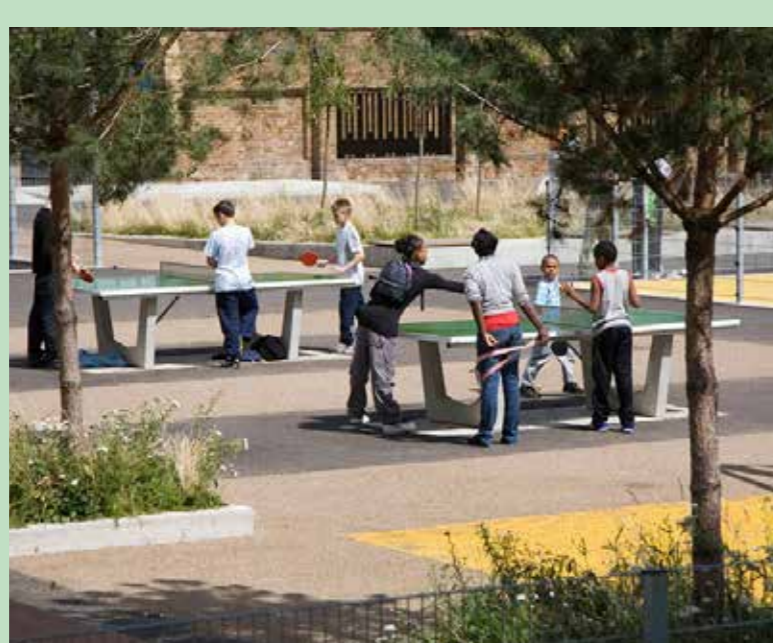
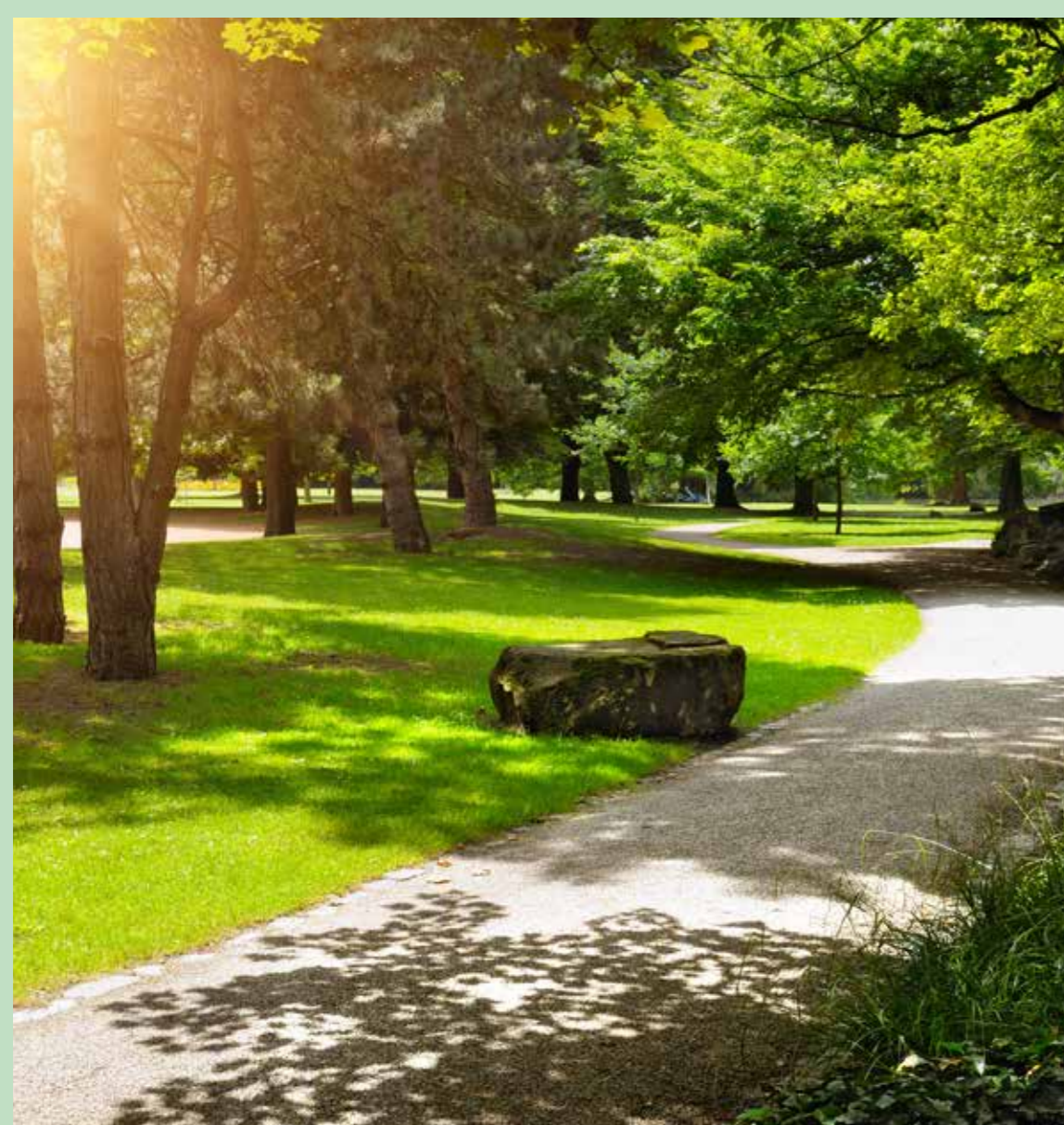


Bridge Park renewal

Welcome to the start of a new chapter for Stonebridge Park



Dear Resident,

Welcome to the Bridge Park exhibition!

Like you, we want Stonebridge to be a great place to live, work and play.

This consultation is all about listening to your feedback on detailed proposals for the regeneration of the Bridge Park Community Leisure Centre and the surrounding land.

Despite the fact the building is at the end of its life, we know Bridge Park is a place valued by many local people. Bridge Park was a symbol of hope, community and togetherness for many years. Like many people who grew up around Stonebridge, 'The Boy from Brent' Raheem Sterling talks passionately about the important role Bridge Park played in his childhood.

We want to build on this cultural legacy. This will be a Bridge Park for the future - an even better space, with modern facilities purpose built for local people to use and enjoy. A Bridge Park that retains the status of the past but is also fit for the next generation of Raheem Sterling's.

The Unisys buildings next door to Bridge Park have been derelict for more than 20 years and we know this redevelopment has been a long time coming.

We also know that the detail matters when it comes to making changes to your area, and the team is here to listen to your views on our emerging plans, and to answer any questions you have.

It's part of a bigger plan for investing in sites along Hillside, to create new homes, more jobs and beautiful outdoor spaces for everyone to enjoy. Brent Council and Stonebridge Real Estate Development Limited (SRED) are partnering to put £450million into improving your neighbourhood, including Bridge Park, Morland Gardens, Twybridge Way, and Bernard Shaw House.

These proposals are the first step on that journey, and your views and input will be vital to shaping how the plans evolve. The draft designs include new flexible community spaces, an improved adult education centre, fully accessible gardens, a hotel, as well as hundreds of new homes (including affordable and supported housing) to meet the growing demand for housing.

I know that many local families feel huge affection for the Bridge Park Community Leisure Centre, and it's important that we do justice to its history and legacy - we take that responsibility very seriously. We've listened to what you said you wanted from a new centre. In these proposals, the revitalised neighbourhood centres around a rebuilt Bridge Park Centre with state-of-the-art facilities offered at affordable rates. It will be more than double the size of the current building, including a new 25 metre swimming pool, a new sports hall, a larger gym, a function hall, meeting rooms, and a café.

With your help, we can build on the work and passion of all those who have contributed to Stonebridge's past success and create a thriving, inclusive neighbourhood for generations to come.

Yours sincerely,

Cllr Muhammed Butt
Leader of Brent Council

Our vision



Bridge Park will be a great place to live, work and play. With new parks, homes and places for communities to come together, it will be a place everyone can feel proud to call home. As the new neighbourhood on the block, it will honour the history of Stonebridge and meet the needs of the families that will live in and around Bridge Park for years to come.

Our commitments



A PLACE FOR EVERYONE

Bridge Park will be a welcoming space where everyone feels valued. It will have its own unique character and be an integral part of the Stonebridge neighbourhood.



A NEW LEISURE CENTRE

We will build on the legacy of the Bridge Park Leisure Centre by creating a brand-new and improved facility for the whole community to enjoy.



AFFORDABLE HOMES AND INCLUSIVE LIVING

Bridge Park will provide much needed affordable homes – including homes for older, disabled, and neurodiverse residents – encouraging independence and community wellbeing.



CREATING JOBS AND OPPORTUNITY

We will create good jobs for local people with plans for a new hotel, shops and cafés, and affordable workspaces for small and start-up businesses.



COMMUNITY SPACES TO ENJOY

Bridge Park will have clean, safe, and beautiful parks and public spaces for residents to relax, play, or spend time together – all designed to be fully accessible and inclusive for everyone to use.



ENVIRONMENTALLY FRIENDLY

We are committed to creating a neighbourhood that helps tackle climate change with greener buildings, more trees, and areas that support wildlife.

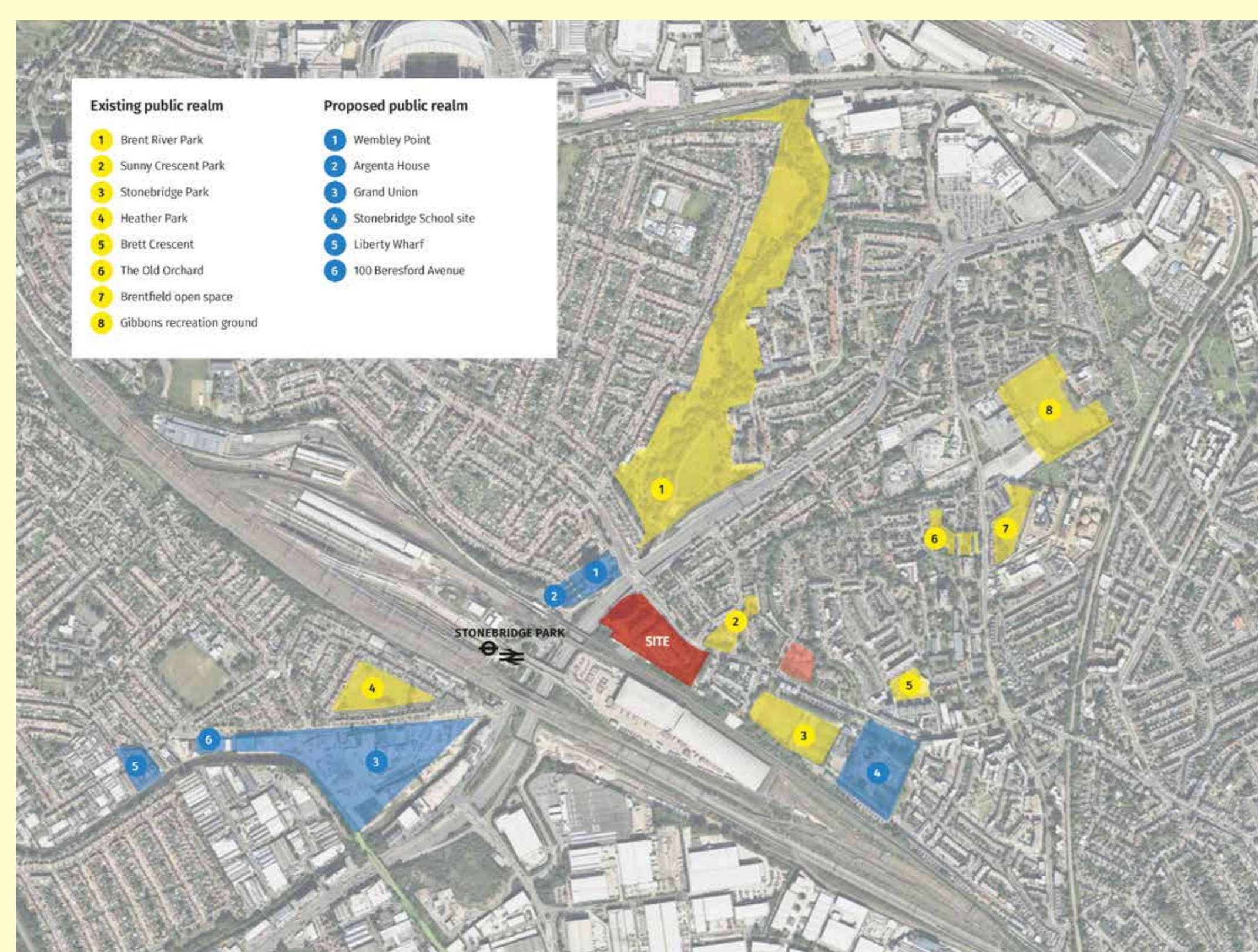
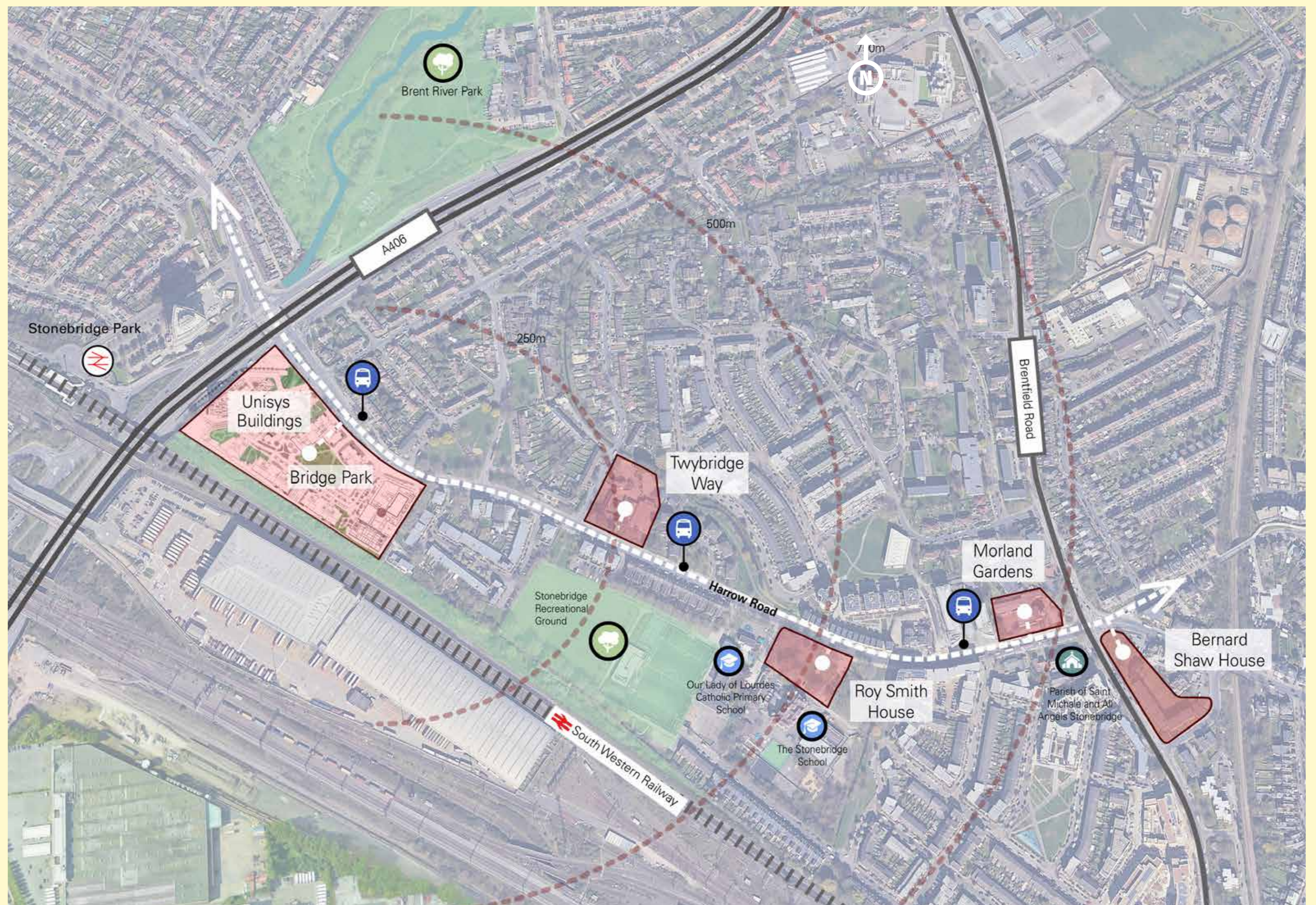
Unlocking investment in Stonebridge Park

