

Welcome back

REGAL

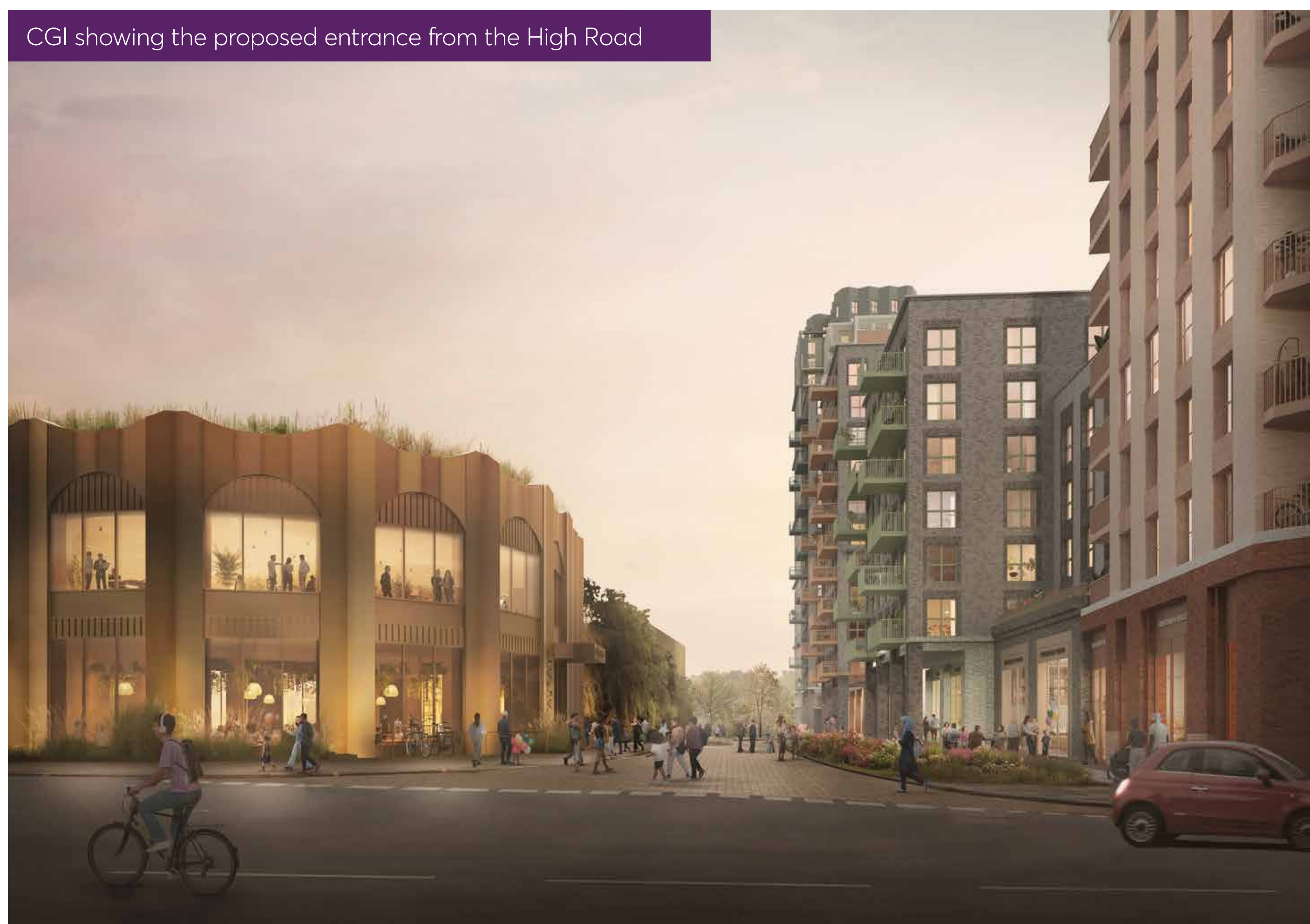
September 2024

Regal is pleased to present the latest proposals for the new leisure centre and residential development at Great North Leisure Park (GNLP). We first consulted on these proposals in Summer 2023 and an updated masterplan earlier this year in March 2024.

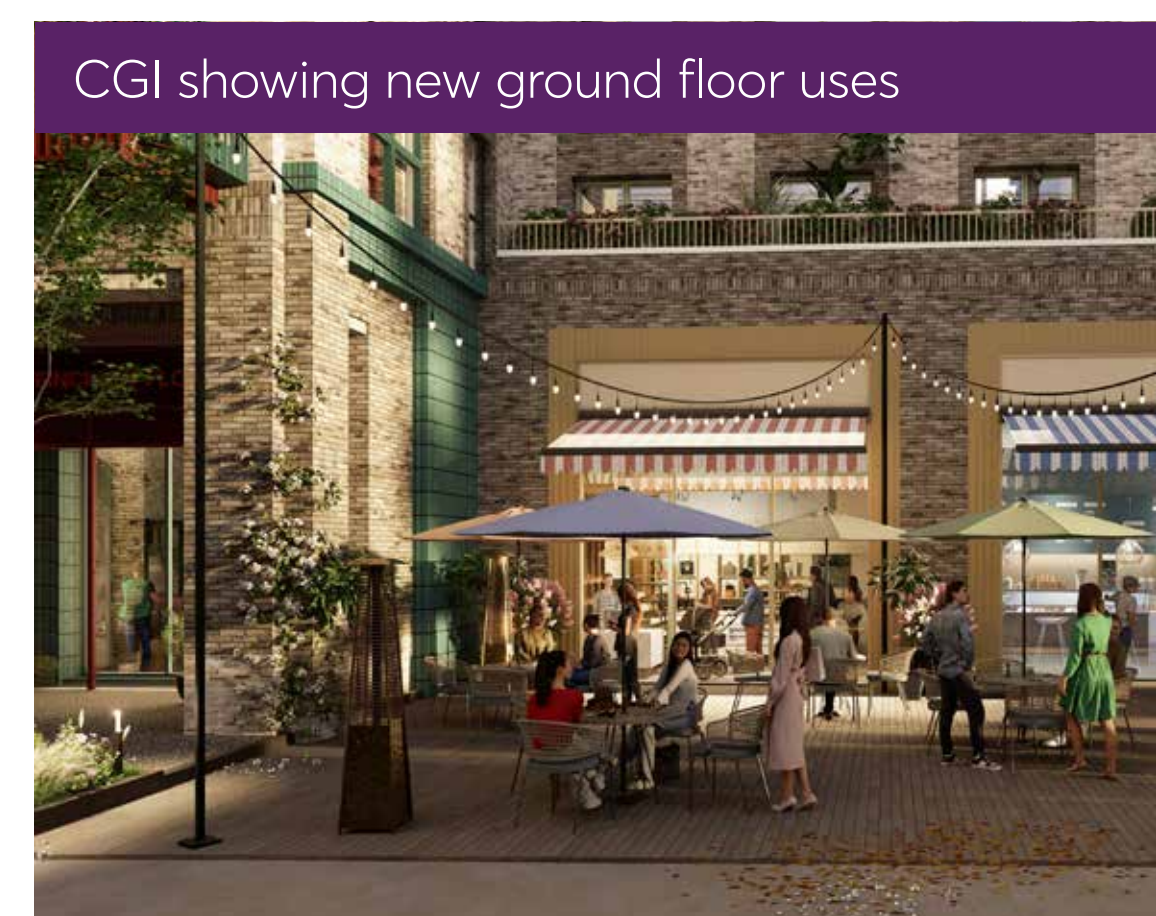
Regal's ambition is to create a new health and wellbeing destination, with a re-provided leisure centre at the heart of a thoughtfully designed landscaped development. In November 2023, Barnet's Cabinet agreed to progress proposals for the re-provision of the existing leisure centre on the site. This will allow for the delivery of an improved leisure centre adjacent to the site, with a new lido and views of Glebelands Open Space.

Regal will continue to work with the Council and the community up to and after submitting this application.

CGI showing the proposed entrance from the High Road



CGI showing new ground floor uses



CGI showing new arch entrance on High Road



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 have met with and will continue to meet 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



CGI showing the new Leisure Centre



**Great North Leisure Park,
Barnet**

For more information or share your views
visit www.gnlp-consultation.co.uk



The Great North Leisure Park site

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Great North Leisure Park is located in North Finchley to the east of the High Road, with the North Circular Road to the south.

To the east of the site is next to the Glebelands Open Space, a popular and historically important environmental park, which is designated Metropolitan Open Land (MOL). To the north is the David Lloyd leisure centre, a restaurant and a hotel, and Summers Lane.

GNLP is currently dominated by hard concrete spaces, including a number of food outlets, a leisure centre and other leisure uses including a cinema and 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. This application will therefore help to revitalise this site, providing much needed housing and local infrastructure – including a brand-new leisure centre.



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 into 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.



One St John's Wood, London, Regal



Fulham Reach, London, JTP



Rugby, Warwickshire, BMD

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Regal 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 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'.

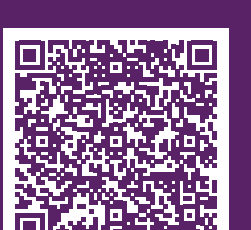
We are passionate about placemaking, and our unique approach has received high praise, recognised with over 200 design awards over the past twenty years. JTP was named the Sunday Times 100 Best Small Companies to Work For 2020, BD's Best Architect Employer of the Year in 2019, Building Awards' Architectural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



BMD 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.



How we've progressed since March

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Since the last exhibition in March 2024, Regal has taken onboard your comments and has been working with LB Barnet council officers to update these proposals. The two masterplans can be viewed below:

Updates to the proposals

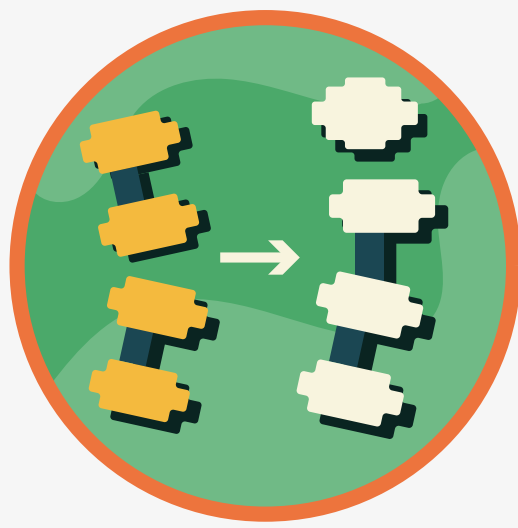
Since March, we have refined the proposals and have made the following changes to the masterplan:



Average storey heights reduced across scheme



Storey heights assessed to be sensitive and appropriate in wider townscape views



Changes to the masterplan to emphasise roles, routes and spaces, with introduction of new building typologies



Definition of role and performance of each open space



Introduction of a tall building to mark the leisure centre



Further technical coordination and design resolution (eg. Elevation design and technical testing)



Clarification on movement through the scheme towards the Glebelands and hierarchy of routes



Variety and joy prioritised within the building's architecture and open spaces



The proposals have been designed to follow a guideline of visionary principles to develop the best possible scheme for Finchley.



Discovering Finchley

Residents will have an intimate, varied development to invoke curiosity and discovery



A place for the people of Finchley

GNLP is reimagined as a space for people not cars, with new cafes and shops spilling onto the streets to energise pedestrian activity, and new play spaces and public squares.



A health and wellbeing destination

This development will be a destination for sports, leisure and healthy living, set within a vibrant, landscape led neighbourhood.

