

# Arnos Grove Station Car Parks

Thank you for attending our exhibition which is being hosted by Connected Living London, the long-term partnership between Transport for London (TfL) and Grainger plc (Grainger).

## Welcome

On display are our plans for a new residential development at the site of Arnos Grove station car parks. Please take your time to review the information on the exhibition boards and provide your feedback. Our proposals seek to bring forward a Build to Rent development on the site of the station car parks. This will deliver around 150 homes, 40% of which will be affordable.

This exhibition is designed to give you an understanding of the background to the proposed development, the design concepts and initial proposals for the site. The following boards will provide information about:

- The role of Connected Living London in developing TfL's land
- The heritage and history of Arnos Grove station and surroundings
- The design context and proposals
- Benefits of the proposed development
- A transport analysis into the proposed reduction in car parking and car-free development



Aerial image showing the location of the Arnos Grove car parks



## Meet the Team Event

In June 2019, we held a 'Meet the Team' event at Bowes Road Library. This event provided local residents with the opportunity to discuss the principles of the development with the project team. It also enabled us to discuss future ideas and better understand the local community and area. We received useful feedback and look forward to showing you our new proposals.



June 2019 Meet the Team event

## Your Role

We want to know what you think:

- Do you agree that a Built-to-Rent residential development is appropriate for the area?
- Is there a need for affordable rental properties in Enfield?
- What public amenities would you like to see in the new public square?
- What do you think about our emerging proposals?

Members of the project team are here to discuss our emerging proposals with you, provide further information and answer questions.



# About Us

## Connected Living London

Connected Living London is a major strategic partnership between TfL and Grainger, the UK’s largest listed provider of private rental homes. Connected Living London is set to deliver more than 3,000 homes across London. Regardless of tenure, the partnership’s intention is to deliver quality homes.

This partnership will boost the number of new homes available across London, whilst also generating significant revenue, which TfL aims to reinvest into the capital’s transport network.

The homes delivered by the partnership will benefit from exceptional transport links. This will be achieved by promoting healthy streets whilst also maximising opportunities to walk, cycle and use public transport.

## Transport for London

TfL is responsible for London’s transport system, which sees over 30 million journeys every day.

TfL is also one of the capital’s largest landowners, with a 5,700-acre estate that has enormous potential to help deliver the much-needed new homes and jobs London needs.

TfL’s landholdings have the potential to play a vital role in meeting the Mayor’s priorities to build affordable homes.

## Grainger PLC

Grainger is the UK’s largest listed residential landlord with over 8,600 rental homes and a further 8,600 homes in the development pipeline.

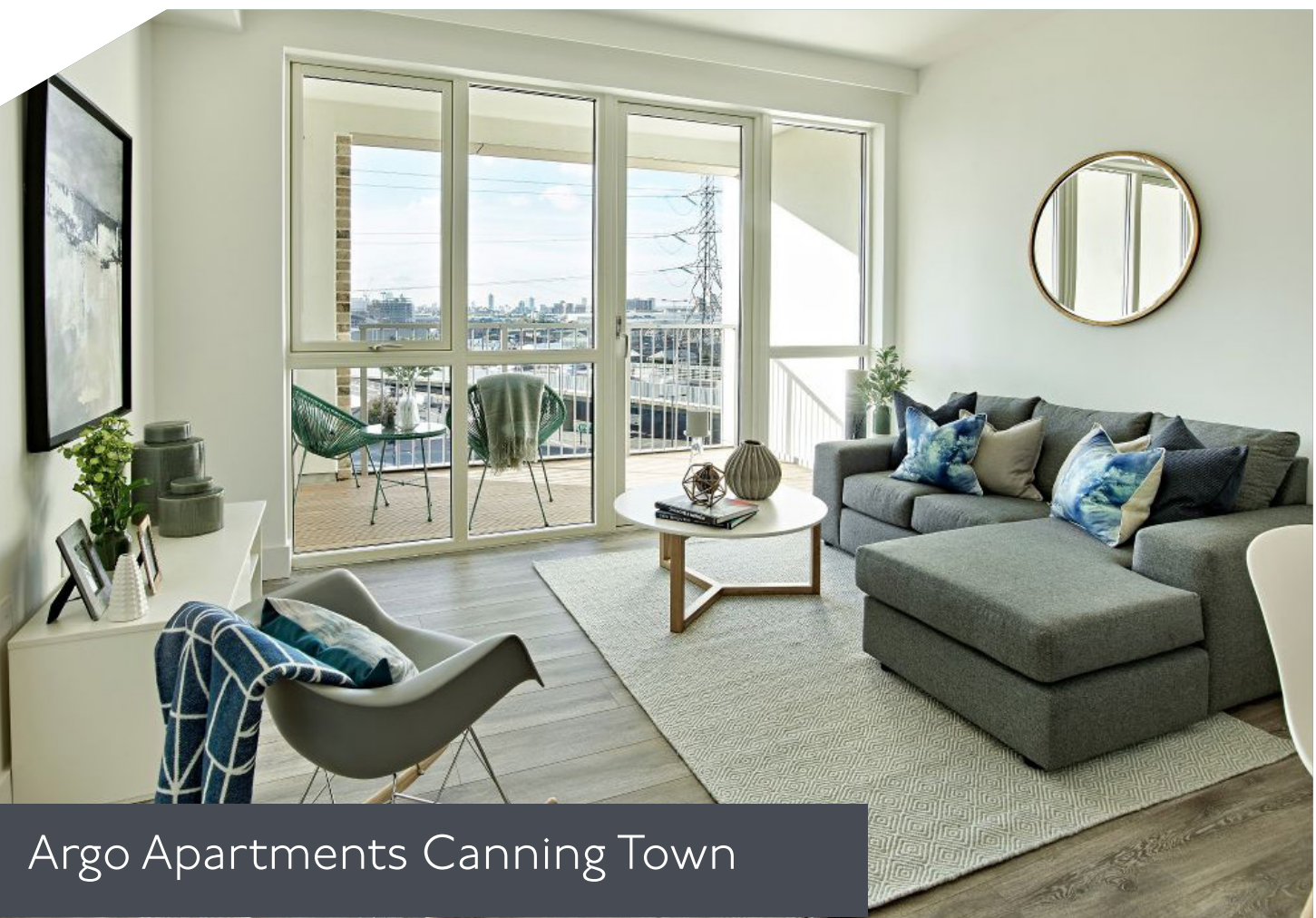
Grainger is a market leader within the Build-to-Rent space and is committed to improving rental standards across the UK. Grainger is dedicated to making a positive impact on communities and the environment and is leading the way in corporate responsibility and sustainability.