Hillside Regeneration Corridor

The Bridge Park redevelopment is an important part of Brent Council's bigger Hillside Regeneration Corridor proposals.

As the first phases of development at Bridge Park complete, we will be able to give local facilities like Brent Start a new home there. This not only means a fantastic new leisure centre and resident hub at Bridge Park but also means the sites that are freed up also become new opportunities for the area to grow and thrive.

We want to hear your views about the four sites and emerging plans for redesigning the spaces to better meet local needs, so that together we can have a positive impact for generations to come.



Our vision

The Hillside Regeneration Corridor will be a lively, connected, and strong neighbourhood. It will celebrate its history while embracing new ideas and growth. It will offer different types of high-quality housing, job opportunities, community facilities, and green spaces for everyone, fostering an even stronger sense of community. It will:

- ▶ Provide a mix of high-quality, affordable, and sustainable housing for the local community.
- ▶ Create vibrant and inclusive public spaces that encourage social interaction, community engagement, and active lifestyles.
- ▶ Improve access to public transport and promote sustainable travel by improving walking and cycling infrastructure.
- ▶ Support local economic growth and job creation by offering employment opportunities and investing in skills development.
- ▶ Celebrate the area's rich cultural heritage and promote activities that bring the community together.
- ▶ Prioritise environmental sustainability by incorporating green infrastructure, sustainable drainage systems, and energy-efficient designs.
- ▶ Involve residents in planning and decision-making, so that this neighbourhood is built around local needs.

The future of our area

The Hillside Regeneration Corridor includes four sites with potential for development. Each site presents different opportunities for the community. Collectively, these sites have the potential to contribute to making the Hillside Regeneration Corridor a more lively, inclusive, and sustainable area. What could we do to make sure these sites are serving local people's needs better?



Twybridge Way

Brent Start, the council's Adult Education provider, will move from this site to Bridge Park, freeing this location for development. The council is thinking about building new council homes and community facilities here. Tell us what you think should be included.



Morland Gardens

This site, formerly Brent Start's home before they moved to Twybridge Way, is going to be redeveloped. The council plans to build new council homes and community facilities here. We want to hear what you think is needed.



Roy Smith House

Roy Smith House is a recently completed 51 residential home development with a 250 square metre commercial space. The Council is proposing to convert the commercial space into a community venue and flexible event space for use by the local community. The venue is to include a commercial kitchen, café bar and serving area with seating, an event space and a training suite. The proposals include moveable partitions to allow the space to be tailored to various community events or activities.



Bridge Park

This site supports all other locations within the corridor. In addition to a new, modern community leisure centre, residents will benefit from a new purpose-built space for Brent Start. By moving Brent Start to Bridge Park, this unlocks other opportunities at the other locations along the Hillside Corridor.



Bernard Shaw House

Bernard Shaw House is an existing housing site. The council has proposed building extra affordable housing at this site.

Your team

The Bridge Park project is made possible by a team of dedicated professionals. Our team has experts from different fields to make sure the project is well-designed, sustainable, and ensures your views are heard. The main team members are:



Brent Council

Brent Council leads the Bridge Park project, ensuring it meets local needs and delivers long-term benefits for residents. With a focus on reducing inequalities, fostering growth, and tackling climate change, the council is working hard to improve quality of life across Brent. This project is all part of the actions the council is taking to create inclusive, thriving communities across the borough.

brent.gov.uk



Stonebridge Real Estate Development Ltd

Stonebridge Real Estate Development Limited (SRED), part of GMH, is a multi-national hotel and development business that has worked with Brent Council for over 12 years to shape the future of Stonebridge Park. SRED brings expertise in major scheme project management, financing, hotels and engaging with stakeholders. Together, they aim to create a revitalised Bridge Park that truly benefits the local community.

gmhsa.com



Ridge and Robert Limbricks

Ridge is a multi-disciplinary Built Environment Consultancy, supporting Brent Council with architectural, engineering and sustainability expertise to shape the schemes vision, integrating the latest green technologies and sustainable design principles to ensure a resilient future proof neighbourhood. Robert Limbrick have been a leading contributor to the design of Sport and Leisure facilities for over 25 years, delivering projects across the country which have been used for both iconic sporting events and community wellbeing.

ridge.co.uk



Studio Moren

Studio Moren, an award-winning architecture and interior design studio, brings expertise in creating vibrant, engaging places that attract and welcome people. As the lead architect for Bridge Park, they oversee the masterplan and building design – shaping spaces that foster community and interaction. Their people-focused approach ensures that each project is thoughtfully designed, supporting lively environments where people feel at ease and want to spend time.

studiomoren.co.uk



Macfarlane + Associates

Macfarlane is a placemaking agency delivering public realm design for complex urban regeneration projects. They have developed a single vision for the public realm and landscape that together knits Brent Council and SRED's land with beautiful green open spaces. The public realm and landscape strategy has a particular emphasis on inclusive neural diverse external spaces that can be enjoyed by all and create opportunities for interaction between the residents and visitors, all generations and backgrounds, as well as more vulnerable and neurodiverse people.

macfarlaneassocs.com

Bridge Park, yesterday and today



The Bridge Park site is in the heart of Stonebridge Park. It includes the Bridge Park Community Leisure Centre to the east and the Unisys buildings to the west by the North Circular Road, which has been vacant for 17 years. There is also a car breakers yard in the southern corner.

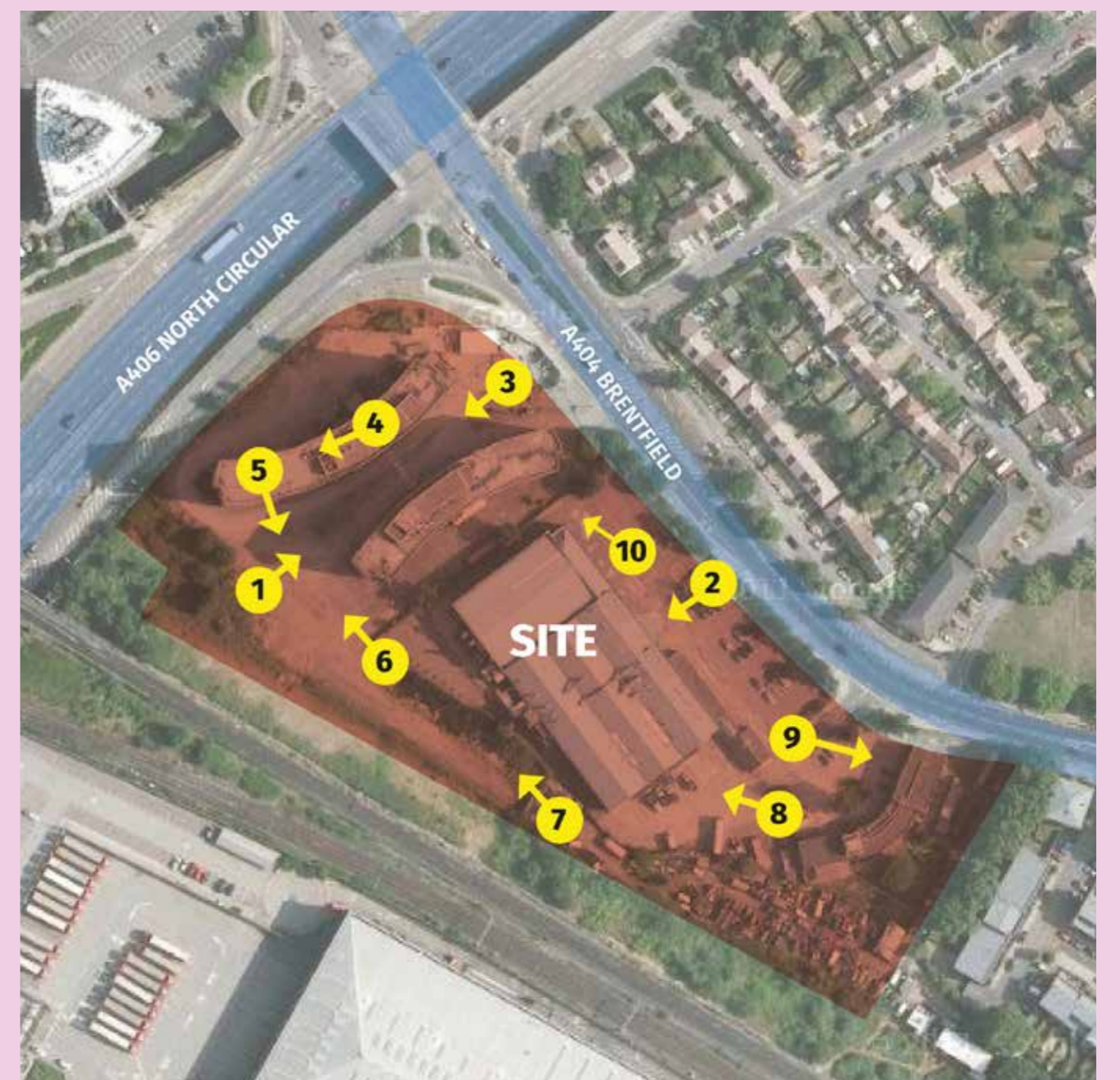
The Bridge Park Community Leisure Centre is owned by Brent Council and has a significant place in the borough's history. Once a disused London Transport bus garage, the hard work and dedication of local residents, working with the council, transformed it into what became the largest Black-led community enterprise in Europe. It has always been more than a leisure centre – offering space for business, education, a recording studio, a nursery, and places to bring people together.

