

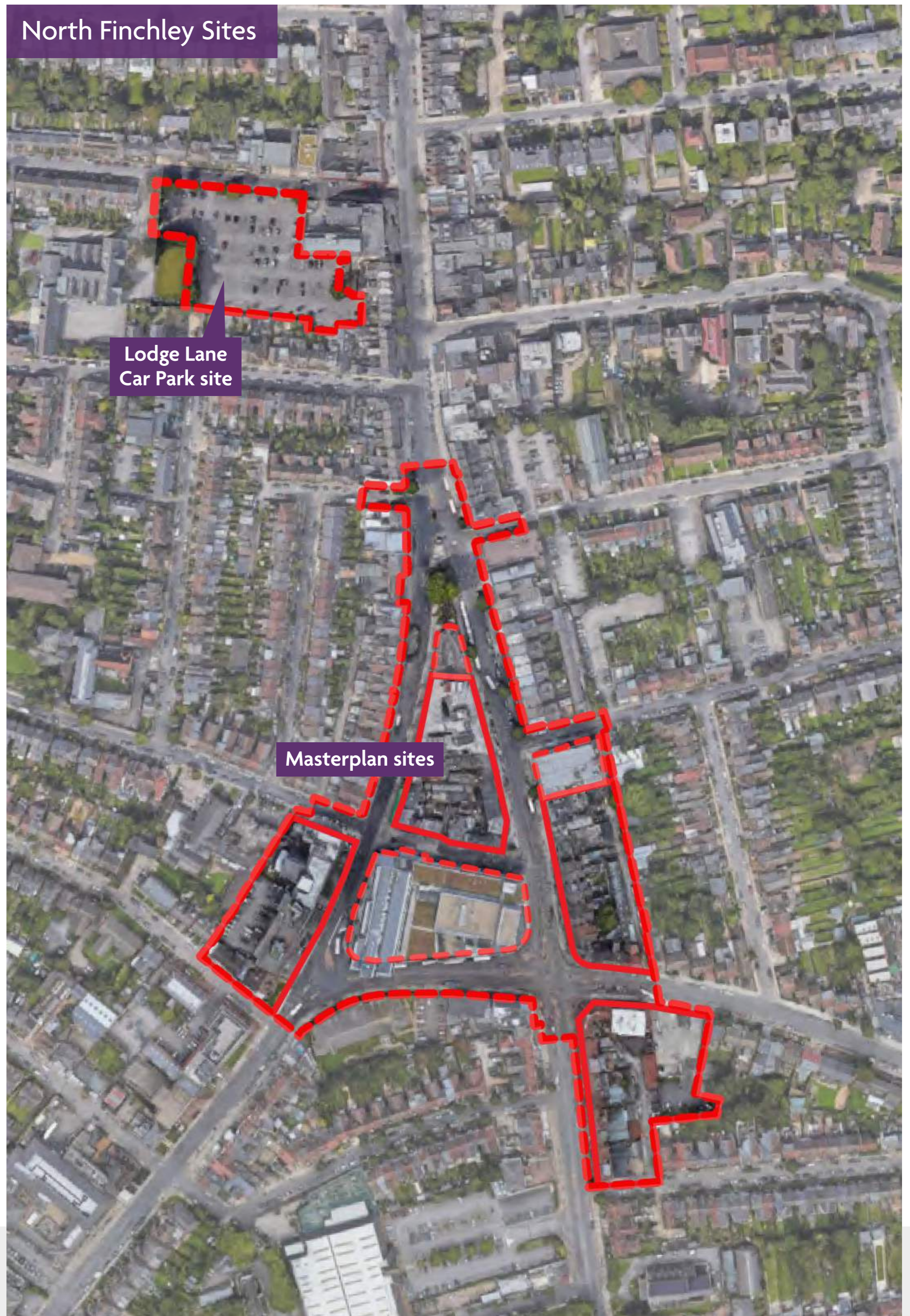
Welcome

Welcome to the next phase of engagement for Lodge Lane and the broader North Finchley Masterplan.

Your insights and opinions have been invaluable in shaping the vision for our plans, and we are looking forward to continuing this work with you all.

Over the past months, we've worked on refining the proposed vision and master-planning principles based on the feedback received during our extensive public engagement events. We have also used this opportunity to work with a range of stakeholders including TfL, Northside Primary School, artsdepot, LB Barnet and local resident's groups. Now, as we enter a new round of engagement, we invite you to share your thoughts on the evolving plans.

Your feedback is crucial in ensuring that the proposals for the Lodge Lane car park and the Masterplan align with the aspirations and needs of the community. We are particularly interested in hearing your ideas on the proposed themes, such as creating a distinct identity for North Finchley, enhancing arts and culture, and improving public spaces.



Get involved

Visit our dedicated platform at north-finchley.co.uk to access more information, view the proposed plans, and participate in the ongoing conversation. Your input will play a pivotal role in shaping the future of Lodge Lane and North Finchley.

Thank you for your continued engagement, and we look forward to hearing your ideas.

Call us:
Free phone 0800 148 8911

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

Visit our website:
Scan the QR code with your smart phone
or visit our website to share your views:
north-finchley.co.uk



North Finchley

For more information visit north-finchley.co.uk

What we've been doing

Since our update meetings on the future of the Lodge Lane Car Park in October 2023, we have continued to engage with key stakeholders and develop our plans for Lodge Lane and the wider Masterplan. The following have taken place:

- We have reviewed the capacity and demand for car parking within the town centre to understand the usage of current car parks.
- We have worked with TfL on the bus station and proposed highways improvements in the town centre.
- It's been confirmed that the artsdepot would remain in place.
- We have continued pre-application discussions with LB Barnet.

Key themes

Following our information evenings last year we have reviewed the feedback received and have noted a number of key issues that we wish to address in our emerging proposals.

Images from our recent consultation event



Distinct identity for North Finchley

Residents emphasised the importance of creating a unique and recognisable identity for North Finchley.



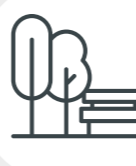
Enhancing arts and culture

There's a strong desire to elevate the arts and cultural scene in the community.



Public space improvement

The quality of public spaces emerged as a key priority.



Connectivity

Enhancing connectivity and encouraging active travel.



Public Realm

Improvements and proposed pedestrianisation of Ballards Lane were considered a key benefit for the town centre.



Parking

Residents expressed their interest in ensuring that suitable parking remains at Lodge Lane that serves the existing and new community in North Finchley.



Character and height

Residents were also interested in the proposed height of the buildings.



Traffic and highways

Traffic levels in the local area are a key consideration of residents. The effect of the proposals on Lodge Lane, Torrington Park Percy Road and Grange Avenue were all highlighted at our October events.



North Finchley

For more information visit north-finchley.co.uk

Your project team



Regal London is one of the Capital's leading privately owned mixed-use developers. Our focus on complex urban settings has enabled us to transform London's landscape and deliver high-quality, beautifully designed places for people to live, play, visit and work in. We have delivered successful projects across the Capital, from Brent to Tower Hamlets and from Barnet to Camden. We understand our city's challenges and see the opportunities – we're agile and engaged, steeped in London's history and the wants and needs of local communities.



Joseph Partners has more than forty years of experience in the field of urban regeneration, including landmark developments such as Atlantic Quay Glasgow, Leith Waterfront Edinburgh, Fulham Broadway, and the conceptual and planning stages of the West Hendon and Brent Cross Cricklewood regeneration schemes.



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.



Planit designs for the living world. For today, tomorrow and the next 200 years. We're an urban and rural design practice, working to benefit people, places and the world at large. We offer landscape architecture, urban design, 3D visualisation and creative engagement as a way to make projects of all sizes for all sectors. Our work stretches from strategy to concept, design through to delivery, and long-term stewardship.

We shape places for the common good, creating ideas that bring people together in unexpected ways, and places for a world still here when we're not. We are not stopping at sustainable, or just simply at having a positive impact - our approach is towards regenerative. Designing for all life to thrive in balance.



Quod is a dynamic independent consultancy at the cutting edge of planning, development economics, social economics and environmental planning based in London and Leeds. Quod were awarded 'Planning Consultancy of the Year' at the National Royal Town Planning Institute Planning Excellence awards in November 2023.



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.



North Finchley

For more information visit north-finchley.co.uk

Planning context

Our proposals need to comply with the Development Plan as a whole. The Development Plan includes the London Plan and Barnet Local Plan.