1. **We will** deliver around 3,000 homes with the potential for more
2. **We will** deliver 40% affordable housing across the Connected Living portfolio
3. **We will** generate vital revenue to reinvest in the transport network
4. **We will** provide transport infrastructure improvements including step-free access new bus stations and better public realm
5. **We will** create healthy streets and neighbourhoods where people want to live

## Project Team

<b>Applicant</b> Connected Living London	<b>Transport</b> Pell Frischman
<b>Planning</b> Quod	<b>Landscape Architect</b> Churchman Thornhill Finch
<b>Heritage</b> Alan Baxter	<b>Communications</b> Concilio
<b>Architect</b> Maccleanor Lavington	



Argo Apartments Canning Town

### Argo Apartments, Canning Town, London by Grainger

- ♦ 134 new homes, featuring a mix of one and two bed apartments with balconies
- ♦ A range of amenities for residents, including a gym, library, roof terrace and secure cycle storage
- ♦ Co-working areas, including meeting rooms and conference facilities
- ♦ Flexible tenancy options
- ♦ On-site management team and concierge



# Quality Build-to-Rent Homes

## The site is being redeveloped as a Build-to-Rent scheme

All residents will be offered tenancy agreements of up to five years, on fair rental terms with reviews set out at the point of signing the tenancy agreement.

Should personal circumstances change, residents will also have the flexibility to move within the existing building or across our wider portfolio of sites.

We'll also be looking to provide our customers with an on-site management team, access to high speed Wi-Fi, shared workspace and a gym for all residents.

The spaces within the scheme are divided into four 'zones'.



## Zone 1: Front of House

- Publicly accessible and visible from new station square
- Linked to high-quality public realm outside the station
- Entrance foyer with concierge desk (including secure parcel storage)
- Access to cores and residential amenity zones
- Access to loading and back of house areas for deliveries



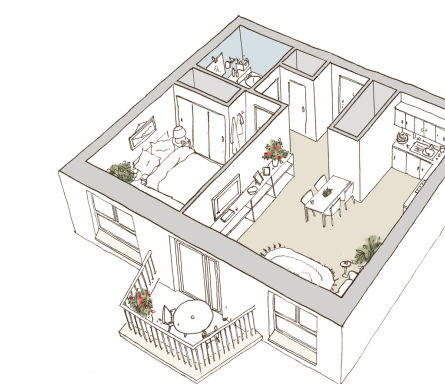
## Zone 2: Residents' Shared Areas

- Accessible to residents only
- A variety of internal and external shared amenity spaces such as roof terrace, gym, lounge area and workspace
- Encourage community and social connections between residents
- Suitable for local pop-up events e.g. wine tasting, quiz night

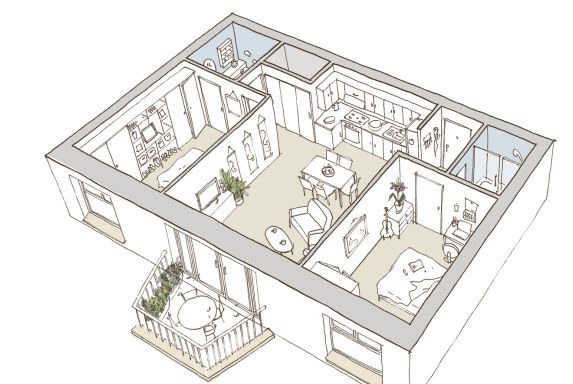


## Zone 3: Private Residents' Areas

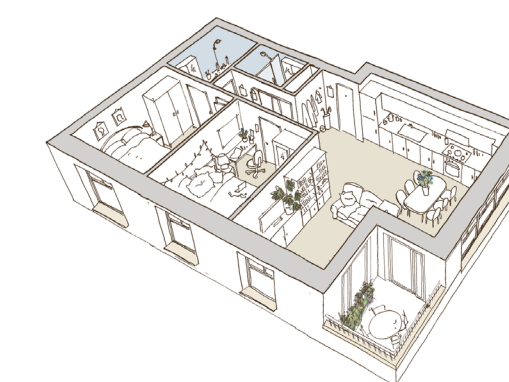
- Designed to maximise views to local green space and landscaping
- Designed to cater for sharers and families
- Minimal overlooking to neighbours
- Private amenity spaces e.g. balconies
- Neutral palette with opportunity to personalise