Over time, the buildings have become tired and outdated, and they no longer fully meet the community's needs. Surveys have shown that the building has reached the end of its useable life. It would require a substantial investment from the council to keep the

current building open, including major and expensive works to the lifts and other parts of the building which are in a state of disrepair. Given that this investment is not affordable to taxpayers, especially as the building is due to be redeveloped, it is no longer possible to safely keep the current centre open.

A new facility is needed, one that respects the history and legacy of the original, provides the same kinds of facilities at affordable prices, and works harder to meet the needs of future generations as well. To the west of the site the Unisys buildings are a landmark. The team has explored retaining and refurbishing them, but this has proved impossible due to the bad state of the buildings. Around them, the public spaces are in bad shape, missing the greenery, play areas, and other facilities that the local community deserves.

The Bridge Park development is a chance to improve the area, transforming it into a lively, inclusive, sustainable neighbourhood and creating a better future for Stonebridge Park.



Site history

The Bridge Park site and the surrounding Stonebridge Park area have a rich and complex history that spans several centuries. Here is a timeline of the key events that have shaped the site and its context:



Between 1660-1700

A bridge of stone and brick with two arches was built by the Lords of the Manor of Oakington and East Twyford. This gave Stonebridge its name.



Before 1890

The River Brent winds through the area, often flooding the surrounding farmland.



Before 1890

Horse drawn tram was the form of transport. The stone bridge is stranded on an "oxbow" lake, which was neglected and eventually filled in.



1981-88

Brent Council buys the bus depot site and supports Leonard Johnson and the Harlesden People's Community Council to develop the site into Bridge Park Community Leisure Centre.



1970s

The Unisys buildings, a Brutalist pair of crescent shaped office blocks, designed by architects Richard Seifert & Partners.



1936

The Stonebridge tram depot was turned over to trolley bus depot.



1901

Move from horse drawn to electric powered transport. Tram route opened, with a tram depot in 1906 as the terminus for the electric trams, by Metropolitan Electric Railways.



1988

The centre is officially inaugurated in 1988 by Prince Charles. At the time it is the largest Black-led community enterprise in Europe.



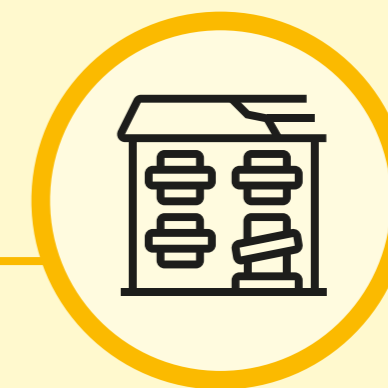
1995

Brent Council takes over management of Bridge Park.



1997

Unisys stop working from the buildings which have largely remained empty ever since.



2013

The existing Bridge Park Community Leisure Centre buildings are reaching the end of their life. Brent Council looks at options for developing the Unisys buildings and Bridge Park sites together to pay for a new sports centre.



2020 - 2024

Construction is expected to commence on the new Bridge Park development.



2017-20

A lengthy legal dispute over Brent Council's ownership of the site pauses plans for development. The High Court rules in favour of the council in 2020.



2017

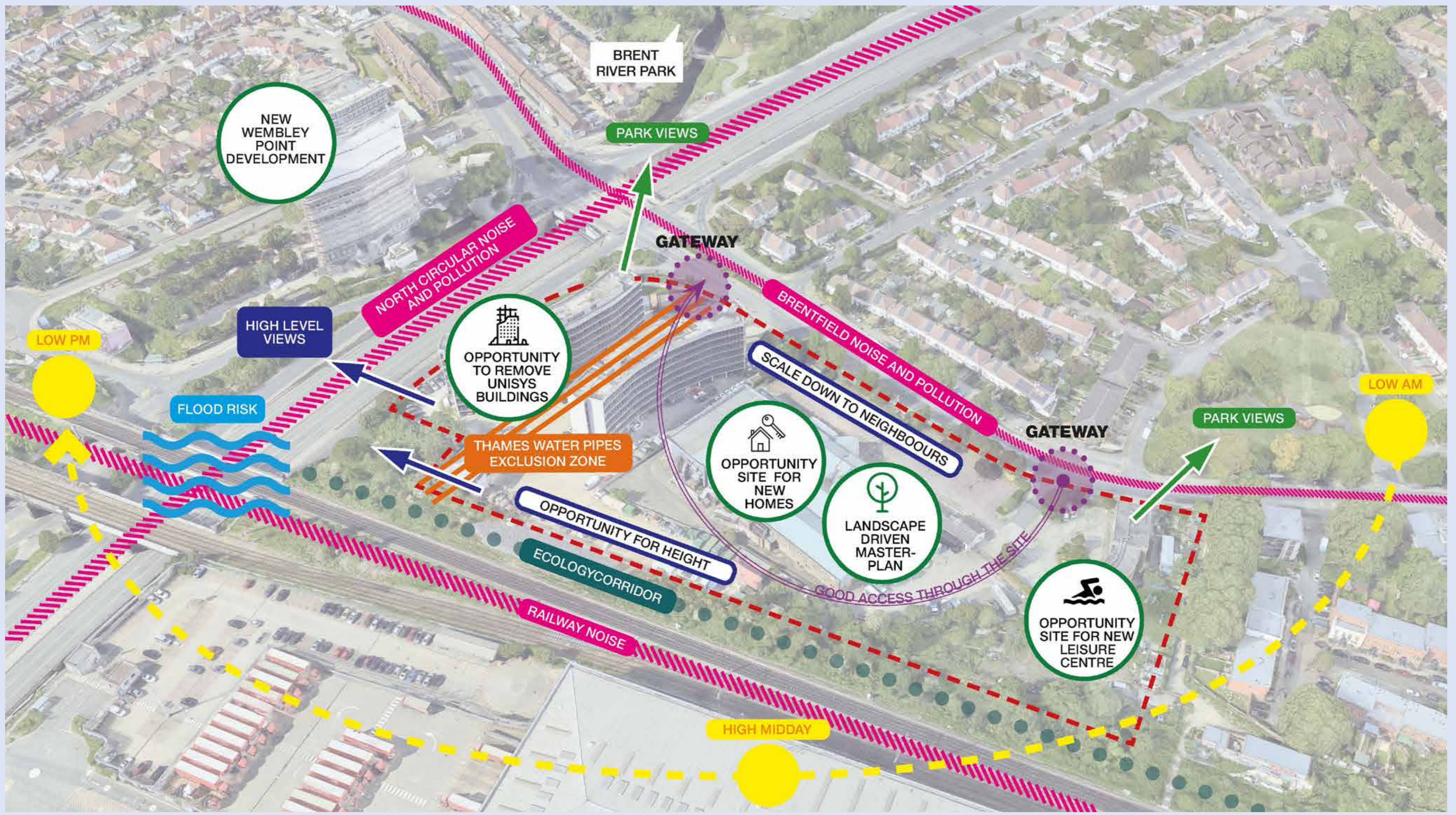
Brent Council agrees to sell some of its land to SRED, on the condition that redevelopment includes housing, a modern leisure centre, and a hotel with restaurants and bars. Local residents are consulted on what facilities they wanted in the leisure centre.



2014

Brent Council consults with local residents on four options for the layout of the new facility.

Understanding the site



Ownership

In 2017, the council agreed to sell some land to SRED, provided the redevelopment includes housing, a leisure centre, and a hotel with restaurants and bars. Brent Council and SRED share ownership of the site as outlined in the plan shown.

Policies that we need to work within

The council's planning policies for Bridge Park and the Unisys buildings calls for the replacement of outdated and vacant buildings with a revitalised, mixed-use area. This will serve as a gateway to Stonebridge, providing flood mitigation and improved public spaces and services for local people. Key considerations for the site's future include:

► New leisure centre

A new high-quality leisure centre, especially with a swimming pool, must be prioritised for the Bridge Park site.

► New homes requirement

Planning policy sets a target of 505 homes for the site, plus a hotel, offices, small-scale commercial, and community uses.

► Tall buildings zone

Taller buildings are permitted especially near the railway line as long as they meet high design standards and fit into the area.

► Protecting neighbours' amenity

Any development must respect nearby homes and local residents' need for privacy, quiet, and minimal traffic disruption.

► Flood-responsive layout

To address local flooding concerns, new developments should be in lower-risk areas. Landscaping and green spaces are recommended to absorb water and reduce runoff.

► Water infrastructure

The scale of development will require Thames Water to enhance wastewater systems to handle increased demand.

► Wildlife conservation

The site borders a Wildlife Corridor and a Grade I conservation area. Projects must protect local wildlife and enhance green spaces to support biodiversity.

► Air quality

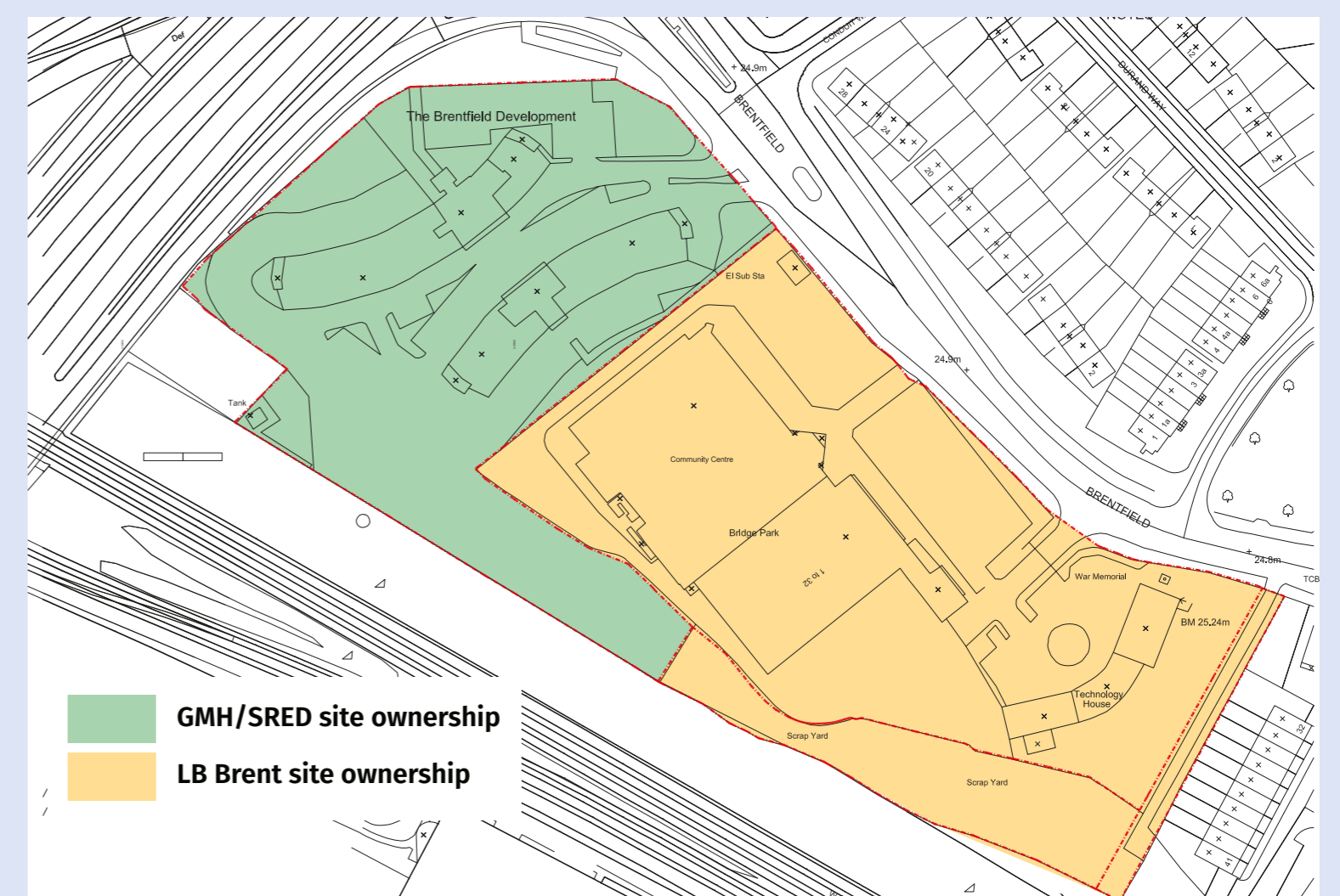
Due to higher-than-ideal pollution levels, new buildings must meet "Air Quality Neutral" standards to avoid worsening air quality and to protect residents' health.

► Unisys House

The empty Unisys office buildings are in a poor condition and contains wood wool infill, which degrades over time and cannot meet modern fire and insulation standards. The structures cannot be repurposed and must be replaced.

► Transport upgrades

Improved access to Stonebridge Park station, local buses, and walking and cycling paths will be essential to support the area's future growth.



