

Introduction & Welcome

Finchley Lakeside



On 13 & 14 June we welcomed the Local Community into Finchley Lakeside, to join a Co-design Event to help shape a new place for living, socialising, enterprise and culture.

Over the two days we hosted a variety of forums to make your voices heard including Design Tables, Report Backs, Ideas Wall, Children's Table, Workshops and AI Image Generation. We were delighted to see the events well attended and as a forum for free-flowing discussion.

We have collated the comments received from the events, as well as online, and have begun to prepare design ideas that respond to the aspirations of the Client, Local Planning Authority, and Local Community.

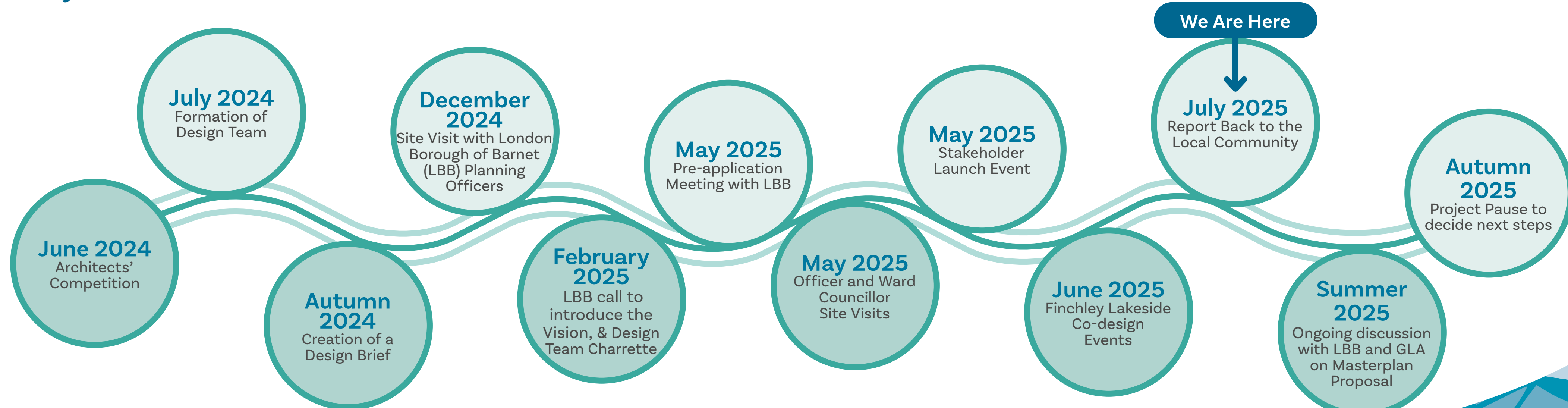
We are excited to share it with you at the Presentation on 01 July, and Exhibition on 02 July.

The journey does not stop here and we remain open to ongoing discussion on the material presented to you through the website, interactive map and email address which will remain active and monitored throughout the course of the project.

Aerial Photo of Finchley Lakeside



Project Timeline

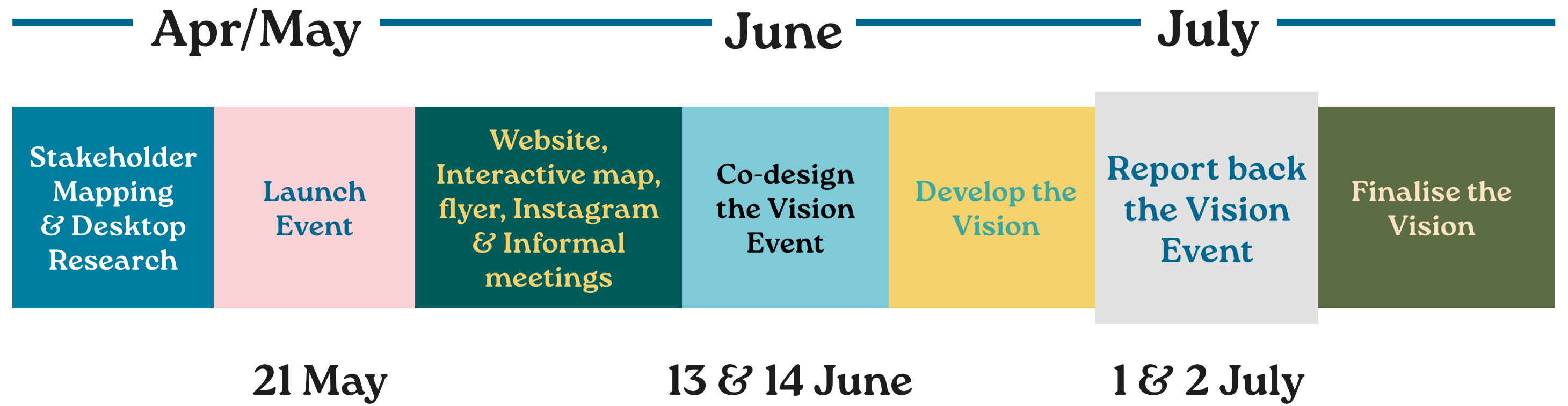


Community Engagement

Community Co-Design Event

Over 400 people attended the Community Co-design Event on Friday 13 and Saturday 14 June 2025 to share local knowledge and contribute to co-creating a new Vision for Finchley Lakeside through a range of activities, including site tours, and workshops facilitated by the JTP design team.

The following boards provide an overview of the event and a snapshot of the outputs.



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Children's workshop



Hands-on Planning Workshop



Exhibition



Post it workshop



Co-Design Event



Site Tours



Hands-on Planning Workshop



Groups Reporting Back



AI workshop



Ideas wall

2-3 degrees

2-3 Degrees is a social enterprise that empowers young people with the skills and confidence to fulfil their potential by delivering fun, engaging and dynamic workshops and programmes

A Youth Panel was formed, made up of 7 local young people aged 15-21. Through a series of workshops hosted at Lakeside Campus, the panel has been building confidence, developing skills, and contributing ideas to help shape the Vision for Finchley Lakeside.



"This opportunity was incredible letting us all have an impact on the area around us with a space many of us didn't even know existed till the process started. I had the chance to design an area for us, by us and the fact that our voices matter in this project means a lot. Not just to the 7 of us here but also the wider, young people community."

Quote from Youth Panel Member

"Before the programme, I was unaware that this space even existed so I'm happy that I was able to find out about hidden spots within the area."

Quote from Youth Panel Member

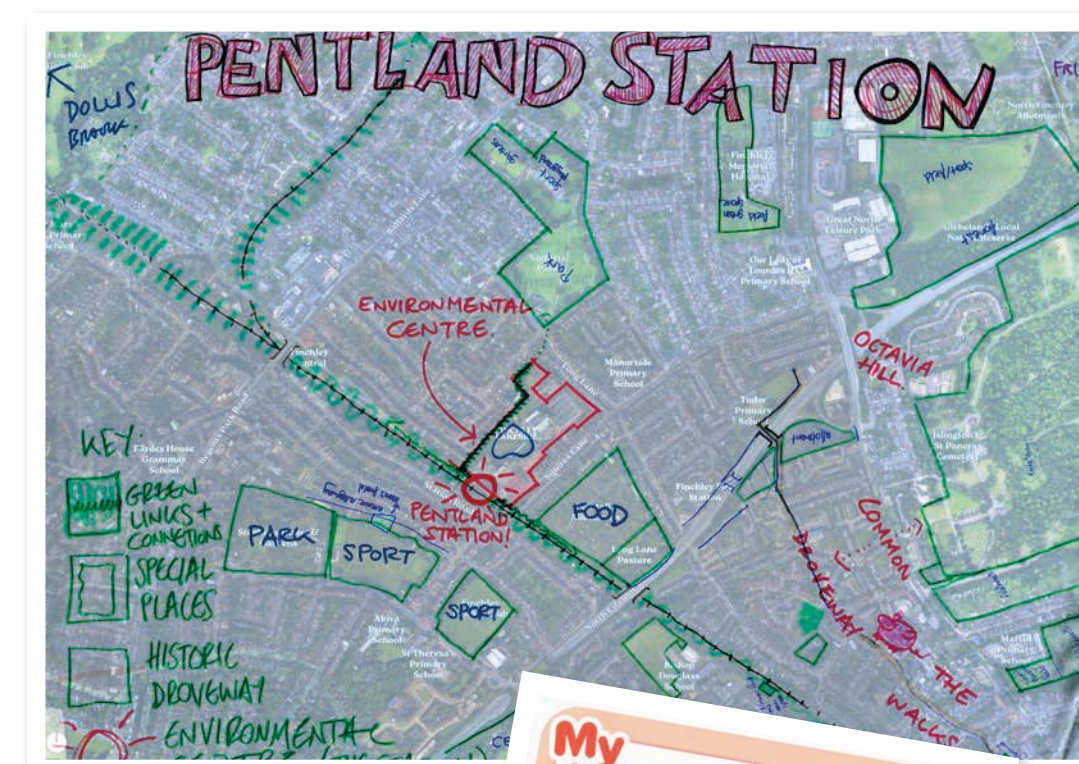
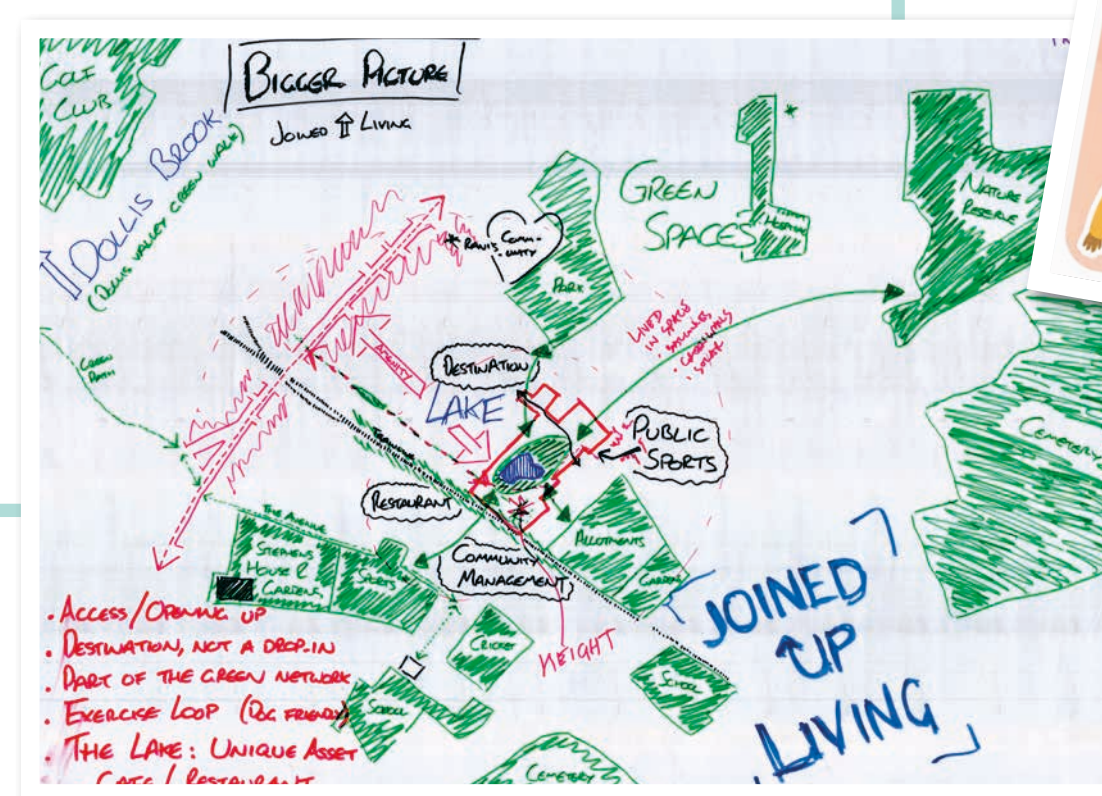
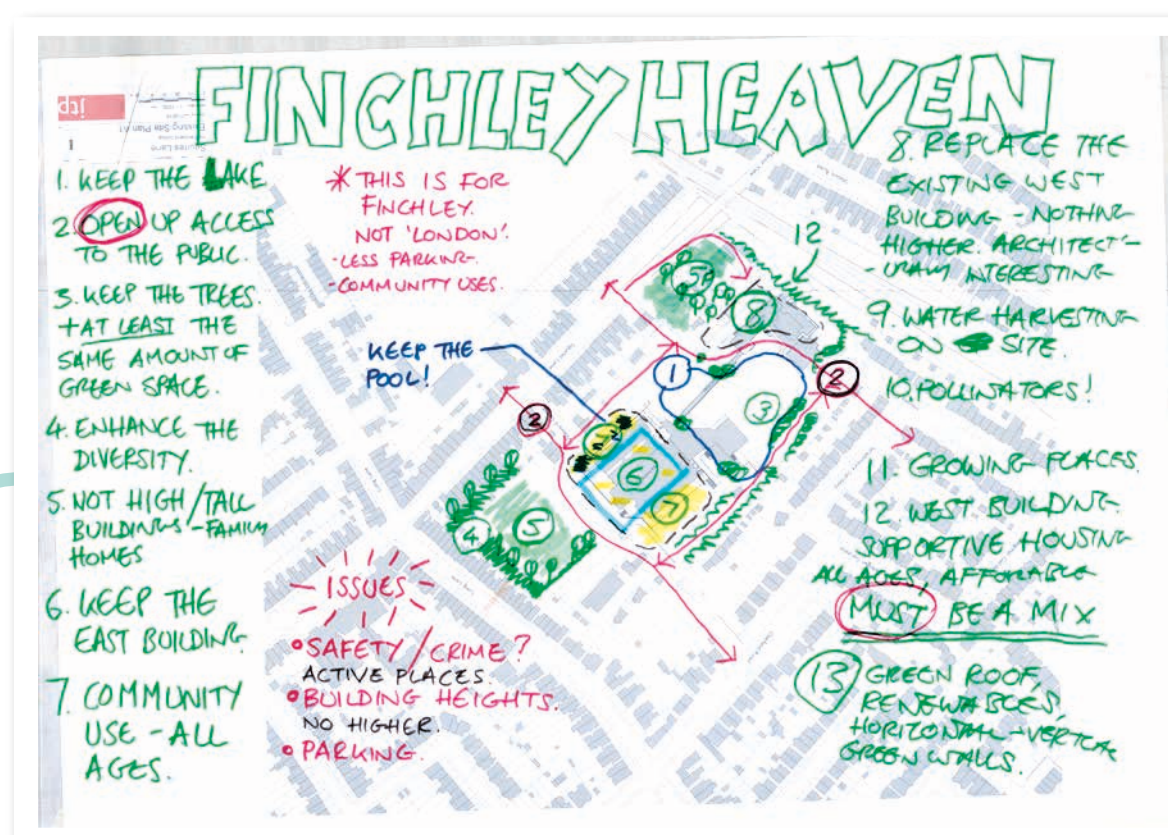