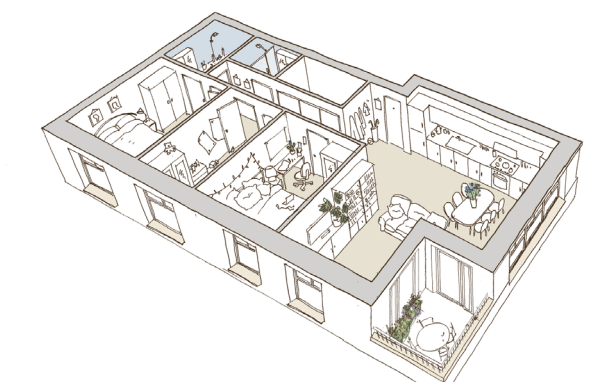
One bed  
Apartment



Two bed  
Apartment



Two bed Apartment  
with inset Terrace



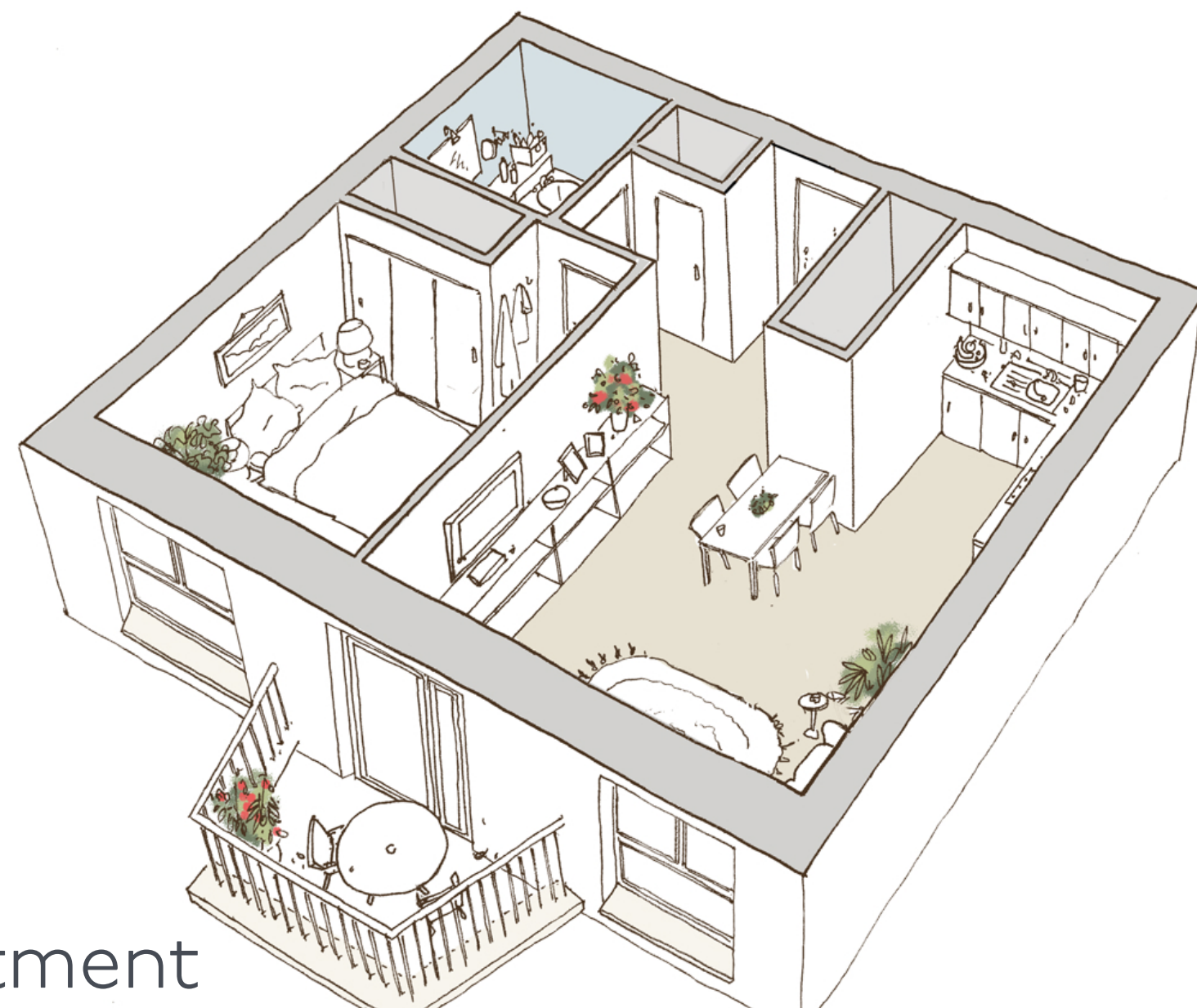
Three bed  
Apartment

## Zone 4: Back of House

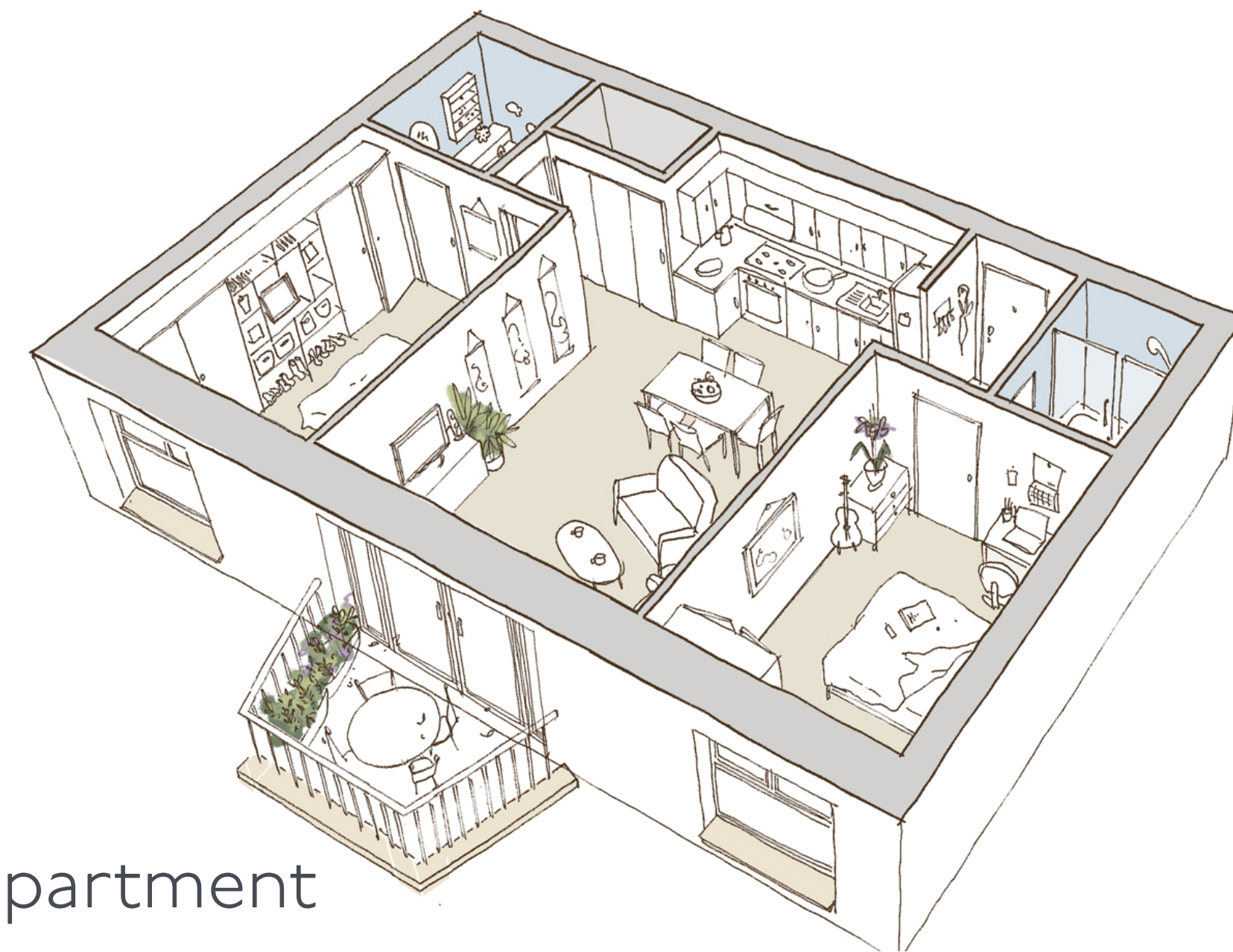
- Clearly separated from public-facing area, and easily accessible from concierge for deliveries
- Routes designed specifically for ease of servicing
- Easy access to all homes
- Dedicated management service for the entire development