Designing with nature



When we were developing our proposals for the site, we started with the parks and green spaces – the buildings were designed to fit into this landscape. We set out to design an environment that everyone can enjoy safely and comfortably. We particularly wanted to make sure that people of all generations, young and old, as well as those who are neurodiverse felt welcome.

Key features of our approach are:

More plants and animals

- ▶ We will plant over 300 new trees and create spaces to help nature and make the area look beautiful.
- ▶ We will create new habitats for birds, bats, bugs and other species.
- ▶ We will rely less on hard surfaces and more on green areas to help the environment.

A network of public spaces

- ▶ There will be new places to enjoy, from small gardens to big parks.
- ▶ Everyone can use these spaces, and there will be spots to sit, play, and meet friends.
- ▶ These spaces are meant to bring the community together and encourage people to gather and have fun.
- ▶ Community gardens for residents to grow their own food.

Smart water use

- ▶ We will use smart ways to handle rainwater so the area doesn't flood. Rain gardens and shallow channels will help with this.
- ▶ Rainwater can be collected to water plants, so we use less tap water.
- ▶ Permeable surfaces will be used to keep the water clean and help plants grow.

Easy ways to get around

- ▶ Safe and pleasant paths with good signage and wayfinding will connect important places, making walking and cycling easy.
- ▶ Outdoor fitness equipment and play areas will be included to promote healthy living.
- ▶ Streets and public spaces will be designed to prioritise pedestrians and cyclists over cars.

Spaces to enjoy



1 Residential square



2 Outdoor dining



3 Gateway



4 Stonebrook wilds



5 Formal play



6 Parkland



14 Green square



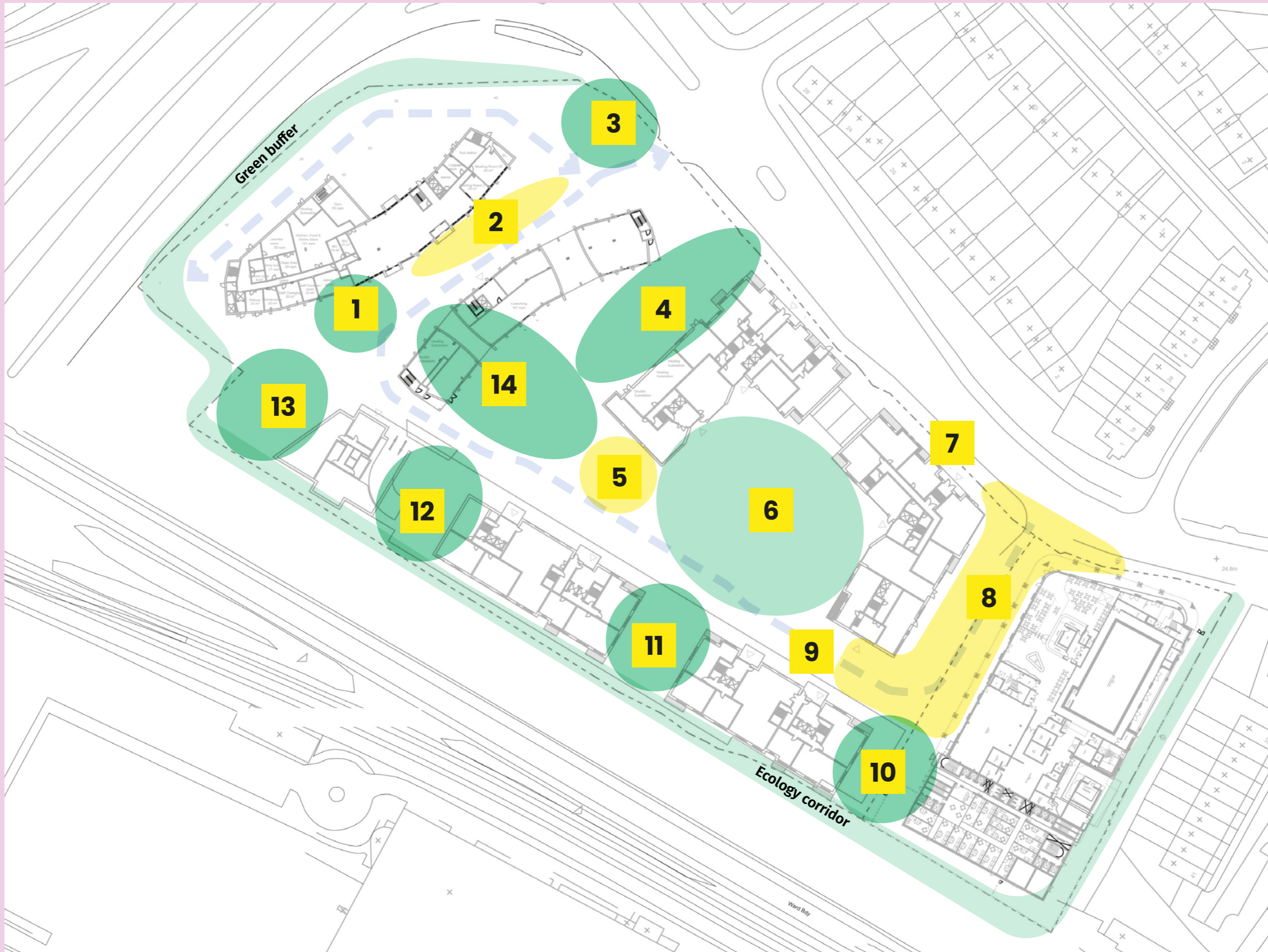
13 Tactile garden



12 Colour and light garden



11 Community garden



7 Green street



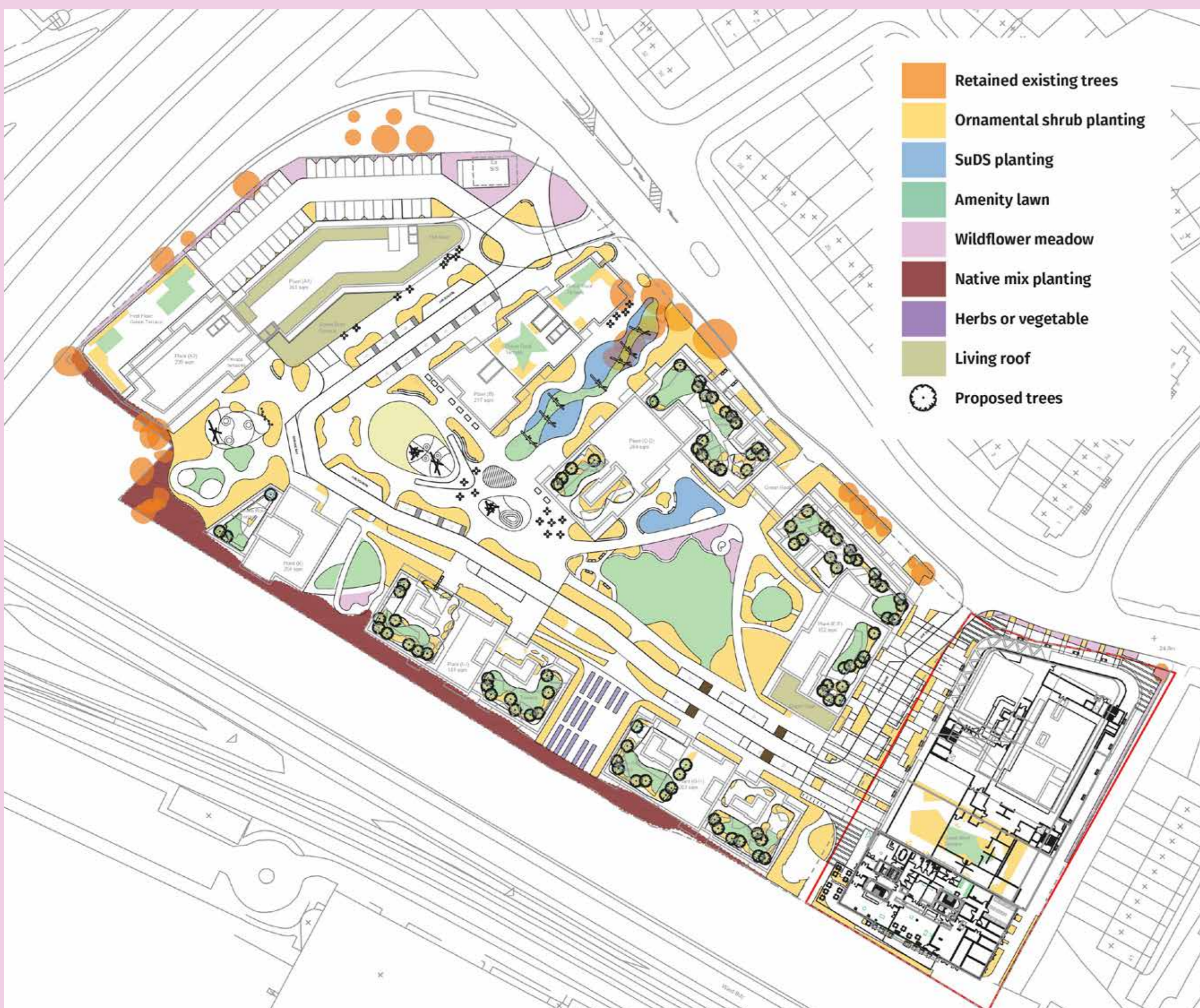
8 Civic square



9 Living street



10 Sound garden



At Bridge Park, we're creating a lively and green space for everyone to enjoy. Our plan focuses on making the area beautiful, healthy, and welcoming for both people and wildlife. All have been designed with the needs of neurodiverse people in mind to ensure they are welcoming and comfortable.

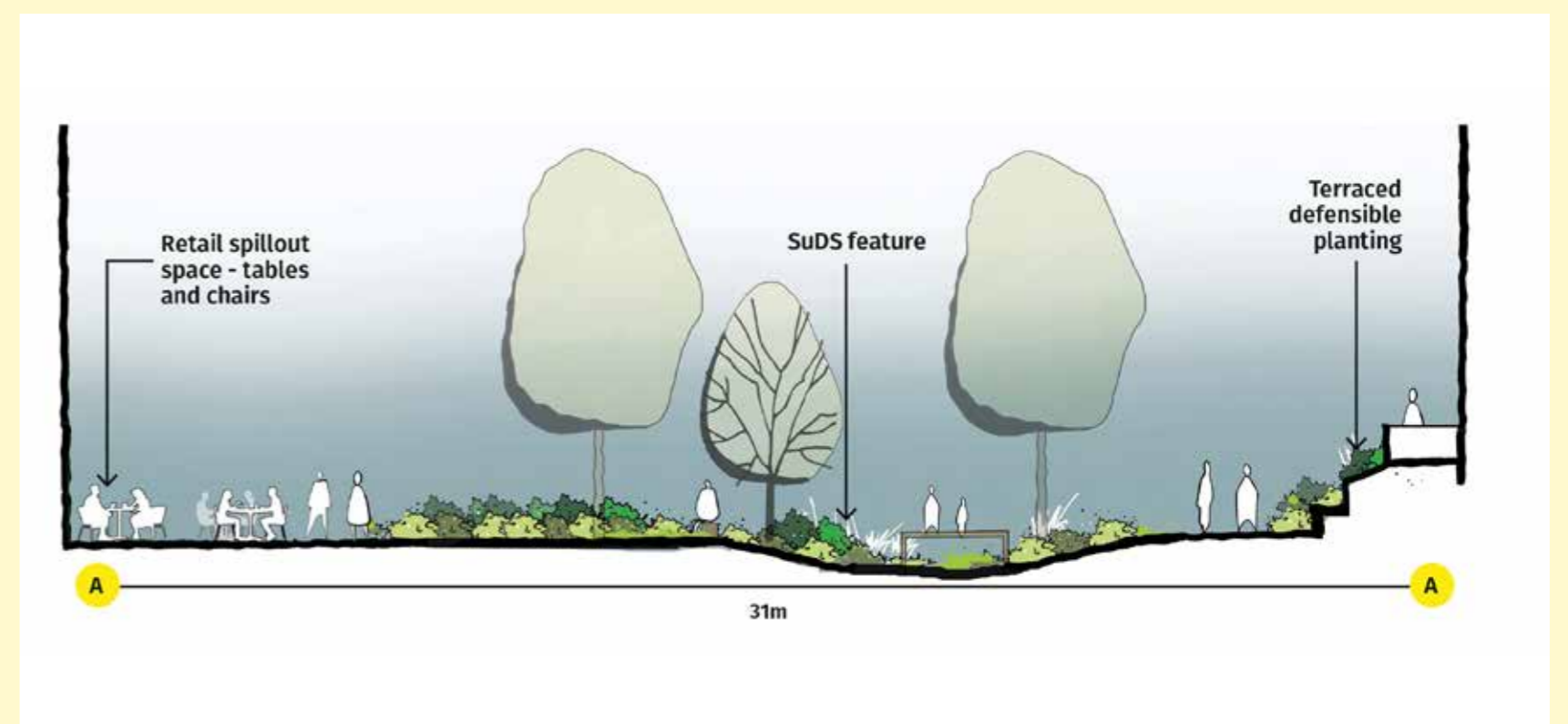
Our design is inspired by the local area, including its industrial history and the nearby River Brent. We're combining different types of landscaping to create a unique and memorable environment that meets the needs of the community.

