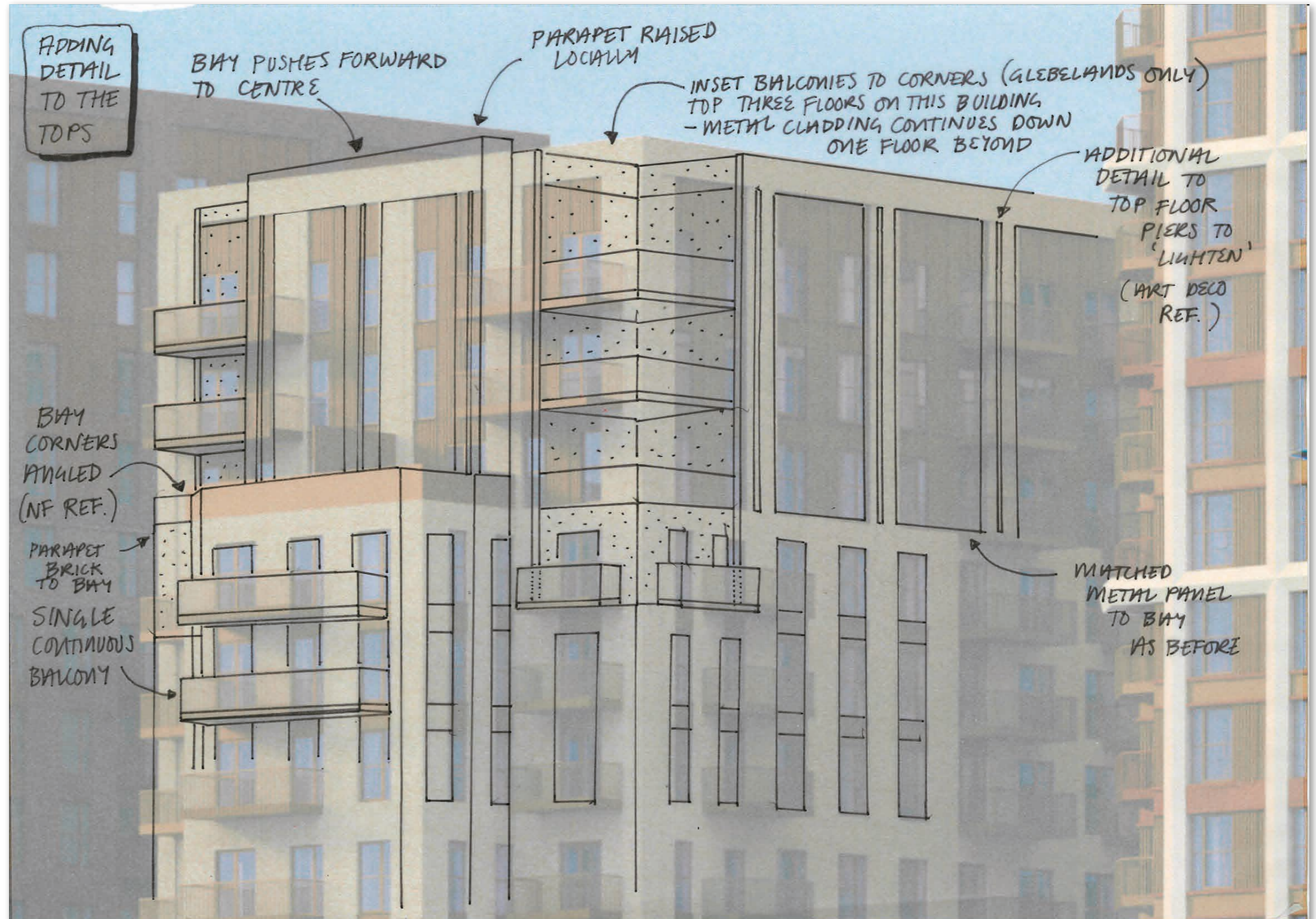
- Subtler tones used to create more cohesion to the palette.
- Revised metal tones to Glebelands Gateway Marker Building.
- More accurate rendering of proposed brick colours to Glebelands Edge buildings.