The current London Plan promotes the vitality and viability of town centres and defines North Finchley as a District Centre with a 'high' residential growth potential. Barnet's adopted and emerging Local Plans identify North Finchley as a priority for investment, where development opportunities should be realised to secure new housing and economic growth.

The North Finchley Town Centre Framework SPD provides guidance for development within the town centre, including specific guidelines for individual sites, and recognises that a coordinated and comprehensive approach is needed to achieve the significant growth potential required.

DETAILED 'FULL' APPLICATION

1. PLANNING DRAWINGS

Explaining the proposals in plan, section and elevation.

2. DESIGN & ACCESS STATEMENT

Written and illustrated report that explains the design of the buildings and landscape.

3. TECHNICAL REPORTS

Providing further information about how the proposals work.

OUTLINE APPLICATION

1. MASTERPLAN FRAMEWORK

Document explaining concepts and ideas for the town centre as a whole.

2. DESIGN & ACCESS STATEMENT

Written and illustrated report that explains the proposals and how they relate to the framework.

3. PARAMETER PLANS

Drawings that explain various 'controls', in terms of use height and open space.

4. DESIGN CODE

Report that sets out various aspirations and limitations for future detailed applications.

5. DESIGN SPECIFICATION

Report that sets out the areas of different uses and other limitations.

6. TECHNICAL REPORTS

Providing further information about how the outline proposals can work.

Masterplan

Regal JP's emerging Masterplan for North Finchley aligns with the objectives outlined in the SPD and aspirations in the Development Plan. It prioritises placemaking, sustainability, and community involvement.

We are committed to ongoing refinement through extensive engagement with residents and the council, ensuring that the evolving proposals mirror the community's aspirations. By actively incorporating feedback and fostering transparent collaboration, Regal JP aims to create a vibrant, sustainable town centre that meets local needs and enriches North Finchley's identity.

Later this year we will be consulting on the updated proposals for the Masterplan after which we will submit an outline planning application to LB Barnet in autumn 2024. This will include development parameters and a design code for the Masterplan with the detailed proposals to follow through reserved matters applications.

Lodge Lane

Within this framework, the Lodge Lane site has particular significance. Currently hosting the Lodge Lane car park, the site covers 0.61 hectares. The proposed redevelopment aims to enhance the town centre's arrival experience, introduce new land uses while maintaining its parking function. The envisaged development incorporates town centres uses on the ground floor with residential elements above.

Considerations for the Lodge Lane site include sensitivity to the surrounding Victorian terraces, and collaboration with Northside Primary School and the North Finchley Market.

Regal JP plan to submit a detailed planning application for the Lodge Lane Car Park in Autumn 2024.



North Finchley

For more information visit north-finchley.co.uk

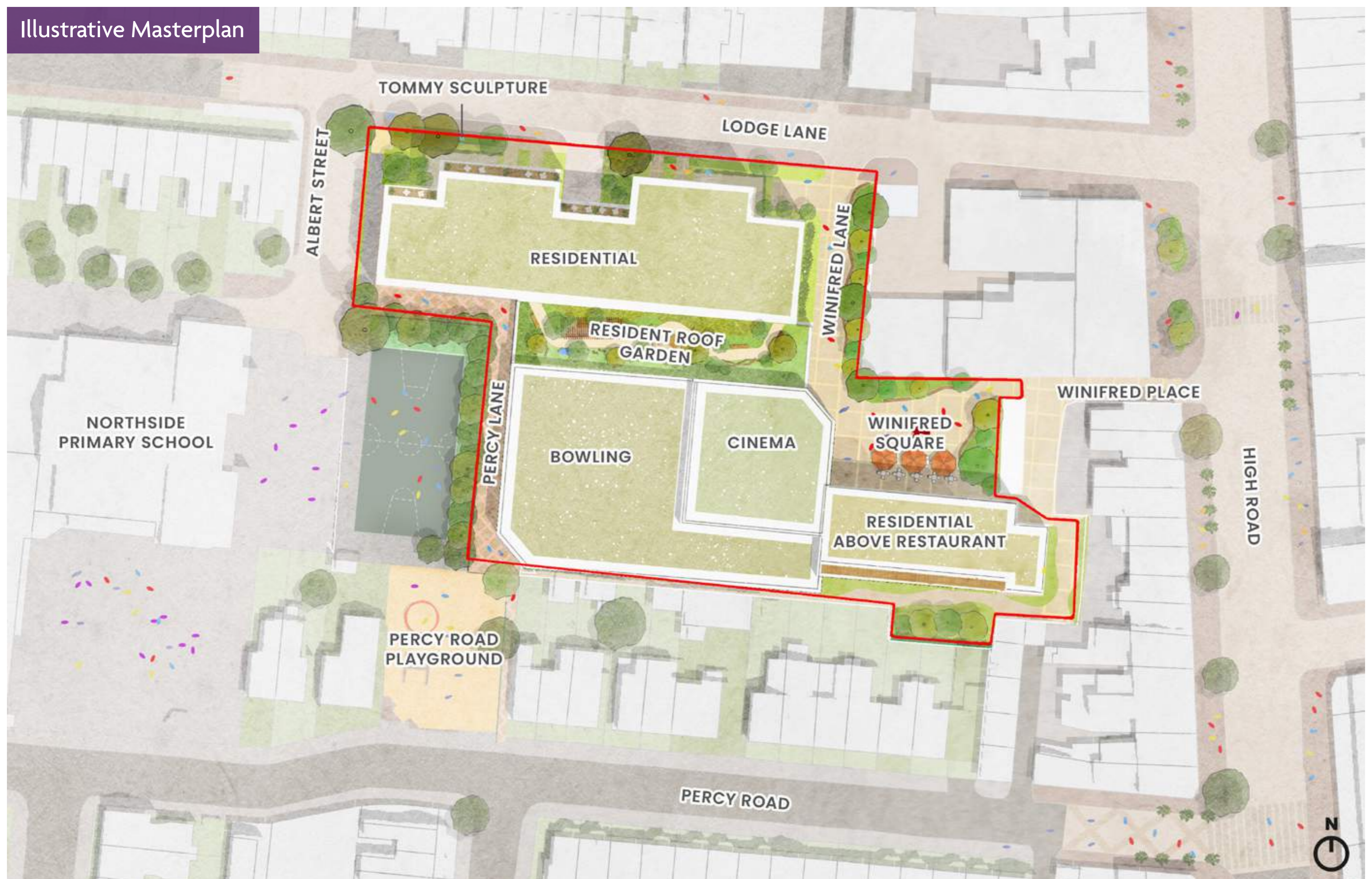
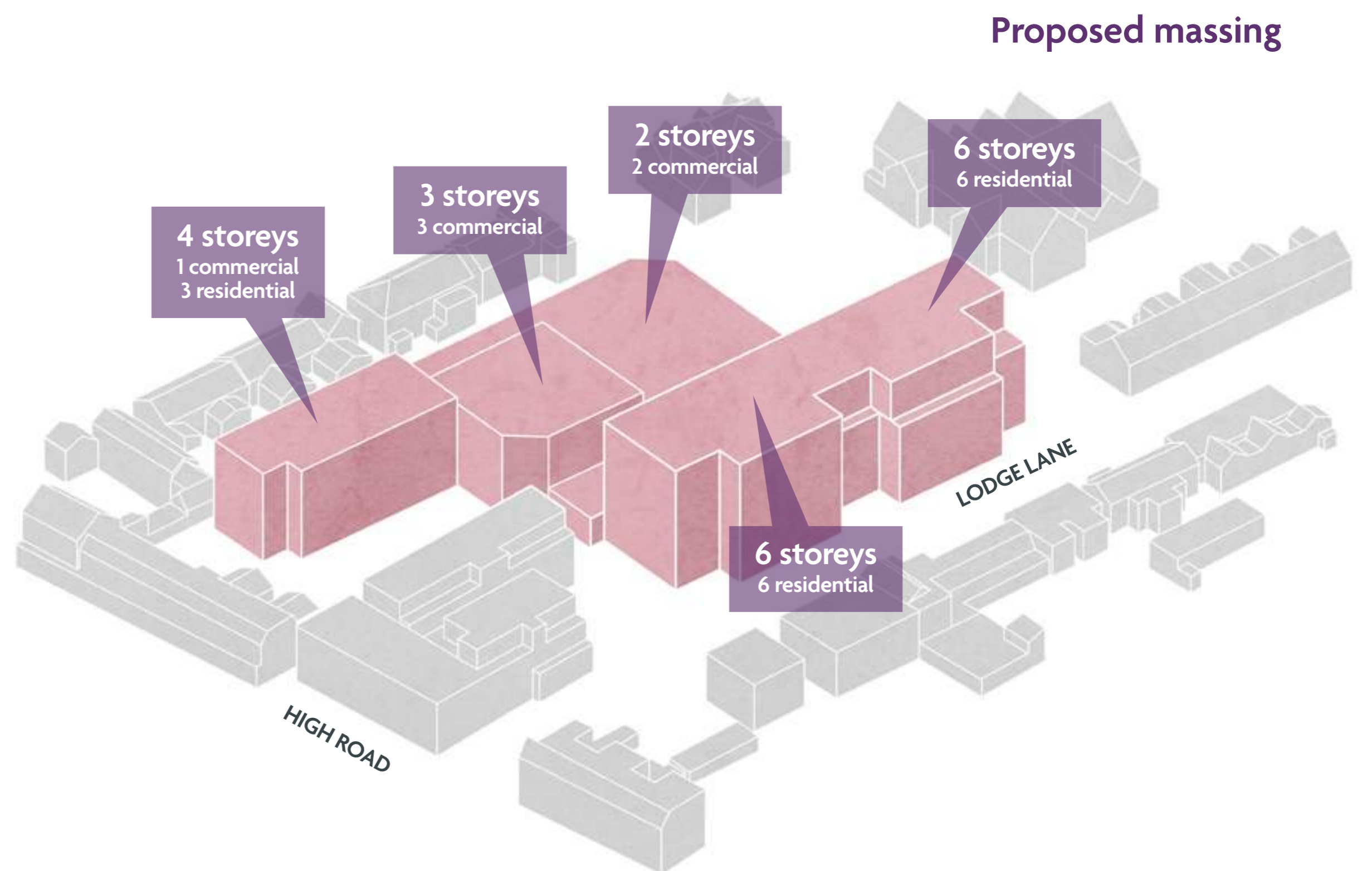
Lodge Lane Car Park