Engagement Outputs

Ideas Board



© Caroline Field



Hands-on Workshop, AI and Children's workshop outputs

Key Themes

Following the Community Co-design Event, the JTP-led team analysed the outcomes to draw up the following Key Themes which have directly informed the Vision for Finchley Lakeside.

Early Community Engagement

"I think what you're doing now is an excellent start – engaging with people."

Creating a Unique, Sensitively Designed, New Neighbourhood

"There's a million and one uses that could come here – it's a fantastic facility!"

Character and Identity

"It could become a destination, not just a "drop-in" space. It will be so fantastic that everyone will want to come here."

Linkages

"A new route to the station would benefit local people, otherwise you have a massive great hike to get there."

Getting Around

"Finchley has the highest percentage of pedestrians of all the London boroughs. We walk a lot!"

Lake and landscape

"The lake is the gem which makes the site."

Housing Mix & Tenure

"We need local family housing so that people can stay connected to their parents and grandparents without having to move away. This would help retain a sense of community."

Building Community

"Have a library for kids to read. Spaces to perform, to take classes. Something to do when it's raining. Inside stuff. A creche facility too."

Creative Hub

"Fill it with small businesses and individual traders that like to keep their businesses personal."

Eating, Drinking and Social Spaces

"In Finchley people have to sit on pavements in heavy traffic – a decent café would make a fortune!"

Exemplar of Sustainable Development

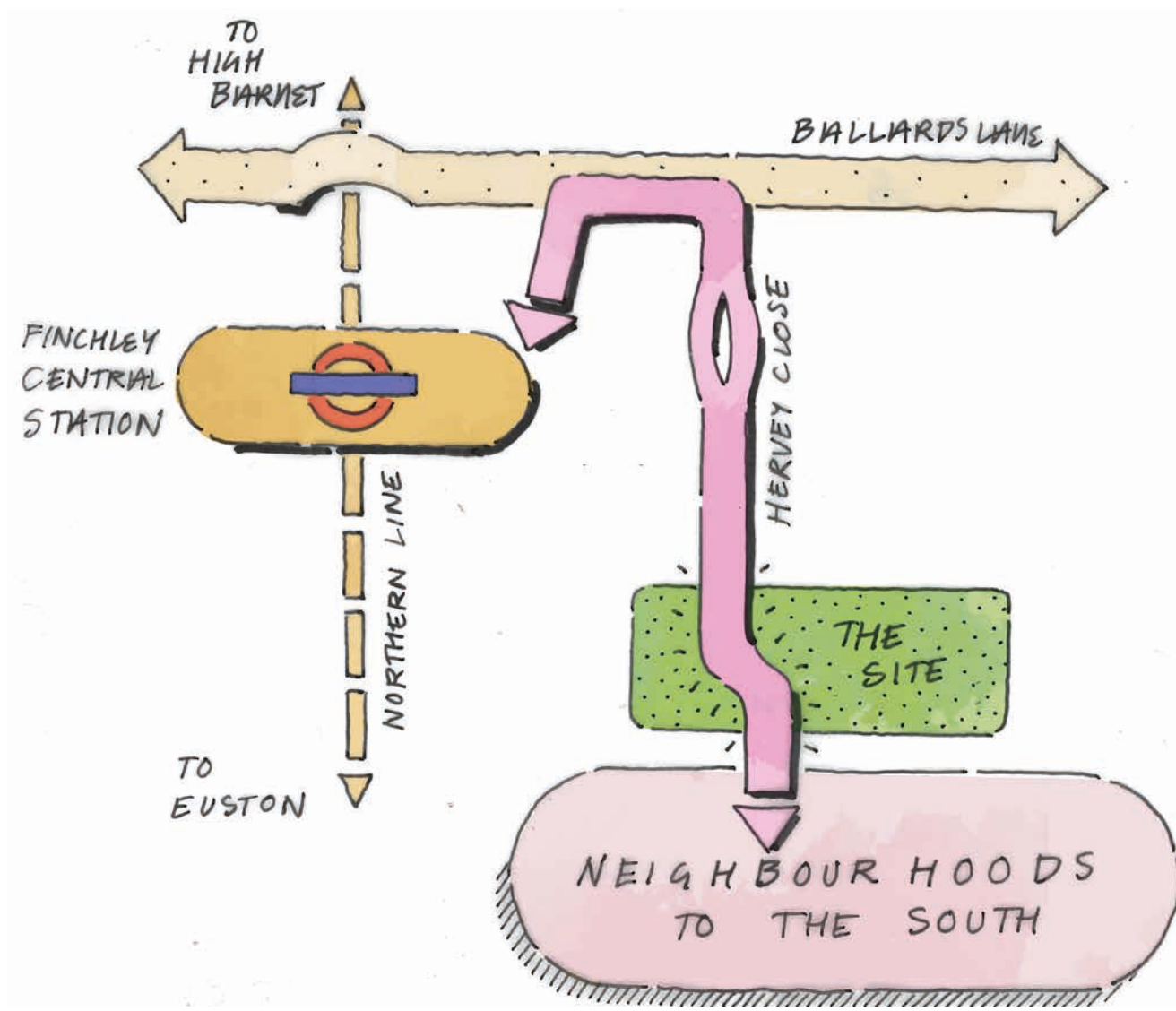
"Water harvesting has always been part of the site. Let's make sure it continues."

Next Steps: Partnership and Collaboration

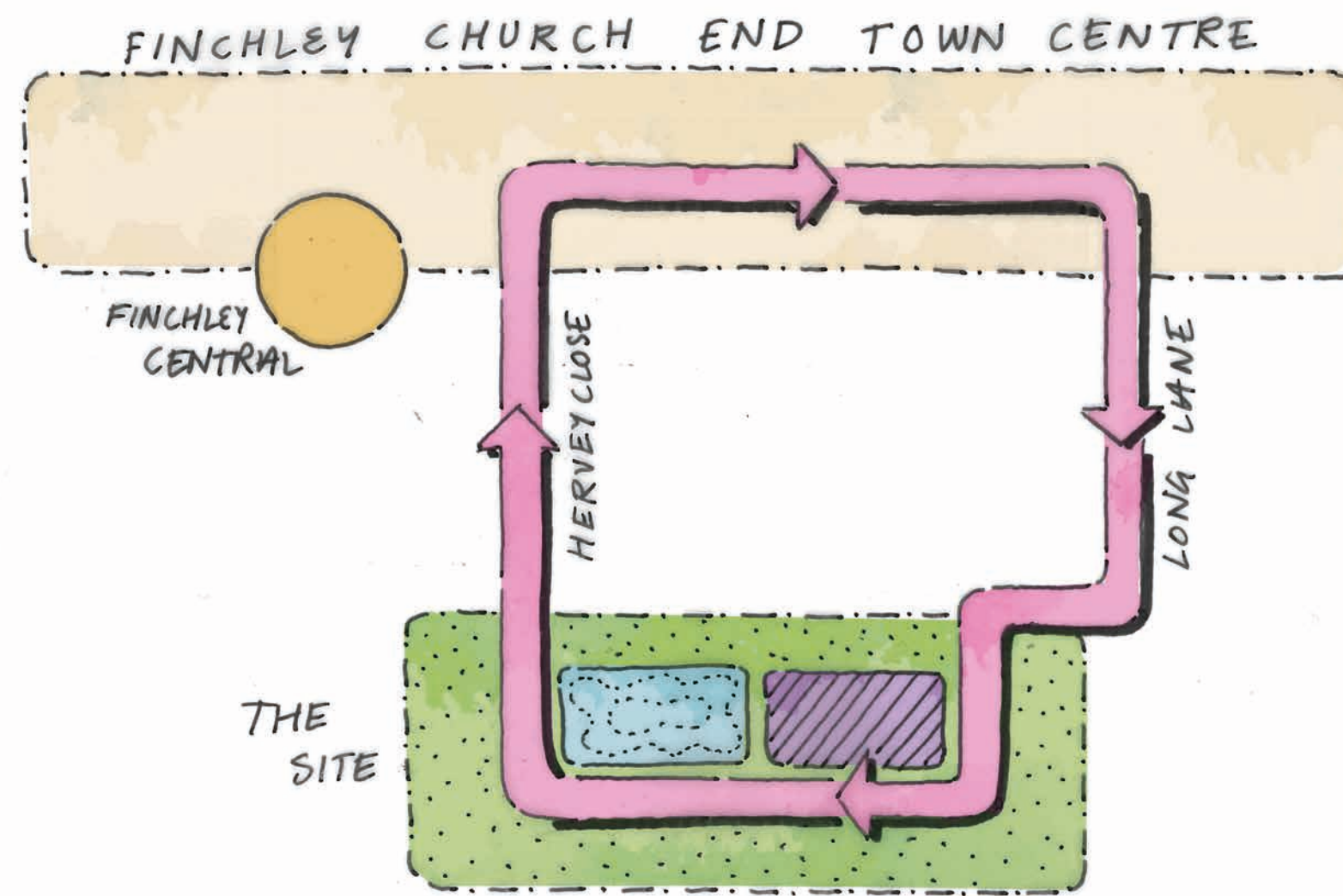
"Local people have enormous knowledge and experience – use it!"