Design Refinements

Building F - Initial Design Explorations

- Subtler tones used to create more cohesion to the palette.
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Design Refinements

Planning Proposals



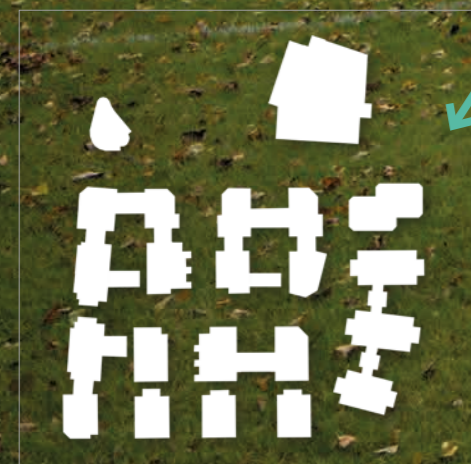
Design Refinements

Updated Proposals

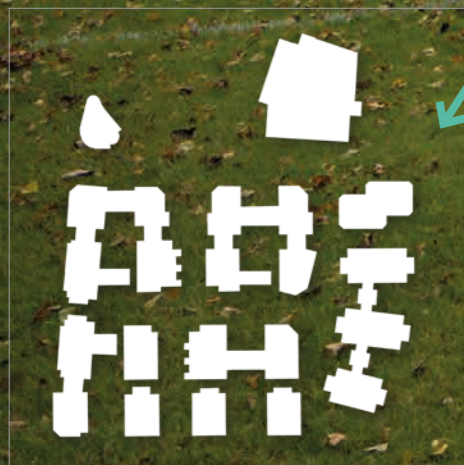


Design Refinements

Planning Proposals

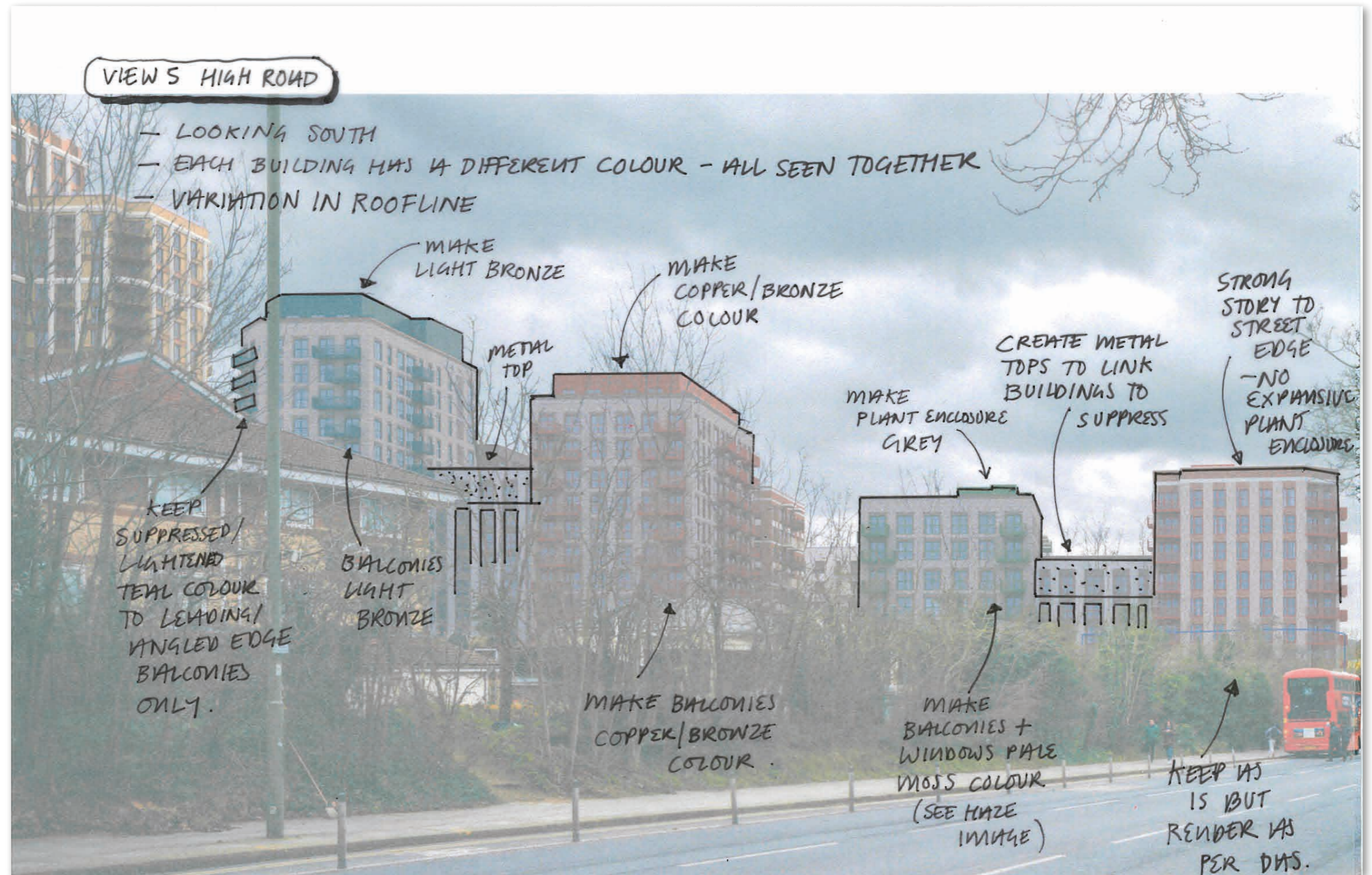


Design Refinements Updated Proposals



Initial Design Explorations

- Subtler tones used to create more cohesion to the palette.
- Grey plant enclosure adopted to building A2 to lessen its impact
- Bronze metal cladding adopted to uppermost set back level of building C1 to lessen impact of feature.
- Revised metal tones to Glebelands Gateway Marker Building (described earlier).