The proposals

Regal JP's vision for Lodge Lane will transform a brownfield site into a new focal point for the town centre, complimented by high quality sustainable new homes and carefully designed public spaces.

The proposals provide new leisure uses alongside new homes. A new public square and public realm frame the new buildings which better connects the site to the High Road and Percy Lane.

Through pre-application engagement with LB Barnet and reflecting on feedback from the event in October 2023, the proposed massing and building heights have been developed and sensitively respond to the surrounding context at Lodge Lane Albert Street and Percy Road.



North Finchley

For more information visit north-finchley.co.uk

Lodge Lane Car Park Town centre and public realm

The proposed development at Lodge Lane will introduce a restaurant, cinema and bowling facility. In addition, public realm improvements including a public square are proposed. This will create spaces for residents and the wider community visiting the town centre to relax and enjoy.

The inclusion of a cinema and additional amenities is poised to attract residents and visitors alike, fostering increased footfall, extended dwell times, and creating a more engaging and active atmosphere during evening hours, ultimately enriching the overall character of North Finchley.

Examples of vibrant courtyard spaces



Illustrative view of the new public square



Ground floor plan



First floor plan



North Finchley

For more information visit north-finchley.co.uk

Lodge Lane Car Park New homes

The Lodge Lane car park site offers a unique opportunity to address pressing local housing needs as set by the London Plan and Barnet's Local Plan.

Our current proposals will deliver 97 new homes with a mix of thoughtfully designed properties including one, two and three-bed homes. Our proposals will see the creation of high quality new homes none of which will be single aspect north facing properties. In addition, the majority of new homes will be dual aspect and all family homes will be dual aspect.

The approach ensures that the development enhance the housing stock in North Finchley with high quality new homes. Through careful planning and community engagement, we aspire to deliver new homes that align with the aspirations of both local residents and the objectives of the London Plan.

Illustrative view along Lodge Lane



Illustrative view of Lodge Lane



North Finchley

For more information visit north-finchley.co.uk

Lodge Lane Car Park Better connected

The proposed development at the Lodge Lane car park site places a strong emphasis on sustainable transport solutions to enhance accessibility and minimise environmental impact.

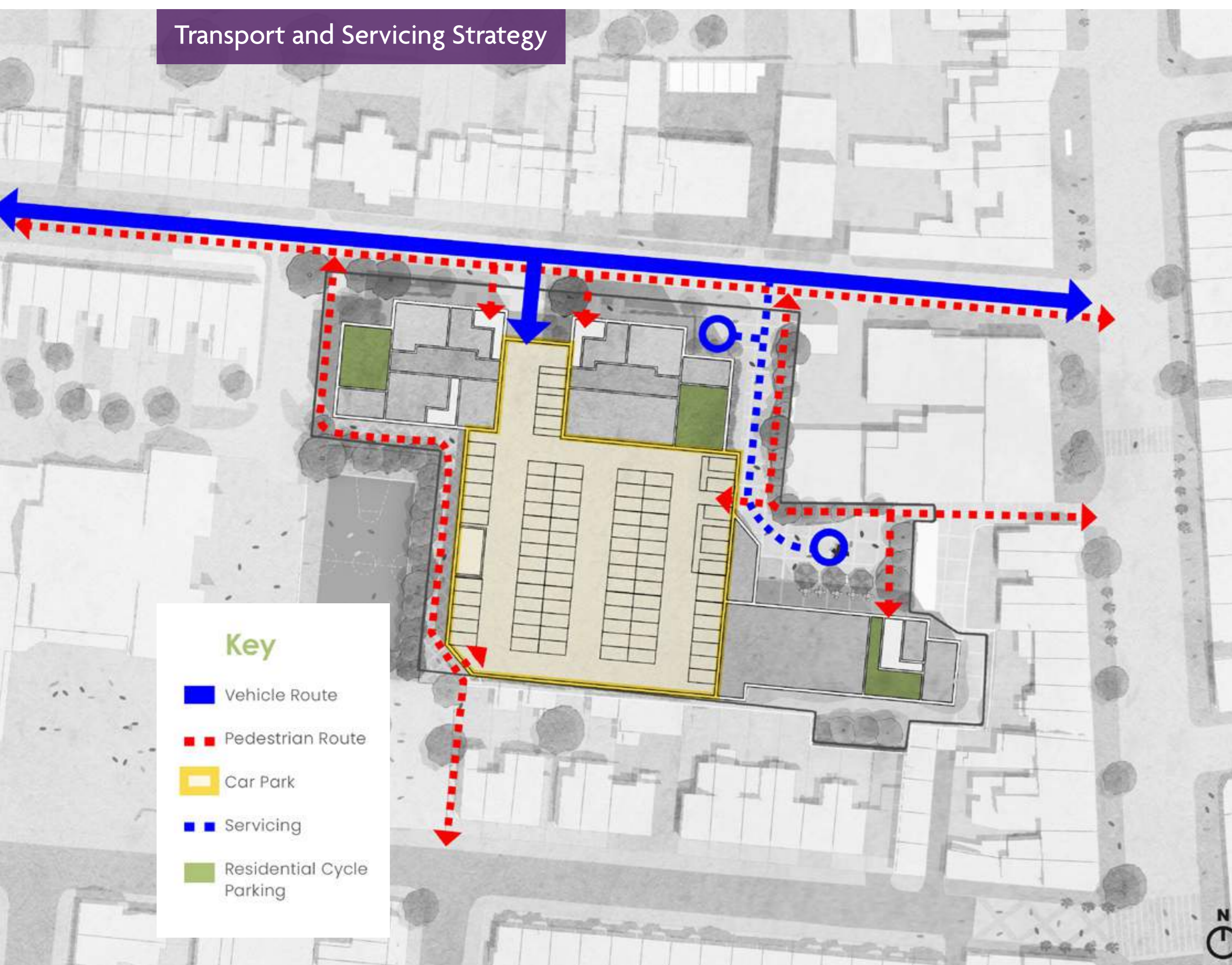
Prioritising sustainable modes of transport aligns with our commitment to creating a vibrant and environmentally conscious development in North Finchley. The plan includes an emphasis on promoting walking, cycling, and the use of public transportation.

Regal JP North Finchley will work with LB Barnet to deliver an appropriate level of parking, including blue badge parking, and the planning application will be supported by a transport assessment that will support the provision of spaces on the site underpinned by robust evidence.