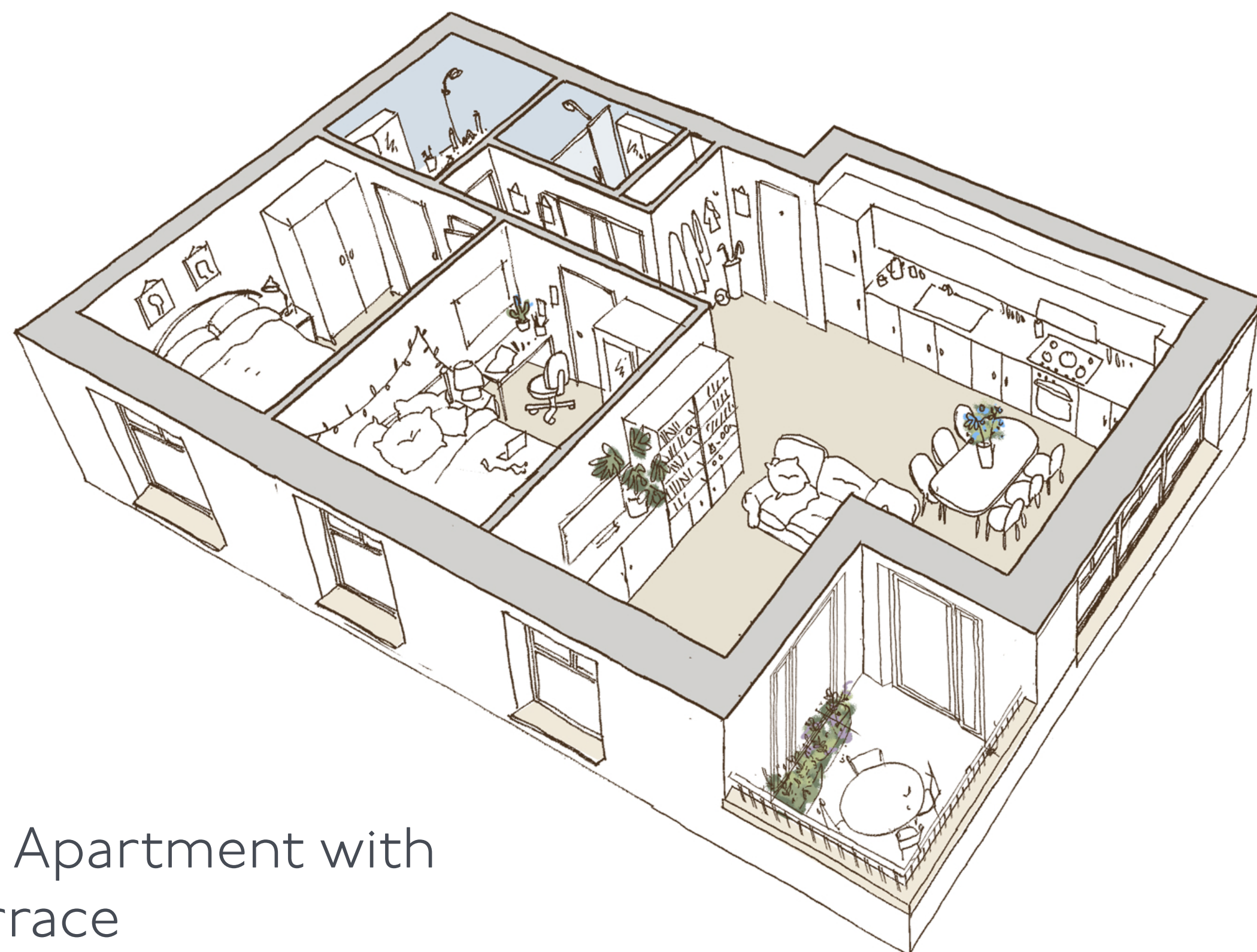
# Apartment Layouts



One bed Apartment



Two bed Apartment



Two bed Apartment with  
inset Terrace



Three bed Apartment

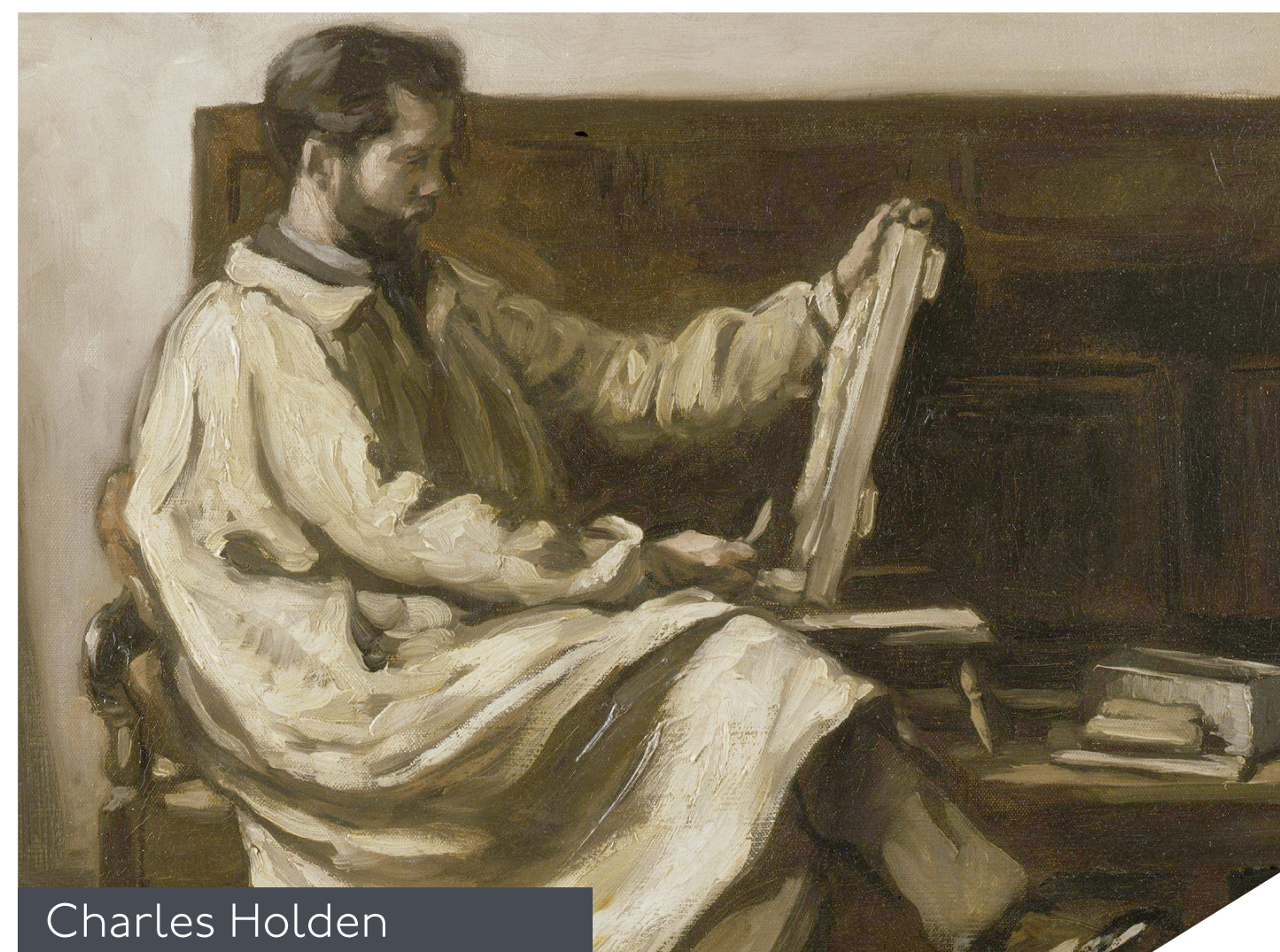


# History of Arnos Grove



## Architectural History

Arnos Grove Underground Station was opened on 19 September 1932 as part of the northern extension of the Piccadilly Line from Finsbury Park. Since then, the station has become a key landmark for the local area.



Charles Holden

The station building was designed by the renowned architect Charles Holden. Throughout the 1930s and 40s, Holden and his associates designed a series of modernist stations that revolutionised transport architecture through their distinctive forms which sort to dignify commuting by creating bright, uplifting spaces.

The station was granted Grade II listed status in 1971. This was upgraded to Grade II\* in 2011 to reflect the building's status as an icon of British Modernist architecture.

TfL is extremely proud of the history and architecture of Arnos Grove station. We are committed to preserving the heritage of the station and the design of any development on the site will reflect and enhance the setting of Arnos Grove station.

We share Holden's interest in the modernist design approach. Careful detailing and the selection of durable material will ensure that the buildings we design mature gracefully and become richer with time. We will use brick as our primary building material, respecting and enhancing the setting of the Station buildings, giving them space.



Arnos Grove Station in 1933



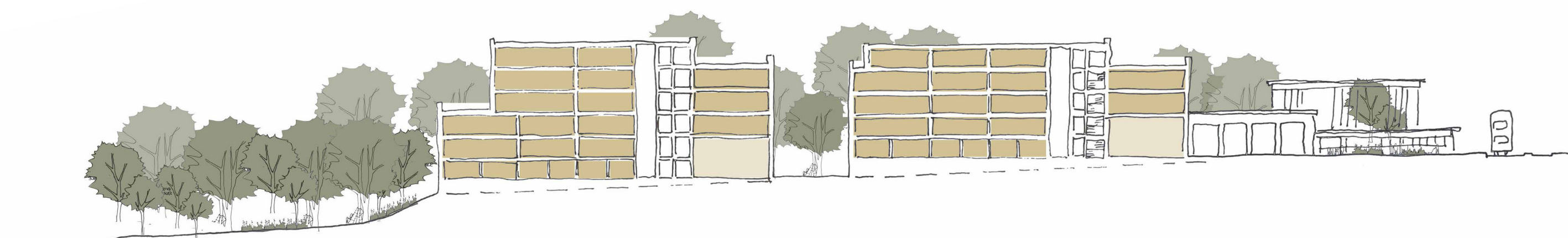
# Our Vision

Our emerging proposals are seeking to deliver a Build-to-Rent development of around 150 new homes, with 40% to be affordable housing.

