

GNLP FAQ

Question

Answer

Purpose of the Recent Updates

1. What is the purpose of the recent updates? Why are updates to the scheme being made now?

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 London Borough of Barnet’s Cabinet decision on 22nd July 2025 to progress with a reduced scale leisure centre which Regal (the Applicant) is committed to delivering.

Principal updates to Leisure Centre:

- Leisure Centre floorspace reduced from 6,944 sqm to 3,787.7 sqm (still an overall increase on the existing by 1,618 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.

Rationale Behind the Development & Boundary Line

2. What is the rationale behind demolishing current facilities (bowling alley/cinema/restaurants)?

The site has been identified in the London Borough of Barnet’s Local Plan for potential use for a residential-led scheme that 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. Moreover, 46% of the proposed affordable homes are family-sized homes which directly addresses the 1,547 households on Barnet’s housing waiting list needing 3+ bedroom homes, and 12% of proposed homes will be wheelchair accessible/adaptable homes.

National planning policy (the NPPF), the London Plan and the site allocation provide a strong imperative to optimise this brownfield out-of-centre leisure park for housing intensification, alongside replacement sport/recreation facilities of equal or better quantity and quality. There is therefore a strong opportunity to reinforce the long association the Site and its surroundings with health, wellbeing and sports. The principle of redeveloping the Site to create a new health and wellbeing destination, as part of a residential-led mixed-use neighbourhood, is supported by the NPPF, the London Plan, and the Local Plan.

3. Do the proposals include the indoor Glebelands Bowls Club?	No, the indoor bowls club is not part of the development and will remain in place and operational.
Local Infrastructure, Employment, Socio-Economic Considerations	
4. How will the proposed development contribute towards increasing provision for local services such as GPs, dentists, and schools?	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
5. Will the cinema, bowling alley, and restaurants be relocated elsewhere?	The London Borough of Barnet's Local Plan promotes leisure uses to be located in town centres and that can be easily accessed by public transport or means of active travel. Whilst not a direct replacement for the existing facilities at GNLP, Regal has secured resolution to grant from LB Barnet's Strategic Planning Committee for proposals (ref. 24/4940/FUL) to redevelop the existing car park at Lodge Lane in North Finchley Town Centre for residential-led mixed use development comprising of 98 homes, cinema, bowling alley, and retail floorspace, along with new public realm and public square, car and cycle parking, landscaping and amenity spaces, refuse storage and associated plant and infrastructure.
6. Are there plans to include mini supermarkets/grocery shops in the proposed development?	The development includes the provision of 2,590 sqm of new 'flexible' commercial accommodation (to be used for any use falling within Use Class E (a-d and g(i))). The flexible commercial accommodation allows for a range of possible uses including, for example, retail, restaurant / café, creche, sport & recreation uses. The flexible commercial floorspace is spread across Blocks A, B, C, D, E and F (131 to 717sqm per block). The planning application would allow the space within each block to be sub-divided into smaller units. The maximum size of any single unit would be 717sqm. The exact uses that will ultimately be delivered are not yet finalised, but it is considered very likely that a mini supermarket / grocery store will be included.
7. How many jobs would the proposed new development deliver?	• Circa 870 construction jobs and 125–167 operational jobs. • Local employment and procurement plans, including apprenticeships and a 20% local labour target.
8. Will the proposed development help deliver economic growth in the local area?	• £9M annual household expenditure and £2.5M in council tax revenue. • £24.8M in redirected leisure spend to town centres, supporting regeneration.

