

SUMMARY

On 3 April 2017 St George acquired the Northfields Industrial Estate from SEGRO. Following extensive consultation with the local community, hybrid planning permission was granted in September 2018 for a mixed-use development including new homes, workspace, a community centre, health centre, shops and restaurants. Called Grand Union, key benefits of the development include delivering 11 acres of public open space as part of the scheme, providing 35% affordable housing, opening up the canal for all to enjoy and a 5,000sqft community centre in Phase 1.

In October 2018, detailed design commenced on the Generator - a multi-level industrial building. Through this, St George identified an opportunity to move the employment floorspace intended for the ground floor of Building L to the Generator site. As a result, 130 additional homes could be accommodated in Building L. In March 2019, St George obtained consent from Brent Council for the additional homes through a non-material amendment to the hybrid planning permission. Grand Union will now deliver 3,030 homes.

In June 2019, planning consent for the detailed design of the Generator was obtained following consultation on the proposals in November 2018.

St George have now commenced the detailed design for Phase 2, which fronts onto the canal and part of the River Brent. The proposals are presented today and St George welcomes your feedback on them.

THE GRAND UNION VISION

“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. In the spirit of its name, people coming together will be at the heart of Grand Union.”



Illustrative Masterplan



Central Gardens



Riverside Meadows

KEY FACTS



3,030 new homes
(35% affordable)



11 acres - half the site
(2.42 acres in Phase 1)



5,000 ft²
community centre



over 48,000ft²
shops, restaurants,
community and
leisure facilities



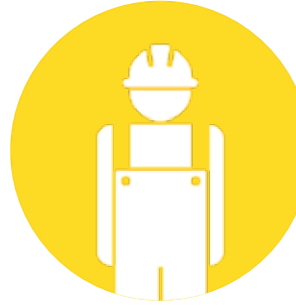
over 200,000ft²
of workspace



650 jobs in the
completed development



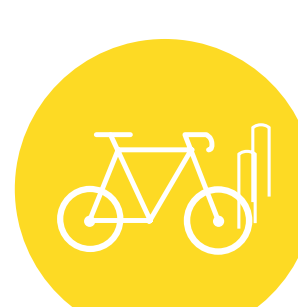
over 200
Apprenticeships



c. 500 jobs a
year during
construction



over 600 active
and passive
charging spaces



over 4,670
Cycle spaces



£63m CIL
contributions



540 new trees
planted

LOCAL IMPROVEMENTS



Improvements to Beresford Avenue

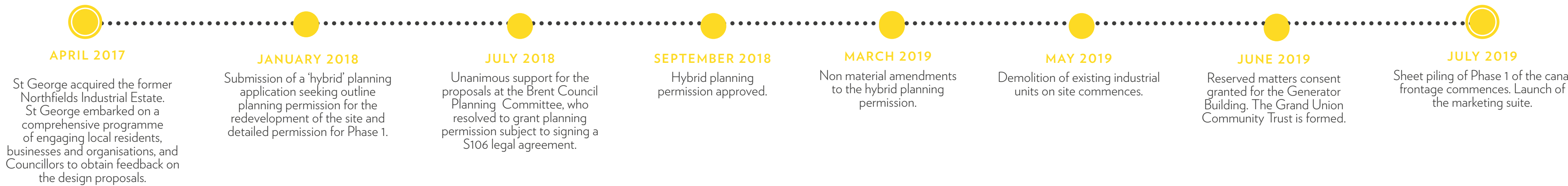


Route to Stonebridge Park station

DESIGNING THE MASTERPLAN WITH THE COMMUNITY



TIMELINE (SO FAR)



THE VISION

The vision for Phase 1 is to open up the site and reconnect the area with the Grand Union Canal. Phase 1 comprises:

- 400 apartments
- 114 affordable homes (92 affordable rent, 22 shared ownership)
- 4 buildings: A,B, C and D
- Convenience store, nursery, bar, restaurant
- 5,000ft² community centre
- 2.4 acres public open space
- Highway improvements to Beresford Avenue and the route to Stonebridge Park station.
- Canal-side piazza
- Play space
- Community garden
- Public art installation

LANDSCAPE
ENHANCEMENTS

At the heart of the Phase 1 landscape a new canal side piazza will be created, with amphitheatre lawns stepping down towards the canal. Central to the piazza an interactive water feature and canal boat feature will form a focal point in the landscape, visible from locations along the towpath and across the development. Taking advantage of the southern aspect, the piazza and lawns will provide opportunities for outdoor events, socialising, sitting and relaxation.