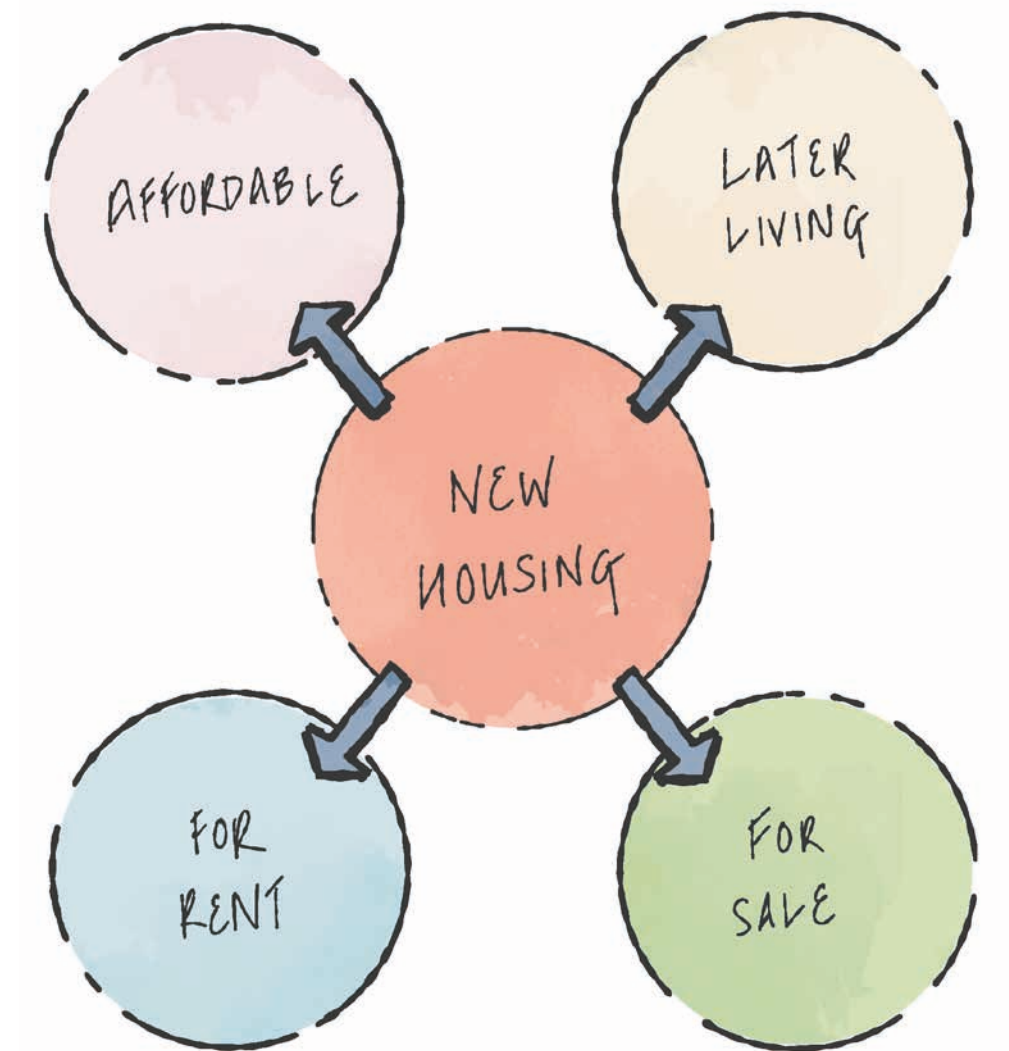
The Opportunity



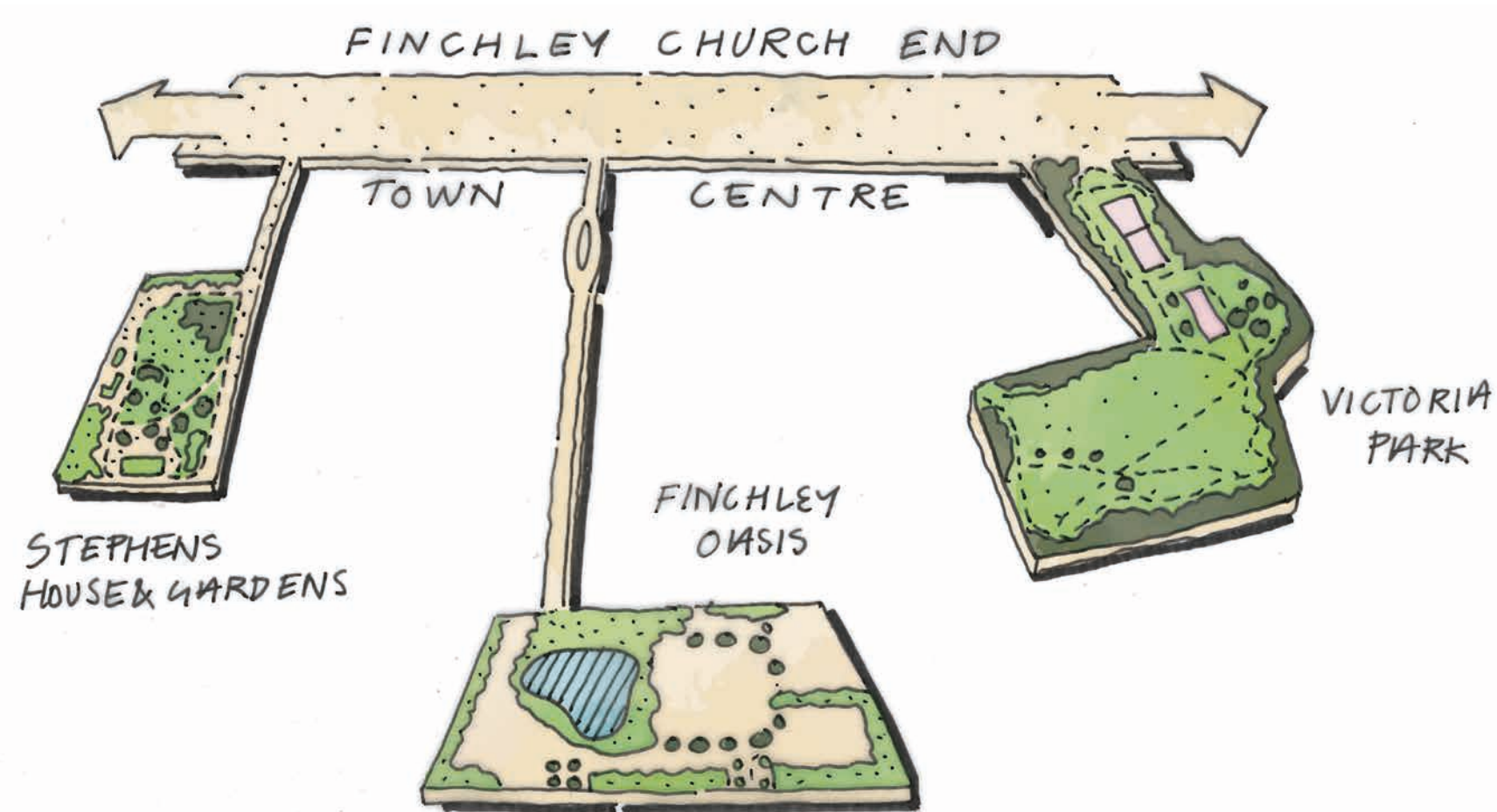
By opening up the site we can link the neighbourhoods to the south to the high street and the Underground station.



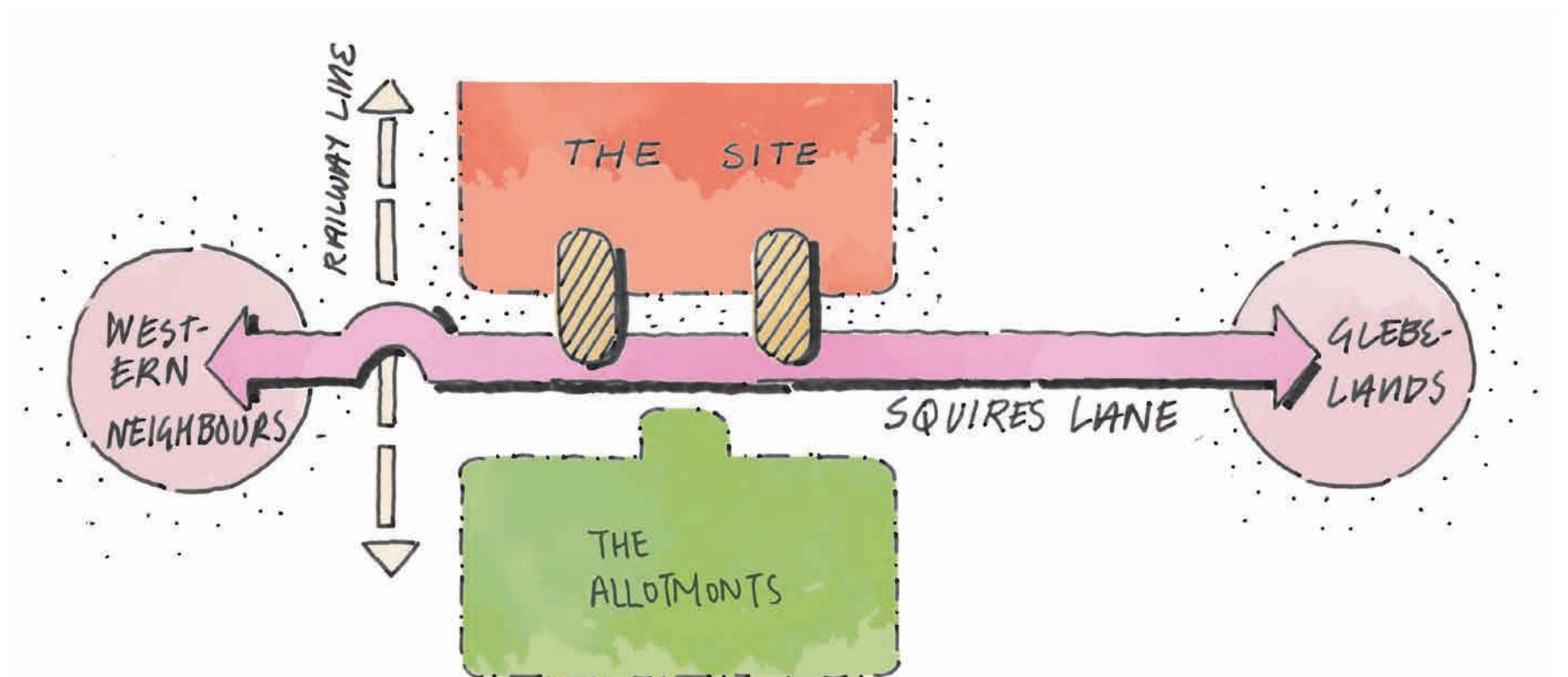
There is an exciting opportunity for new indoor and outdoor ground level uses to supplement the offer of the Town Centre.