The site features 14 unique areas, including eight parks and gardens, with play spaces totalling the size of four and a half tennis courts. Whether you want a quiet spot to read, a place to meet friends, or a space to enjoy nature, you'll find it at Bridge Park. Our plan ensures there's something for everyone to enjoy all year round.

Parks and green spaces

Stonebridge Gateway and Brook Wilds

This marks the main entrance to the site, where clear pathways and gateway signage leads visitors into the development inspired by the River Brent with a dry stream that fills during heavy rain to manage water naturally. It provides lively spill-out spaces for neighbouring shops and cafés next to the green spaces, while a winding trail under mature trees invites exploration. Flexible design provides space for gatherings, play, and community connection.



Railside Square

The community square is a lively hub with playful spaces for kids, shaded seating for relaxation, and open areas perfect for celebrations. Connected to a community-use building, it buzzes with energy. Flexible spill-out zones link indoor and outdoor activities, making it a warm, welcoming spot where everyone feels at home.



Civic Square

The Civic Square, connected to the new community and leisure centre, is a vibrant space for gathering and play. It features table tennis, chess tables, and a sound garden to explore. Paved walkways, greenery, and seating provide a welcoming environment, while outdoor dining spots are perfect for meals or coffee. String lights add a festive glow in the evenings, making the square an inviting spot for relaxation and connection.



Play and sensory gardens



At Bridge Park, we believe everyone should have access to great outdoor spaces that help with wellbeing, learning, and social interaction. Our play spaces and sensory gardens are made for people of all ages and abilities to enjoy.

Play spaces and sensory gardens are spread throughout Bridge Park, making sure everyone has easy access to these special spaces. They are designed to fit into the overall landscape, adding to the sense of place and community.

Play spaces

- ▶ A mix of formal and informal opportunities for play designed into the landscape.
- ▶ Fun play areas that encourage exploration, creativity, and physical activity.
- ▶ Natural play elements like boulders, logs, and sand pits that stimulate the senses.
- ▶ Inclusive play equipment for different abilities, promoting social interaction.
- ▶ Seating areas and picnic spots for families and carers to relax and socialise.

Sensory gardens

- ▶ Spaces designed for each of the five senses: sight, sound, touch, smell, and taste.
- ▶ Colourful and tactile plants like fragrant herbs, soft grasses, and textured bark.
- ▶ Interactive elements like wind chimes, water features, and musical instruments.
- ▶ Accessible paths and seating areas for a calming and immersive experience.

The proposals



New homes

More than 1,000 high-quality homes, including family homes and affordable options. This includes 180 specially designed homes for older adults and those with disabilities, providing independent living with nearby support.

Bridge Park Community Leisure Centre

A state-of-the-art facility including a swimming pool, gym, and multipurpose community spaces.

Parks and green spaces

Development of eight distinct new green spaces, including over 5,800 sqm of play areas, and enhancement of local green infrastructure through the planting 300+ new trees, wildflowers, hedgerows, amenity lawns, and green roofs.

Hotel

A new 263-room hotel, designed to bring visitors, support local businesses, and create new jobs for the area.

Commercial space

Over 1015 sq.m of commercial space including 250 sq.m of community and indoor play space.

Affordable workspace

Over 400 sqm of space available at a discount for small businesses and start-ups.

Inclusive design

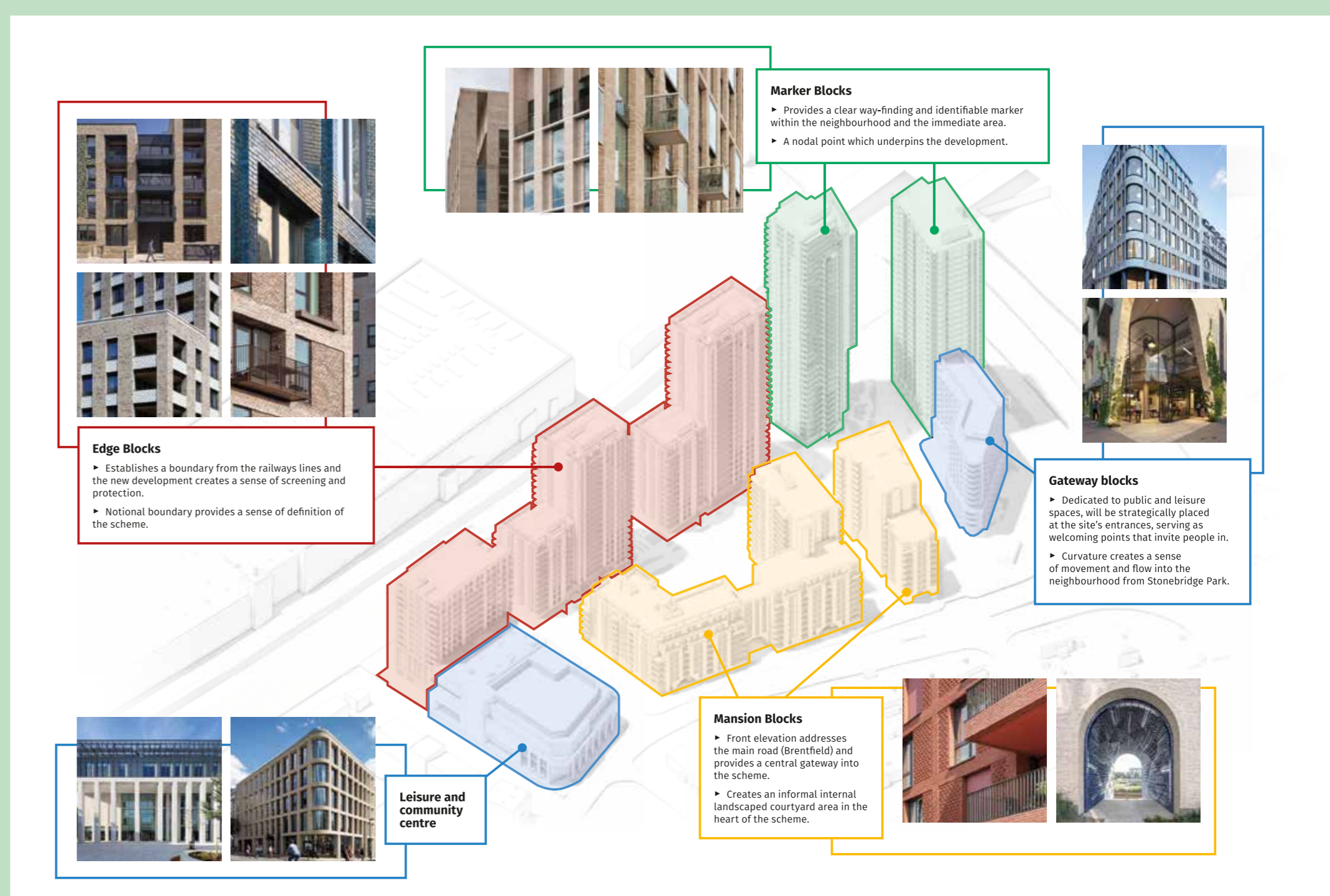
Spaces designed for neurodiverse individuals with sensory-friendly areas, clear wayfinding, quiet zones, and adaptable lighting to ensure a diversity of environments to cater to a neural diverse users.

Sustainability focus

Design aims for a BREEAM [Excellent] rating with green roofs, solar panels, and eco-friendly materials, targeting a 60% reduction in carbon footprint.

Parking

Adequate parking bays with spaces for electric vehicles, dedicated disabled parking, car club options, and extensive cycle parking for sustainable transport alternatives.