Illustrative view of Percy Lane



Transport and Servicing Strategy



Parking is located at ground floor and concealed from the new public square. Vehicle access is provided off Lodge Lane, approximately aligned with the existing exit point. Pedestrian access is provided between the public car park and the mixed use entrance, ensuring pedestrians can easily access the High Road from the new public square.

Cycle parking is also provided in dedicated stores for residents.



North Finchley

For more information visit north-finchley.co.uk

Bringing the Masterplan to life

Identification of the Outline plots

Before

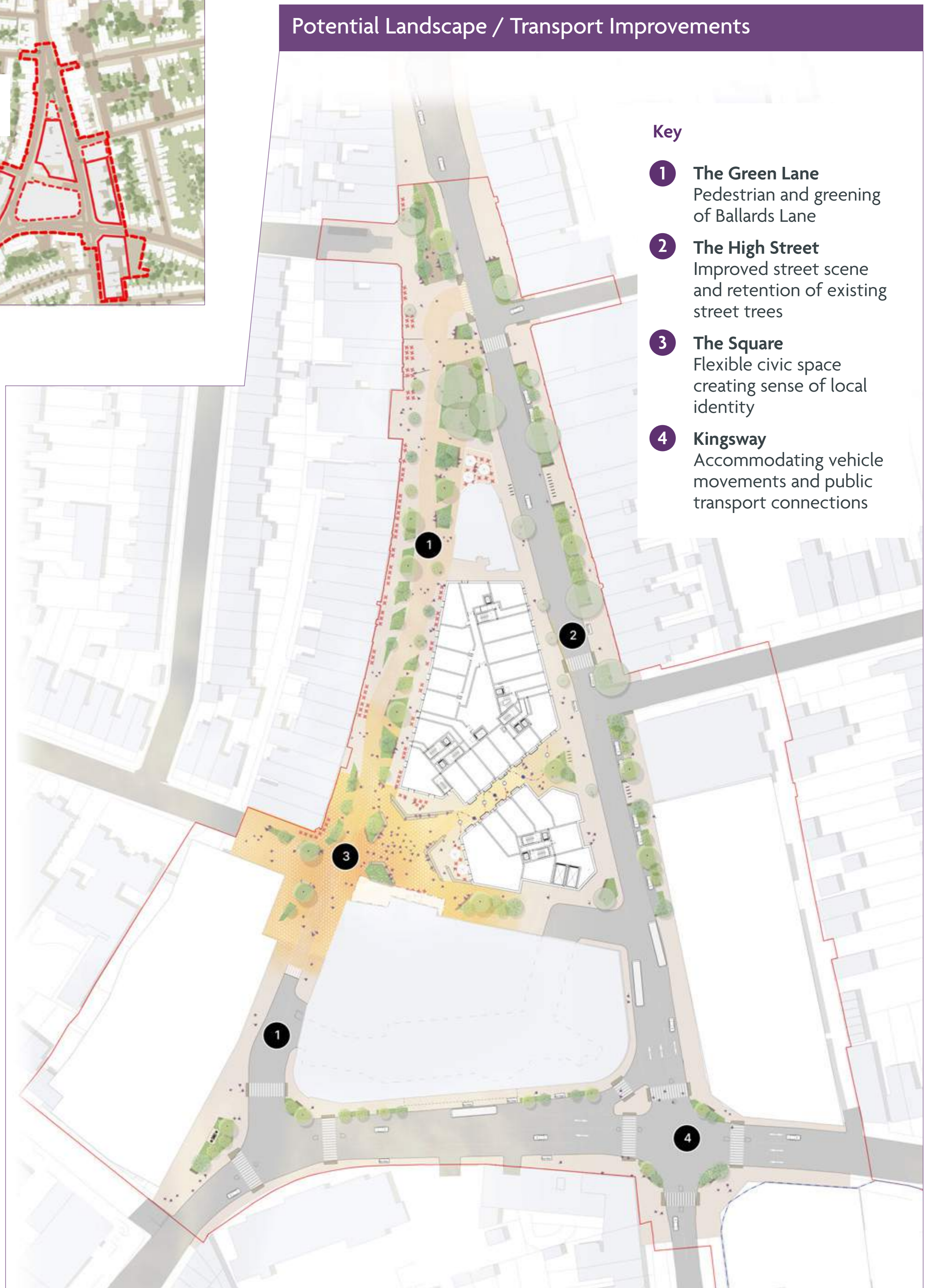


After



Indicative Outline Plots Indicative Site Boundaries

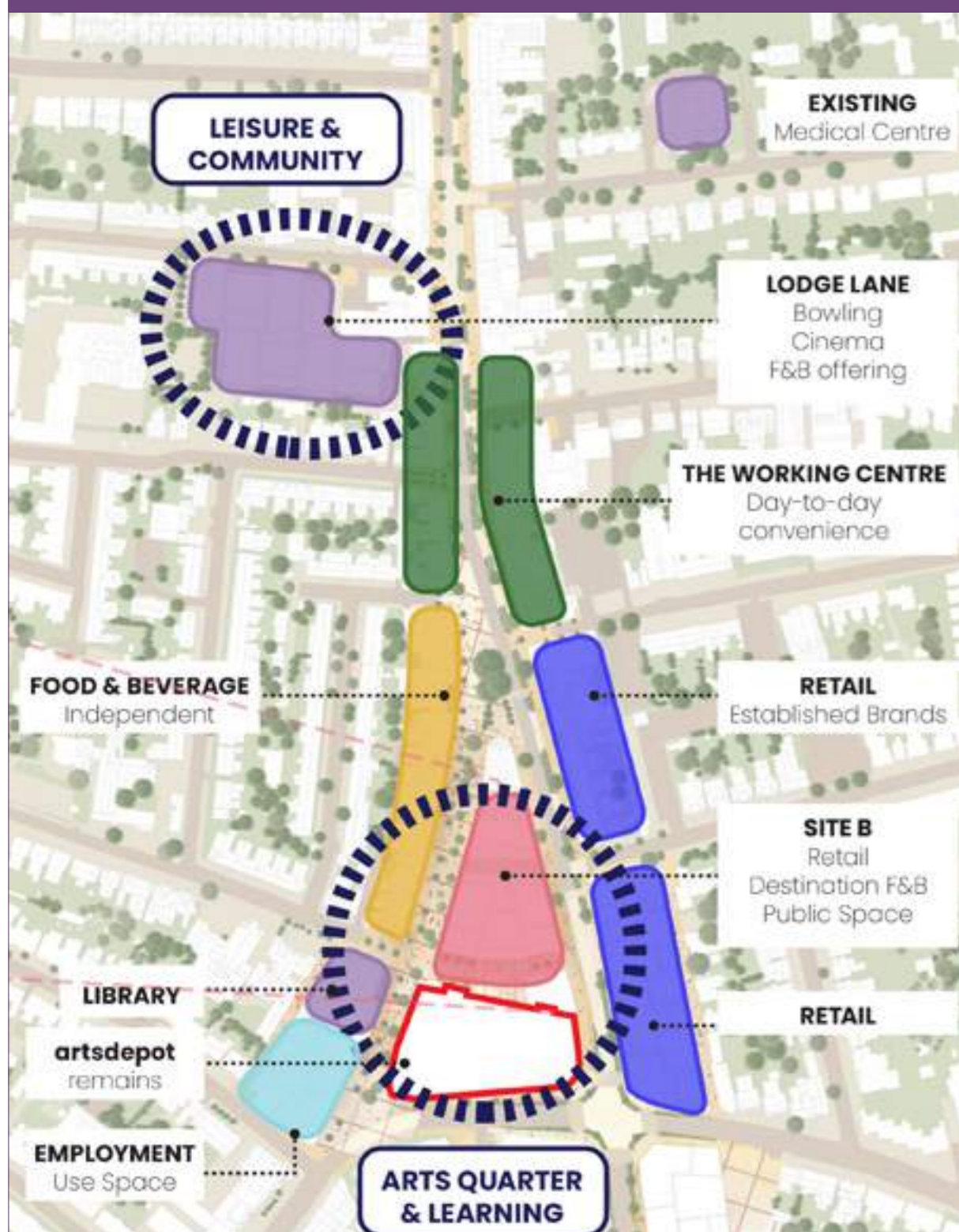
Potential Landscape / Transport Improvements



Key

- 1 **The Green Lane**
Pedestrian and greening of Ballards Lane
- 2 **The High Street**
Improved street scene and retention of existing street trees
- 3 **The Square**
Flexible civic space creating sense of local identity
- 4 **Kingsway**
Accommodating vehicle movements and public transport connections