The site can support different types of housing, responding to different needs.

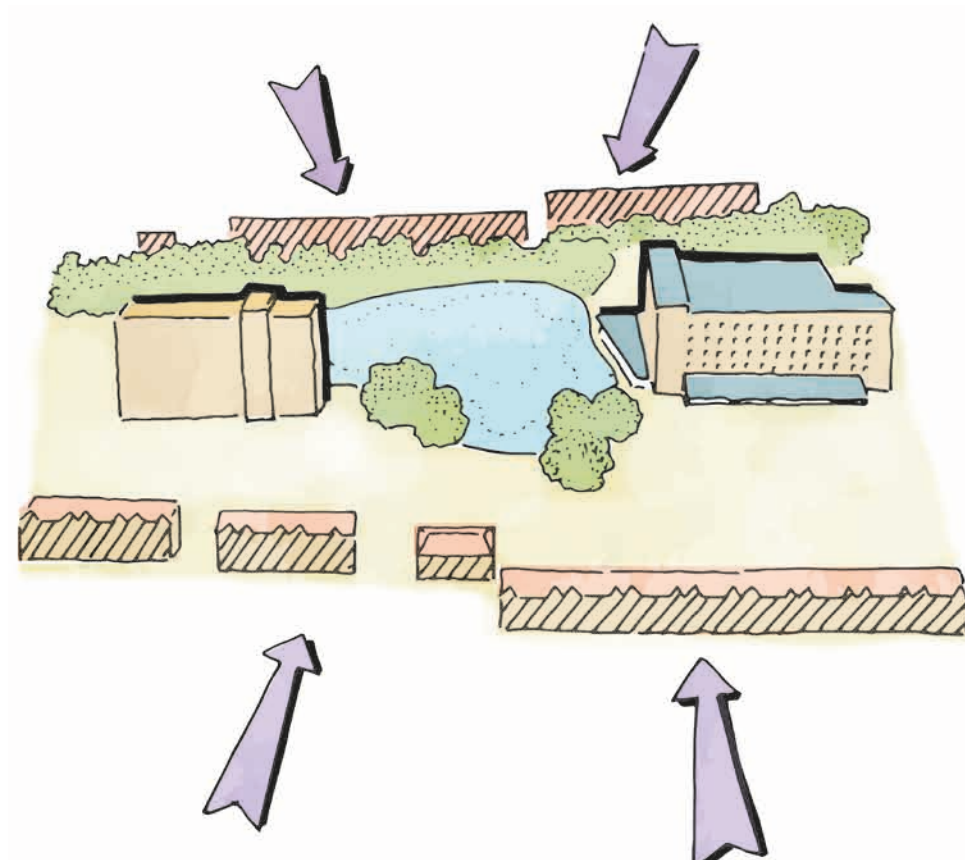


The site and its lakeside can create a new green and blue landscape to be enjoyed by all.

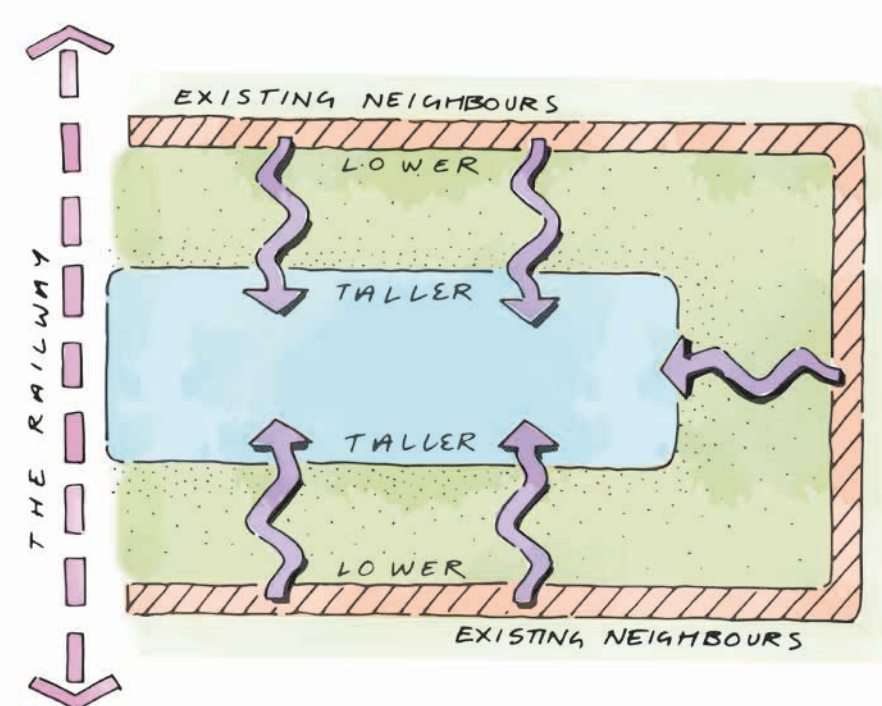


Changing the perception of the site by reimagining the entrances and making these more welcoming.

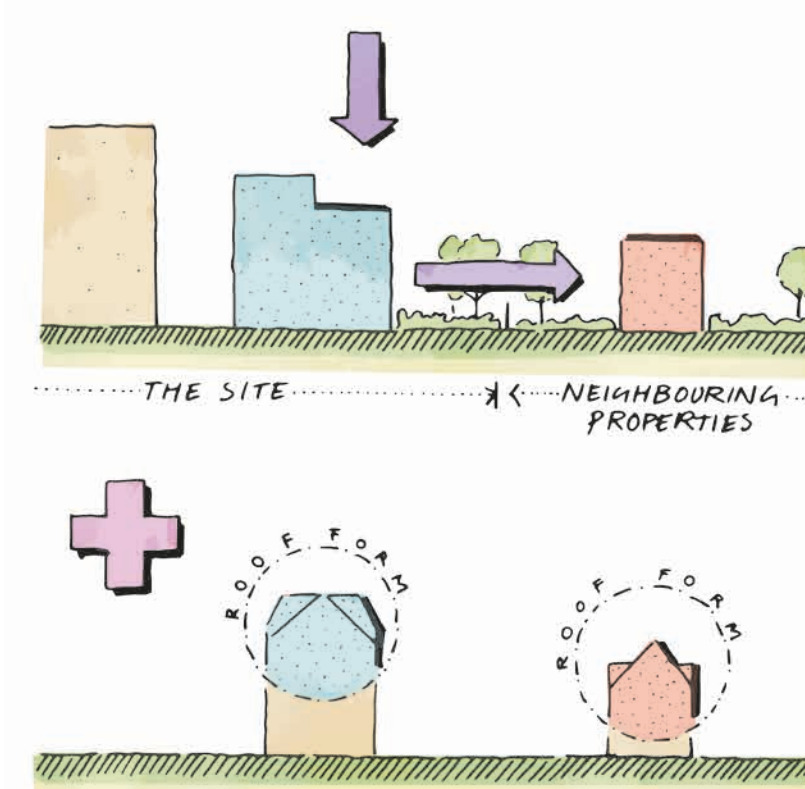
Townscape Considerations



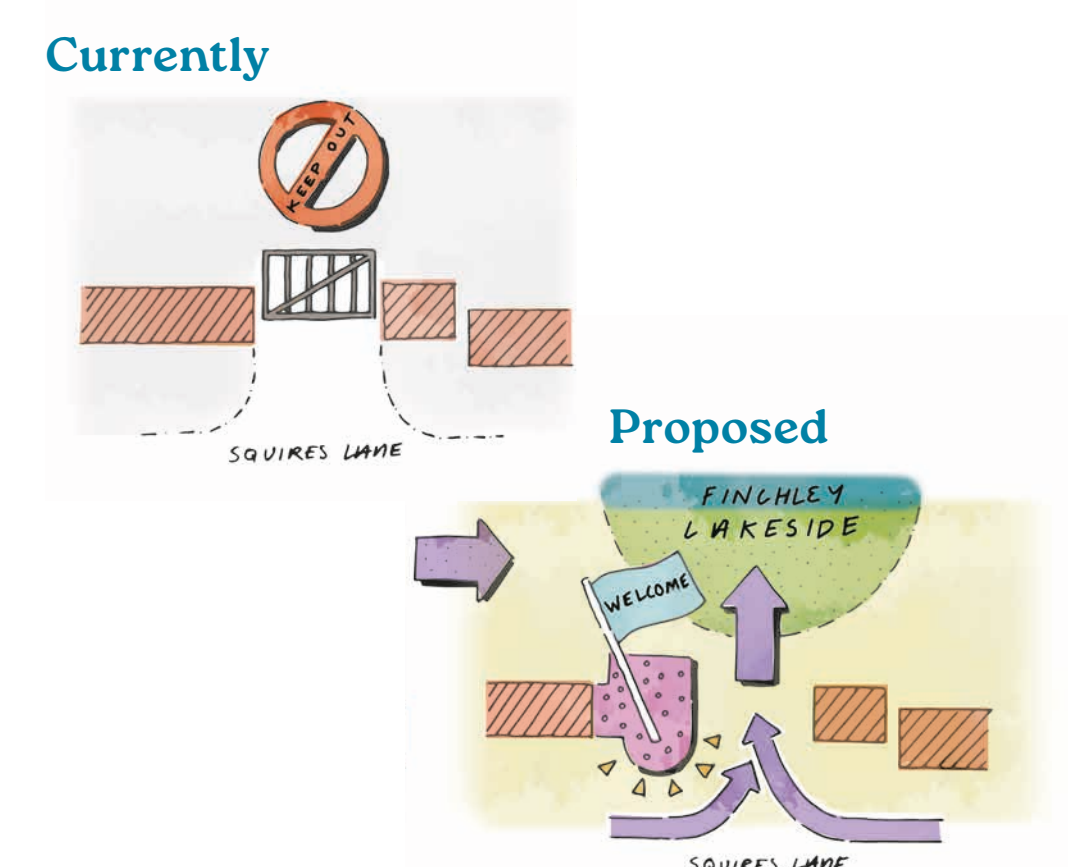
The existing character of the site is defined by taller buildings and their relationship with the lake, appearing above lower surrounding buildings.