New Bridge Park Centre



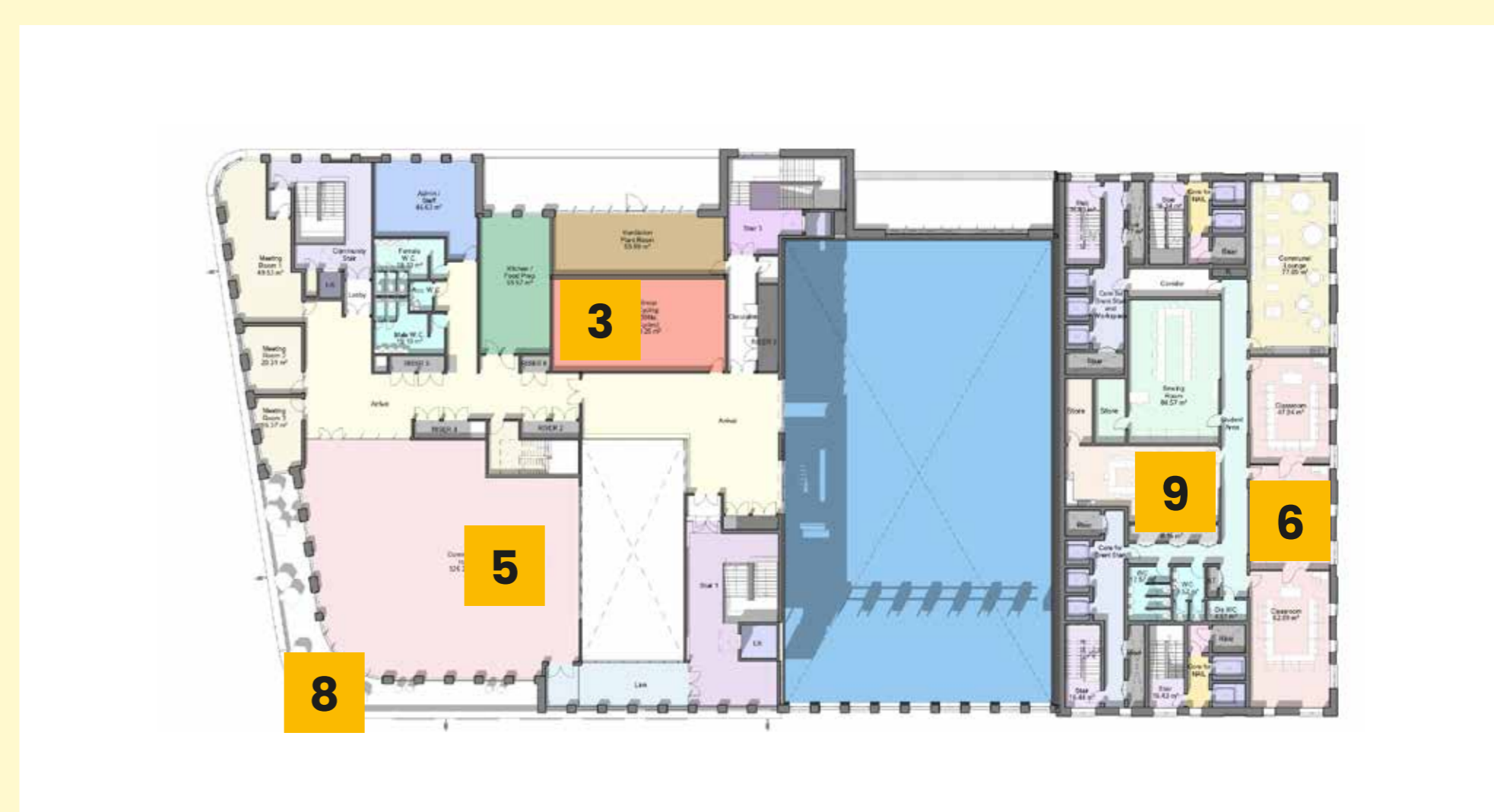
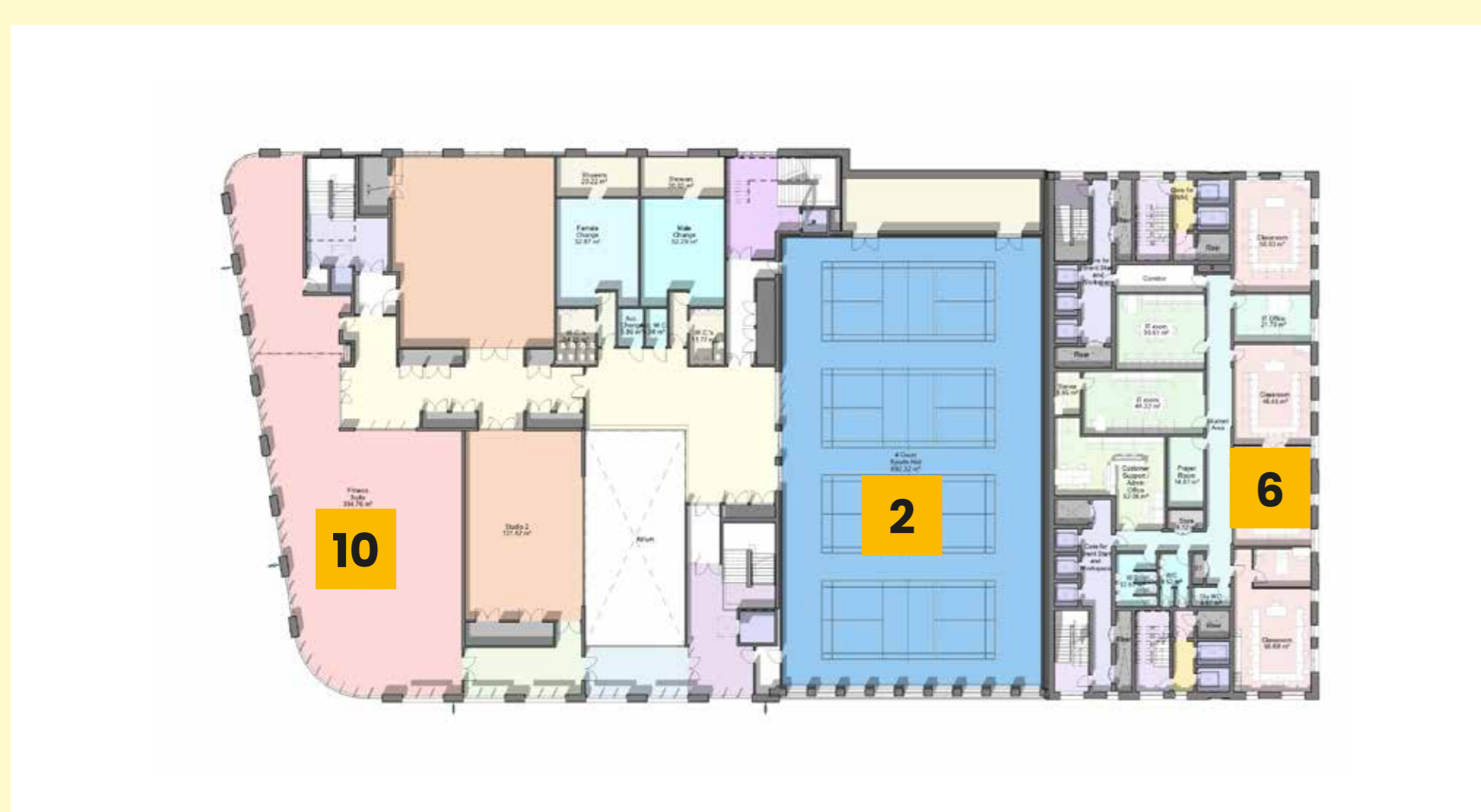
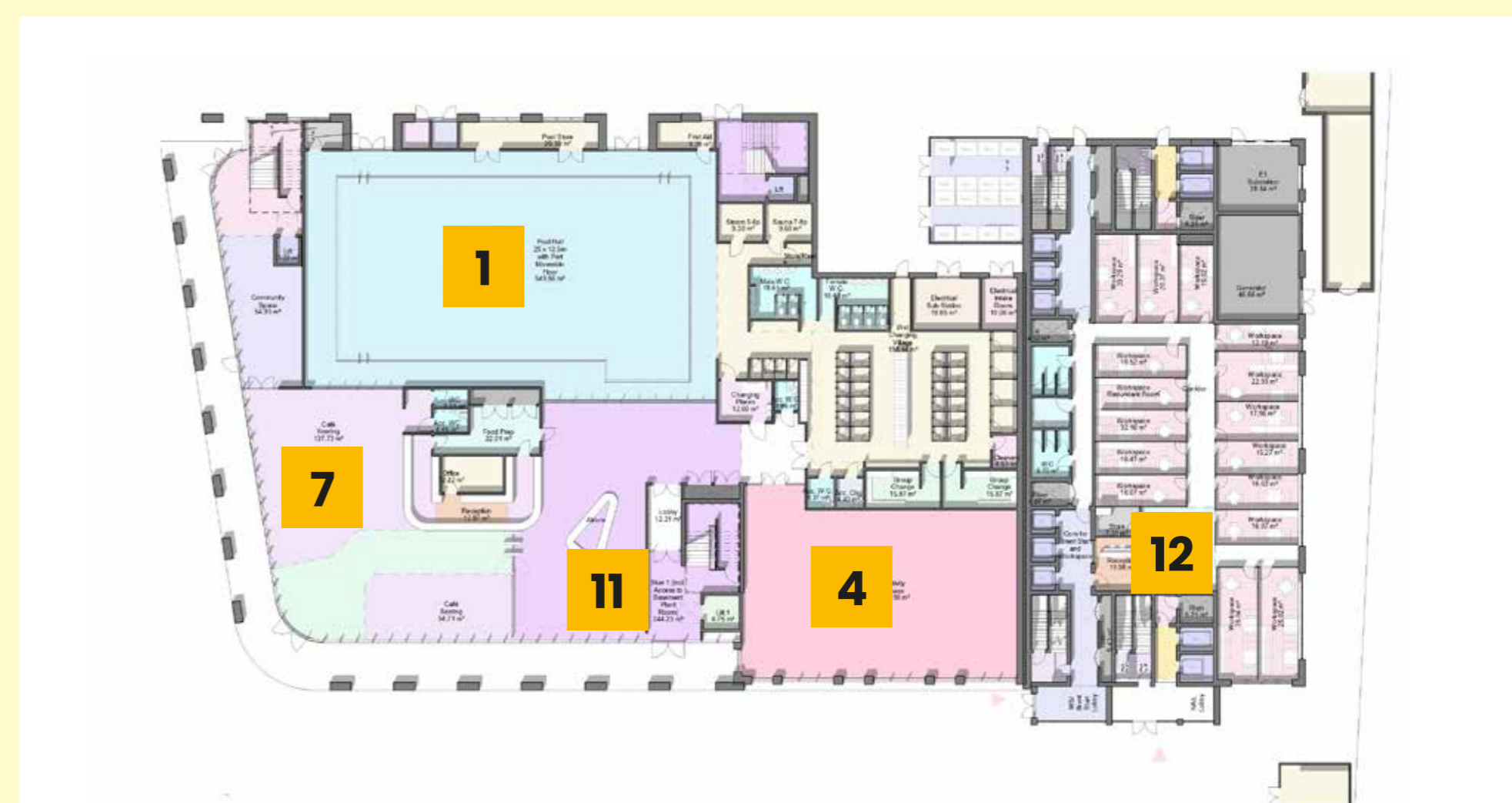
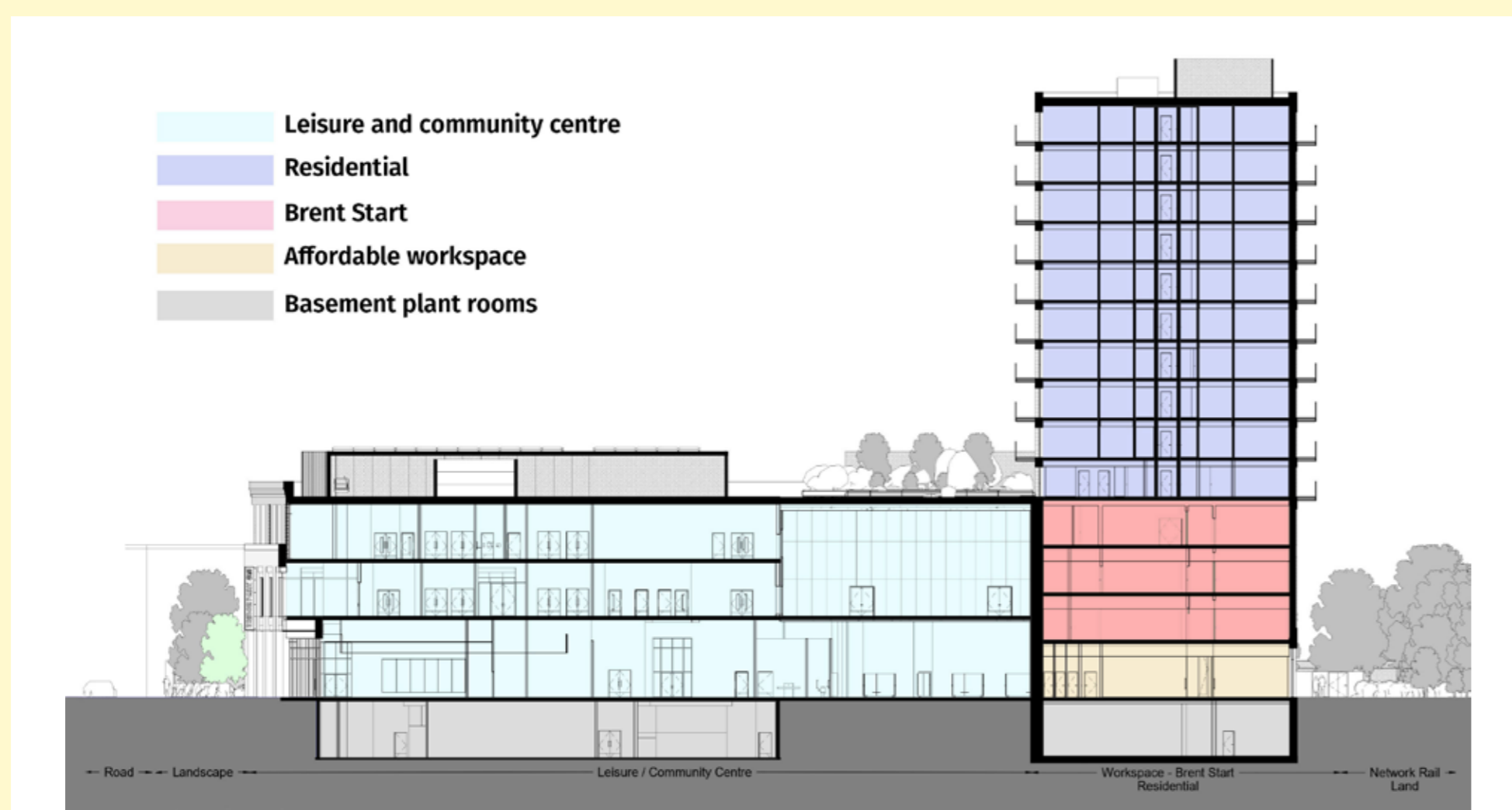
The current community leisure centre has a long and proud history, with many local groups and people contributing to its success. It has united the community, created opportunities, and left a lasting impact.

We plan to build a new state-of-the-art centre that honours this legacy. It will offer much more than just health and fitness – it will be a place to meet friends, family and to relax, a place for education and training, with space for local groups and events.

We are committed to making this a smooth transition, so everyone can continue enjoying their activities. The new centre will provide improved facilities and more opportunities for all Stonebridge residents.

We have listened to what local people have told us about the facilities they want in the new centre. We are keen to hear your views on our emerging ideas.

Activities for all



The new Bridge Park Centre will offer a variety of activities and spaces for everyone to enjoy at an affordable price. We are working with a leading leisure centre operator to ensure the facility provides a fun and inclusive programme catering to a wide range of interests and needs.

The centre will include a new 25m swimming pool, sports halls for games like football, badminton and gymnastics, fitness studios for dance and yoga classes, and a gym with modern equipment. There will also be flexible community spaces for meetings and events, dedicated areas for youth clubs, and a café for relaxing and catching up with friends.

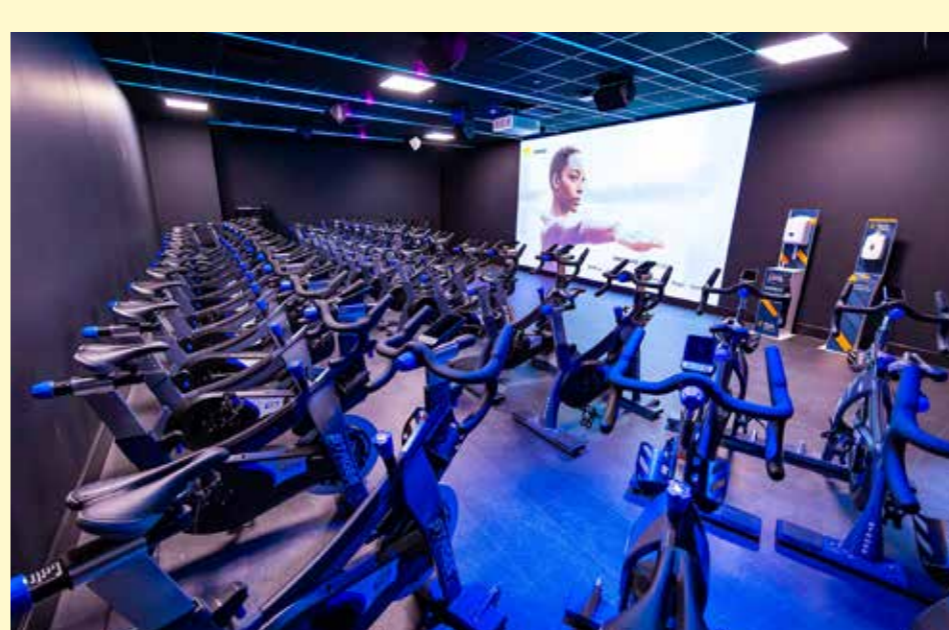
We know the centre is more than just a place to exercise; it's a hub for social interaction, learning, and personal growth. Whether you're part of a local group or just looking for a place to meet new people, you'll find a welcoming space at Bridge Park.