The masterplan has been developed with the following strategic principles in mind:

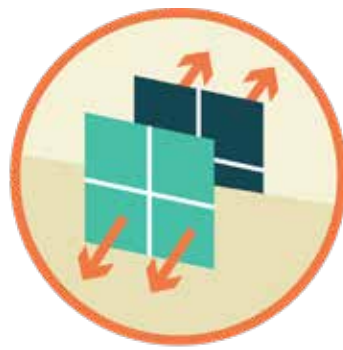
- 1 A new health and wellbeing destination, with the leisure centre and outdoor lido in the centre of the site next to the park, sitting at the heart of a new high quality and beautifully landscaped neighbourhood.
- 2 Keeping existing pedestrian and vehicle access points, whilst creating new green east-west connections between the Glebelands and the High Road.
- 3 Creation of a new central street from the High Road to the new leisure centre marked at each end by distinctive buildings marking this destination, lined with active commercial uses, leading to a public square and the Glebelands, and surrounded by playful and vibrant architecture.
- 4 Providing new buildings and street trees along the eastern side of the High Road to improve the experience of this road, and which reflect the character of buildings on its western side.
- 5 Providing new buildings designed to frame the western edge of the Glebelands, surrounded by landscape.
- 6 Repairing the relationship of the site within its surroundings, providing new connections through the site and new active street frontages.
- 7 Creating a varied and interesting site layout, with a range of building footprints, street widths and public and private spaces, with front doors facing onto streets designed primarily for pedestrians.
- 8 Improving the relationship with buildings to the south through opening up the existing route to the Glebelands, with new high-quality landscaping, and windows and doors fronting the street.
- 9 Creating linked blocks, to make the best use of land and deliver high residential quality standards, with a distinctive marker at the northeast corner.
- 10 A clear heights strategy, with buildings rising from 7 storeys at the eastern and southern edges of the site through to taller buildings at the western side of the site and the tallest building up to 25 storeys next to the leisure centre and the Glebelands to mark this health and wellbeing destination.



The masterplan has been developed in conjunction with ongoing resident feedback and with planning officers from LB Barnet. The masterplan below has been designed to provide the following for this development:



c.1470 homes providing a mix of tenures including for private sale, affordable rent and shared ownership.



70% of homes will be dual aspect in the development.



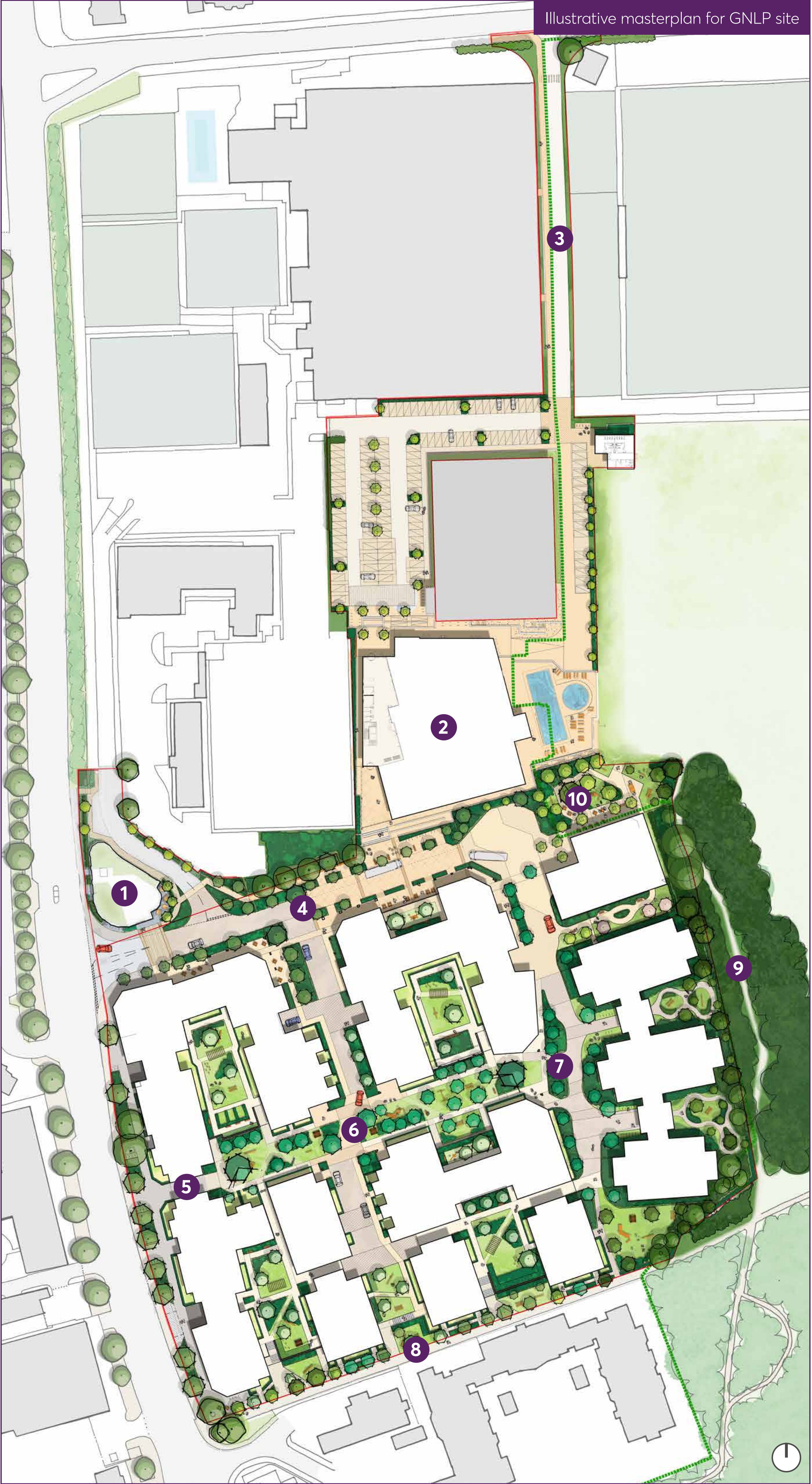
100% of the family homes will be dual aspect (2B4P+).



c.1,400m2 of commercial space including commercial, community and sports and recreation uses, including the new leisure centre.

Key

- 1 The pavilion
- 2 Leisure centre
- 3 Summers lane
- 4 Great north avenue
- 5 Great north gateway
- 6 East west garden street
- 7 Park avenue
- 8 Glebelands walk
- 9 Glebelands edge
- 10 Woodlands green



The development has seen a reduction in overall of the massing and storey heights across the masterplan, visibly reducing the visual impact. A comparison of the changes in massing and storey heights is set out below:

Key

Taller Buildings

Less Tall Buildings



Heat map showing previous heights

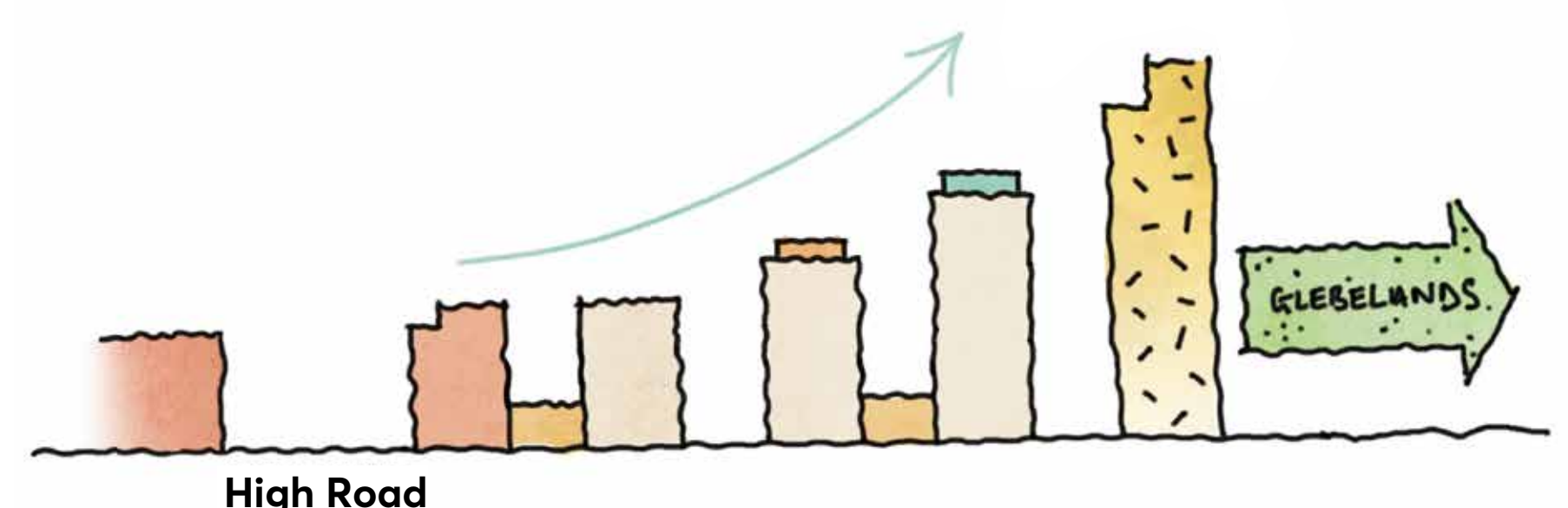
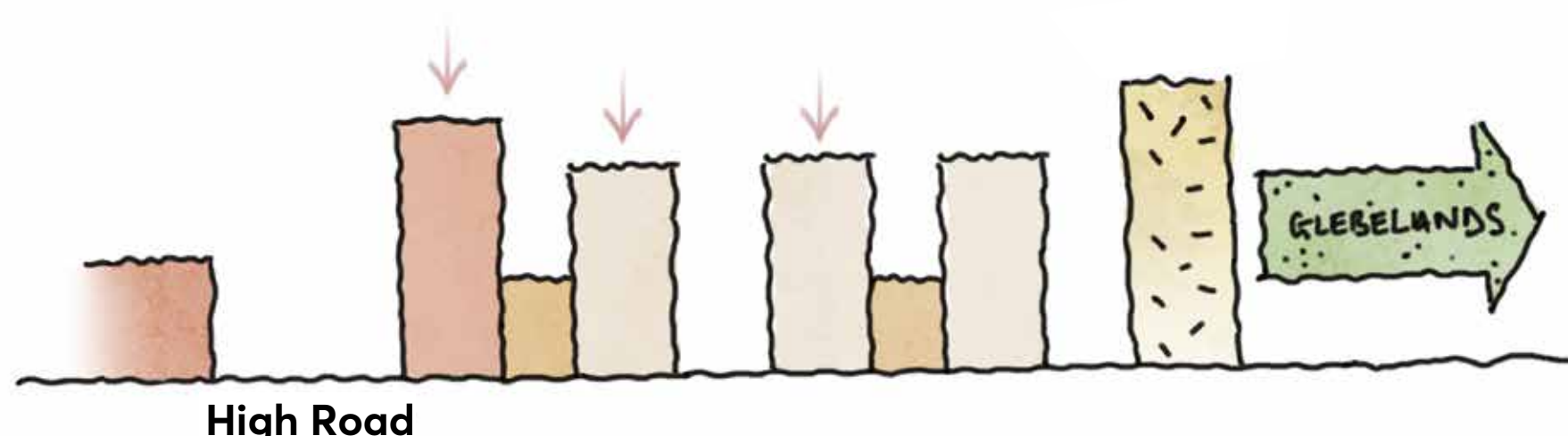


Heat map showing updated heights

Key changes and principles for massing across the proposal:

- Buildings along the High Road sensitive edge have been significantly lowered in height to reduce the impact on the existing neighbouring buildings.
- More variation in building heights to improve the layering of buildings and reduce the impact on wider townscape views.
- The link elements between buildings have been reduced in height, with the southern links to building blocks being only single storey to improve daylight sunlight within the residents' gardens.
- Buildings step up towards the Glebelands to give a sense of layering within the townscape views and offer views out across the Glebelands.
- More articulation has been added to the roofscape and more variation in materials to add a better sense of layering in wider townscape views.
- The tallest building is situated in the north-east corner to mark the location of the leisure centre and new entrance to the Glebelands.