Height should be kept away from the edges.



Edge buildings can step down and have roofs.



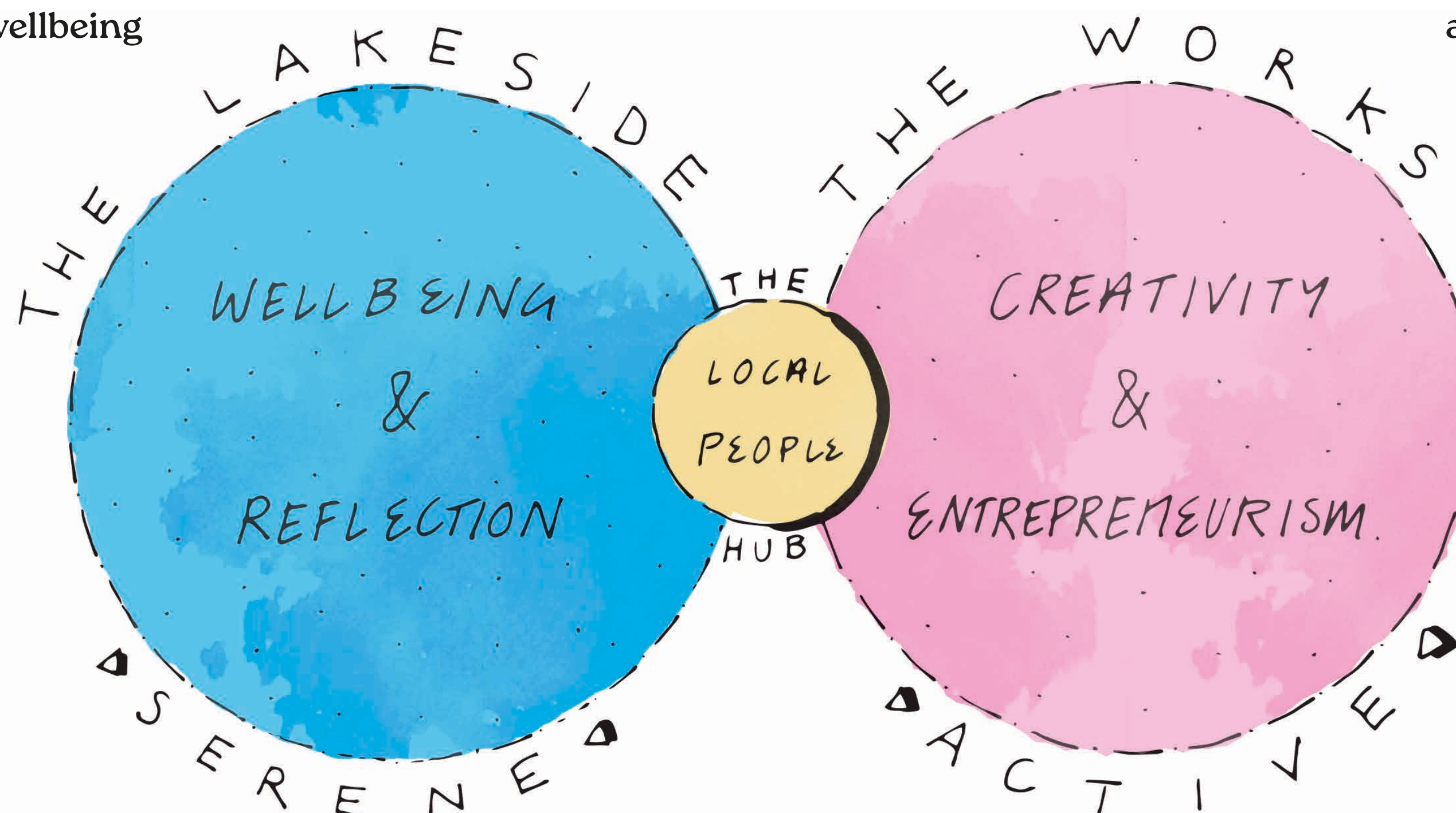
A new entrance building could provide a better welcome.



Shaping a Vision For the Site

The Lakeside responds to the calmness of the lake and nature, acting as a place for wellbeing and reflection.

The Works is more active. Supporting creativity and entrepreneurship.



The Vision can support different characters and activities.

The Hub sits in the centre, a place for local people to congregate and make use of a Lakeside cafe.