Landscape proposals associated with the new Community Centre will include opportunities for al-fresco café dining, a community produce garden and store, external space for the nursery and a play area.



Phase 1 Masterplan

VISUALISATIONS



Revised Phase 1 Canal-side Piazza



View along Canal Edge to the Piazza



View of Residents Gardens within Building D

PHASE 1 PROGRESS



Phase 1 marketing suite



Phase 1 demolition progress



1 Bed show apartment



3 bed show apartment

COMMUNITY

St George believes that a successful place is one that integrates with the communities that surround it. Grand Union is designed with the community at its heart.

THE COMMUNITY CENTRE

A new 5,000sqft community centre will be at the heart of Grand Union. It will provide opportunities for both the existing community and new residents to pursue new projects and interests, and to come together. There will be flexible space to accommodate meetings, events and activities. Cooking classes can be held in the kitchen and a community garden will provide opportunities to grow food.

THE COMMUNITY TRUST

In June 2019 the Grand Union Community Trust was founded. Formed of local residents, business owners and organisations, and representatives from St George, the Trust will be responsible for ensuring the community centre is a lively, well-utilised and properly managed resource for local people. The Trust will have charitable status thereby opening up opportunities to apply for a wide range of grant funding.





Birds-eye Sketch View of the Proposed Phase 2 alongside Phase 1

OVERVIEW

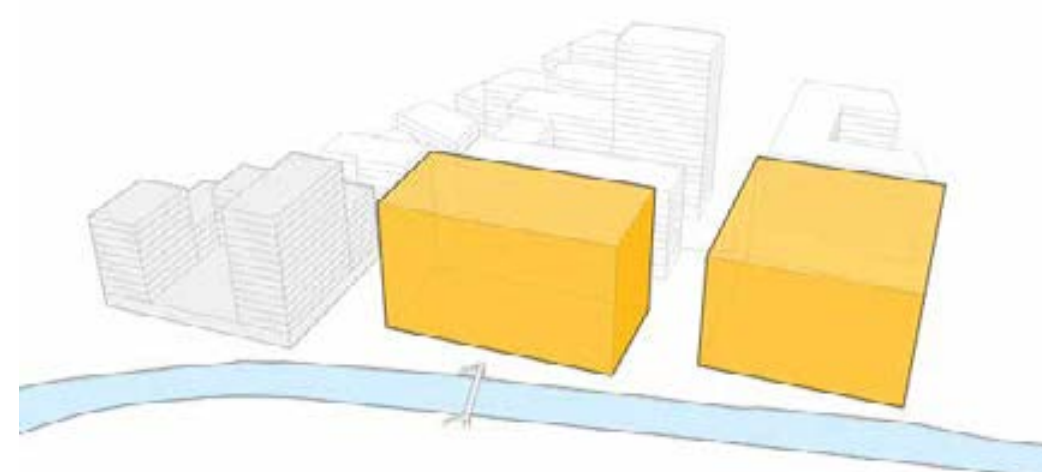
Phase 2 will provide 524 new homes, a new health centre, affordable workspace and commercial space. This phase will complete the development of the canal edge creating a new pathway along the canal towards the River Brent.

CONCEPT:

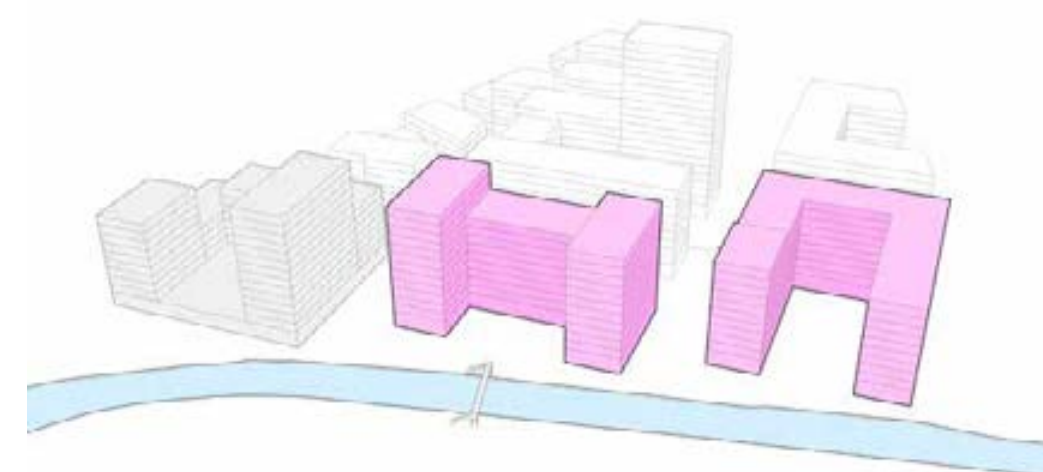
The updated configuration of the building forms of Phase 2 will bring the following improvements to the masterplan in this area:

- An increase in the amount of outdoor public amenity space
- Increased permeability between buildings providing better access to the canal edge
- Increased activity along the canal edge frontage
- Improved quality of homes with better sunlight access and more dual aspect

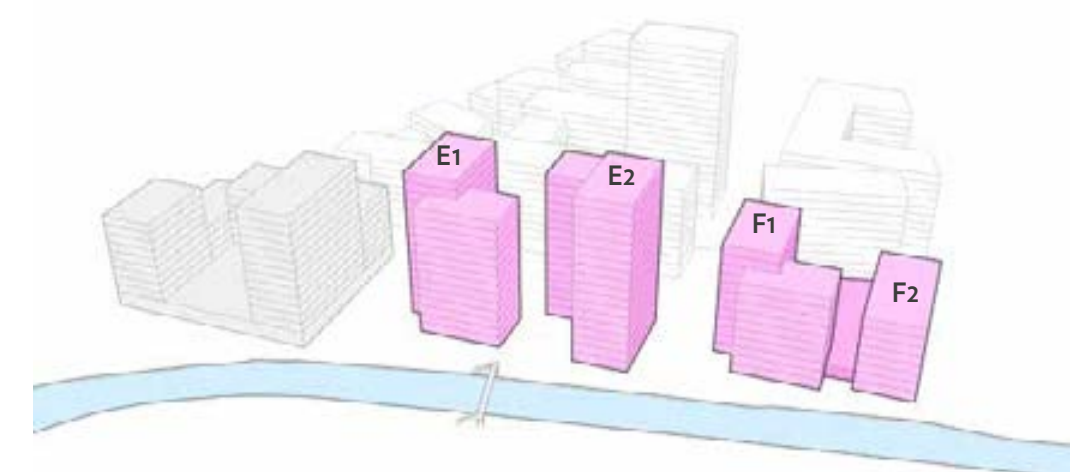
The impact of this new configuration is that buildings E1 and E2 will be taller than the consented parameters by approximately 2 and 4 storeys respectively.