Section diagrams showing previous and updated massing strategy



*All CGI's (Computer Generated Images) are proposed / indicative



In November 2023, LB Barnet's Cabinet approved progressing proposals to deliver a new leisure centre, subject to affordability. Following LB Barnet's consultation exercise, it was clear that retaining leisure facilities on this site was of great importance to local people.

Further engagement by Regal took place in March 2024 where the initial facility mix was presented outlining the improved offering. This enhanced mix will provide a greater offering to the local community and provide facilities that will be sustainable from an operational point of view.

Since March work has progressed on the detail of these spaces and how they will look and feel including indicative computer-generated images (CGIs) and example precedents of spaces.

Regal will continue to work in partnership with LB Barnet on the design development of a new facility. LB Barnet will present an updated Business Case to a future Council Cabinet meeting. A planning application for a new facility is proposed in Autumn 2024.



Set within its context opening up to the Glebelands

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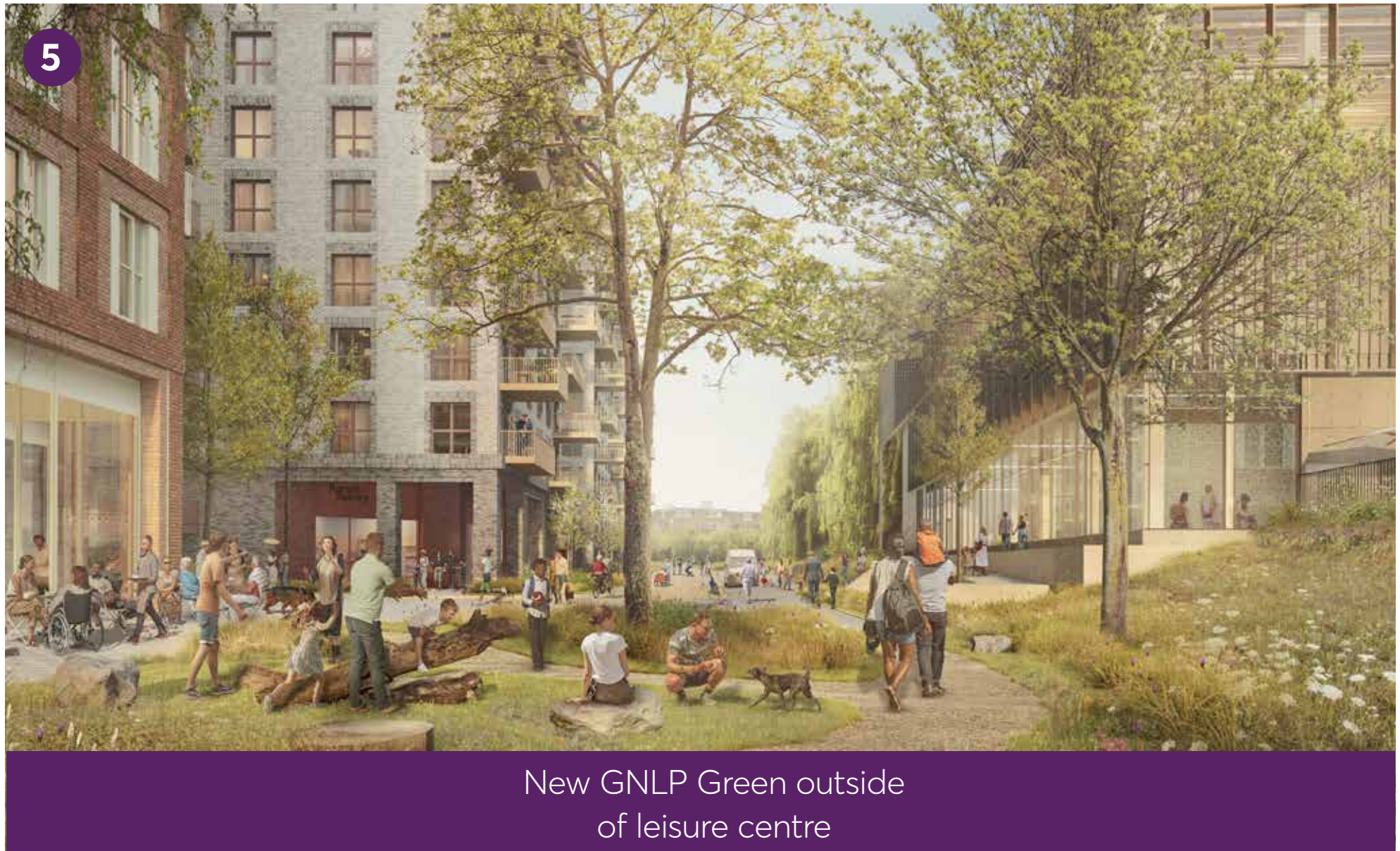
The new leisure centre is designed to respond to its context, situated on the Great North Way, a new public east-west street fronted by commercial uses and adjacent to the Glebelands offering views and connections to the existing park.

-  Formal swimming
-  Outdoor lido
-  Leisure pool
-  Village style changing
-  Accessible facilities



Proposed indicative views

*All CGI's (Computer Generated Images) are proposed / indicative



A range of New and Improved Facilities

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Facility mix comparison

Existing Wet Facilities (Finchley Lido LC)	Proposed Wet Facilities (New Leisure Centre)	Existing Dry Facilities (Finchley Lido LC)	Proposed Dry Facilities (New Leisure Centre)
 Swimming (6 Lane 25m Pool)	 Swimming (6 Lane 25m Pool)	 Fitness Suite (Circa 80 stations)**	 Fitness Suite (Circa 150 stations)
 Leisure Water (Circa 150m2) *	 Learner Pool (130m2)	 1No Multipurpose Studio**	 2No Multipurpose Studios
 Lido Water Area (Circa 200m2) *	 Leisure Water (Circa 150m2 plus splash area)	 Cycle Studio (within Fitness Suite)**	 Designated Cycle Studio
 Sauna (Poolside)	 Outdoor Lido Water Area (Circa 200m2)	 Designated Fitness Changing	 Designated Fitness Changing
 Village Style Changing	 Sauna (Poolside)		 Adventure Play
 Sauna (Poolside)	 Village Style Changing		 Party Rooms
	 Pool Viewing		 Café (with viewing over Adventure play)
			 Health Impact/Assessment Suite (3No rooms)

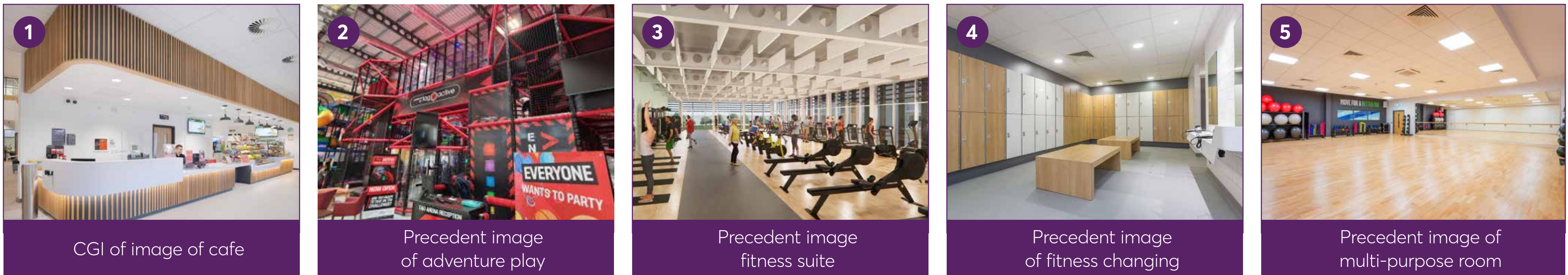
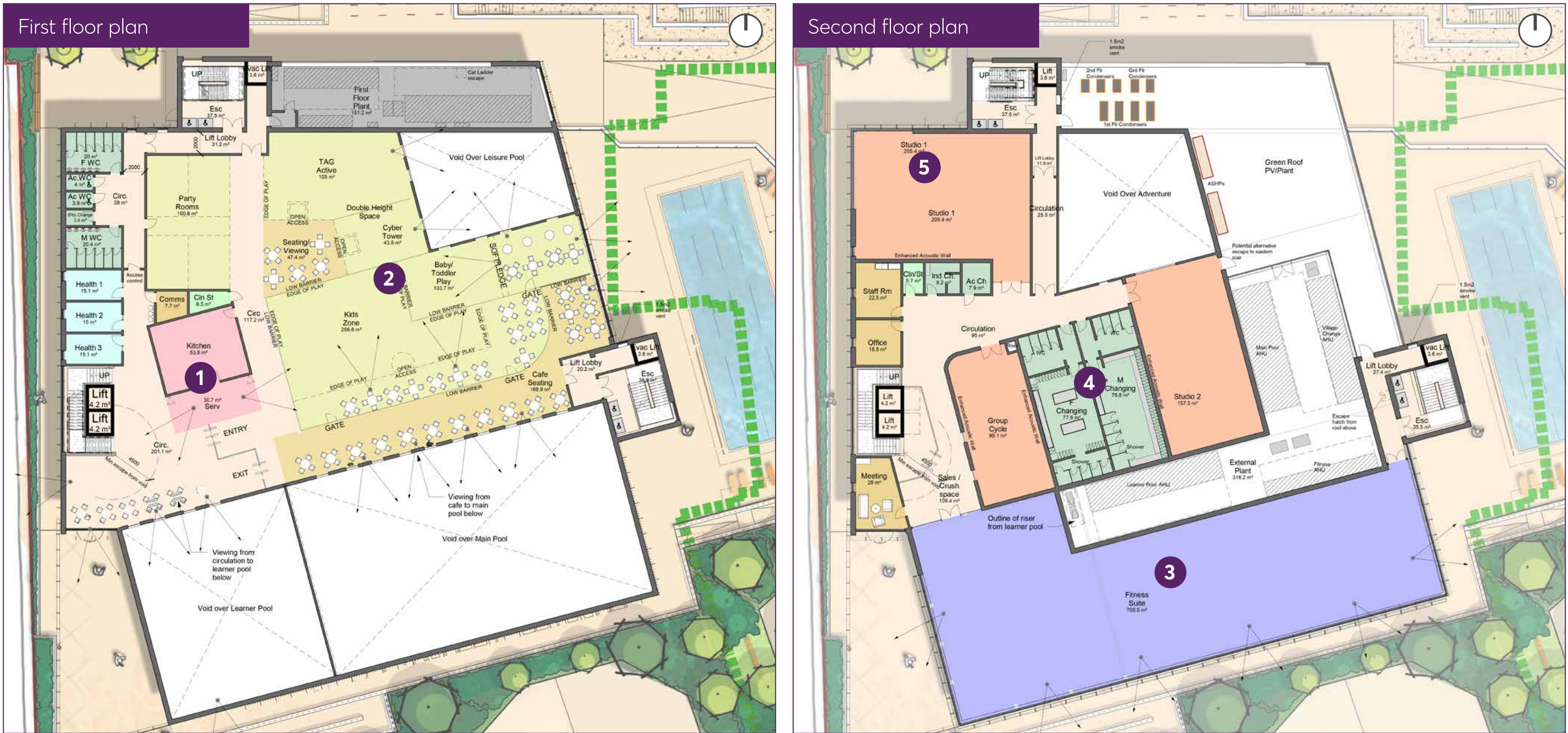
* Information taken from Active Places website

** Information taken from GLL Better Site specific centre website

Note; All existing facilities TBC by LBB

* Information taken from Active Places website

** Information taken from GLL Better Site specific centre website



The masterplan has been designed as a low car development, giving pedestrians and cyclists priority, encouraging active travel and offering new connections to the Glebelands.