1 25m swimming pool



2 Flexible sports hall and studios



3 Cycling studio



4 Gym



5 Indoor climbing wall



6 Soft play



7 Café and community hub



8 Community function rooms



9 Community roof terrace with views



10 Brent Start education classrooms



11 Affordable workspace

New homes and a hotel



New homes

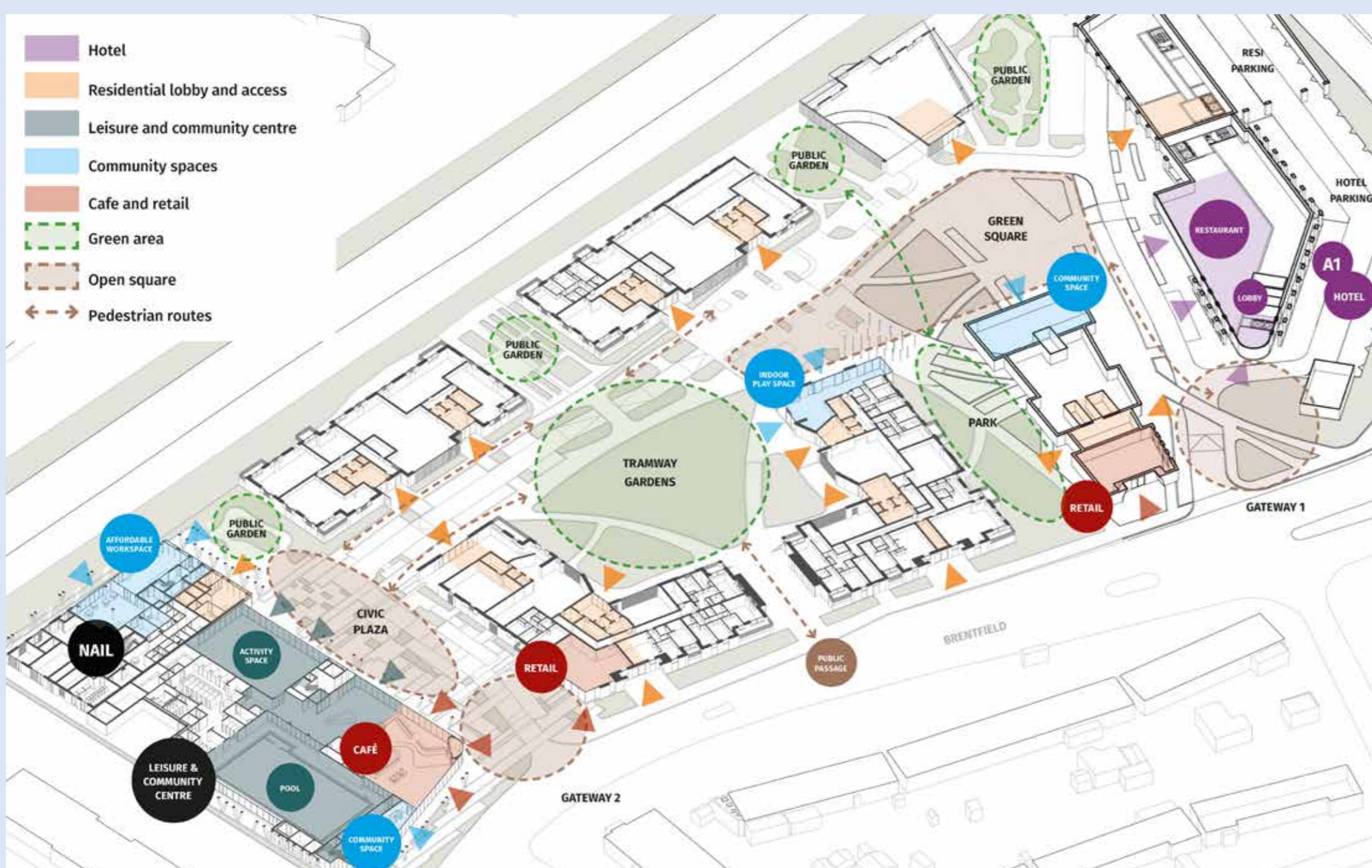
More than 1,000 new homes will be created with a real mix of one and two-bedroom properties as well as homes for families. In addition our proposals include 180 homes designed specifically for older adults and those with disabilities, where they can live independently with support available nearby.

A hotel

A new 263 room hotel will include a mix of short and longer-stay rooms, as well as restaurants and bars. It will create a number of new hospitality jobs and support the local supply chain.

Local facilities

Across the site we will create space for small local shops, cafés and restaurants catering to local needs. We will also provide commercial space for businesses, and affordable workspace for start-ups and locals.

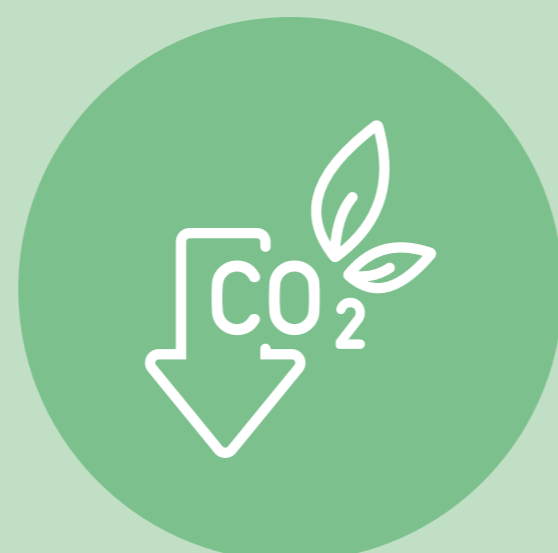


Planet first

At Bridge Park, we are dedicated to creating a green and eco-friendly community that helps fight climate change and supports the wellbeing of people and the planet. Our plan includes many steps to reduce our environmental impact, save resources, and build a strong and future-proof neighbourhood. We aim to make Bridge Park a model for sustainable urban development in London. Here are some of the key features of our plan:



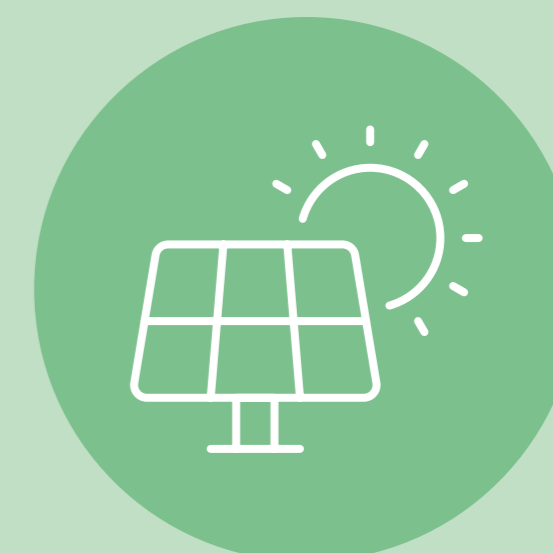
All buildings will achieve a BREEAM "Excellent" rating for high environmental performance.



Carbon emissions will be cut by 60% through energy-efficient designs and renewable energy systems.



Air source heat pumps will be used for low-carbon heating and hot water supply.



Clean electricity will be generated on-site with rooftop solar panels.



We will reuse and recycle materials from the site to follow circular economy principles



Sustainable urban drainage systems (SuDS) will be installed to manage rainwater and reduce flood risk.



Biodiversity will be enhanced with a 10% net gain in habitat areas and native plants.



The neighbourhood will be walkable and cycle-friendly to encourage active travel.



Sensory-friendly spaces will be included for neurodiverse residents and visitors.



Community wellbeing will be promoted through inclusive public spaces and social areas.