The Character Zones

The Lakeside: Wellbeing & Reflection

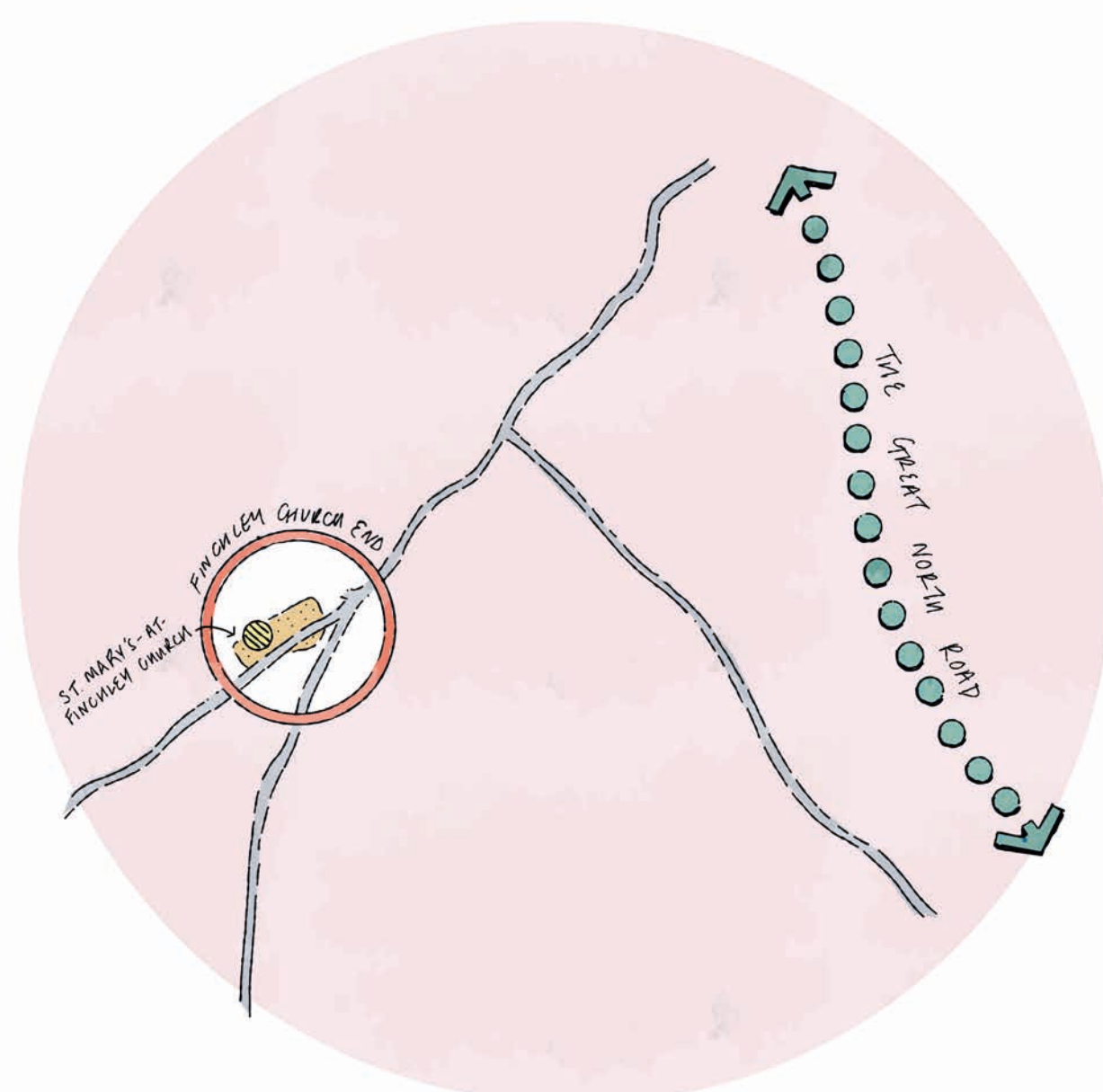
The Hub: Coming Together

The Works: Creativity & Entrepreneurship

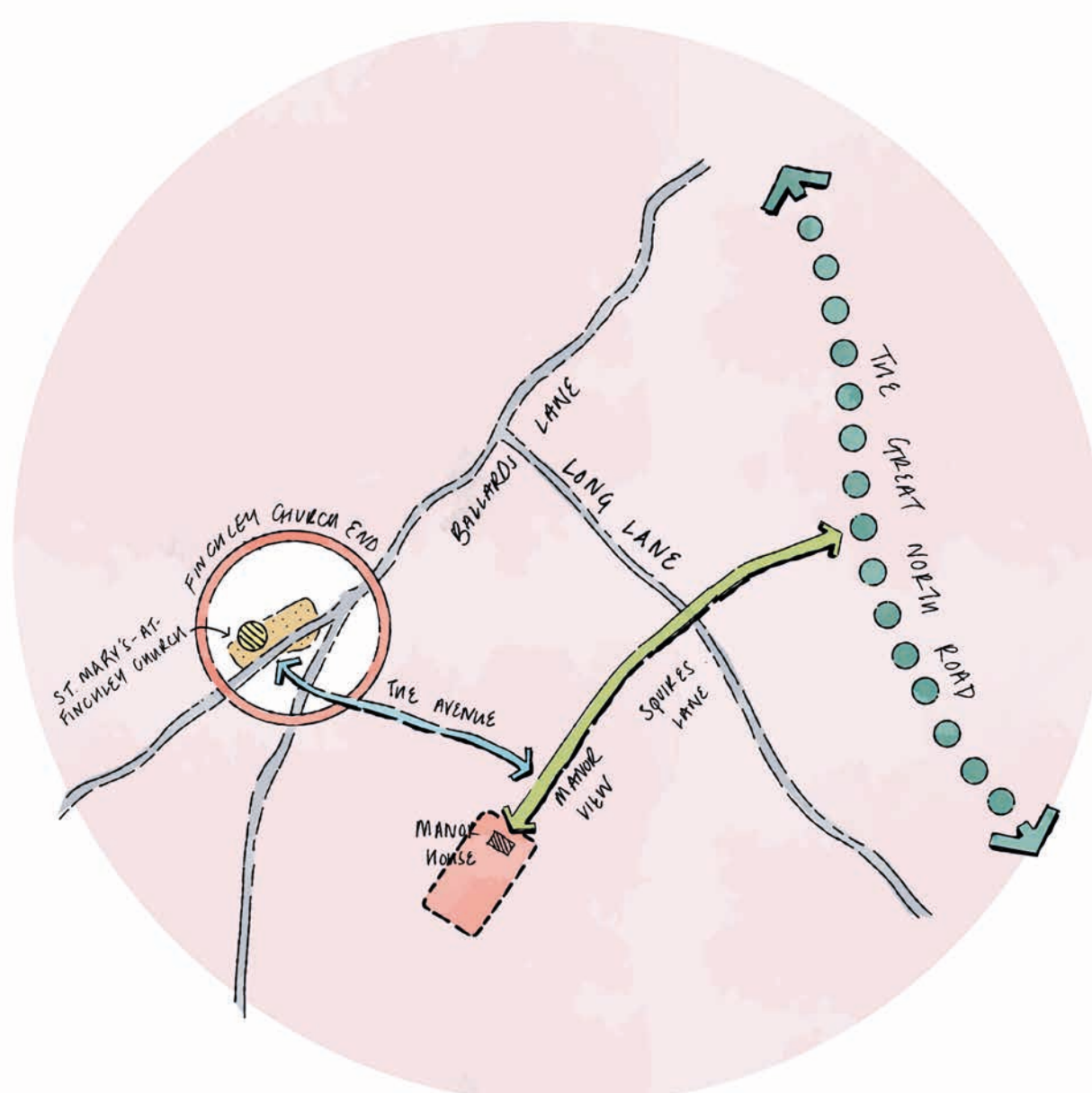


The Evolution of Finchley Church End

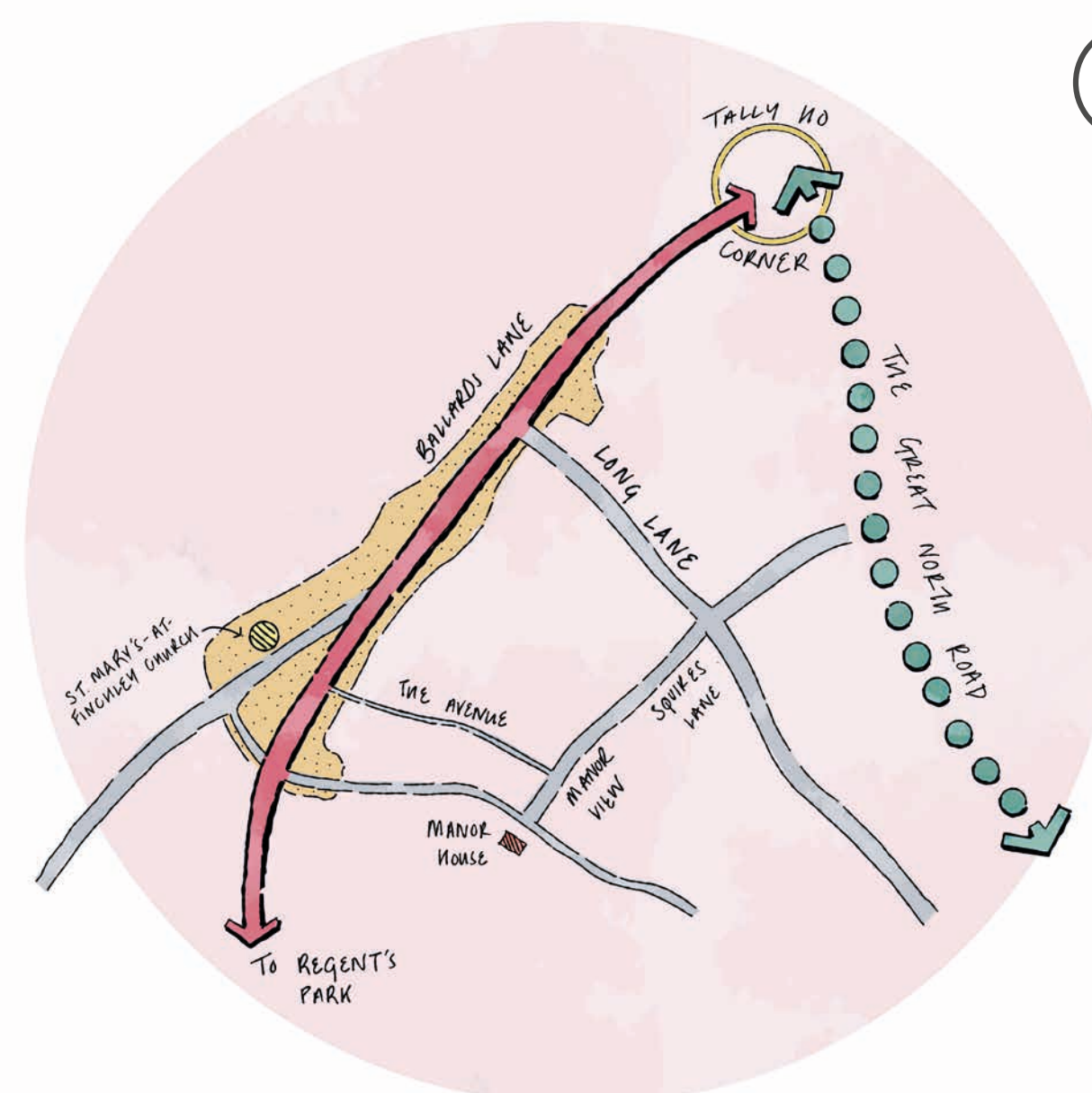
Finchley Church End is special due to its historic origins that underpin the structure of the town centre and the surrounding environs.



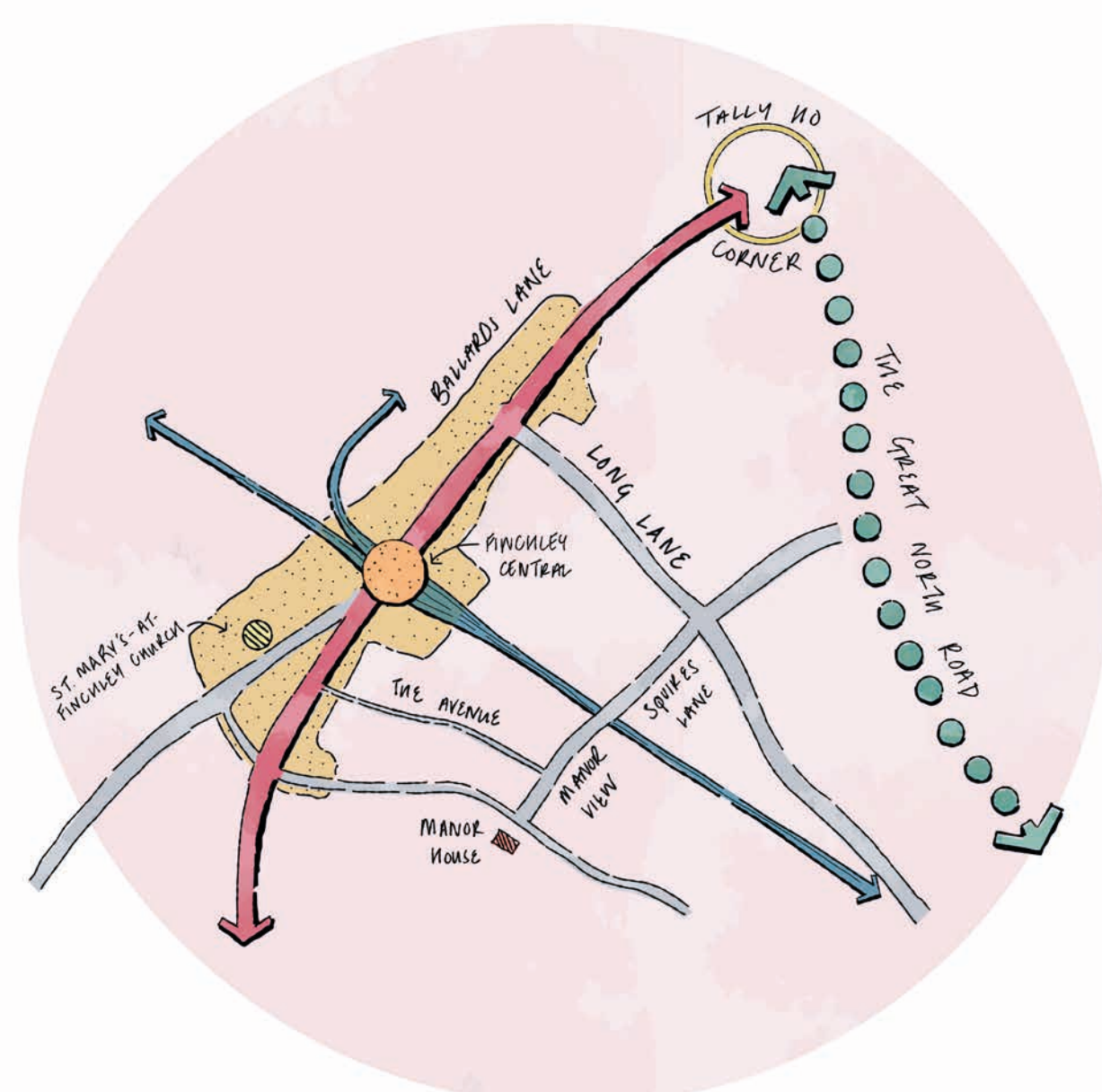
Finchley Church End has evolved from a small settlement located on the edge of what was once Finchley Common. Church End was Finchley's earliest settlement, growing up (from at least the 13th century) around the church of St Mary's.



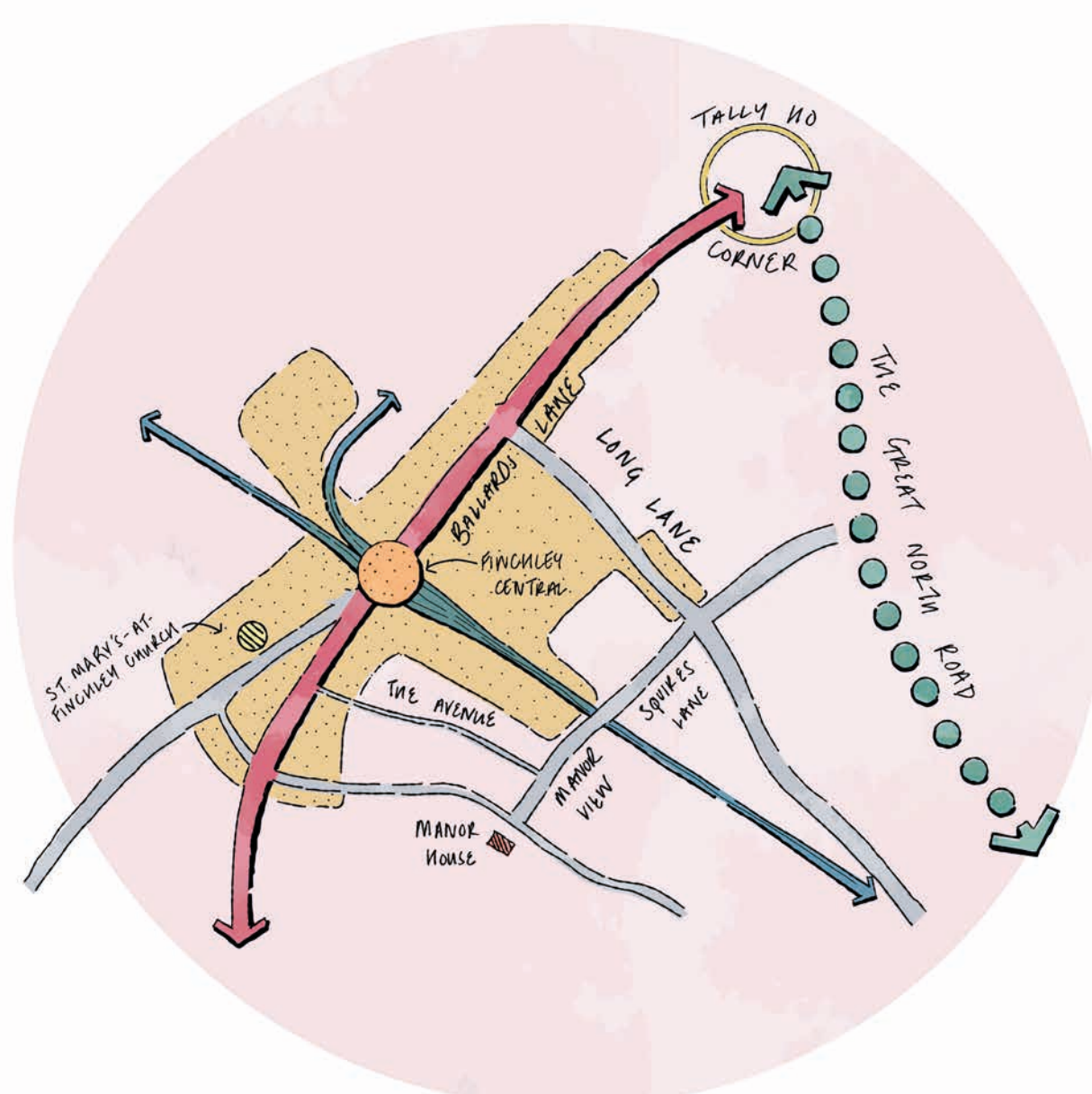
The Manor House (built in 1723) and its setting influenced the establishment of routes that still exist today. These include Squires Lane (originally Place Lane) and the section now called Manor View, which connected the estate to the Great North Road, and The Avenue, a tree-lined path linking the Manor to St. Mary's Church.