Potential use groupings concept



North Finchley

For more information visit north-finchley.co.uk

Bringing the Masterplan to life

Potential options for Ballards Lane

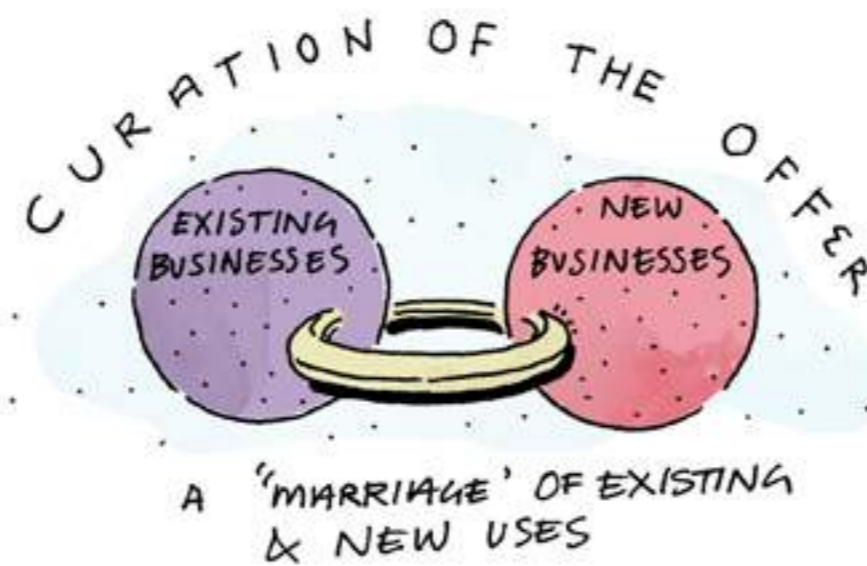


Arts and Learning Quarter



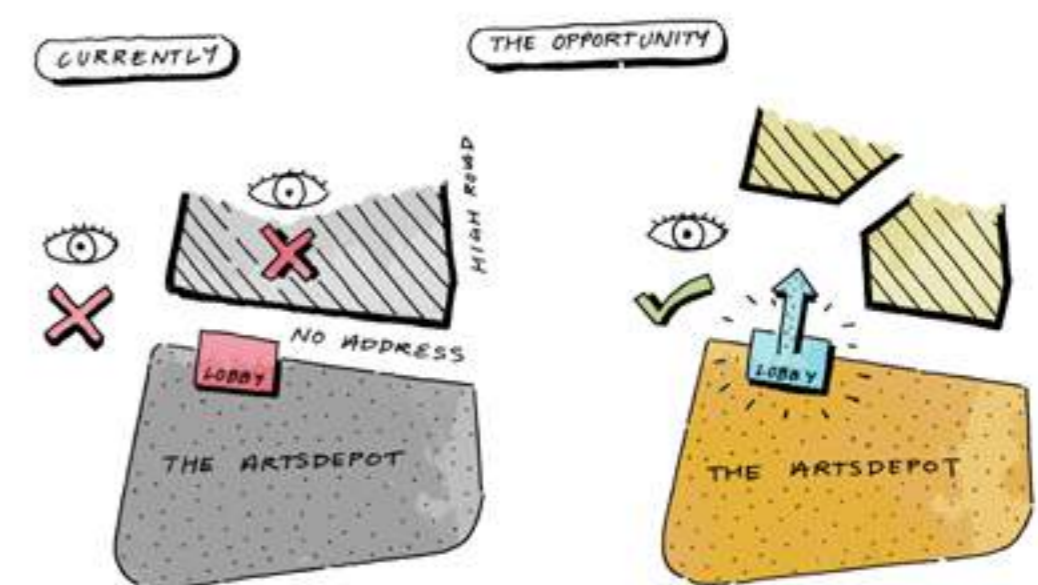
Create a new heart

The island site is uniquely located to provide the reconnection, uses and public realm to create a new heart to the south of the town centre.



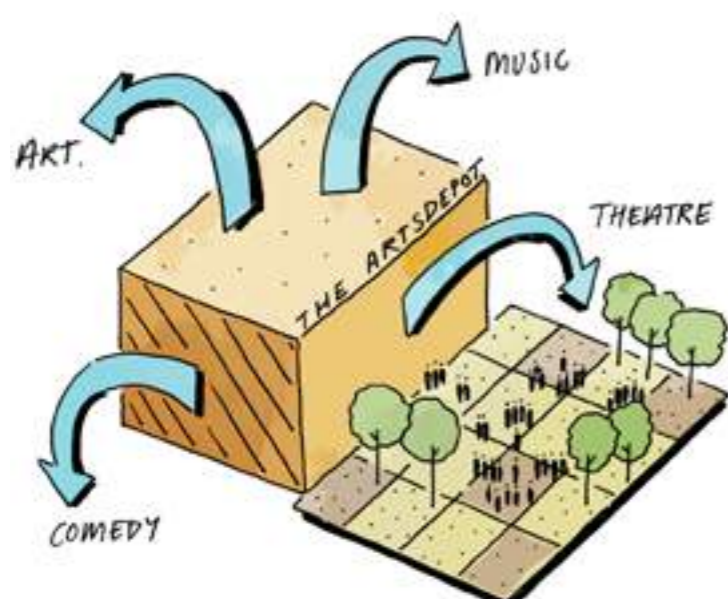
Broaden the high street offer

The best of the existing will be combined with new exciting businesses to reinforce the offer and bring more people to both.



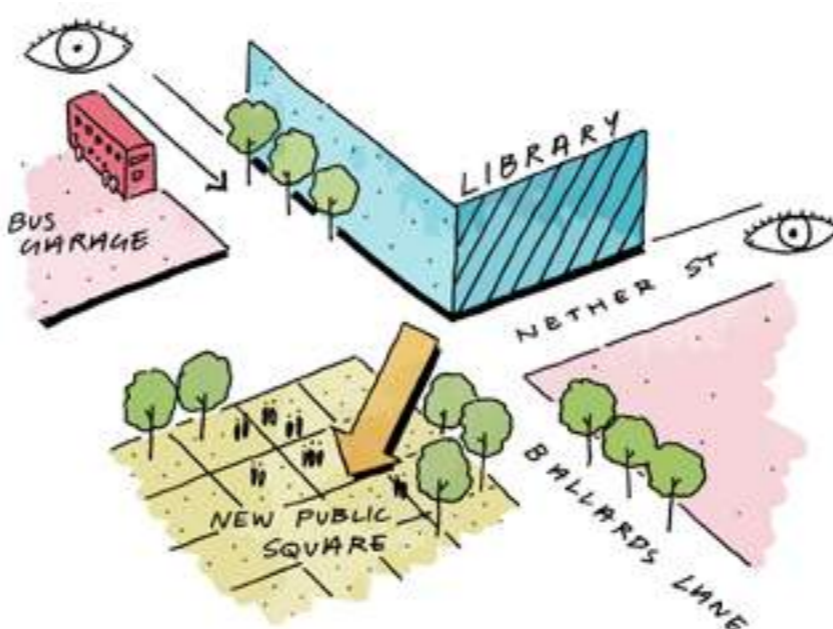
Embrace arts and culture

The artsdepot is a unique asset of North Finchley. It is currently lost somewhere along a non-descript street. It needs visibility and a new address and to be a focus of the Arts and Learning Quarter.