9. Are there plans to include spaces for retail and or community uses in the proposed development?	The proposed development will support 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.
New Homes	
10. How many new homes are now being proposed compared to the application that has been submitted?	1485 homes are now being proposed compared to the 1502 that were put forward initially in the submitted application.
11. Why has the number of proposed homes gone down?	The small reduction in the number of proposed homes has arisen as a consequence of the proposed design and layout changes.
12. Is the proportion of affordable housing staying the same as the proposed amount in the submitted planning application?	The proportion of affordable homes (23%) remains the same as the plans that have been initially submitted.
13. What is the rationale behind the heights of the proposed buildings?	The heights of the proposed buildings have been carefully considered with regards to the visual, functional, environmental and cumulative impacts which has resulted in an optimised composition of tall buildings of the highest design and architectural quality. The Proposed Development provides a high-quality living environment, including a generous landscape-led public realm. This residential quality is directly linked to the massing, which by building taller allows for more generous spaces between buildings to provide good daylight and sunlight and avoidance of privacy issues. It also allows for a more efficient building form that lends itself better to the provision of dual aspect homes than a lower rise and more densely packed development would be capable of achieving.
14. What design principles are guiding the architectural style of the development, and how is visual interest and character being incorporated into the buildings?	Defined character areas have helped to inform the masterplan layout and create distinctive spaces that are of the highest quality. Each character area provides a distinct primary use, ranging from socialising, retail functions, exercise and rest. Taken across the development, the proposal provides space for people to enjoy, complementing the Glebelands open space. Considering the upper plane of the development, taller elements of the masterplan are situated to the east of the Site along the Glebelands Edge. They have been designed with varying heights to provide an organic massing with bronze and copper emphasis on the vertical elements. These features distinguish the Glebelands Edge buildings from the remainder of the Site and connect to the MOL. Two marker buildings distinguish key elements of the Site, the entrance on the High Road and

	the leisure centre. The marker buildings are characterised by complimentary crowns that create a cohesiveness between them.
15. What design changes to the buildings have been made compared to the plans submitted in the live application? And why have the changes been made?	In the updated Proposed Development, architectural amendments have been informed by continued dialogue with the Council and are principally focused on enhancing the relationship between the proposed buildings, the Glebelands Open Space and views to the north/south along the High Road. This includes the reduction in height of linking elements to improve the articulation of building forms and the incorporation of greater architectural detail along frontages facing the open space. These refinements aim to elevate the design quality of the Glebelands Edge buildings and provide clarity and emphasis to the tallest building, which serves as a marker for the new connection to Glebelands Open Space introduced through the proposals. In particular, the adjustments to massing, articulation, and materiality have been developed to improve the appearance of the buildings in both northern and southern views, ensuring a more balanced and visually coherent relationship within the wider townscape.
16. How have the proposals conformed to fire safety standards? What measures have been designed into the proposals?	Yes, in relation to fire safety, the proposals ensure that adequate measures are provided to meet the functional requirements of the Building Regulations and all the relevant legislation and requirements of London Plan Policy D12 and D5(B5). The Proposed Development includes several key features to ensure that it complies with the most up-to-date Building Regulations for fire safety and policy requirements. The details of the fire strategy for the Site are outlined below. • All buildings over 18m in height are provided with two escape stairs. The common corridors in all blocks will be provided with a mechanical smoke ventilation system. Where travel distances are less than 7.5m in a single direction of travel, a single mechanical smoke ventilation shaft will be provided. Where the corridors exceed 7.5m, two mechanical smoke ventilation systems are proposed at remote end of the corridors, acting as a 'push-pull' system. • Buildings which between 11m-18m in height will achieve 60 minutes fire resistance. Buildings over 18m in height will achieve 90 minutes. Finally, all buildings over 30m in height will achieve 120 minutes. • All residential buildings over 11m will benefit from sprinklers. • Residential buildings which exceed 18m with a floor area of over 900sqm will also be provided with two firefighting shafts. Buildings without 900sqm floor area will only include a single firefighting lift shaft. • Building F1, which is over 50m is provided with a wet riser within the firefighting shaft.
17. Will the affordable housing occupants have to contribute to service charges?	No, occupants of the affordable housing units will not be required to pay service charges. The registered provider who manages the affordable homes will pay a contribution towards the site wide management. There will not be a requirement to pay towards facilities which affordable housing occupants do not utilise.