The design will limit internal vehicle movement as far as possible, instead prioritising pedestrian and cycle permeability.

The masterplan benefits from a primary east / west pedestrian route through the Site, which will connect into High Road via a new pedestrian only access point. In addition to this, the existing public right of way immediately south of the Site, connecting to the Glebelands, will be maintained and will be improved because of the proposals (increased activity, overlooking etc).

The leisure centre itself is to be served from a separate access, with the existing Summers Lane entrance to the north of the site providing an access and egress point for all associated vehicles (except for coaches / buses). The design includes an improved pedestrian environment along this route via the provision of a dedicated footway connecting Summers Lane to the leisure centre entrance.

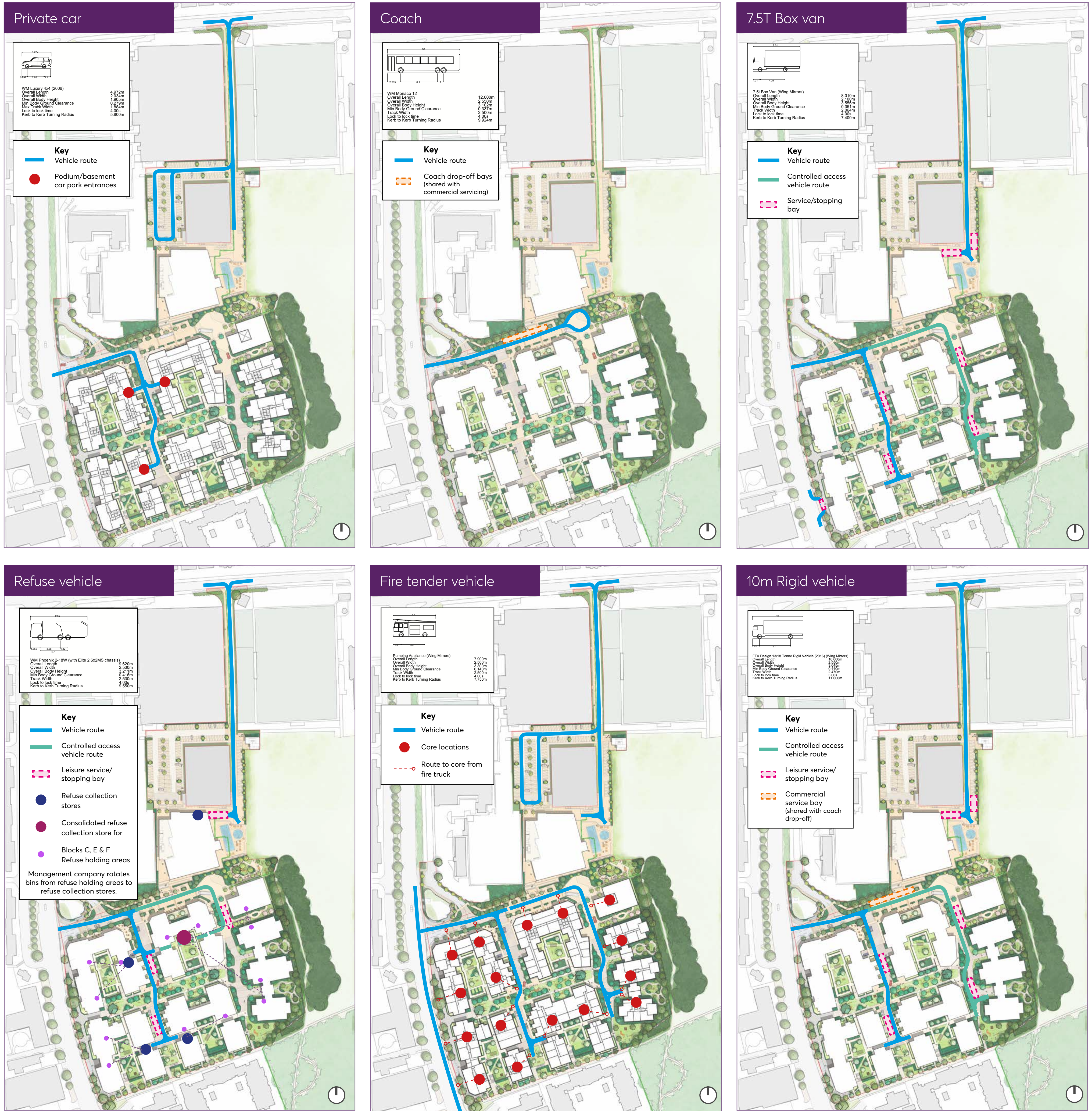
Key

-  New primary cycle connection
-  Public right of way (cycle route)
-  Bus stops
-  Extended glebelands edge connection
-  New pedestrian cycle connection
-  Residential cycle stores
-  Visitor cycle parking



The main vehicular access to the masterplan, serving the residential and commercial uses, will be retained in the same position as the existing access on High Road. However, the proposals include a redesign of this junction to improve it, again prioritising pedestrian and cycle movement by narrowing the crossing distance and providing a formalised refuge island. The proposals align with the wider A1000 improvement works being brought forward by Barnet Council.

The existing mini-roundabout arrangement within the site is also removed in the masterplan design, replacing it with a less intrusive priority junction to serve the units to the north. Beyond this, the development will include set-down spaces for buses and coaches associated with the leisure centre. This, and the remainder of the Site, will operate in a controlled manner with vehicle restrictions in place to prevent unauthorised use and reduce vehicle speeds to a minimum.



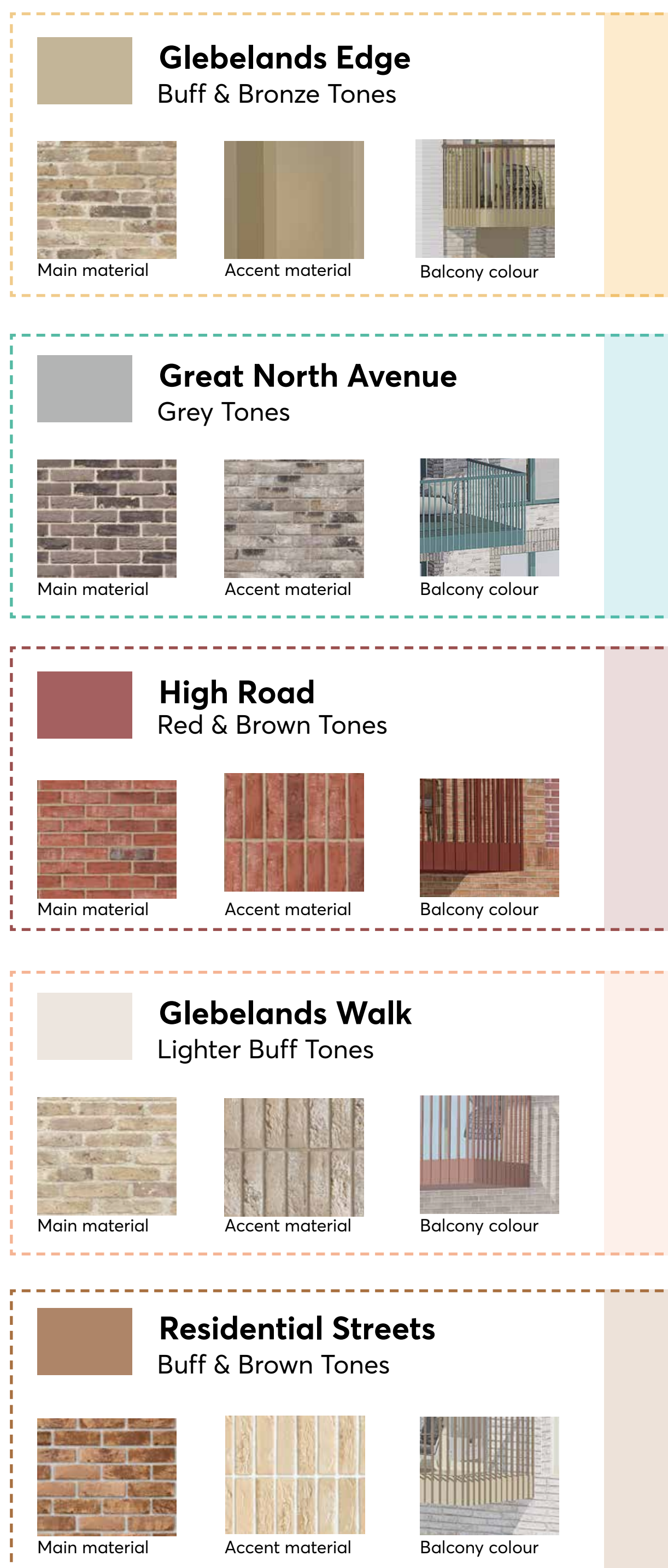
Architectural Approach Character Areas

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The character areas across the development have been designed to create a set of distinct areas which respond to their context and their given function.

This is presented in the massing/form of the buildings, the materiality, ground floor uses and landscape/public realm design.