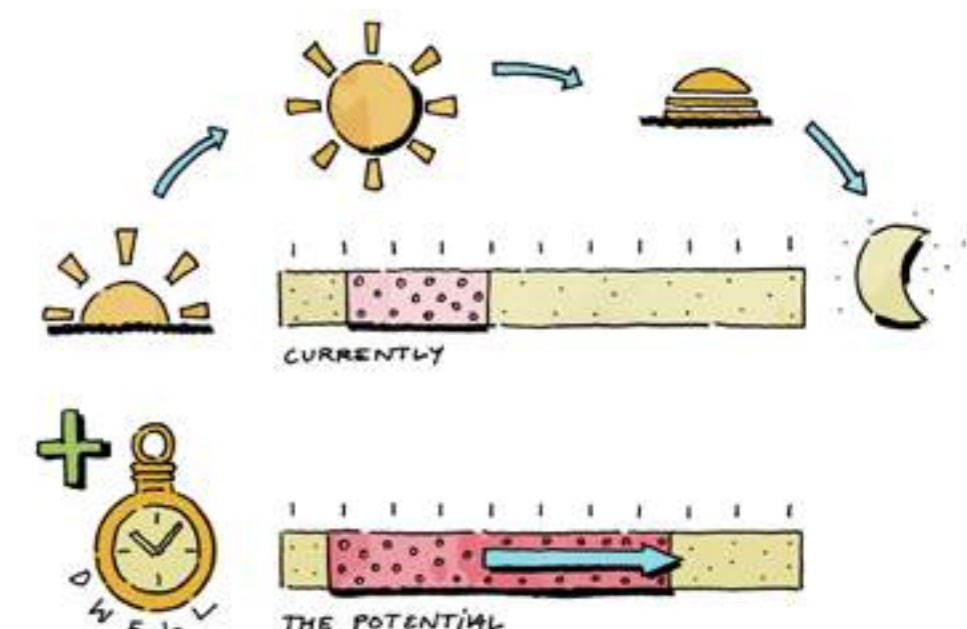
Embrace arts and culture

There are lots of activities and productions in the cultural facility and the excitement and creativity needs to be 'let out' of the box to infuse its surroundings and engage with a wider audience.



Improve community uses

The new library is located in a highly accessible location and is public-facing with an outlook onto the new square increasing its role in the day-to-day life of the town centre.

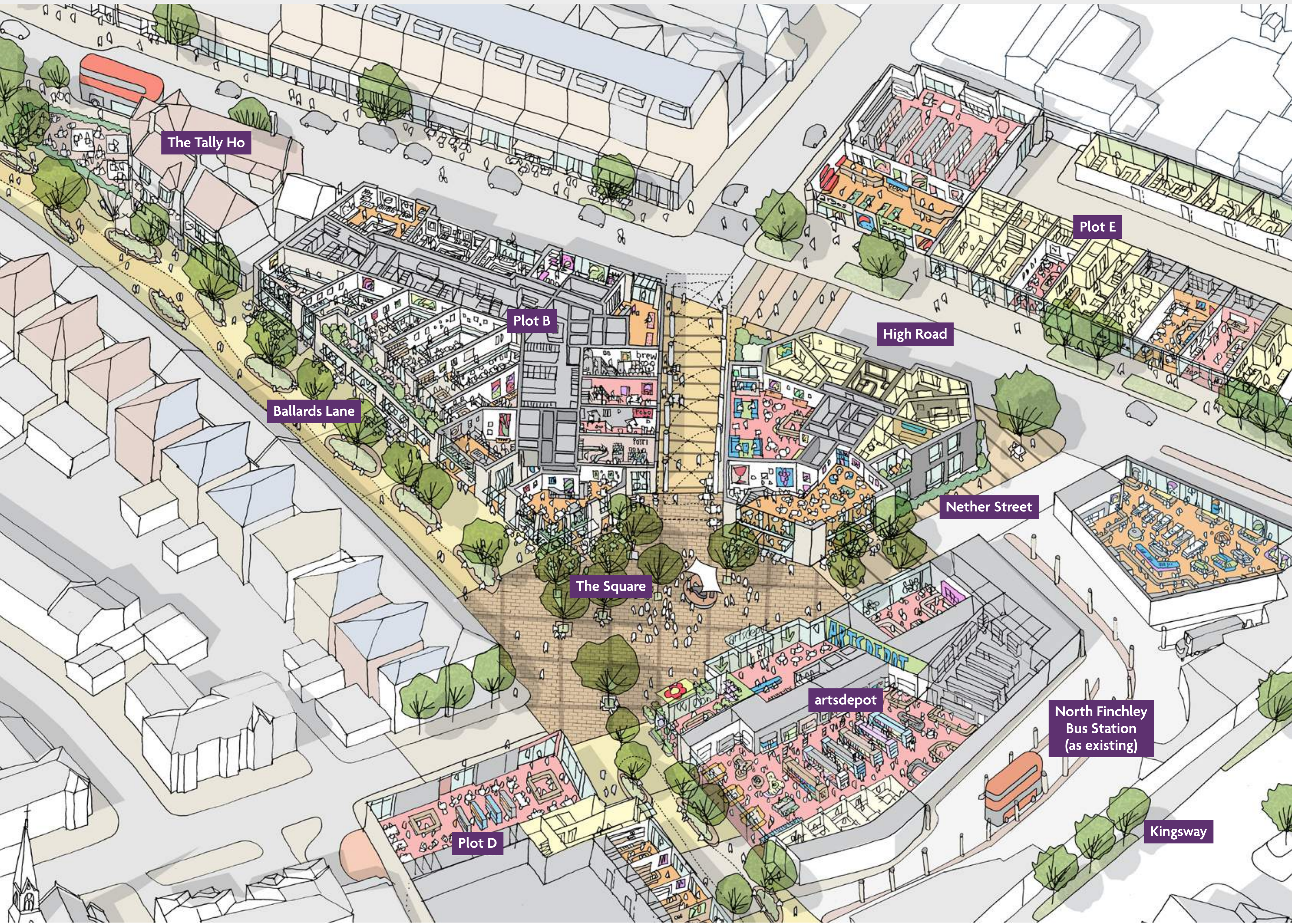


Intensify footfall

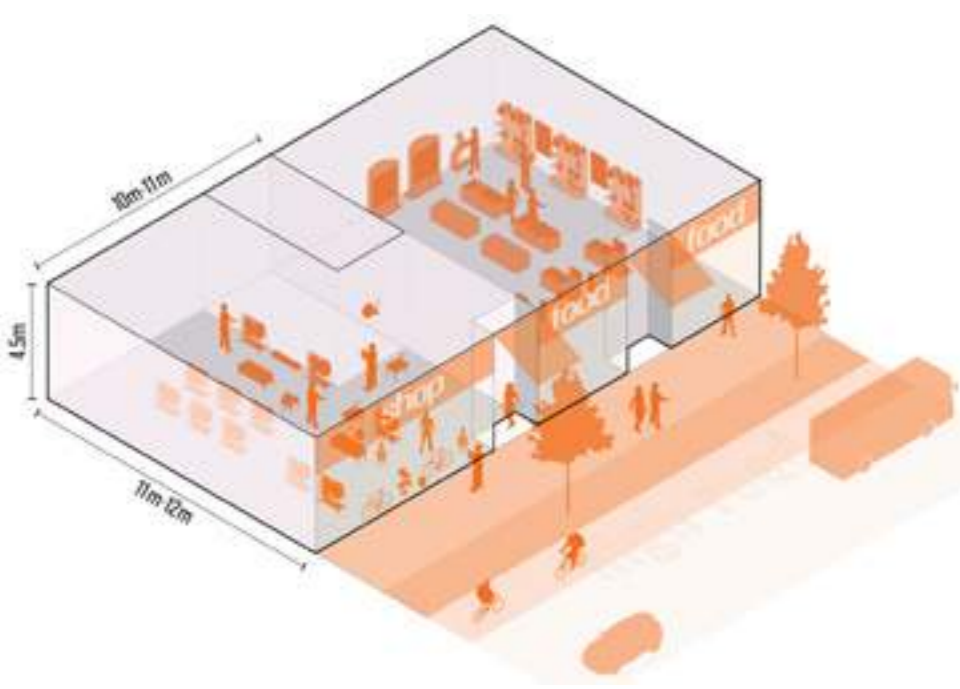
Intensifying the footfall of the town centre encourages greater community interaction, increased spend (therefore supporting ground level uses) and an improved feeling of safety. The proposals will increase the amount of time people.