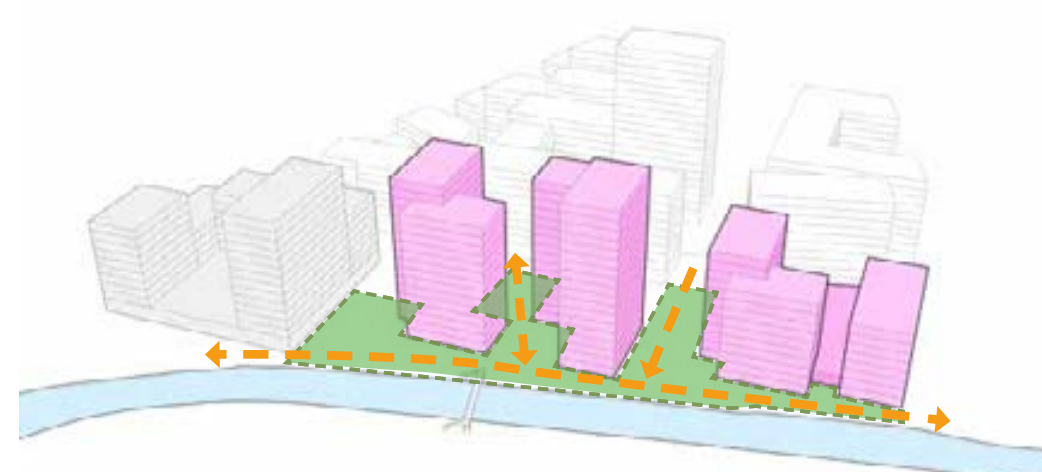
Currently consented parameter volume



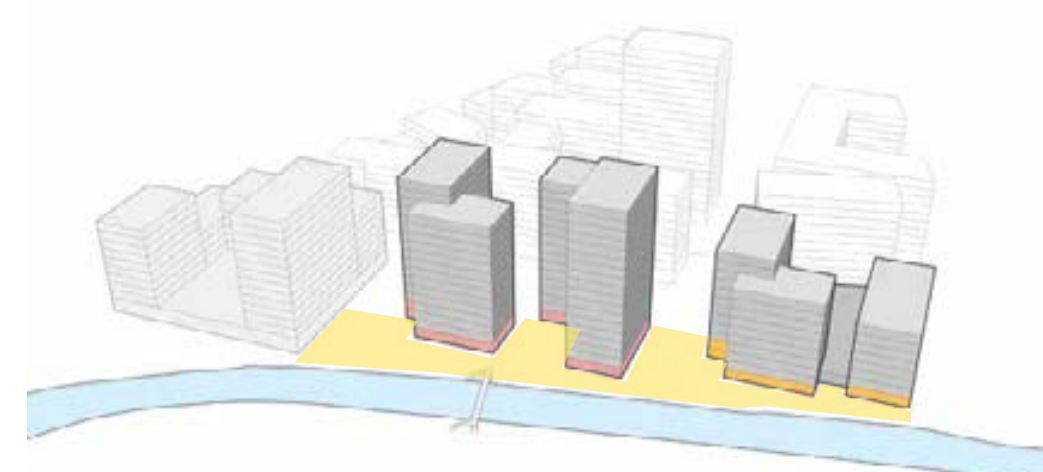
Previous illustrative massing



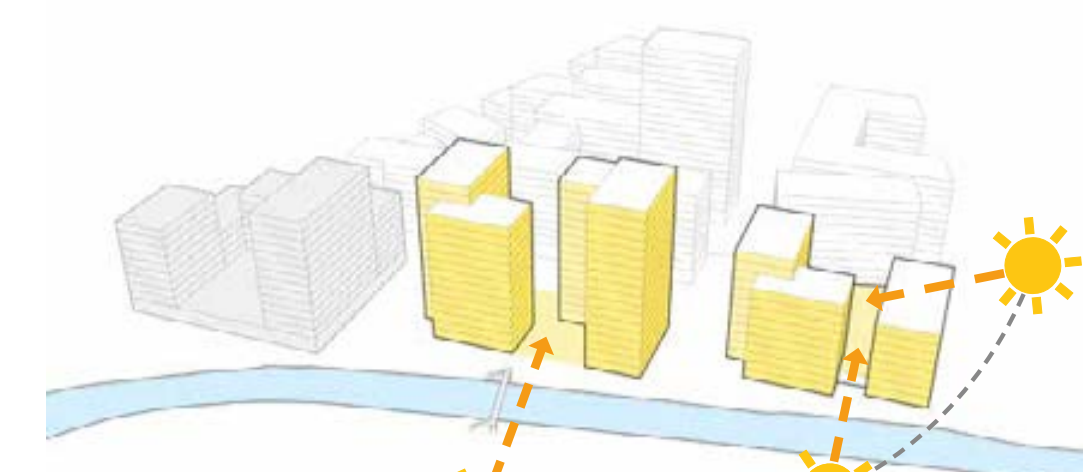
Proposed massing



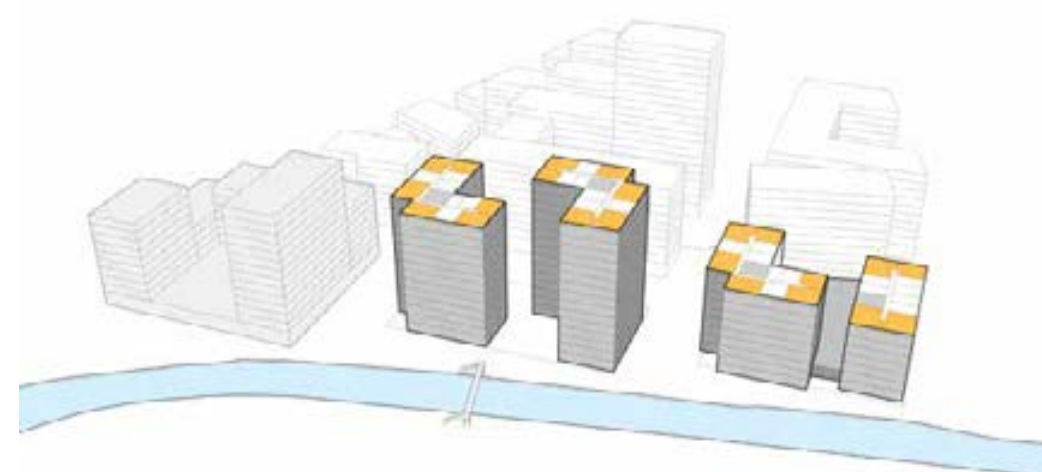
Increase in public amenity and permeability