Key Public Spaces



Outdoor Lido



Great North Way

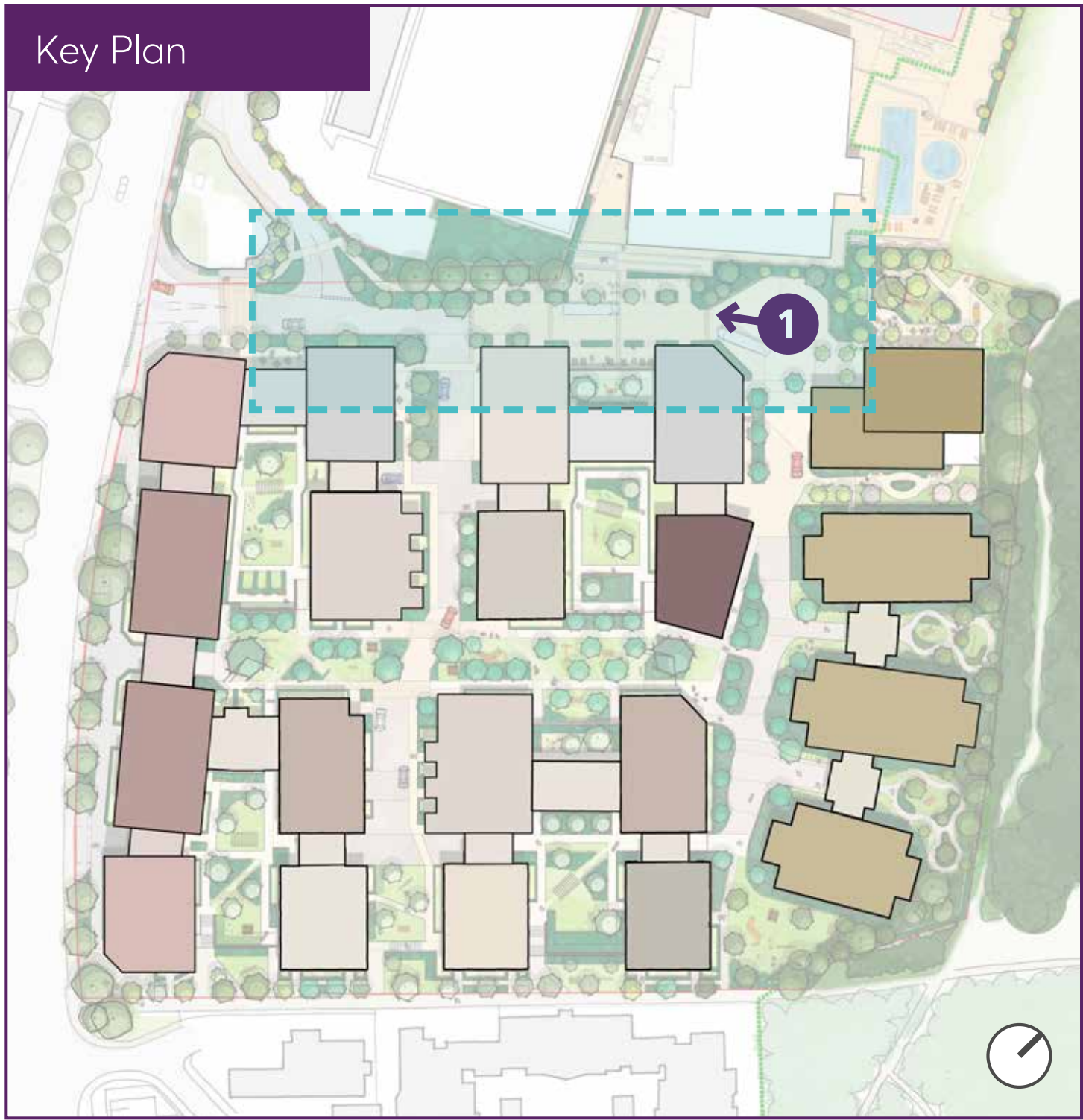


Central Play Street



Glebelands Edge





- Active commercial frontage with brightly coloured colonnade
- Special corners for commercial entrances
- More muted brick tones above to allow colour at GF to lead visually
- Street trees add scale, lower level planting to animate street level

To the north of the street, an artwork trail and linear stepped landscape stitches in with mature existing willow trees to create an abundant green edge and providing further space to occupy the street. The leisure centre arrival intersects this axis, welcoming users north with public realm flowing through this public building.

Great North Avenue culminates at a new public space – the public threshold to Leisure and the Glebelands. Where the verdant edge of the MOL flows into the street, public spaces become softer and greener as the passers-by are pulled into this vast public open green space.

Landscape/Public Realm



The Gateway
Broad pavements and navigable streets

Material palette has been influenced by the adjacent High Road, creating a seamless gateway into the site

Planting to complement the gateway buildings

The Colonnade
Street trees frame views using retained mature Willow trees, enhanced with new trees in ornamental shrub planting.

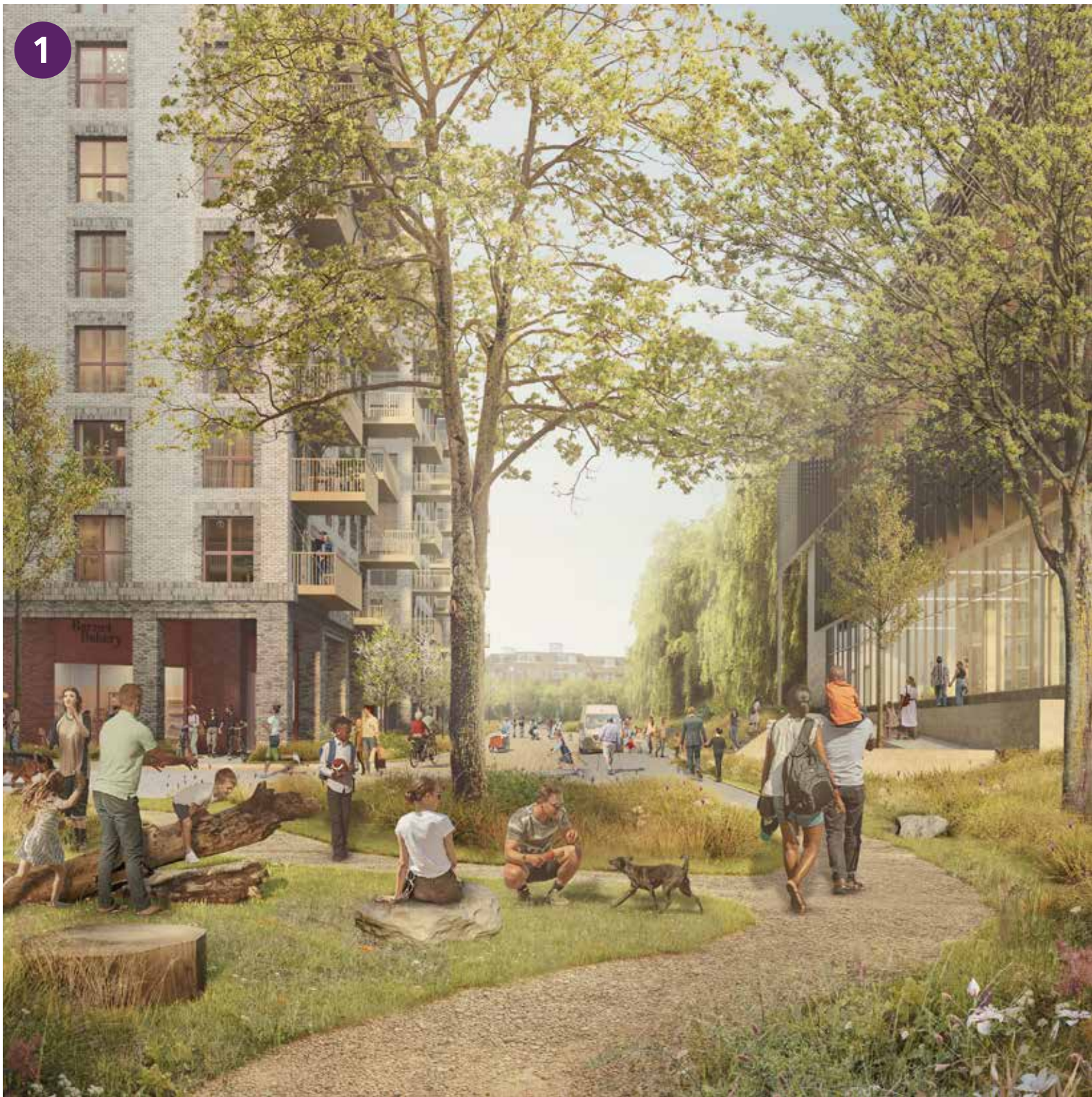
Clear legibility of routes with pedestrian movement prioritised

Optimising movement to make the most of the 'sunny' side of the street

Leisure Centre Square
Material palette change announces the Leisure Centre entrance

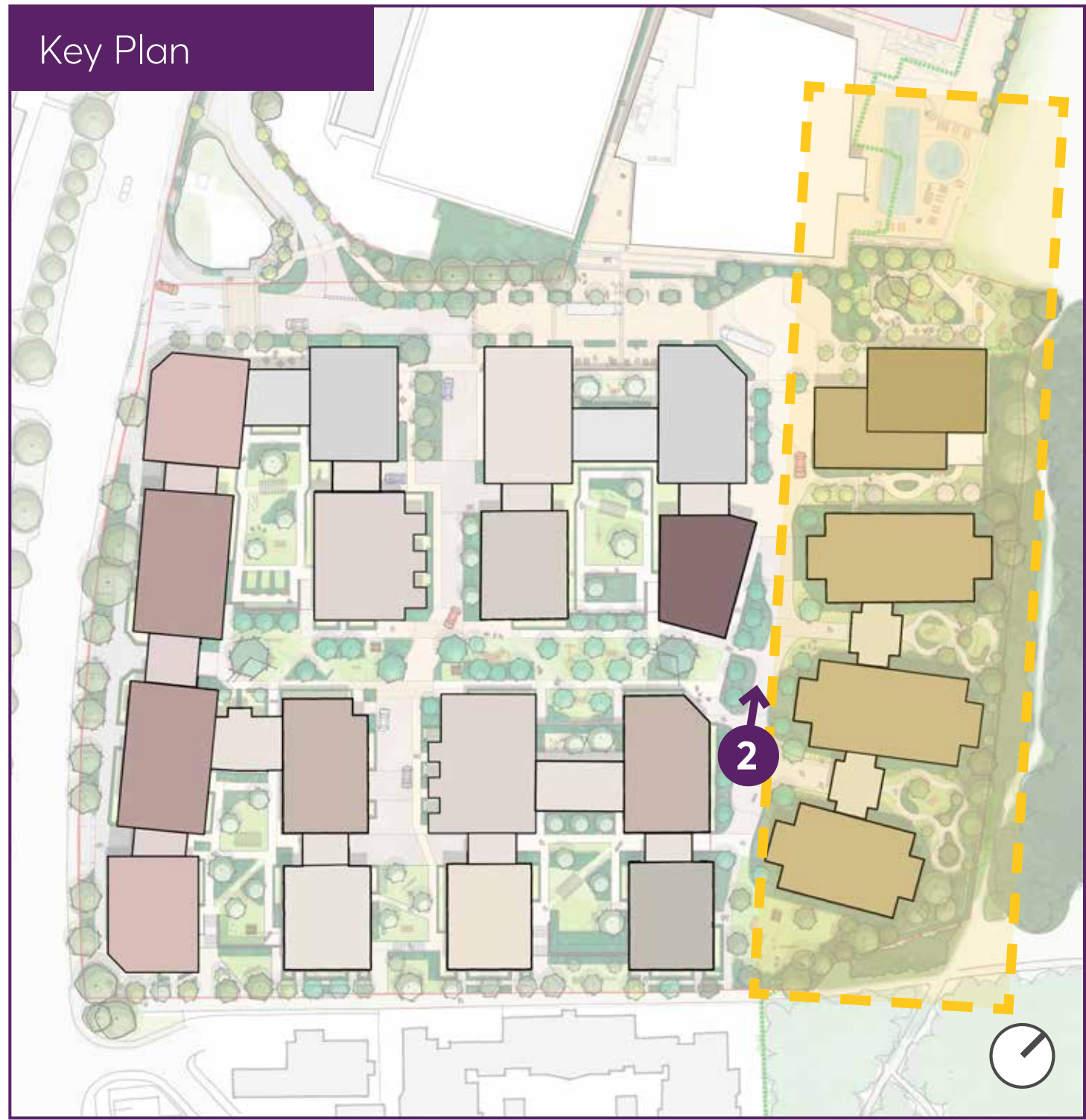
Space for pedestrians is maximised

Raingardens double as route markers and thresholds, reducing speed



Great North Avenue Elevation





- Articulated building character
- Views over the Glebelands
- Residential at ground floor with residential amenity
- Different character from the rest of the masterplan
- Light tones allow the linked buildings to sit harmoniously in the natural context

Organic, natural and soft, with buildings and public amenities set within landscape. Blurring the threshold with the wild woodland edge, the proposal seeks to create a soft and green wooded interface with the existing Glebelands edge, prioritising nature to enhance the existing Nature Reserve. The ecological buffer of Glebelands is retained and enhanced to ensure its future protection.