## Design Principles

The iconic drum of Arnos Grove Station is one of the most recognisable and cherished of Holden's Piccadilly line stations. Our primary objective in responding to the listed station is to protect and enhance views of the drum by keeping new buildings low and set back to protect the silhouette as read against the sky or backdrop of trees. The site contains a number of impressive oaks and established groves of trees. Our proposals will retain mature trees, integrating them into the scheme.

- Buildings step from three storeys on Bowes Road to six storeys at the rear
- Set back top floors increase dual aspect apartments and reduce the appearance of the overall height and impact on neighbours
- Landscaped edges to the West and East boundaries of the site, creating a visual buffer to existing residents, providing communal gardens and play space
- A cycle friendly neighbourhood
- Sustainable masterplan design that encourages a low-carbon lifestyle



Long Section – Plot A



Cross Section – View North

## Site Opportunities and Constraints



- Site Boundary
- Future potential for improved public realm in front of station
- Arnos Grove Station
- Existing Mature Tree Boundary
- Existing Green Buffer to Railway
- New open space on western side of station
- Access point to railway to be maintained
- TfL SER building to be maintained
- Views out to the surrounding area

## Proposed Site Plan





# Station Square and Residential Amenity

A new, attractive Station Square will be created to the western entrance, providing a new public space that will be available for anyone to use.

The buildings fronting on to the square are kept low and articulated as pavilions within the square, responding to the station.

The listed walls and original streetlights will be retained or relocated and integrated into the new space.