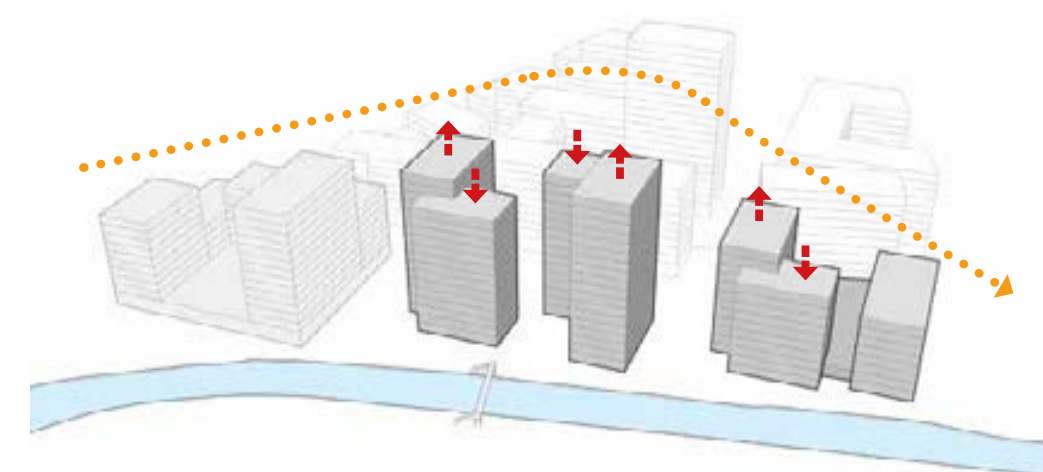
Active canal frontage



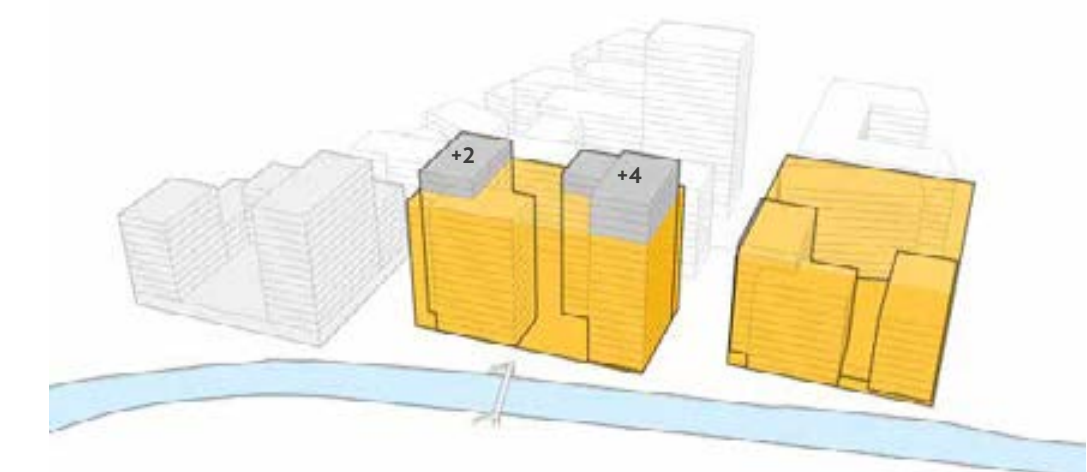
Massing design responsive to sunlight



Increase in proportion of dual aspect units



More variety in building heights responding to their context



Comparison of consented parameters and proposed massing

THE TEAM

SHEPPARD ROBSON

Sheppard Robson is a world renowned architectural practice that has been established for nearly 85 years with 3 studios located in London, Manchester and Glasgow.

The company thrives on its founding principles of high quality, sustainable design bespoke to the needs of each project with a focus on people, spaces and the communities they foster.



Described as the Landscape Atelier, Murdoch Wickham are award-winning landscape architects, established for over 34 years. The three key values rooted in our design ethos, designs inspired by nature, designs that create everlasting value and continued growth through listening and learning ensure the delivery of projects with vibrant and engaging spaces that work with the surrounding environment and embrace each project's history to bring a site's story to life.