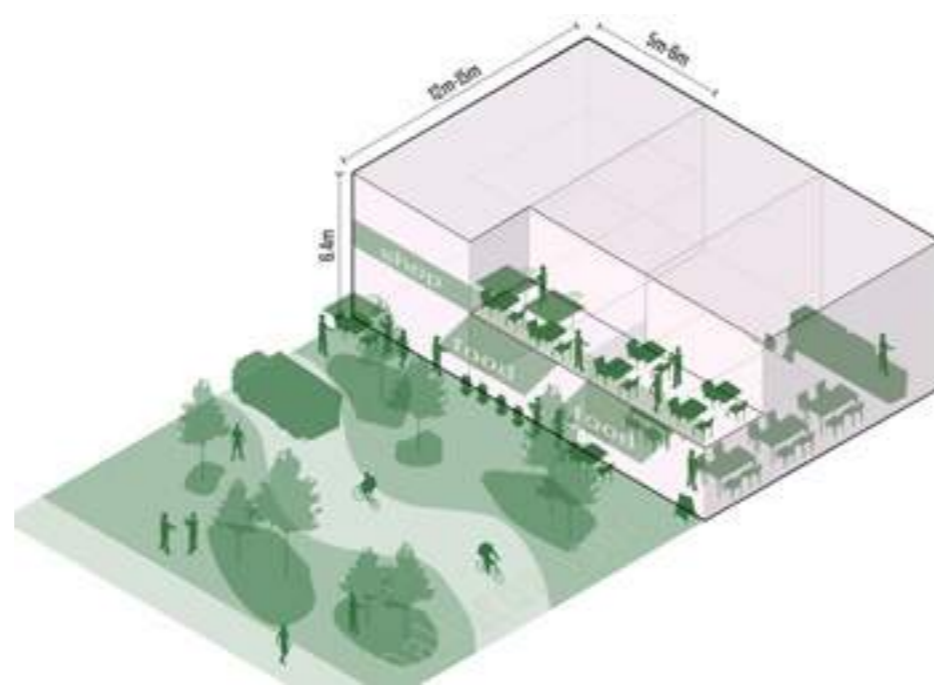
Bringing the Masterplan to life



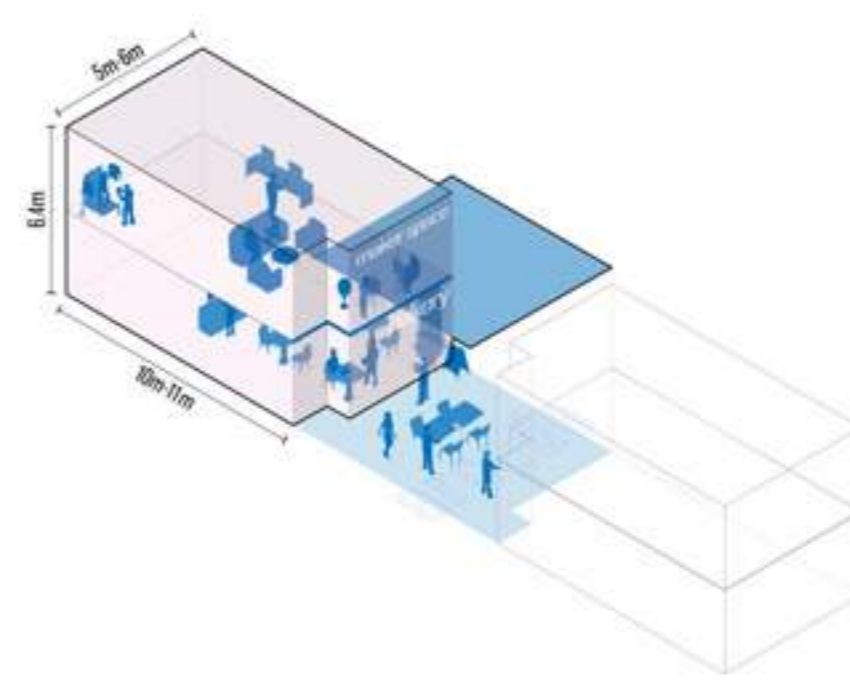
The Arts and Learning Quarter



High Road
Typology



Ballards lane
Typologies



Arcade
Typology



Main Square
Typology



North Finchley

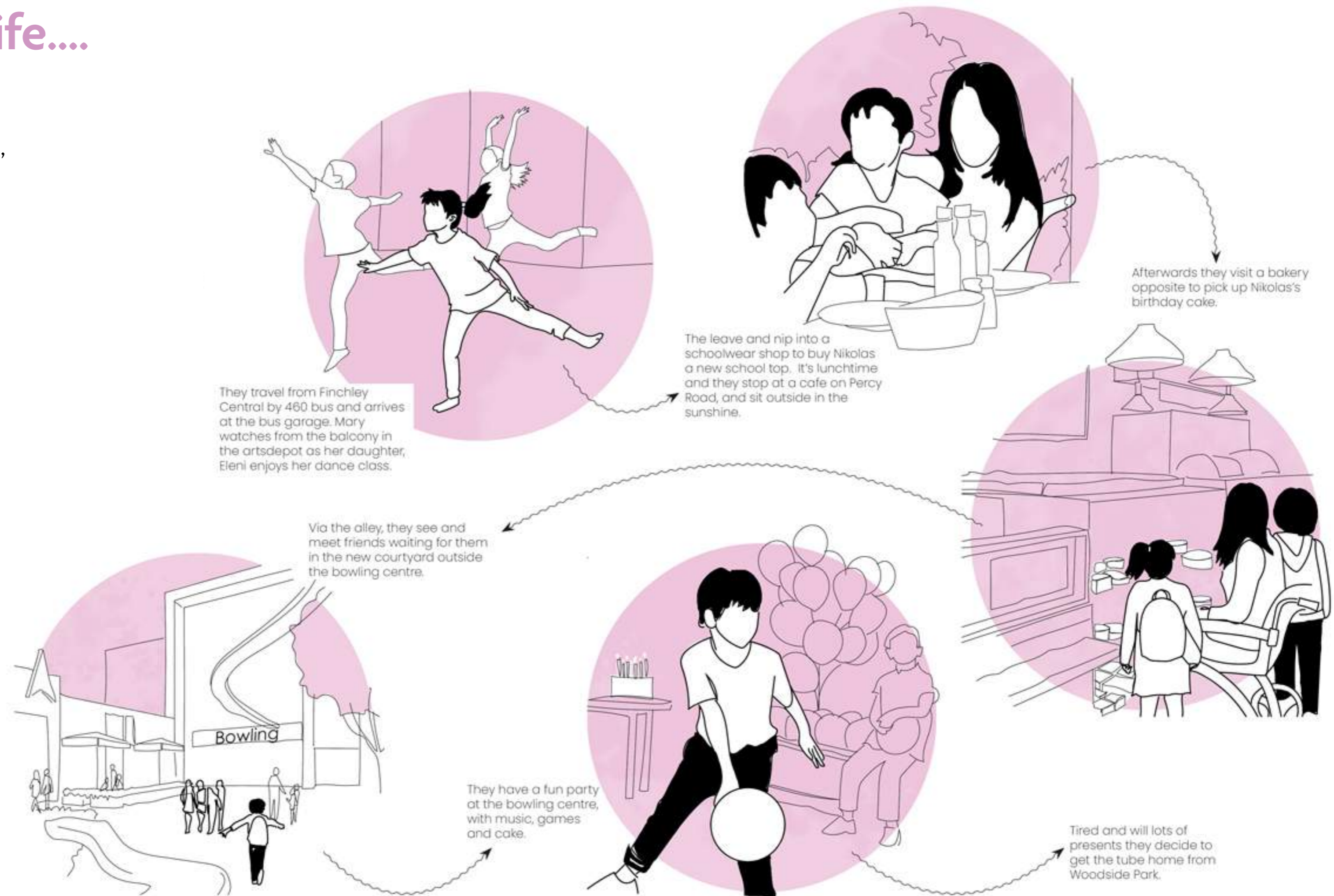
For more information visit north-finchley.co.uk

Bringing the Masterplan to life

A day in the life....

