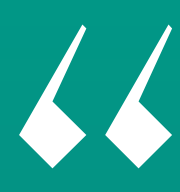


Welcome to our public exhibition about the future of Grand Union and an update on the next phase of the Masterplan.

We are keen to hear your thoughts on the emerging proposals for the next phase at Grand Union before we submit the plans to Brent Council.

Members of the project team are available to answer questions and discuss the proposals with you today.

We would be very grateful if you could complete our short survey on the proposals for this phase. Your feedback will help to shape the plans for the site.



Grand Union will be truly transformational, creating a pioneering new canalside neighbourhood, providing beautiful homes set in stunning landscaped spaces and a co-working hub where ‘maker’ businesses will thrive.



The Team



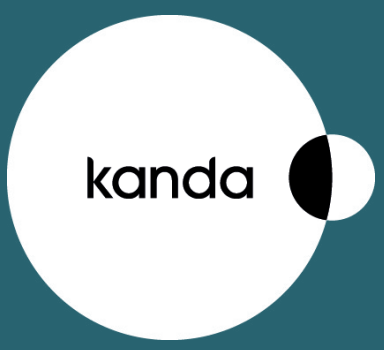
St George
Developer



Murdoch Wickham
Landscape Consultants



Sheppard Robson
Architects







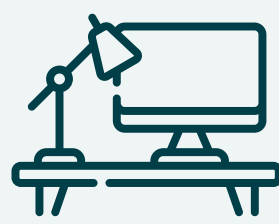
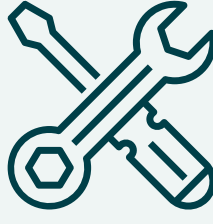
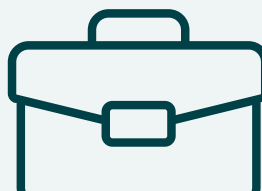


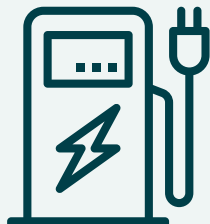

Kanda Consulting
Public Engagement

Grand Union Vision

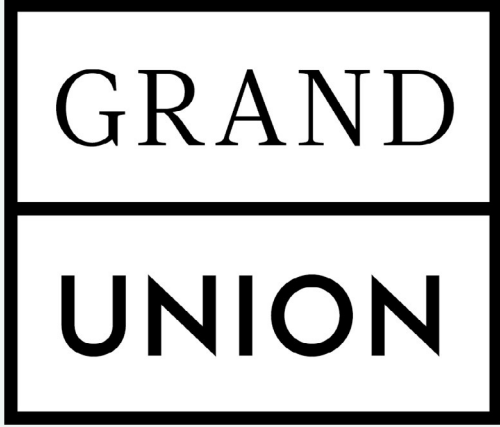


The vision for Grand Union is to create a pioneering new canalside neighbourhood, providing beautiful homes in stunning landscaped spaces and a co-working hub where maker businesses can thrive.

Once completed, Grand Union is set to deliver:

 3,350 New homes	 13 acres of open space	 5,000 sq ft community centre	 48,000 sq ft of shops, resturants and leisure
 35% Affordable homes	 c£95 million combined CIL and S106 contributions	 3,500 sq ft affordable workspace	 Improvements to Beresford Avenue and route to Stonebridge
 140,000 sq ft of workspace	 c650 jobs in the completed development	 200+ apprenticeships	 c500 jobs a year during construction
 600+ active and passive charging spaces	 c5,680+ cycle spaces	 540 new trees planted	

History of Grand Union



In September 2018, St George obtained outline planning permission for the Grand Union Masterplan, to redevelop the former Northfields Industrial Estate. St George obtained planning permission for an updated Masterplan in 2021.

The approved development has secured the delivery of 3,350 homes (35% affordable homes by habitable room), over 210,000sqft of employment floorspace, community, retail and leisure uses such as a community centre, nursery, health centre, shops and restaurants, and significant public open space.



Former Northfields Industrial Estate



Illustrative Masterplan Infographic

Phase 1

GRAND
UNION

We are proud to have completed Phase 1 of the Grand Union Masterplan.

Phase 1 received detailed permission in September 2018 and has since been built and occupied. Phase 1 includes 400 new homes, including 92 affordable homes and 23 shared ownership homes. Phase 1 also provided key community infrastructure including a new community centre, nursery, gym and cafe.

The heights of the buildings within Phase 1 were designed to respond to the properties on Beresford Avenue, creating a sympathetic neighbour to these properties.