Material Refinements

Planning Proposals

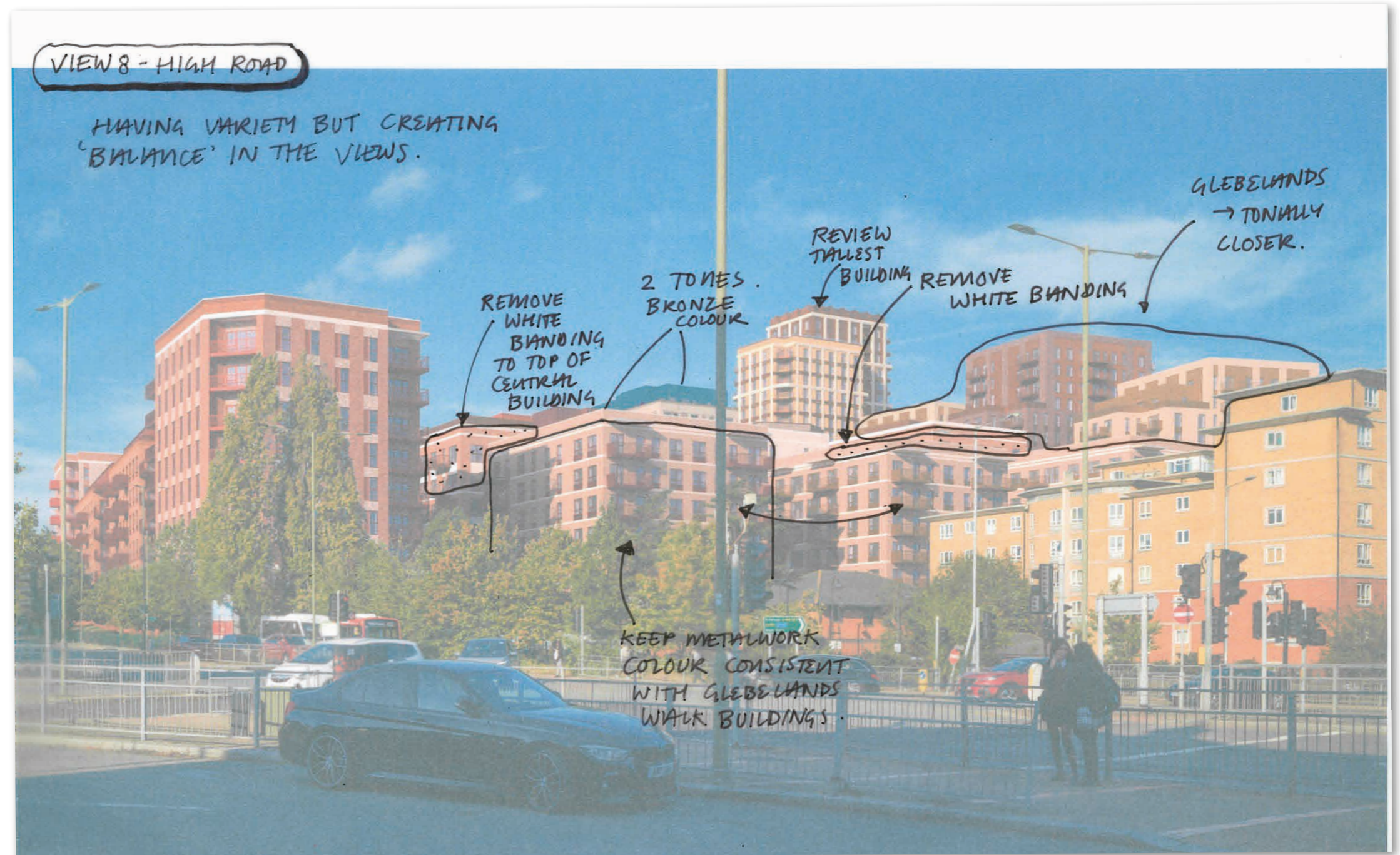


Material Refinements
Updated Proposals



Initial Design Explorations

- Subtler tones used to create more cohesion to the palette.
- Building B4 balcony and metalwork colour changed to bronze to match neighbouring buildings D2 and D4 to create a more consistent palette to frontages to the south.
- White horizontal banding to top of buildings B2, C2 and D3 replaced with recessed horizontal brick detailing to calm the palette and reference local art deco buildings.
- Revised metal tones to Glebelands Gateway Marker Building (described earlier).
- More accurate rendering of proposed brick colours to Glebelands Edge buildings.