Six Blue Badge parking spaces will be located to the west of the Square; planting could be used to screen the existing boundary wall. A new paved courtyard will be created, celebrating the large oak tree and entrance into the residential development.



Station Square Precedent Image



View looking North across the proposed Station Square

## Concierge and Residents' Room

The concierge and postal storage will be located in the lower buildings fronting onto the new square, serving all residents.

The concierge will connect to a residents' room / café at ground floor and to a first-floor residents' terrace overlooking the square.



Canada Water Residents' room



Canada Water Concierge and Café



# Landscaping

The proposals will include a comprehensive landscaping strategy, improving the biodiversity of the site.

## Encouraging Biodiversity

The landscape strategy will be built around the existing mature trees and heavily planted boundaries.

Our proposals will retain established trees, integrating them into the scheme and enhance the landscape with new planting.

This will benefit the ecology of the site as well as forming a rich backdrop for the station and new buildings.

The embankment to the west of the tracks, extending to Arnos Park, is recognised as a Site of Importance for Nature Conservation; the new development will seek to protect and enhance biodiversity.

Landscaped edges to the west and east boundaries of the site create a visual buffer to existing residents, as well as providing communal gardens and play space for new residents.



View looking North along the communal gardens



Communal garden precedent images






# The Benefits of the Development


## Socio-Economic Benefits of a Build to Rent Development at Arnos Grove Station



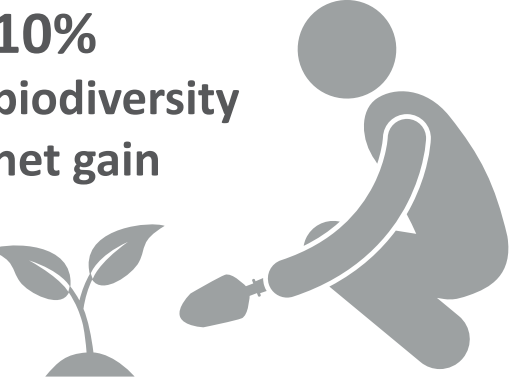
### 01 REDEVELOPMENT & CONSTRUCTION BENEFITS



c. **250 jobs** over the duration of the construction period

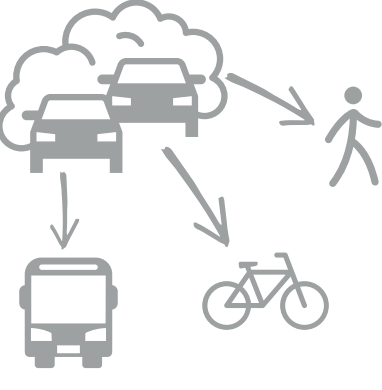


Construction **training opportunities** and **apprenticeships**




**10% biodiversity net gain**

Removal of the car park allowing new habitat creation




Reducing **400-750** daily vehicle trips from local roads


### 03 FINANCIAL BENEFITS




c. **£1.7m** in Community Infrastructure Levy - **15%** of which could be spent on local priorities



**£2.1m per year** additional household spending, which can benefit local shops and services



**£1.1m** **New Homes Bonus Payments** (total payments over a 4 year period)



**£240k per year** in council tax payments

### 02 BUILD TO RENT BENEFITS



**Housing security**  
- fair terms for tenants with a choice of 1-5 year agreements



**Transparent rents**  
- fixed rent increases during tenancies



**Meeting local needs**  
- providing an affordable, quality alternative to buying



**Placemaking**  
- long term investment in placemaking

### 04 COMMUNITY BENEFITS



**c.150 new homes** in a sustainable location



Increasing **housing affordability** with 40% of homes at Discount Market Rent



A **new public square** providing space to sit, meet & socialise next to the station



Reducing the number of cars on the roads will help promote **healthier streets**



# Arnos Grove Car Park

The current car park at Arnos Grove has 303 publicly accessible parking spaces. We are proposing a full closure of this car park, replacing it with a car free development with the exception of:

- Six publicly accessible Blue Badge car parking spaces re-provided in close proximity to their existing location
- Five Blue Badge parking spaces for residents, with the capacity to increase this to 15 should demand from residents increase in the future
- Up to ten spaces, re-provided on site for station staff – to support the efficient running of the transport network
- In addition. We are working with local car club providers to investigate the need/demand for car club spaces in the local area