Grand Union - Phase 1



Grand Union - Phase 1

Timeline

- April 2017** ● St George acquires site
- Jan 2018** ● Submission of hybrid application
- Sep 2018** ● Planning permission granted
- Jan 2019** ● Work started
- Jun 2021** ● Masterplan review approved
- Dec 2021** ● First affordable homes handed over to LB Brent
- May 2022** ● Community centre opened
- Sep 2022** ● Public art unveiled
- Aug 2023** ● Completion of Phase 1
- April 2024** ● SEGRO V-Park Grand Union opening
- Feb 2025** ● Block E1 completion
- June 2025** ● Block F1 handover to LB Brent

Phase 2

GRAND
UNION

Phase 2 will deliver 519 new homes, including 115 homes as London Affordable Rent. This canalside phase will also see the delivery of public open space and amenity for residents and the community.

We are delighted that residents have begun to move into the homes in Phase 2, and to have handed over the London Affordable Rent homes to Brent Council in May 2025.



Phase 3

Upcoming works

Phase 3 benefits from consent to deliver 444 new homes, with a mixture of affordable and private tenures. Phase 3 comprises three residential buildings, referred to as blocks G, H & J. Detailed consent was secured for these blocks in June 2021.



Block J marks the head of the new public park, which is to be delivered as part of Phase 3.



The public park will create a desirable green corridor, leading down to the River Brent, which will run the whole length of the development.



Phase 3 will also include a new terraced garden and large civic space.



Central Gardens

Phase 4 – RMA Update

GRAND
UNION

We are excited to share our plans for the next phase at Grand Union which will deliver:



New high quality homes including new affordable homes ranging in unit sizes.



New affordable workspace at ground floor to provide start ups and small businesses with the affordability and space to grow and flourish.



Thoughtfully designed buildings, which respond sensitively to the character on Beresford Avenue.

New homes

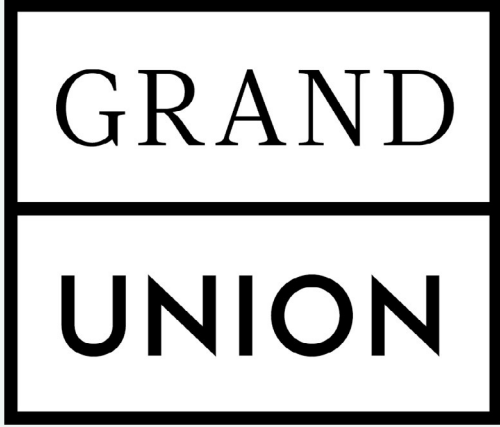
This next phase will deliver new affordable homes which will be brought forward as London Affordable Rent homes.

These homes will vary in size, including up to 4-bedroom units, creating a mix of different housing options for a wide range of prospective tenants, including young professionals, couples, and larger families.

This will help to contribute to the vibrant and mixed community at Grand Union which is already established as we welcome our first residents of Phases 1 and 2.



Phase 4 – RMA Update

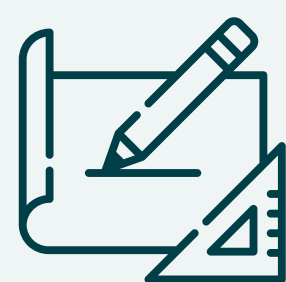


Design principles

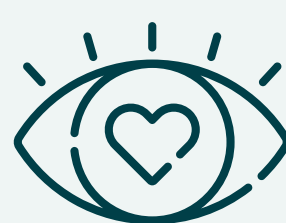
The design of Phase 4 will be in keeping with the existing and emerging surrounding context.



Building arrangement
Blocks neighbouring to Phase 3 will create a new garden street, while those on the east will contain a central amenity space for residents.



Sensitive to our surroundings
This phase of development fronts on to Beresford Avenue. As such buildings have been designed to be respectful of their context.



Building variation
Distinct building shapes are proposed to help improve views and sunlight into the units and amenity, whilst keeping the look of the blocks consistent with the wider Grand Union Masterplan.

Private amenity space

The gardens and terraces will provide amenity and play space for the residents, allowing opportunities for neighbours to meet and socialise.