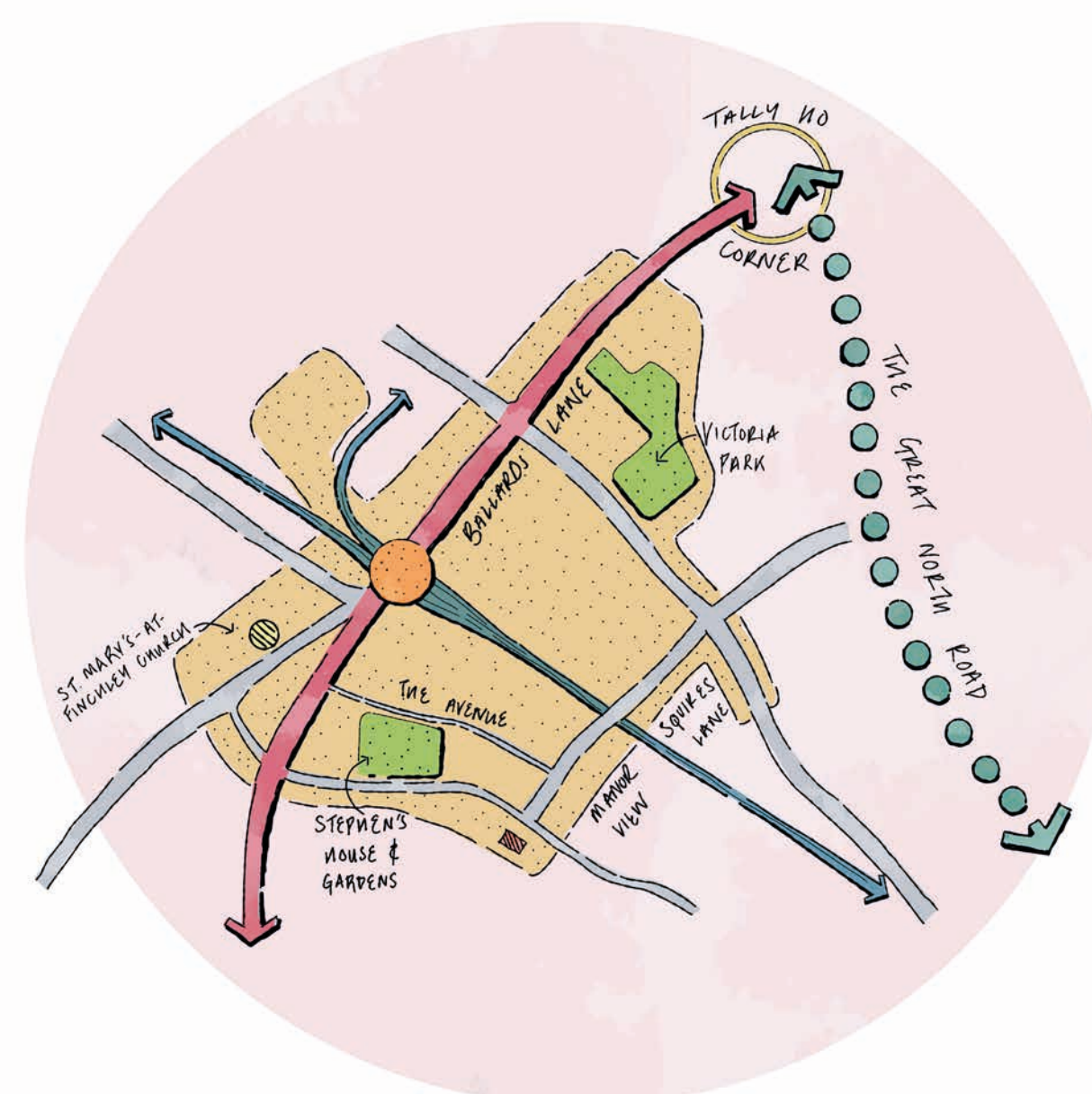
In 1814, the Common was enclosed, marking the beginning of formal land ownership. Development was further spurred by the creation of a new turnpike road from Regent's Park to Ballards Lane in 1825. This connected Ballards Lane to the Great North Road at Tally Ho Corner and shaped much of the road layout we see today.



The arrival of the railway in the 1860s brought significant change, including the establishment of what is now Finchley Central Station and a wave of Victorian-era development.



The Edwardian era brought continued development.



During the early part of the 20th century, further changes helped shape the character and urban grain of Finchley Church End, including; the opening of Victoria Park 1902, the bequest of Stephen's House and Gardens to the Borough in 1918, and further housing growth.

Finchley Lakeside Characteristics

The role of water on the site has been long-standing, used in the production of food, and then as a cooling pond for the power station.



The site has always been under private ownership, and distinct from the surrounding area.

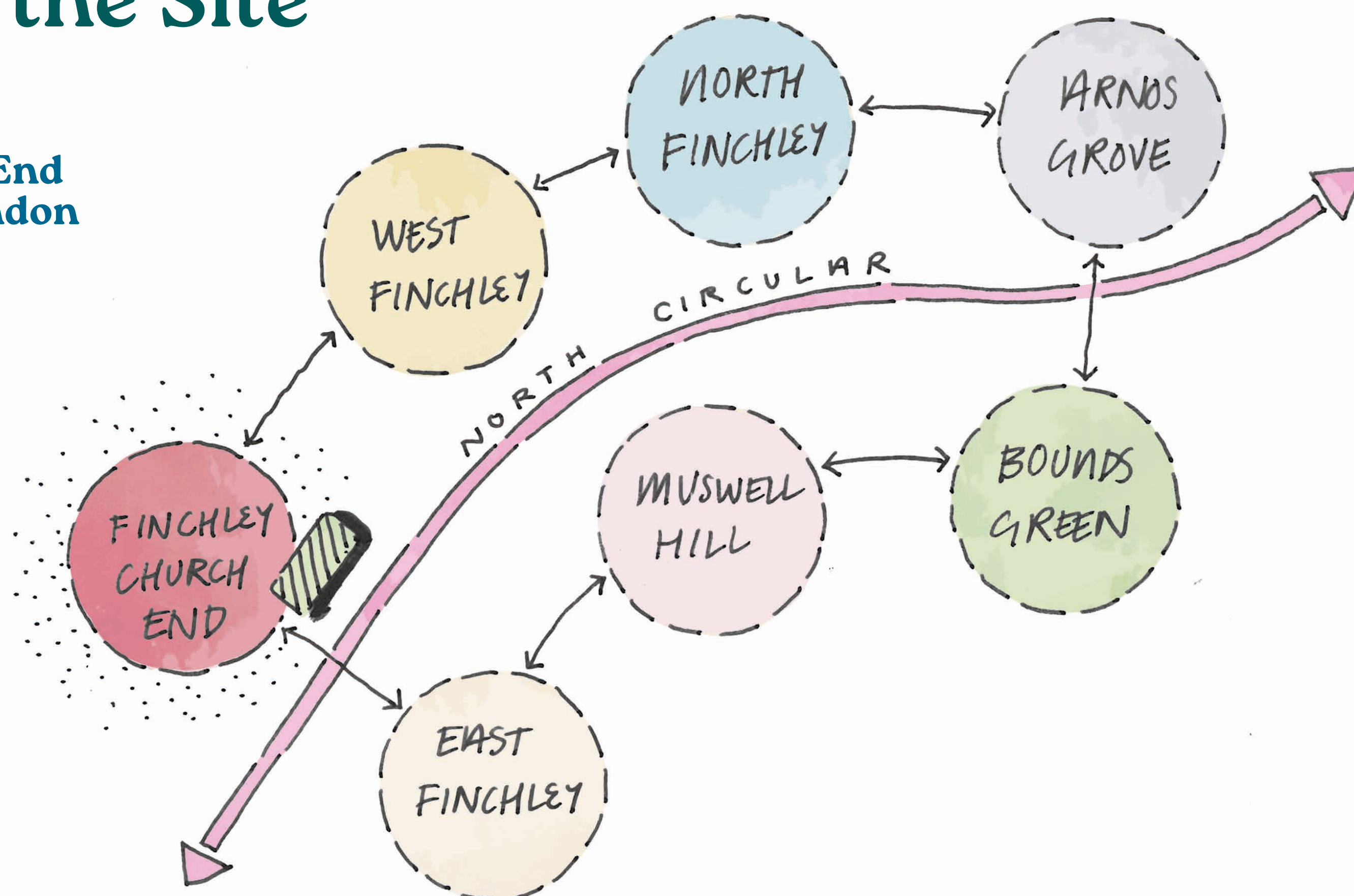


© Finchley Society



Understanding the Importance and Opportunity for the Site

The proposal can help reinforce the identity of Finchley Church End within the network of North London centres, each with its own offer.