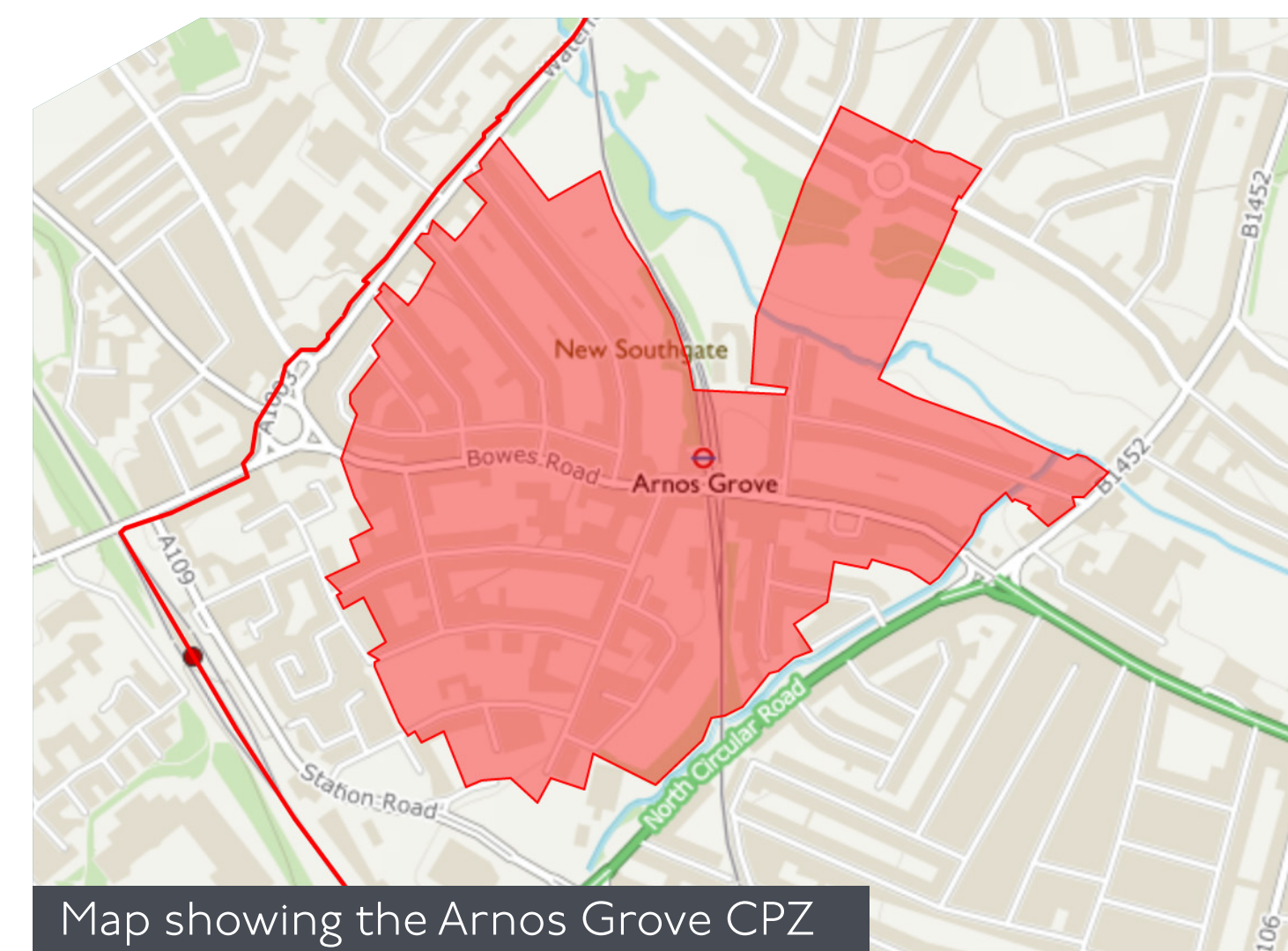
## Survey Findings

Between June 2018 and October 2019 we undertook a number of detailed surveys to understand how this car park is used:

- The car park is well used during the day and at weekends, average utilisation ranges between 55 and 75%
- The majority of car park users do so to access the Piccadilly Line and continue their onward journey
- Around 850 car trips are generated by this car park on a typical weekday, adding to local traffic issues, including air quality and congestion
- 80% car park users come from Enfield and Barnet and 5% travel in from outside the M25

Car park users have alternative travel choices available to them other than driving to and parking at the station. These include:

- Walking or cycling to an alternative Underground or Network Rail station
- Taking a bus to connect to Arnos Grove station or another local transport hub



Map showing the Arnos Grove CPZ

## Key Facts

- **33%** are within walking distance of an underground station, and **50%** within walking distance of a national rail station
- **68%** are within walking distance of a bus route that serves Arnos Grove station
- **99%** are within 960m away from a station or 640m away from a bus stop serving Arnos Grove

## Controlled Parking Zone

A controlled parking zone (CPZ) exists in Arnos Grove, it operates between 11am – 12noon, Monday to Friday. This restricts the ability for people to park their cars on local streets throughout the day.

All future residents will be automatically exempt from applying for a parking permit and therefore will find it difficult to own a car and park on local streets.

The closure of the car park and redevelopment of the site:

- Aligns with London Plan policy and the Mayors Transport Strategy
- Allows highly accessible, public sector land to be put to better use enabling much needed new homes and affordable homes to be delivered
- Promotes more sustainable and healthy travel choices
- Significantly reduces the number of vehicle trips generated by this site, having a potential positive impact on local traffic issues including air quality and congestion





# Next Steps

## Thank you for attending our public consultation

We value your feedback and welcome your suggestions in relation to our scheme.

We would be grateful if you could take a few moments to complete our feedback form, sharing your views on our proposals.

Alternatively, please take a feedback form away and return it via Freepost or complete it online via our website [www.givemyview.com/arnosgrove](http://www.givemyview.com/arnosgrove)

## Contact us

If you would like further information, or if you have any questions, please do not hesitate to get in touch. You can contact Keir Harris at:

Phone: 020 3890 7318  
Email: [kharris@conciliocomms.com](mailto:kharris@conciliocomms.com)



## Timeline