Material Refinements

Planning Proposals



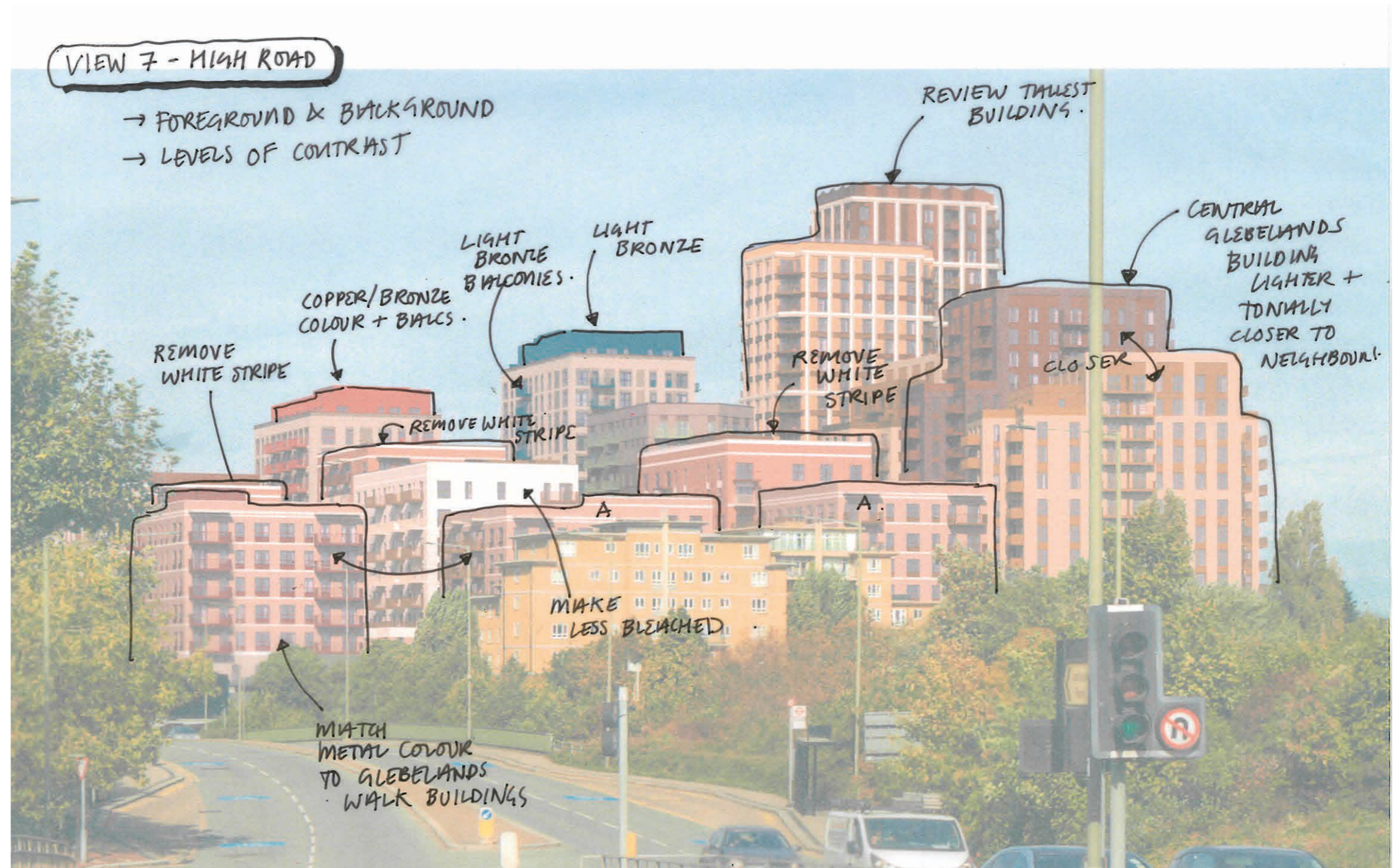
Material Refinements

Updated Proposals



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Material Refinements

Planning Proposals



Material Refinements

Updated Proposals



45

Great North Leisure Park

Summary of Unit Changes



Shared Ownership

Submitted		Revised		Difference
Total	130	Total	129	-1

Affordable

Submitted		Revised		Difference
Total	195	Total	183	-12

Private Housing

Submitted		Revised		Difference
Unit Type	Count	Unit Type	Count	Count
Total	1177	Total	1173	-4

Revised Total

Grand Total	1,502		1,485	-17
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Summary of Key Benefits

Benefits of Great North Leisure Park

The Provision of Much Needed New Homes

- The scheme responds to a critical shortfall in housing delivery across London, where only 28,756 homes were completed in 2024/25 against a need of 88,000 per year.
- 46% of affordable homes are family-sized homes directly addressing the 1,547 households on Barnet’s housing waiting list needing 3+ bedroom homes.
- 12% wheelchair accessible/adaptable homes.
- All homes are tenure-blind, energy-efficient, and meet minimum space standards.

New Leisure Centre

- The delivery of a new facility to replace the outdated Finchley Leisure Centre.

Facilities include:

- Indoor 25m pool and outdoor lido, and sauna and steam room
- Learner pool
- Fitness suite and multipurpose studios
- Adventure play, party rooms, health assessment room
- 150 parking spaces, including 15 blue badge bays and coach drop-off.
- Designed to be inclusive, accessible, and sustainable (BREEAM ‘Excellent’).

A New Leisure Centre & Lido



Indoor 25m pool
Learner pool,
sauna, steam room,
multipurpose studios

Outdoor lido

Multi-purpose
studios

Indoor adventure
play

Fitness suite

Separate changing
pavillion for the
Glebelands pitches.