Residents of this phase will benefit from additional landscaped amenity spaces including:



Podium gardens



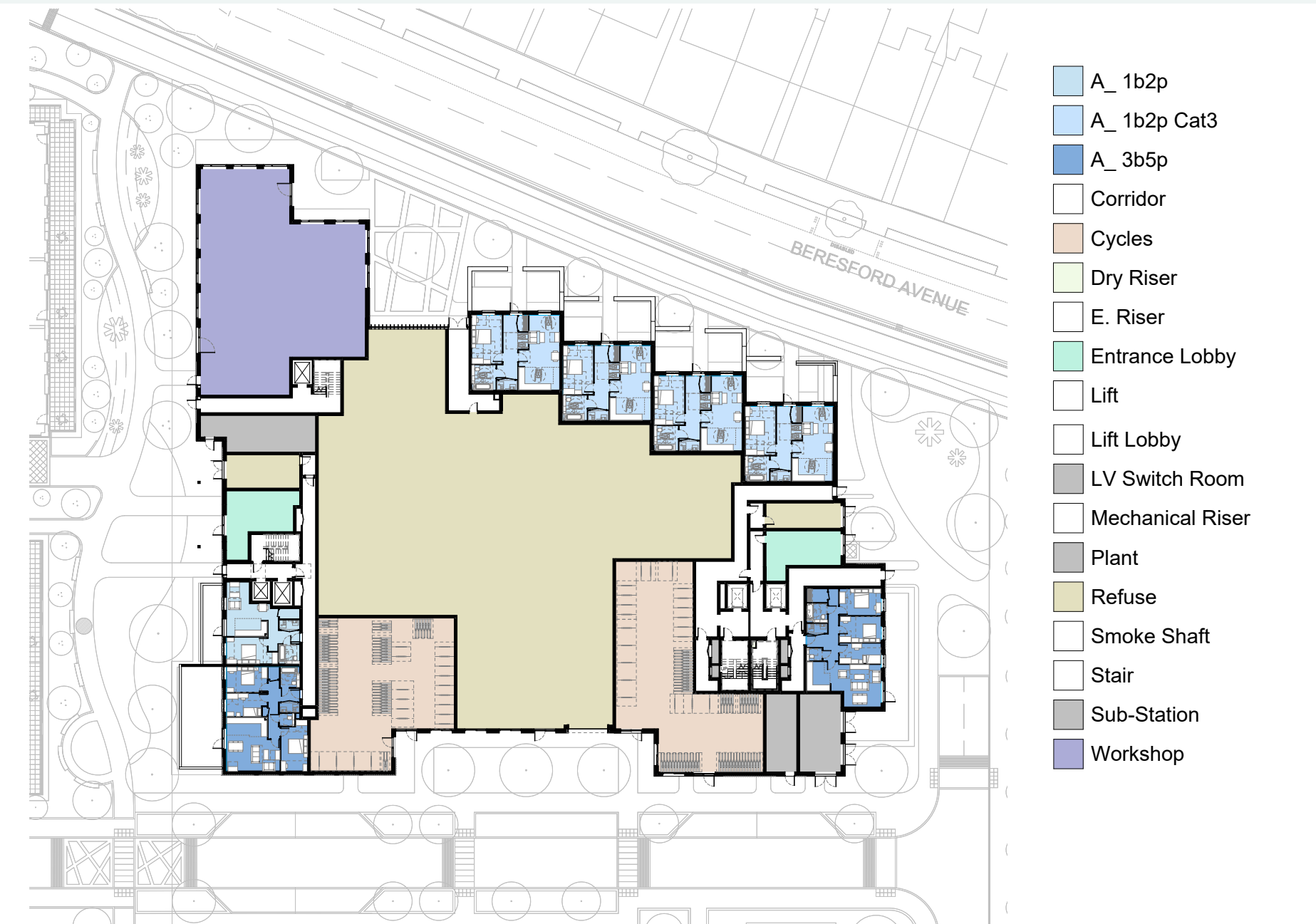
Ground floor garden



Roof terraces

A high quality landscape strategy will be delivered at ground floor to ensure the phase will be intergrated into the landscape led environment.

Sustainability will be integrated within the phase through the adoption of a green and biodiverse planting strategy.



Ground floor plan



New homes fronting onto Beresford Avenue

Thank you for taking
the time to find out
more about the next
phase of Grand Union.

We are keen to hear the views of our
neighbours and the local community
about our vision for the site, before
we submit a planning application to
Brent Council.

Should you have any questions
please do speak to a member of the
project team.

 www.grandunioncommunity.uk

or by following the QR code below:



If you would like to stay up to date
with the ongoing work at Grand
Union, please do sign up to our
mailing list.

If you have any further questions or
comments, please contact the project
team at:

 GrandUnion@Kandaconsulting.co.uk

 020 3900 3676