18. What considerations have been made to ensure the proposed development complies with permitted levels for daylight/sunlight, overheating, and overlooking?	The application is accompanied by an Environmental Statement and EIA Addendum Conformity Report which includes a Wind Microclimate Assessment and Daylight, Sunlight and Overshadowing Assessment. Wind mitigation measures are incorporated within the proposed design to ensure the achievement of a suitable wind microclimate both in and surrounding the Site. The proposals have undergone rigorous testing who considered the proposals to be acceptable in daylight/sunlight and wind terms. The Proposed Development would broadly have a negligible to minor adverse impact on daylight, sunlight and overshadowing to neighbouring properties and open spaces. The Proposed Development is therefore considered to retain acceptable levels of neighbouring amenity with respect to daylight, sunlight and overshadowing in line with the NPPF, London Plan, Local Plan and Local Plan. An Overheating Assessment has also been prepared in accordance with London Plan Policy SI 4. The cooling hierarchy has been followed in order to reduce the demand for active cooling. This includes considering minimising internal heat generation through energy efficient design; reducing the amount of heat entering the buildings during summer; use of thermal mass and high ceilings to manage heat within the buildings; passive ventilation; and mechanical ventilation. A balanced approach has been adopted to manage the acoustic, ventilation and overheating requirements of the residential buildings, given the surrounding constraints of the Site and background noise levels. In order to achieve Part O 2021 compliance for overheating, there is limited reliance on openable windows which will be supplemented with high efficiency mechanical ventilation with heat recovery. The Proposed Development therefore continues to comply with the cooling hierarchy in London Plan Policy SI 4.
19. Will green roofs be included as part of the proposals?	Green roofs are being provided where there are no roof terraces or plant on all buildings.
20. How many blue badge spaces will be provided as part of the housing scheme proposals?	45 blue badge spaces will be provided.
21. How has the development been designed to avoid a wind tunnel affect?	Through the design process wind assessments were carried out to help identify areas that would produce 'wind tunnels' and then the design has been amended to remove these issues. A colonnade has also been proposed along the southern side of Great North Avenue which is the new primary public route to the leisure centre and Glebelands, which offers pedestrians a route which is protected from high winds and rain on days with bad weather.
22. Will there be a community space in the development?	The new Leisure Centre will have large studios which members of the community will be able to hire.

23. Will the new homes be available to people from the local area?	The homes for social rent will be allocated through the Council's housing list. The homes for private sale will be marketed locally but will be open for anyone to purchase.
Leisure Centre	
24. Why have the plans changed for the proposed replacement leisure centre?	In January 2025, the planning application was submitted which included the redevelopment of Finchley Lido Leisure Centre. In July 2025 Barnet Cabinet approved discontinuing the option (as preferred in the Council's Outline Business Case in 2023) owing to the significant delivery costs and to progress with an alternative more affordable option. As such revisions will be made to the current application to reflect changes to the leisure centre scheme.
25. What facilities will the proposed leisure centre have compared to the plans submitted as part of the planning application?	Please refer to page 13 of the Webinar Presentation pack for further details on the proposed leisure centre facilities. A copy of page 13 can also be found in the Appendix at the end of this FAQ. - Leisure Centre floorspace has been reduced from 6,944 sqm to 3,787.7 sqm (still an overall increase on the existing by 1,618 sqm). - A 3-metre landscaped buffer has been introduced between the Lido and the Glebelands Open Space. - Southern entrance improved with seating and planting - The lido emergency access ramp has been removed and replaced with emergency escape route to the north.
26. Why has the leisure water now been removed from the proposals for the leisure centre?	The amendments respond to LB Barnet's Cabinet decision on 22nd July 2025, which also considered the results of previous engagement, demand analysis, and council revenue modelling to ensure that the facility mix is deliverable and financially sustainable.
27. Why has a replacement leisure centre been proposed compared to renovating the existing centre? What is the expected lifespan of the new centre?	As per the Council's Outline Business Case which was approved at Cabinet on 14th November 2023 the Council consider renovating the existing centre but noted - - Whilst the existing building has been refurbished since its original construction; the general fabric of the building is aging and there are practical issues, such as the age of the plant that mean reactive and planned maintenance costs are increasing and will continue to do so. Refurbishment of the current centre was not deemed viable for several reasons: <i>The existing centre is of a poor design, in terms of layout and flexibility of space.</i> <i>The existing mix of facilities does not provide sufficient space to provide the additional facilities that meets the Council's ambitions and user demand.</i> <i>The facility is not the most energy efficient and does not benefit from recent advances in technology (especially when considering building management systems).</i> <i>Major investment is required to bring the facility up to modern standards, which would make it difficult to match the quality of any new build competition.</i>
28. Will the leisure centre be accessible throughout the proposed building?	Yes, the Leisure Centre will be including facilities such as disabled toilets, pool pods, and changing rooms will be provided. The existing Leisure Centre will remain open and operational until the new Leisure Centre is operational ensuring a continued offering to residents.