Structural & Civil Engineer



Building Services Engineer



Fire Engineer



Daylight & Sunlight Consultant



Transport & Waste Management



Energy & BREEAM Assessor



Acoustic Engineer





View of Phase 2 Facing the Canal Edge



Wolsey Building Abbey Mills



Associated Press Building (Camden)



Victorian industrial warehouses (such as the adjacent Printworks Building) along the Grand Union Canal have formed a precedent for the architectural expression and material selection

ARCHITECTURAL EXPRESSION

The design of Phase 2 draws inspiration from the rich heritage of the Grand Union Canal. As an infrastructure for the transportation of goods during the Victorian era and beyond, the canal route is characterised by bold yet elegant load-bearing brick warehouse and bridge structures which are often constructed from the red/ orange and Staffordshire blue brickwork popular at the time.

In reflection of this character the elevations of buildings within Phase 2 are simply arranged yet with great care and craftsmanships provided in the details. All buildings share a common gridded arrangement expressed in the relief of the brickwork, windows are grouped in 2 storey pairs to provide a more appropriate proportioning, the two tones of brick are used to patternate the panels between windows and there is further embellishment at the lower levels with the use of projecting 'corbelled' brickwork. The intricate brick detailing is complemented with equal attention to the metalwork with a 'truss' motif used in the balustrades and railings.



View of the Affordable Workspace on the ground floor of Building E2



View of Upper Levels and Roof Garden of Building E1



View of Entrance to Building E2



View of commercial space on the ground floor of E2 Canal-side

PHASE 2 PROPOSED DEVELOPMENT STATISTICS

HOMES

Number of new homes

524

Market Sale homes

332 (64%)

Shared Ownership homes

76 (13%)

Affordable Rent homes

115 (23%)

Total Affordable homes

36%

Wheelchair adaptable homes

10%

Studios

36 (7%)

1 Beds

194 (37%)

2 Beds

202 (39%)

3 Beds

92 (17%)

OTHER USES:

Health Centre

760sqm

Affordable Workspace

380sqm

Commercial Space

230sqm

PARKING:

Parking will be provided in ratios consented within the approved masterplan

On street parking:

11

Basement/ Podium parking

202

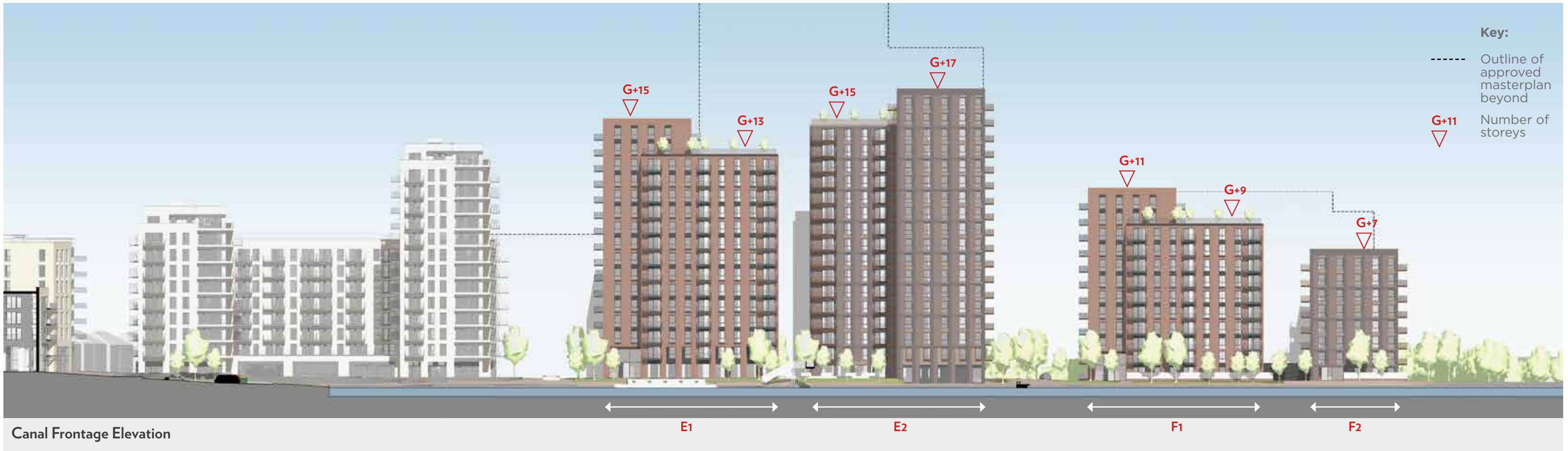
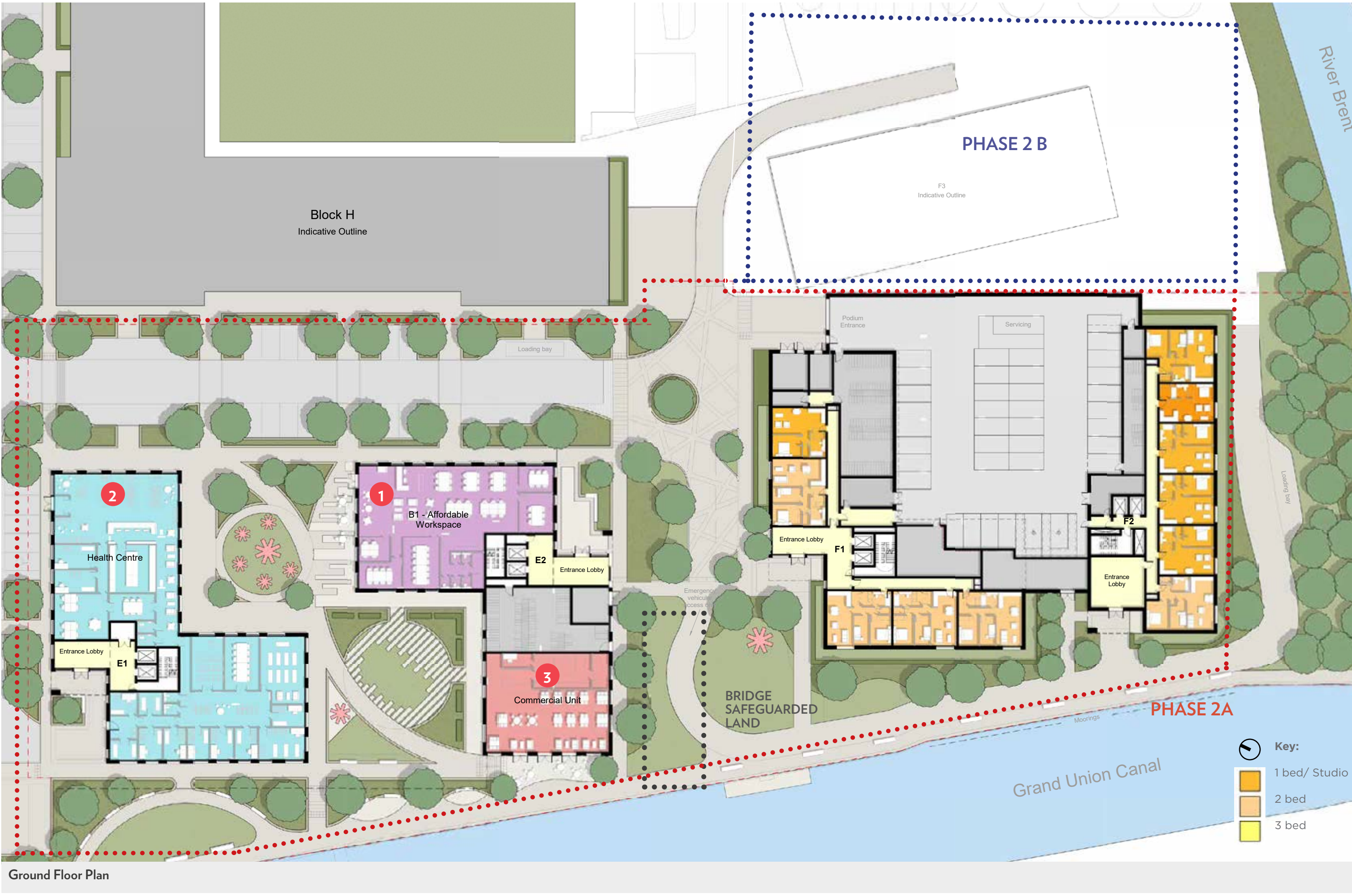
Total cycle parking

831

FIRE SAFETY:

St George and The Berkeley Group take its health and safety obligations, and responsibility for the safety of all our workers, visitors and residents of our developments, extremely seriously. The safety of the homes we build is our number one priority.