Meet Mary

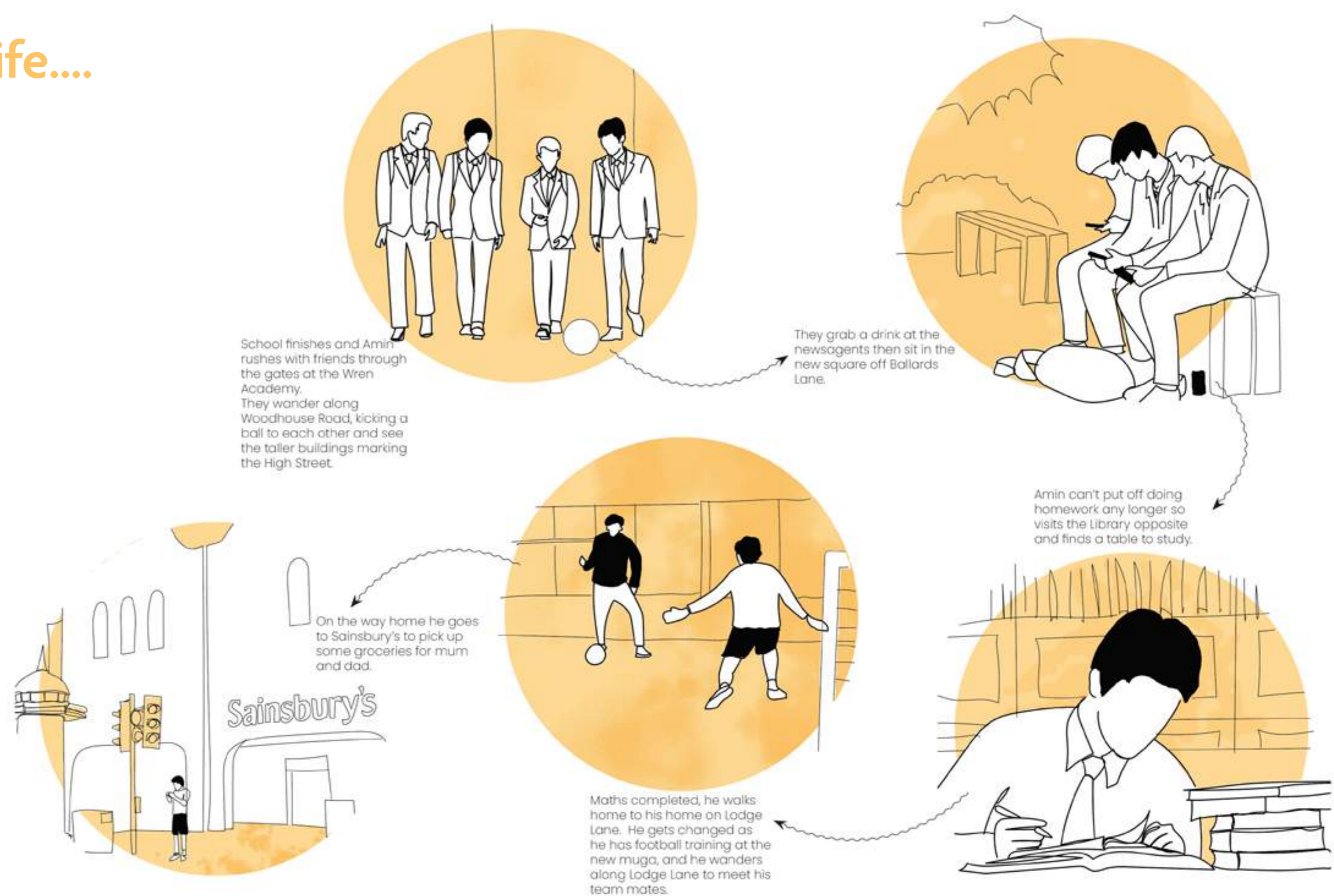
Mary and her small children, Eleni and Nikolas live in Finchley Central. Today is Nikolas' birthday.



A day in the life....

Meet Amin

A school boy from Wren Academy, Amin lives locally on Lodge Lane.



North Finchley

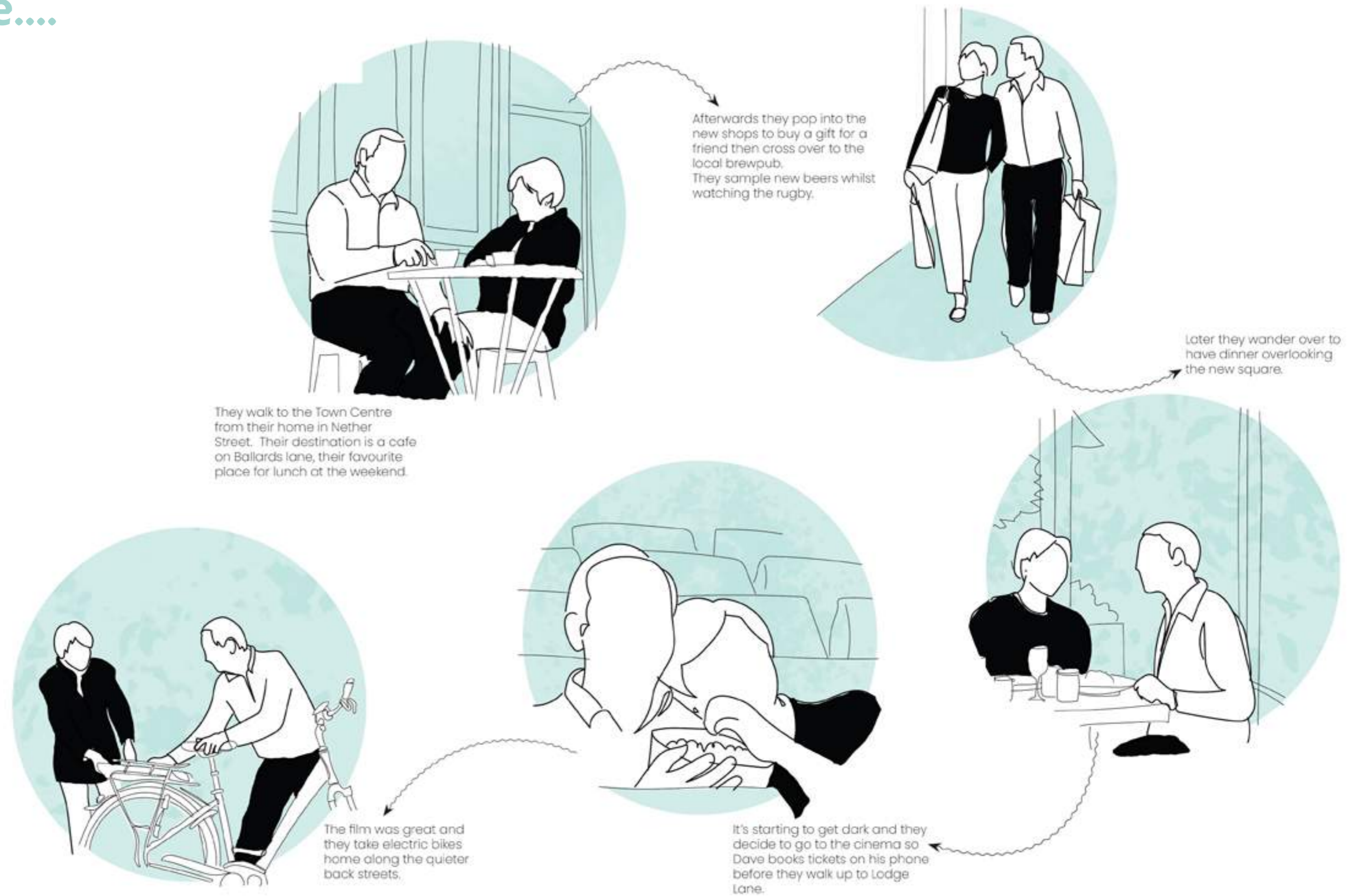
For more information visit north-finchley.co.uk

Bringing the Masterplan to life

A day in the life...

Meet Dave and Christine

Dave and Christine are retired and have lived in their house on Nether Street for more than 25 years.



A day in the life...

Meet Emma and Fraser

Emma and Fraser live in the new development in the heart of the Town Centre.



North Finchley

For more information visit north-finchley.co.uk

Next steps

Thank you for joining us today to share your thoughts on our plans for Lodge Lane car park and the North Finchley Masterplan.

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.

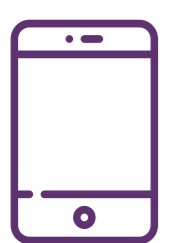
Regal JP is excited by the opportunity to improve an area that we are passionate about as a business and we are eager to continue working with local residents to make this site a success. Below, we have indicated a broad timeline of activity as well as the key ways you can share your input on the plans.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

We look forward to engaging with you later this year before we submit our outline application for the North Finchley Masterplan and the refined proposals for Lodge Lane car park.

Get in touch



Email us:
northfinchley@regal-london.co.uk



Call us:
0800 148 8911



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

Consultation timeline

- 
February 2022
Public Engagement Round 1:
Community planning
- 
July 2022
Public Engagement Round 2:
Principles of development
- 
October 2022
Public Engagement Round 3:
Emerging Masterplan
- 
October 2023
Lodge Lane update

Indicative timeline

- 
March 2024
• Public Consultation Round 4
- 
Summer 2024
• Public Consultation Round 5:
Evolved plans for Lodge Lane car
park and present the Masterplan
- 
Autumn 2024
• Outline planning submission
for the North Finchley
Masterplan and detailed
planning submission for
Lodge Lane



North Finchley

For more information visit north-finchley.co.uk