Landscape/Public Realm



Boundary with Glebelands LNR
Existing woodland path upgraded and woodland edge supplemented with new woodland planting
Existing Local Nature Reserve edge untouched unless ecological management is required

GNLP Green
The Green becomes a clear destination with mature treescape and lush understorey terminating views in conjunction with the Standalone Building
Play space and seating integrated to maximise sun on the ground

North Street
Shared surface space with woodland edge character
Tiered planting creating lush borders to broad shared surface street

Glebelands View
Orientation point with views up to Leisure Centre
Nature inspired play space for younger children
Existing tree canopies create an intimate woodland feel



View looking up North Street to Leisure Centre

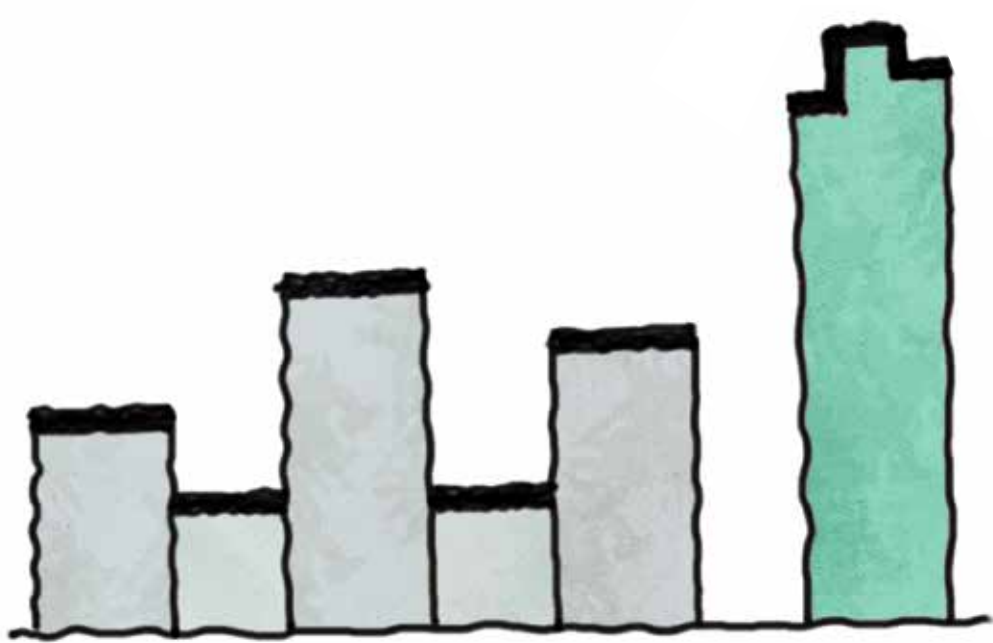


The Brentford Project - Howells

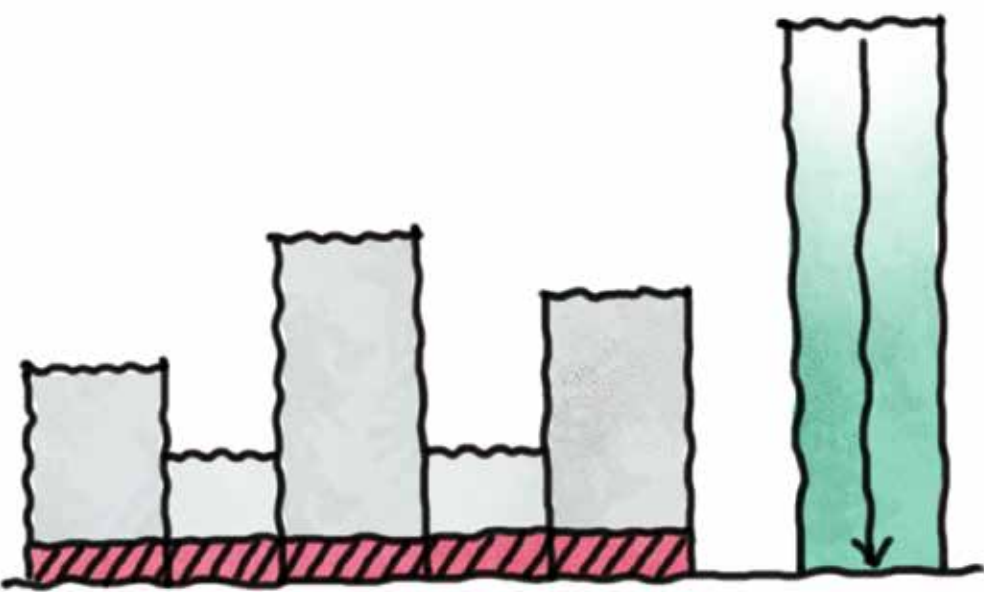


Wembley Greenway, Brent (Regal & JTP)

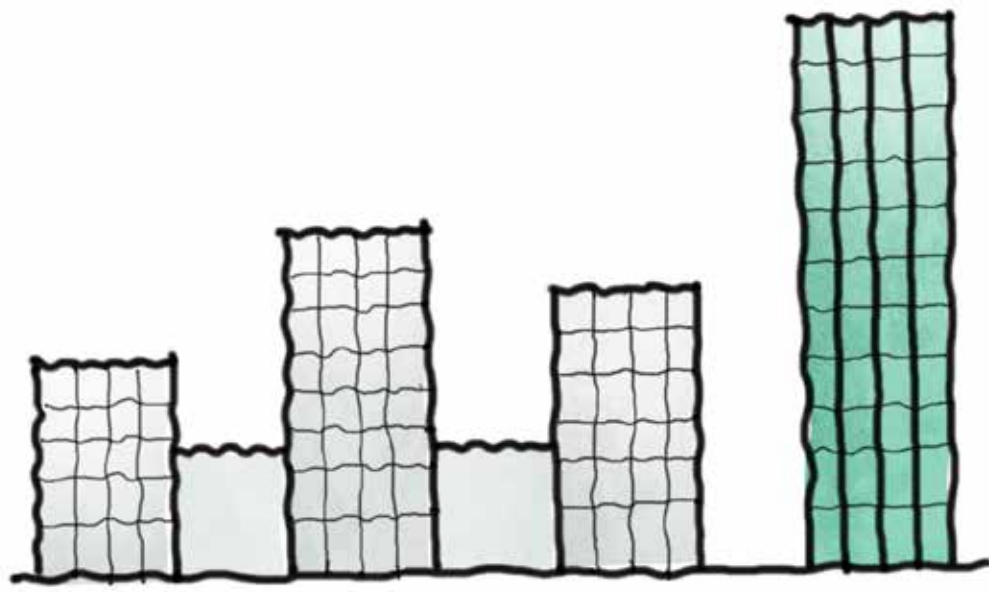
Elevation principles for Glebelands Edge (see architecture board for building elevation details)