Every building is designed and built to comply with fire and building regulations. All homes will be fitted with sprinklers. Balconies and cladding materials are selected to be non-combustible. We are advised by expert fire consultants and the designs will be signed off by LB Brent Building Control and the London Fire Brigade





Phase 2 Landscape Proposal

GRAND UNION LANDSCAPE

Landscape is an integral part of the development at Grand Union. Green spaces create welcoming environments, which feel like the heart of somewhere special. The Site's history, existing context, proximity of the Grand Union Canal and form of the architectural design have collectively informed and influenced the character and style of the landscape proposals.

Key components of the landscape for Grand Union include:

- A landscape informed masterplan resulting in the creation of a distinct place and beautiful environment that is contemporary in its character and integrated with the existing urban context.
- Orientation and layout of the landscape to take advantage of the adjacent Grand Union Canal, through the creation of a new canal side public realm, towpath and moirings, with enhanced views and new physical links to the canal
- Quality streets and spaces including new public realm, landscape and open space, creating opportunities for socialising, recreation and play;
- Harnessing of the beneficial environmental opportunities offered by the site (sun, fresh air, light, access to nature, water);
- Provision of additional residential amenity space through the inclusion of communal podium gardens and terraces;
- Improved access & movement patterns including enhanced connectivity, site accessibility and permeability; and
- A safe and secure environment.

LANDSCAPE CHARACTER



PLAY PROVISION



Play space will be provided throughout the various landscape spaces within Phase 2. The design of play equipment will be in-keeping with the landscape character throughout and will complement the play provision provided in Phase 1.

TIMELINE (NEXT STEPS)



OUR VISION

St George is proud to be a member of the Berkeley Group. As part of this, St George is committed to the Berkeley Group 'Our Vision' commitments which are set out in order for us to deliver quality places. Part of this commitment is to deliver new places with a low environmental impact, which starts during construction. Below are some of the measures we are already implementing on site to help achieve this.

THANK YOU FOR COMING

The design proposals seek to create improvements to Phase 2. In order to do this an application for a Minor Material Amendment (Section 73) to one of the approved parameters for Building E1 & E2 is required. Following this, a reserved matters application for this phase will be submitted to the London Borough of Brent.

We would like to take this opportunity to thank you for participating in this consultation event and we would welcome any feedback. There are feedback forms provided or please speak to a member of the team.

You can find out more about the development and consultation process on our website:

www.futurenorthfields.com

We will keep you updated on all upcoming events and activities through the consultation website and with our newsletters. If you are not already on our mailing list please complete a sign-up form.

Thank you for visiting the exhibition.



SUSTAINABILITY DURING CONSTRUCTION

- The site team have helped a local allotment group by providing them with suitable materials from the site waste streams which they recycle to use for new sheds, planters and other facilities.
- The project offices have been recycled from other project sites.
- Site lighting incorporates features such as LED bulbs and timers in order to keep energy usage to a minimum.
- All utility supplies are monitored with smart meter systems to ensure that an efficient use of energy.
- All timber will be responsibly sourced from FSC or PEFC certified suppliers who have a full chain of custody.
- We are targeting to recycle at least 95% of waste produced on site.
- Water will be recycled for construction vehicle wheel washing. Water will also be harvested for the toilets in the project office. Low flow push taps will be installed in the site welfare facilities.
- Electric vehicle charging points are provided in the marketing suite and site visitor car park.



CONSIDERATE CONSTRUCTOR SCHEME

St George is committed to delivering Grand Union in a way that results in the least impact possible. To demonstrate this, St George has joined the Considerate Constructors Scheme (CCS), which aims to ensure that construction activity respects the community within which it is taking place, protects the environment and secures everyone's safety.

Over the years, St George have won a number of awards for their commitment and collaboration with the Scheme, and Grand Union are proud to be showing its support throughout the project.



COMMUNITY LIAISON OFFICER

St George makes every effort to mitigate the impact of construction on our neighbours and keep the community informed of works that might affect the local area.

As part of this commitment, we are delighted to introduce our Community Liaison Officer, Chris Apps. Chris is a Site Manager at Grand Union and will be on hand to answer any questions you may have in relation to construction works on site. You can contact Chris on the number below: 07866 036436.

CONTACT US

E: grandunioncommunity@stgeorgeplc.com

St George
St George House
16 The Boulevard
Imperial Wharf
SW6 2UB