Café

Housing Delivery & Affordable Housing



1485 New Mixed Tenure
(including 21% Affordable)
High Quality Homes

Name	Unit Count	Unit Mix
1B1P	98	7%
1B2P	487	33%
2B3P	135	9%
2B4P	496	33%
3B5P	206	14%
3B6P	52	4%
4B6P	10	1%

Mixed-use & Commercial



2,590m2 of flexible
commercial space
(Use Class E)

Including opportunities for:



Grocery Store



Retail



Cafes



Restaurants



Crèche

Green Spaces & Landscape



373 new trees

17,659 sqm of
public open space

2,068 sqm of
private open space

4,817 sqm of
private communal
open space

1,004 sqm of roof
terraces

167% Biodiversity
Net Gain

8,471 sqm green
roof

Benefits of Great North Leisure Park

Commercial Space

Delivery of flexible commercial space (Use Class E), distributed across six buildings.

- Supports a mix of retail, cafés, offices, and indoor leisure uses.
- Designed to:
- Activate the public realm
- Serve local needs
- Complement the leisure centre and housing
- Sequential and impact assessments confirm compliance with planning policy and no adverse effect on nearby town centres.

Significant Public Realm Enhancements

- The creation of new publicly accessible open space.
- 350 + new trees, green roofs, and a biodiversity net gain of 162.76%.
- New play space, that exceeds policy requirements for all age groups.
- Car-free internal layout, widened footpaths, and new pedestrian/cycle links to the Glebelands.
- Three new social spaces, pergolas, feature seating, and hedgerow planting.

Economic and Social Benefits

- Circa 870 construction jobs and 125–167 operational jobs.
- £9M annual household expenditure and £2.5M in council tax revenue.
- £24.8M in redirected leisure spend to town centres, supporting regeneration.
- Local employment and procurement plans, including apprenticeships and a 20% local labour target.

An estimated £45 million in Community Infrastructure Levy payments are expected to be required, which will support projects across Barnet including education and childcare, libraries, parks and open spaces, town centre improvements and other community infrastructure

Social & Economic



Target Local Employment



Opportunities for Live, Work, Play



2,590sqm of flexible commercial space (Use Class E)



Encouraging physical activity and active living

Energy & Sustainability - Passive design measures & fabric first approach



Sustainable, energy-efficient homes & buildings



Regeneration of an Under-Utilised Brownfield Site



Whole life carbon aspirations in line with LETI targets



Renewable Energy Generation

Green Spaces & Metropolitan Open Land - Maintain openness & improving access to green space



A Variety of Residential External Amenity & Public Gardens



New and improved links to the Glebelands Open Space



Nature Recovery Network



Enhanced Ecology & Biodiversity of Public Open Space

Sustainable Transport - Reduced car parking leading to an overall decrease in vehicular trips



New Cycle Routes & Secure Cycle Parking



Air Quality Positive



Electric Vehicles & Car Club



Cycling & Walking Routes

Environmental, Social & Economic Benefits

Q&A

Your Questions

- 1. Reason for Development**
- 2. Affordable Housing**
- 3. Height**
- 4. Transport, Access & Parking**
- 5. Costs at the Lido**
- 6. Local Infrastructure**
- 7. Accessibility & Leisure Facilities**
- 8. Extent of Development Site**
- 9. Nature**
- 10. Design**
- 11. Play Space & Space for Teenagers/Young Adults**

Stay in Touch

Following these sessions, please feel free to get in touch if you have any questions or queries.

Our email, phone line, FREEPOST address, and website will remain active and monitored during working hours throughout the planning process.

You can reach us on:

Email: GNLP@regal.co.uk

Post: FREEPOST RESIDENT CONSULTATION

Phoneline: 0800 047 8546

Website: <https://gnlp-consultation.co.uk/>

Next Steps

- **September: Submission of Proposed Amendments**
- **October and November: Statutory Consultation on Proposed Amendments**

Thank you for your time this evening and for your continued engagement with the project.

REGAL jtp