A Special Top

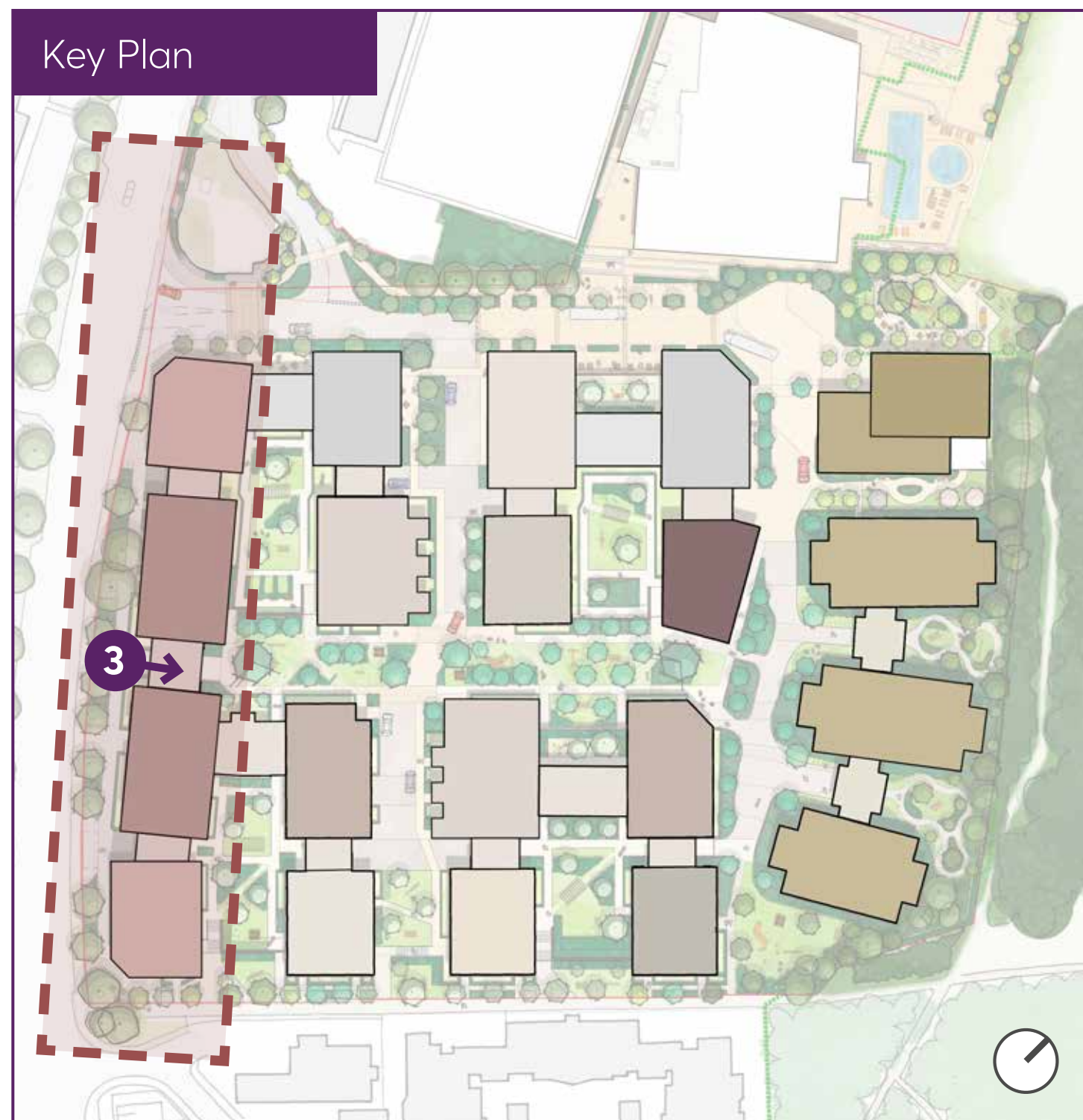


Building comes to Ground



Vertical Gridded Facade

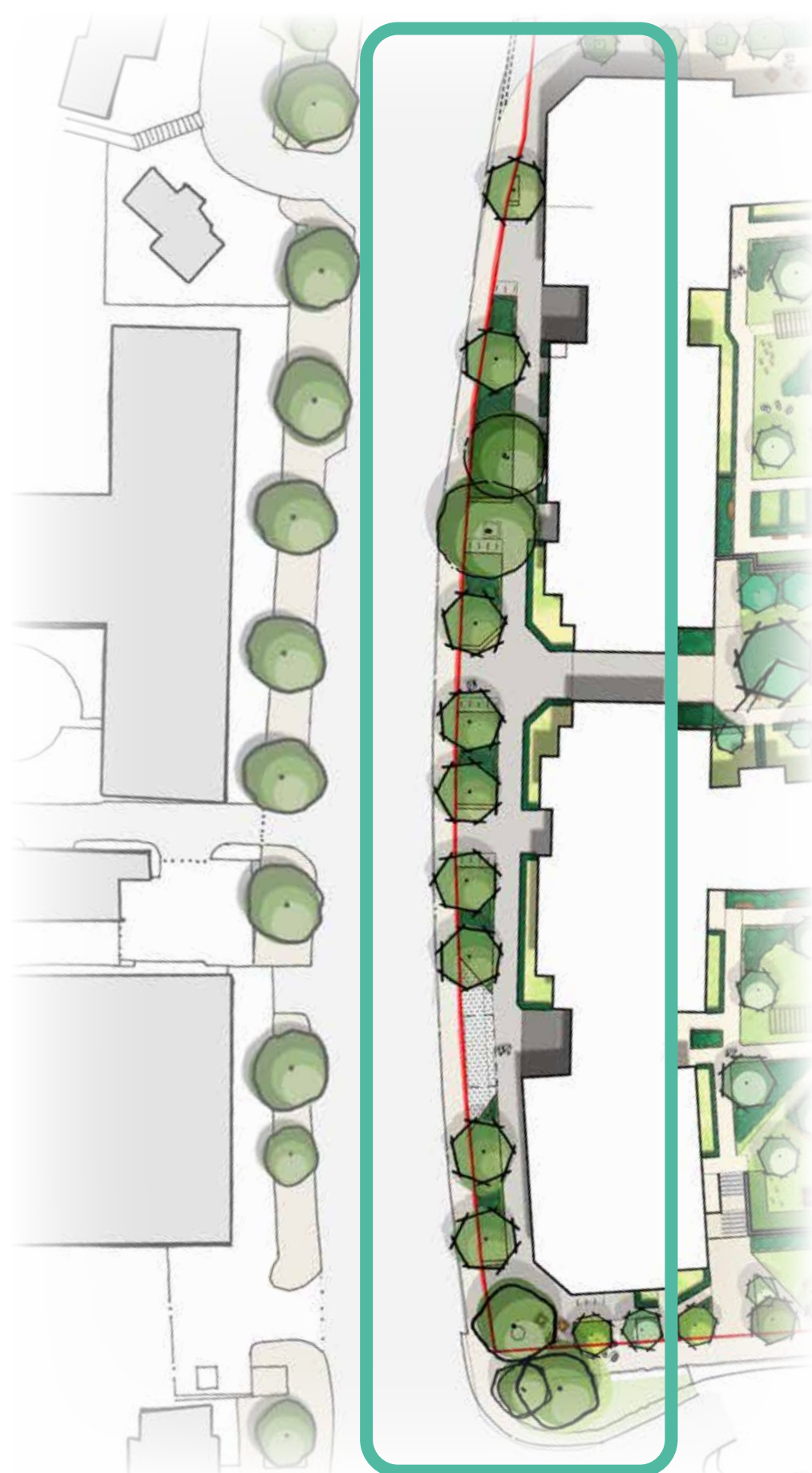




- Robust building frontage
- Marker buildings to north and south
- Option to explore varying balcony treatment to improve privacy
- Opening into the play street
- Active frontages on ground floor
- Red and pink brick tones to match those found along the High Road

Robust buildings define the street and echo the continuous frontages common along the High Road. Retained existing trees and additional new trees reconnect the avenue of mature trees that line the High Road, enveloping the street with canopy. Special chamfered buildings frame the arrival points into the site - the public route of Great North Avenue and the public footpath of Glebelands Walk, signaling public thresholds into the site.