29. Will blue badge car parking spaces be located close to the entrances of the proposed leisure centre?	Yes, we have worked with the design team to ensure that blue badge spaces are located closest to the entrance of the proposed leisure centre.
30. What is the size of the new lido, sauna, and steam room, and how many lockers and changing cubicles will be provided/are proposed? Moreover, are gender specific and gender-neutral facilities being provided?	The lido pool water area is 25m long x 8m wide. The Sauna and Steam rooms are 10m² each. The intent for changing provision is cubicles as shown on the floor plans which will comprise of a mix of family, two person and single person cubicles within a 'village' style changing area. In addition, two group rooms are provided that can be used for school groups but also double up a single sex change cubicles should the operator require. Lockers are provided throughout the changing room in a mix of accessible, 1 tier, 2 tier and 3 tier size formats to accommodate persons with disabilities such as prosthetic limbs as well as single person usage up to family requirements. The total expected provision of lockers is expected to be in the region of 150-170 lockers. Further to the indoor change provision, external changing cubicles/huts are proposed around the perimeter of the external water area to provide supplementary changing in peak periods. Current allowance is for three family cubicles and fifteen 2 person cubicles.
31. Will the proposed leisure centre have the same prices as the existing one?	The Council will work with the operator to ensure affordability. The current membership prices in Barnet vary by location and type of activity, residents are encouraged where they meet eligibility to apply for a free Fit & Active Barnet (FAB) Card, which offers discounts and benefits at all Barnet leisure centres operated by Better. This will remain in place.
32. Will the parking for the leisure centre remain free?	As part of the update planning information a draft car park management plan is being submitted. The council will work in partnership with the operator to review the introduction of any car parking charges. .
33. Are there other facilities people can use whilst the proposed leisure centre is built?	The existing leisure centre will remain operational throughout the build of the proposed replacement building.
34. Will the outdoor swimming that will be provided at the new leisure centre be suitable for cold water lane swimming or is it just a leisure pool for families?	The outdoor pool is proposed as a 25m x 4 lane pool and will be suitable for lane swimming. A programme of use will be developed by the operator. The outdoor pool will be unheated.
35. Will residents of the proposed development on the GNLP site have free or reduced membership of the new leisure centre?	No. However, current concessions are available to Barnet residents through the Fit and Active Barnet (FAB) card and specific concessionary memberships, offering discounts on activities and free swimming for children. Eligibility is based on criteria such as being a carer, receiving benefits, being a student, or being a senior citizen. You can apply for a FAB Card online or at any Barnet leisure centre.
36. Where will people park when the swimming pool is relocated?	The proposals include a new car park to the north of the new Leisure Centre which will be accessed via Summers Lane.