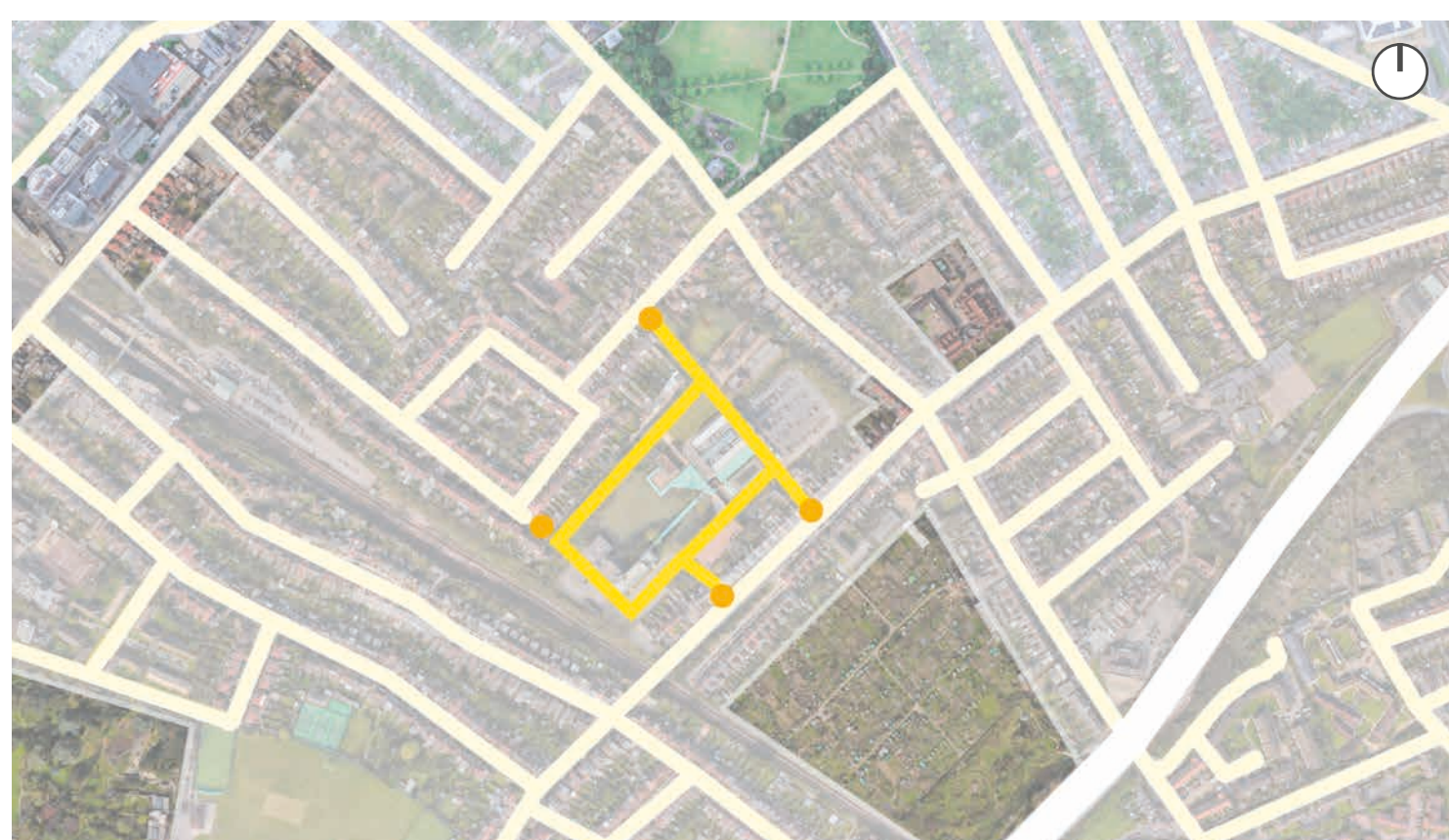


The Wider Network

As it stands today, the gated site blocks the opportunity to connect to the surrounding streets



There is an exciting opportunity to open the gates and create new routes through the site connecting the streets



and improving access to the local facilities...



The Green Network



Today, green spaces are important to local people and support a good quality of life in the area.



Stephen's House & Gardens



Victoria Park



Long Lane Pasture



Growing the Plan



Retain and celebrate the lake and its setting.



Enhance the 'wild' edge with planting & habitat creation.



Strengthen existing planting that screens the site and its boundaries.



Open up the site and animate the entrances.



Remove the western building and connect north and south with clear routes through the site.



Provide east-west routes that connect with the north-south routes, to form a loop around the site.



Create a space and special building to the centre.



Frame the spaces with frontages to overlook the routes, helping with safety and encouraging interaction between residents and visitors.



Consider the opportunity for the East building to be repurposed and create a new, active and flexible space to its edge.



Identify the larger plots for efficient housing delivery.



Respond to the edges and infill plots with a variety of housing types that support back-to-back arrangements and provide homes for a broad mix of needs.



A Vision for Finchley Lakeside emerges.



A Vision for Finchley Lakeside

Sketch Concept Masterplan Proposal



Key

- | | | |
|--|---|---|
| ① Retention & enhancement of the Lake | ⑦ The Works: Creative and workshop spaces | ⑬ Vineyard Walk: New Route through the site |
| ② Lakeside Cafe / Exhibition Space | ⑧ The East Building Site: Options to be explored for retention or redevelopment | ⑭ Enhanced Green Edges |
| ③ The Pier: A place to connect with nature and exhibit art | ⑨ Opening up onto Squires Lane | ⑮ Marking the new Entrance |
| ④ The Lakeside Walk: A new route through the site | ⑩ Opening up onto Hervey Close | ⑯ Townhouses |
| ⑤ The Wild & Natural Northern Bank | ⑪ Opening up onto Oakfield Road | ⑰ Wellbeing Spaces |
| ⑥ The Boardwalk | ⑫ Opening up onto Vineyard Grove | ⑱ Courtyard-based Green Living |



Landscape Principles

BMD

The Finchley Lakeside site is a hidden gem.

Starting with the lake, the proposals will enhance and protect the unique landscape assets and put them at the heart of an engaging, accessible, and sustainable development.

The vision is to retain this valuable 'oasis' - enabling the community to reap the benefits of direct connection with nature, whilst also creating a haven for biodiversity.

This green heart sits within a vibrant mixed-use community - balancing the needs of new and existing residents.



Landscape Character Areas

A The Northern Banks: Retention, enhancement and curation of the extensive planting along the lakeside and the boundaries of the site drive and informal, nature-focused character.

The banks will include informal playable landscapes for all ages, alongside more secluded areas that target habitat creation.

B Lakeside Trail: The removal of the western building opens up a leafy, lakeside route, offering connections out, across, and through the site.

A relaxed, calm atmosphere with spaces to relax and socialise, whilst providing new, legible and accessible connections.

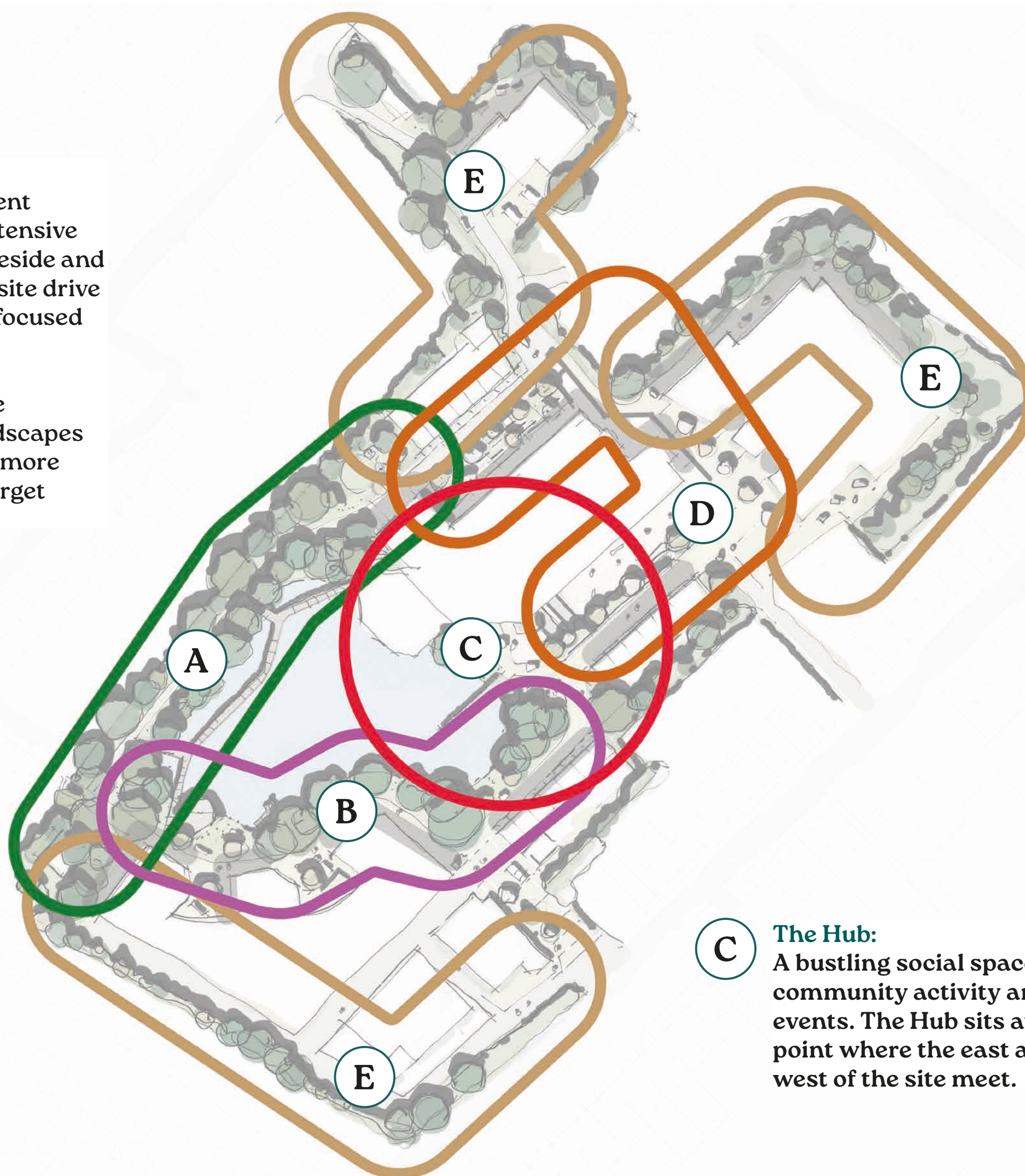
C The Hub: A bustling social space for community activity and events. The Hub sits at the point where the east and west of the site meet.

E Green Living: Creation of active and engaging public realm as a focus for the new residential properties.

Explore opportunities to promote food production within the landscape as well as driving the creation of habitat-rich edges that form connected wildlife corridors.

D The East Building Site: An exciting integration between the outdoor public realm and the emerging internal activities and facilities.

The level steps and changes are addressed through engaging terraced landscapes that draw inspiration from the vineyard history of the site and offer opportunities for informal play, exercise, food production, etc.



The Northern Banks

Lakeside Trail

The Hub

The East Building Site

Green Living



The Wild Side



A place for people to connect with nature, for ecology to thrive and where green and blue intertwine. The Wild Side includes boardwalks, and meandering woodland paths through the trees.



The Lakeside Connection



A new north-south connecting route that sweeps alongside the lake's western edge, combining both convenience with wellness, calmness and reflection.



The Works



A bustling hub of creativity and entrepreneurship. Where inside and outside blend as makers and artists spill out of studios, and the flexible public realm becomes a canvas for activity.



The Hub



The public heart and the meeting place of the two characters of the site. A place to meet for a lakeside coffee, a picnic on the grass, and to view a changing art instillation at the end of the pier.