Landscape/Public Realm

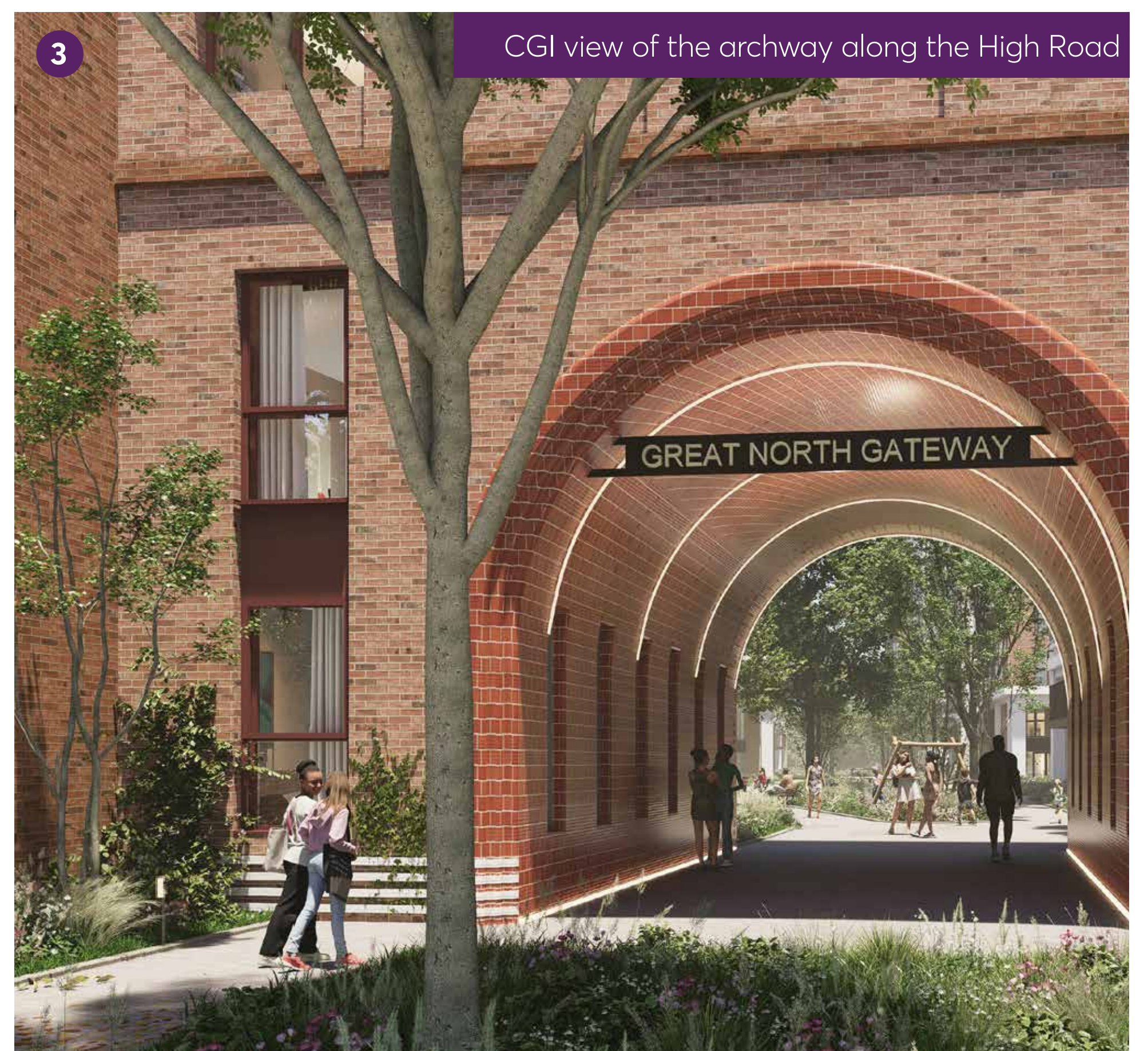


High Road

Retain trees where possible

Consider the wider streetscene in the short/medium and long term

Animate the streetscene with both lower level planting and street trees



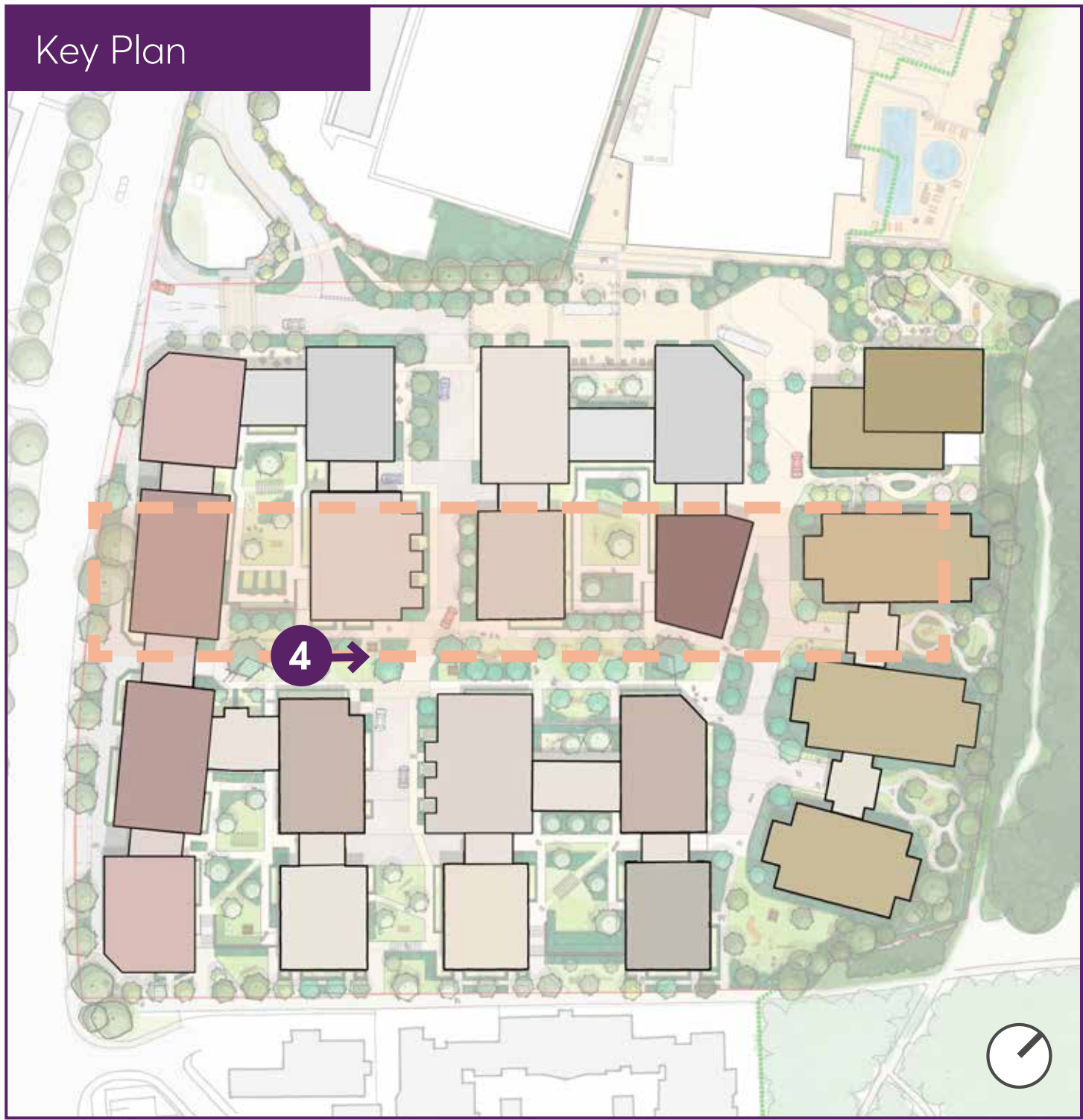
High Road Street Elevation



Glebelands Walk & Residential Streets

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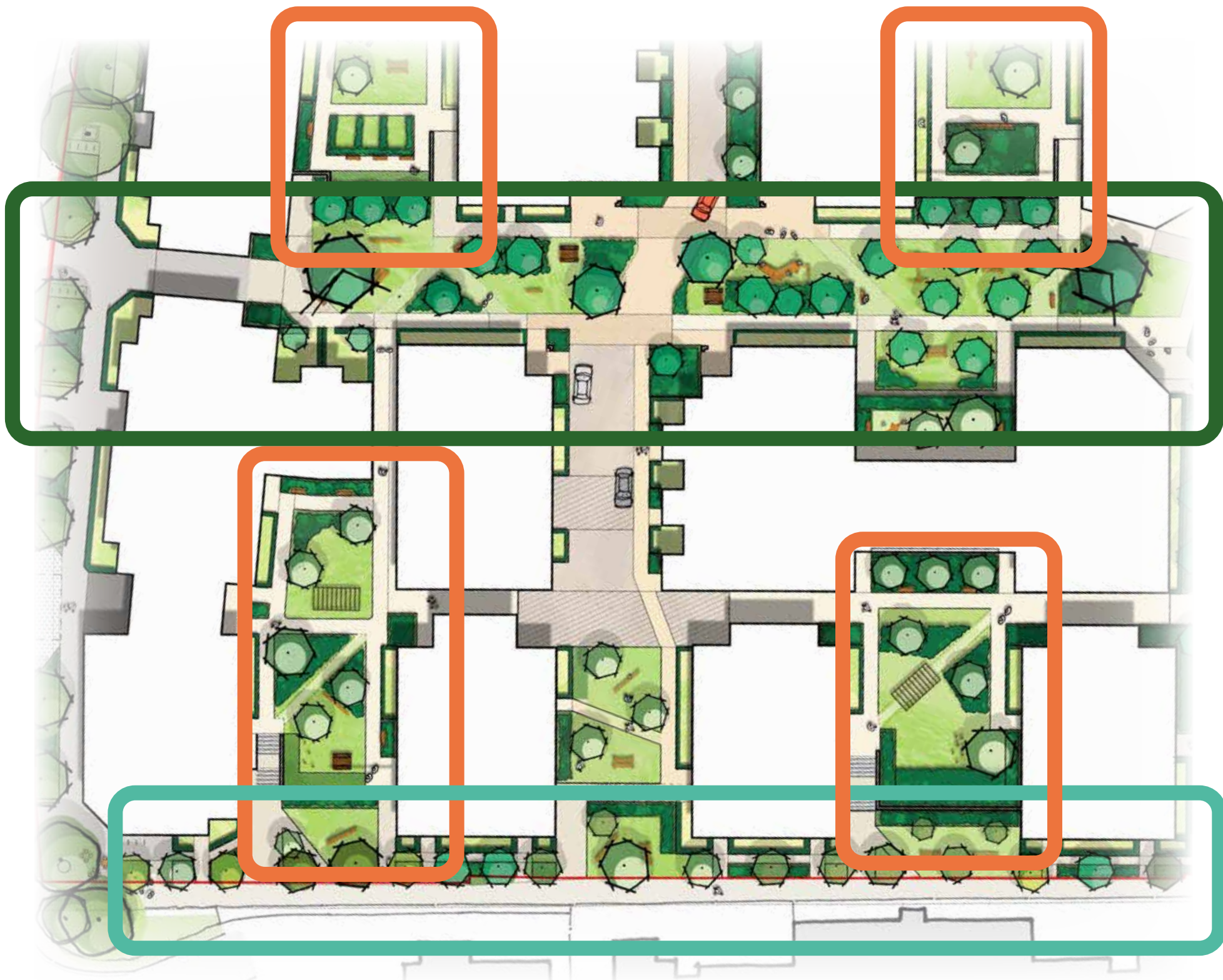
September 2024



- Varying informal building character
- Links to residents' gardens
- Residential at ground floor
- Special corners for lobby entrances
- Front doors on streets

Buildings within this character zone are more granular and of a human-scale. An organic and varied urban grain contrasts to the formal public facing edges, and are enhanced with soft, green planting. Front doors line streets, creating an active and overlooked ground floor which is rich with delight and variety. The scale of streets is lowered as widths are narrowed to create a more intimate setting. Ginnels and archways are used regularly to offer views into residents' gardens or create a new access point onto the high road. These streets are landscape-led, with little to no vehicular movement, creating opportunities for social activity and doorstep play.

Landscape/Public Realm



East west street
Retain this as a residential neighbourhood
A safe sequence of spaces to explore, play and meet
Minimise vehicle movement and prioritise pedestrian movement

Glebelands Walk
Improve this existing footpath and cycle link, making link to Glebelands a joy to experience
Active frontages with front doors on to streets and breaks in building line to flood gardens with light

Podium gardens
Secure and defined as private with views in to the gardens from the wider streetscene and ginnels



Internal play street elevations



The architectural approach is to create a series of buildings which are distinctive and relate to their immediate context.

Materials reflect the local area or in some cases special materials like metal cladding are used to distinguish 'special' buildings or add variety and interest to the roofscape. The leisure centre acts as the focal building located on the primary public street - Great North Avenue.

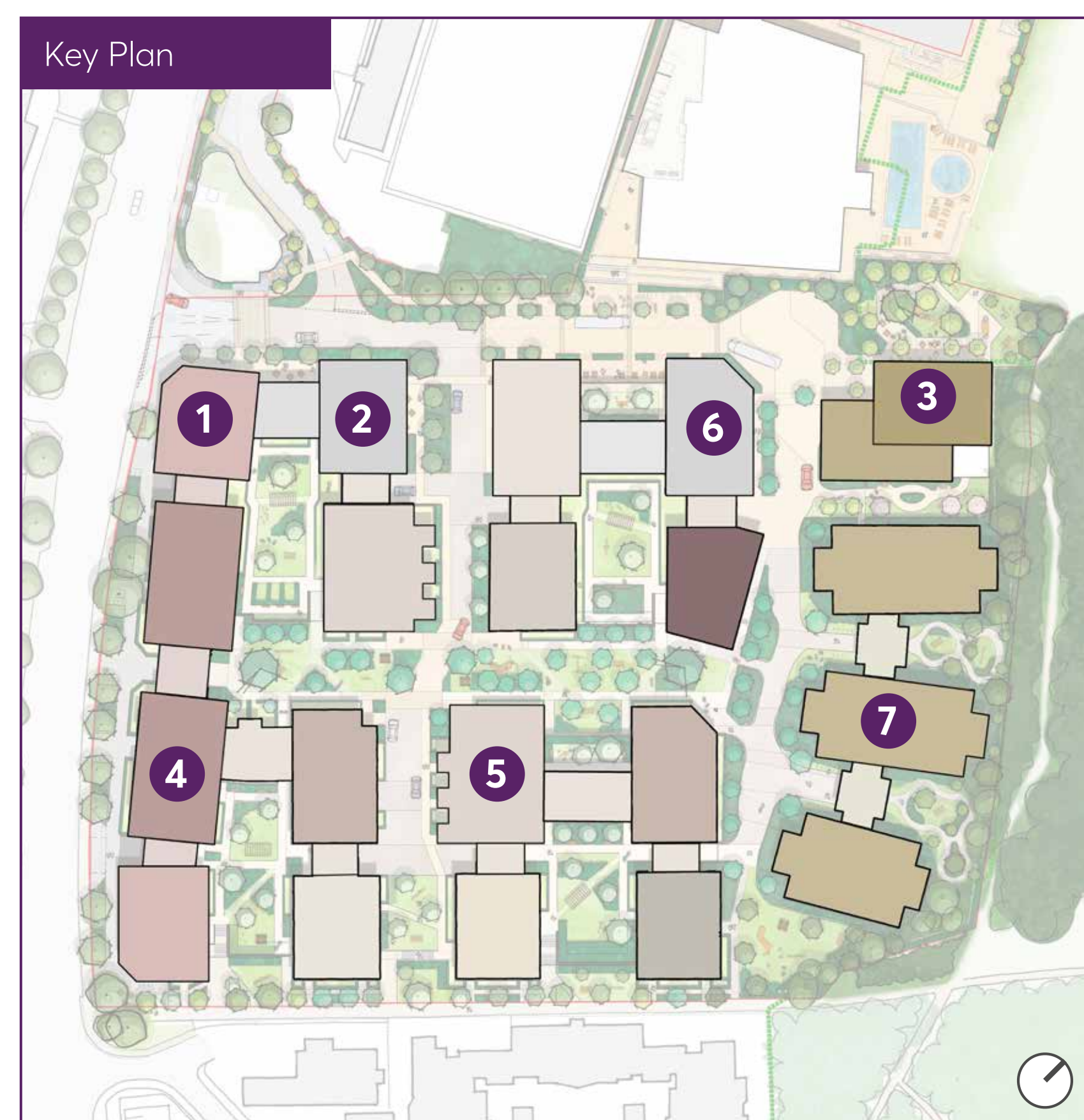
1 Granville Corner



2 The Greenway



3 Glebelands Gateway



4 The Mansions



5 Southside Building



6 The Lido Corner



7 Parkside Building



Providing a Sustainable Design for the Environment

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These proposals have been designed to enhance the biodiversity onsite and protect biodiversity off-site, through a landscape-led and sensitive design.

The proposals have considered the local nature reserve and proximity to the Metropolitan Open Land (MOL), which has been reflected in the sympathetic nature of the neighbouring development next to these important, green spaces.

The site is currently largely hardstanding, so the inclusion of the proposed landscaped green spaces will vastly increase the site's biodiversity.



The design has been informed using industry-wide sustainable design practices to minimise carbon emissions, including:



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



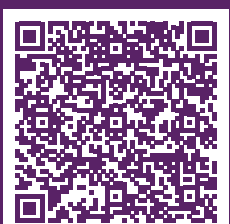
Enhancements to existing open space (Glebelands)



Whole life carbon aspirations in line with LETI targets



BREEAM excellent on all non-residential uses



We are committed to creating a positive legacy for the community and the environment. These proposals will deliver:



A brand new leisure facility with outdoor Lido



Circa 1470 new mixed tenure (inc. affordable) high quality homes



Target local employment



Opportunity to live, work and play



Enhanced ecology and biodiversity of public open space



New cycle routes and secure cycle parking



Circa 1,400m2 of commercial, community and sports uses, including the new leisure centre.



High sustainability credentials



Regeneration of a brownfield site



A variety of residential external amenity and public gardens

Our approach extends beyond the physical development and incorporates long-term benefits for everyone involved. This includes:

Environmental responsibility

Our plans prioritise sustainability, aligning with LB Barnet's climate and biodiversity emergency declaration.

Regal Academies

Regal has an exclusive relationship with Building Heroes, who've worked with over 1,000 military veterans, supporting construction skills and training & sustainable employment in the building and engineering trades.

Social Impact

Working with existing GNLP 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.

Employment and training

Our commitment to the community extends to providing training and employment opportunities, especially for young people, contributing to the growth and well-being of the local workforce.



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. Below, we have indicated a broad timeline of activity as well as the keyways you can share your input on the plans. Please take the opportunity to ask our team any questions.

The team are currently preparing a planning application which will consist of a suite of technical documents assessing the potential impacts of the proposals and identifying appropriate mitigation. This includes an Environmental Impact Assessment, Transport Assessment, an ecology, biodiversity and arboricultural survey, Wind Assessment, Daylight, Sunlight and Overshadowing assessment, a Townscape and Views Impact Assessment, and assessments on socio economics and health impact to the local community (i.e. school places and health facilities)

These documents are being drafted by a technical team and will be available for public viewing and comment in upon planning submission later in the year.

CGI showing entrance to GNLP and pavilion



Indicative timeline

- **June 2023**
 - Public consultation round 1
- **March 2024**
 - Public consultation round 2
- **September 2024**
 - Public consultation round 3
- ▶ ● **Autumn 2024**
 - Planning submission
- **Q2 2025**
 - Planning determination
- **Q1 2026**
 - Commence on site
- **Q1 2029**
 - New leisure centre opens (and existing leisure centre closes).
First residents move in

Get in touch



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



Freephone:
0800 148 8911



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

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

www.gnlp-consultation.co.uk