Play space, Recreational Spaces for Teenagers/Young Adults, Landscaping, Biodiversity	
37. What protections and mitigations are planned to be put in place for the Great Crested Newts (GCN) in the Glebelands Nature Reserve?	The updated submission includes a Glebelands Enhancement and Mitigation Strategy which includes surveys of the local nature reserve and GCN along with the various protections and mitigations. This document in summary covers the following in respect of the Glebelands: • Habitat condition assessment clarification and identification of opportunities/constraints to habitat enhancement. • Proposed measures to be implemented to avoid/minimise/mitigate the potential effects of recreational pressure on the LNR/SINC. • Recommended enhancement measures which could further improve the value of the LNR/SINC.
38. The proposed new trees - will these be a net gain or be a direct replacement (one-for-one)?	The scheme will deliver a total of 373 trees of varying sizes (280 in public areas and 93 in private areas). This is a replacement ratio of 1:4 and net gain of 295.
39. How will the Glebelands's Nature Reserve be protected?	As per above a Glebelands Enhancement and Mitigation Strategy has been prepared.
40. What provisions are there for children's play areas and teenager meeting/activity centres?	7,284sqm in total play space will be provided across the development which is c200sqm more than required. There are overprovisions across all age groups from 0-18
41. What is the extent of publicly accessible new green space (e.g. Sq. Metres) planned?	17,659 sqm (1.77 ha) of new public realm within the Site which will be accessible to all and designed to be welcoming to all, which will include: ○ a range of areas for sitting/relaxing; ○ areas for children to play; ○ significant 'greening' including 373 new trees and lawns This will be (complemented by 8,471 sqm of green roofs), which will contribute to the achievement of a bio-diversity net gain of 162.76%.
42. Will the site be permeable? Will there be clear routes for people to walk through the site to access the Glebelands?	Yes – one of the key goals of our proposal is to improve access to the Glebelands from the High Road. Currently the Glebelands is only accessed along Glebelands Walk, which is in a bad condition and not overlooked, creating quite a harsh and unsafe environment. The new proposal looks to improve Glebelands walk by increasing its width, adding landscaping and creating new homes which will front this street providing overlooking and greater sense of security. A new access route called the Great North Avenue is also proposed along the northern part of the site, which link the High Road to the Glebelands, and provides access to the leisure centre and new proposed mixed-uses. There is also a new green space called GNLP Green which has been proposed at the eastern end of the Great North Avenue which acts as a gateway space to the Glebelands, with play and outdoor furniture as a place for people to gather and enjoy the outdoors. Finally, the central route through the site which is named as East-West Gardens will also be publicly accessible, accessed from the High Road through the red arch, and will provide routes linking north and south to the Great North Avenue and Glebelands Walk.

Parking, Traffic, and Transport

43. Will the reduction in housing units affect the proposed ratio of parking spaces per home, how will resident and overflow parking be managed, and will there be sufficient parking for visitors arriving by car?	Parking provision remains at c260 which is a ratio of 0.18. The majority of the units will be sold as car free. Visitor parking will be managed by the concierge.
44. The small road to the bowls club from Summer's Lane is heavily used. What consideration has been given to traffic flows in and out of the site? And more generally, in the local area?	This has been reviewed as part of the transport assessment and as part of the update proposals the footpath and roadway are proposed to be increased in width. There is currently unauthorised parking taking place by users of the neighbouring David Lloyd facility. This unauthorised parking will no longer take place under these proposals. will be managed as part of the proposals. There will be no access to David Lloyd from the Car park as part of these proposals.
45. What increased transport provisions will serve this development?	Regal is currently working closely with Barnet Highways and TFL to ensure the current proposal integrate into the wider transport network.

Appendix

Diagram as referred to in answer to Question 25:

Facility Mix Comparison

Existing Finchley Lido LC: 2.171 sqm

Planning Submission: 6.944 sqm (+4773 sqm)

Current Proposal: 3.791 sqm (+1620 sqm)

 Village Style Changing	 Cafe	 Cafe
 Pool Viewing	 Village Style Changing	 Village Style Changing
 Formal Swimming (6 Lane 25m)	 Pool Viewing	 Pool Viewing
 Pool) Leisure Water (Circa 150m2)	 Formal Swimming (6 Lane 25m)	 Formal Swimming (6 Lane 25m Pool)
 Sauna (Poolside)	 Pool) Leisure Water (Circa 150m2)	
	 Sauna (Poolside)	 Sauna (Poolside)
	 Steam Room (Poolside)	 Steam Room (Poolside)
 Fitness Changing	 Fitness Changing	 Fitness Changing
 Fitness Suite (Circa 80 stations)	 Fitness Suite (Circa 150 stations)	 Fitness Suite (Circa 110 stations)
	 Designated Cycle Studio	 *Cycle Classes will be provided in the one of the 2 Multipurpose Studios
	 Learner Pool (130m2)	 Learner Pool (130m2)
	 Soft Play	 Soft Play
 1No Multipurpose Studios	 2No Multipurpose Studios	 2No Multipurpose
	 Party Rooms	 Party Rooms
 Lido Water Area (Circa 200m2)	 Lido Water Area (Circa 200m2)	 Lido Water Area (Circa 200m2)
 1No Health Assessment room	 3No Health Assessment room	 2No Health Assessment room