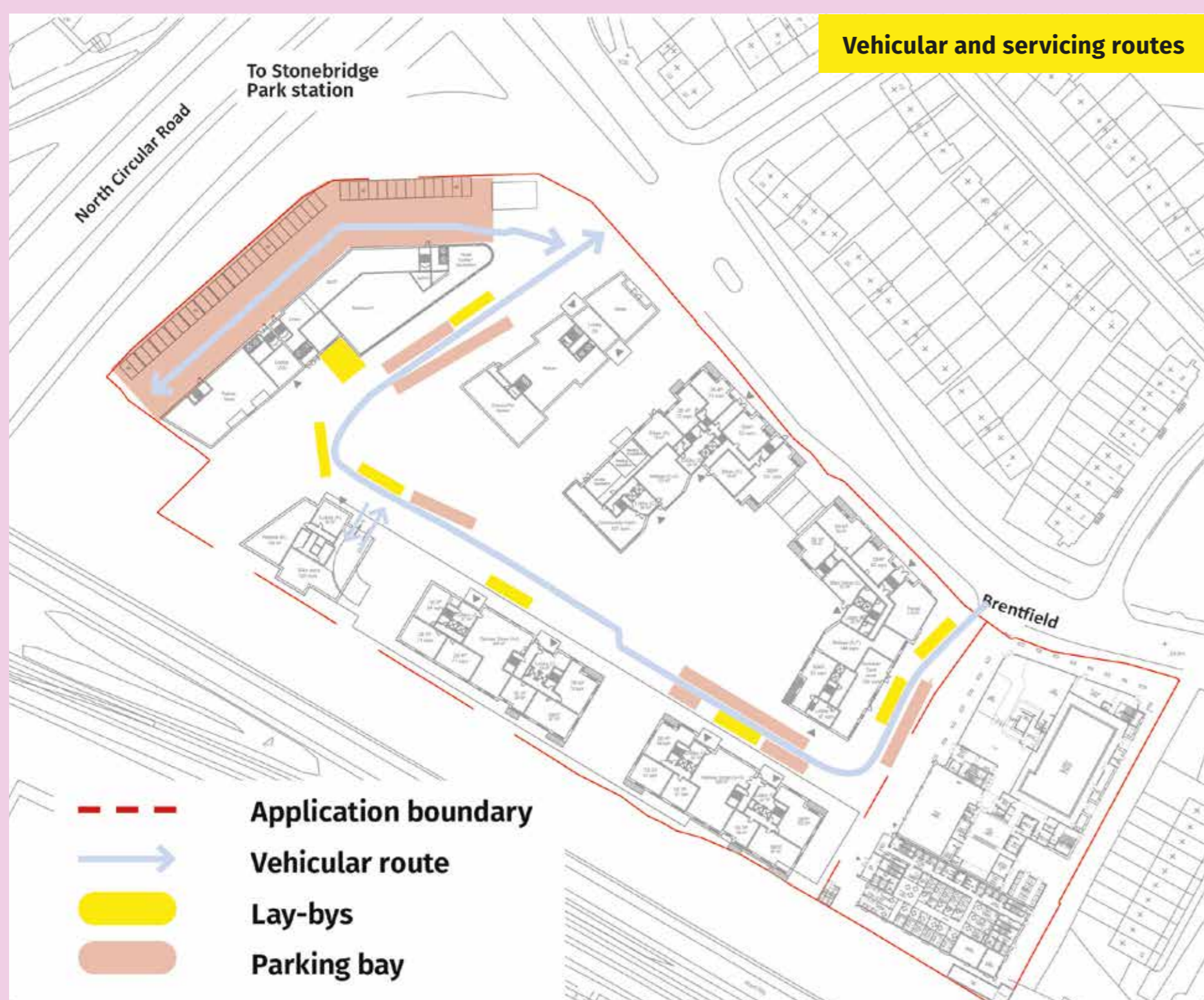
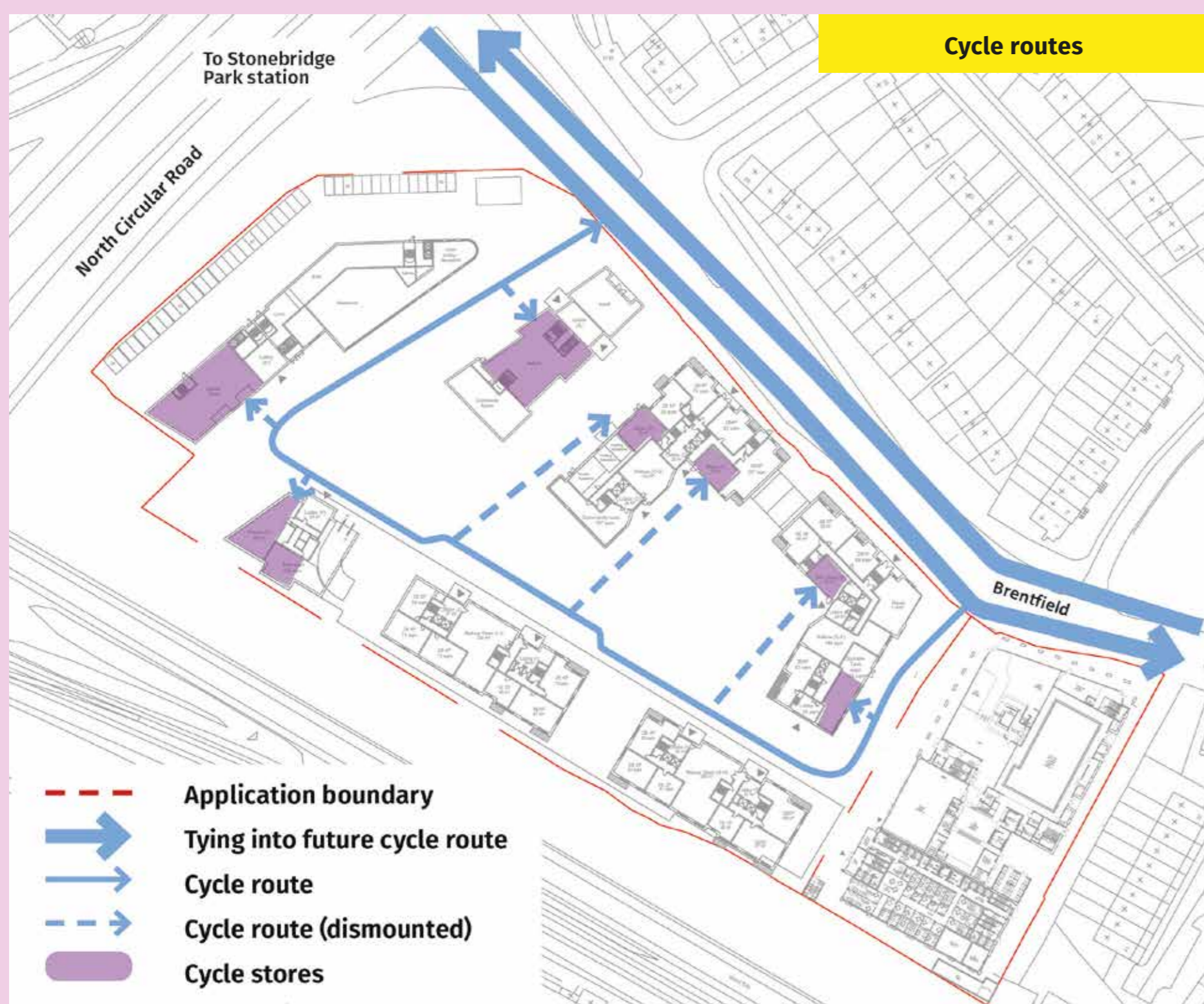
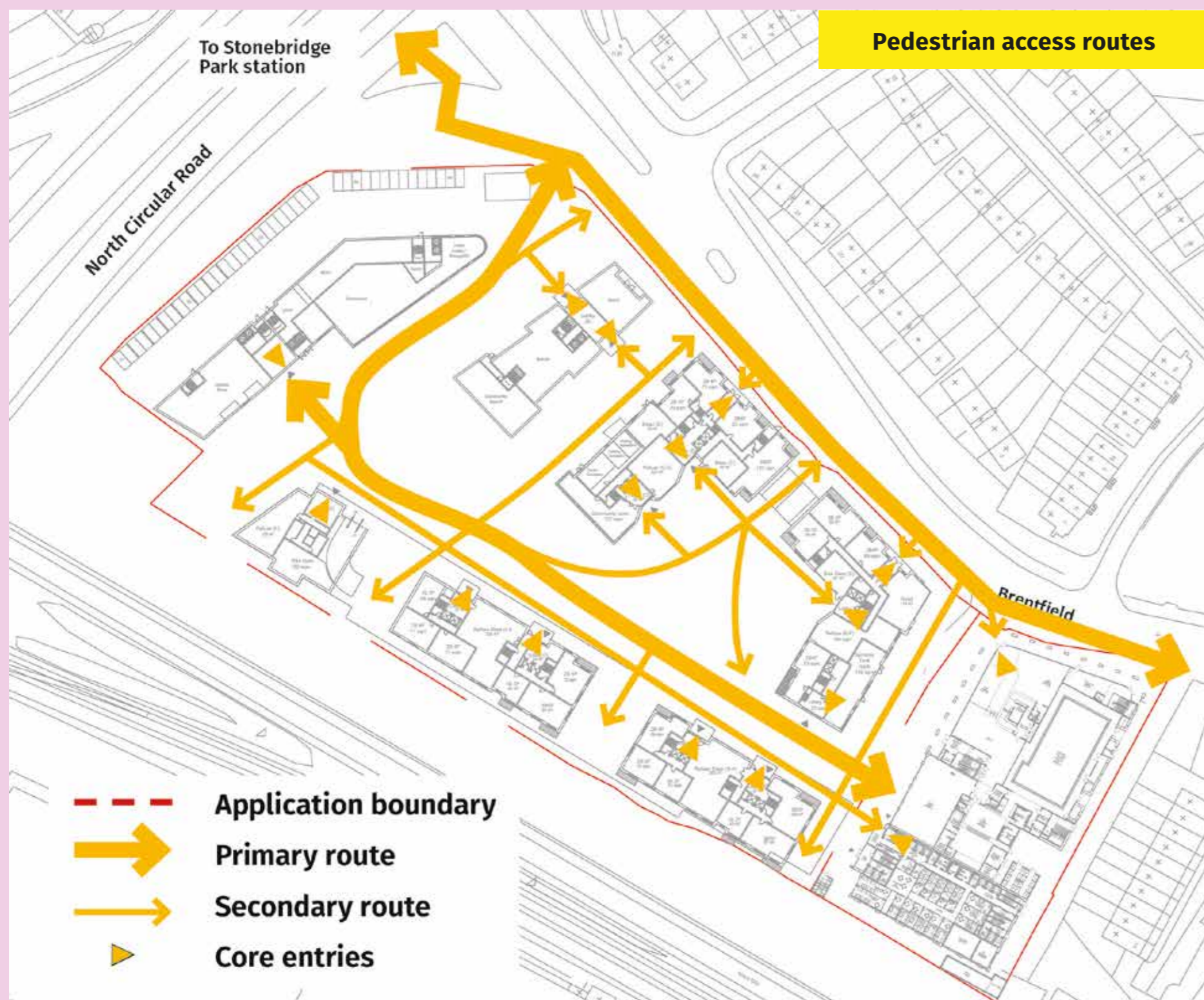


Buildings will be future-proofed to adapt to changing climate conditions and user needs.



We aim to achieve a 65% recycling rate for domestic waste by 2030.

Transport and construction



At Bridge Park, we will promote green transport choices and make sure our construction work is respectful of the local community.

Transport and access strategy

Our proposals prioritise walking, cycling, and public transport, whilst ensuring that there is enough parking on site for residents and businesses.

- ▶ 89 car parking spaces at basement level
- ▶ 55 spaces for Hotel Block A1 at ground floor level
- ▶ 23 spaces for Private Residential Block A2 at ground floor level
- ▶ 5% of the total number of spaces to be allocated as wheelchair-accessible parking
- ▶ 1,900 long-stay cycle parking spaces for residents' use, whilst a further 40-50 spaces would be provided in the public realm for the use of visitors.
- ▶ All residential car parking spaces would be equipped with electric vehicle charging capabilities. The hotel would also feature several electric vehicle charging points.
- ▶ Starting car club schemes and car-sharing to reduce car ownership.
- ▶ Making walking and cycling routes safe and attractive. Including work with TfL to explore a new cycle superhighway connecting Bridge Park to the wider area.
- ▶ Encouraging public transport use with travel planning and incentives.
- ▶ Improving signs and directions for easy navigation.

Considerate Construction

We know that development can cause noise and disruption. Our approach will put safety and respect for our neighbours first. The size of the Bridge Park site allows us to manage construction traffic within its boundaries, minimising impact on nearby streets. Our commitments to you are:

- ▶ **Considerate Constructors Scheme**
We will adhere to nationally recognised standards for safety, community respect, and reducing environmental impact.
- ▶ **Minimising noise, dust, and vibration**
Strict controls will be in place to reduce disturbances and maintain a clean environment.
- ▶ **Sustainable construction methods**
We will reduce waste, reuse demolition materials when possible, and use low-carbon techniques.
- ▶ **Keeping the community informed**
Regular updates and clear communication channels will keep residents and businesses informed about ongoing work.
- ▶ **Ensuring safe access around the site**
Safety is paramount; we will ensure well-marked paths and secure fencing for pedestrians and vehicles.
- ▶ **Creating local jobs and training opportunities**
We will support the local economy by offering jobs, training, and apprenticeships to local residents.

Benefits



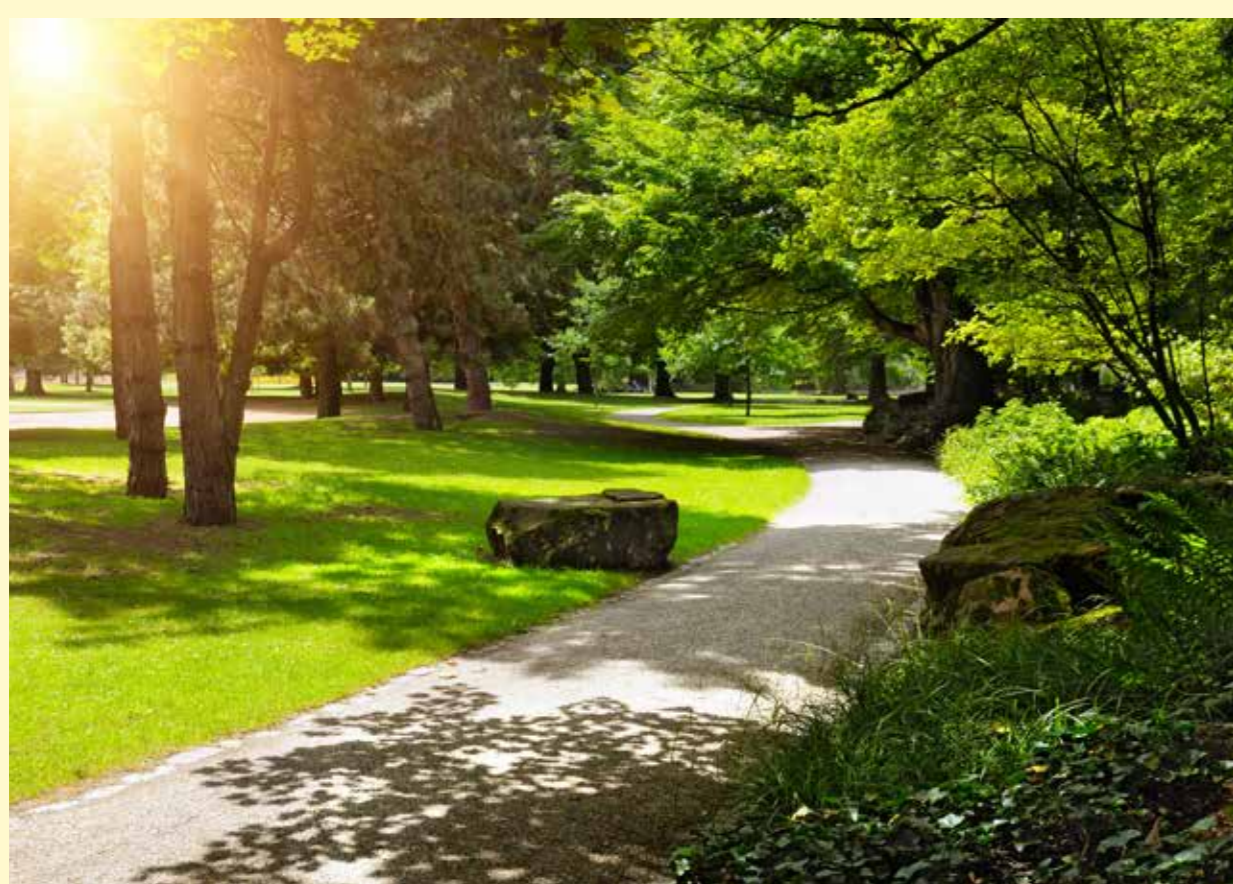
More than 1,000 new homes including affordable housing



A state-of-the-art leisure centre with a wide range of community facilities



Hundreds of local jobs created during construction and operation



Eight big parks and green spaces including lots of play areas



Designed for neurodiversity and inclusive living so that everyone feels safe and welcome



Low carbon and climate friendly, achieving a BREEM 'Excellent' rating



587sqm of affordable workspace available for start-ups and local businesses



A new home for Brent Start, bringing adult education and training to the site



Investing over £450m in our community with the help of our partner SRED

What happens next?

Thank you for visiting our exhibition and learning about the exciting proposals for Bridge Park and the Unisys House site.

We're listening and want to hear what you think. Please take a moment to fill out one of our questionnaires today to tell us what you think about the proposals for Bridge Park and the wider opportunities in the Hillside Regeneration Corridor.

We will have a second exhibition in early 2025 to update the community on the proposals and will provide regular updates through newsletters, our website, and local events. If you have any questions or want to get in touch with the project team, please contact us BridgePark@four.agency or call 020 8044 9155.

Thank you again for your interest and help in shaping the future of Bridge Park.

PHASE ONE

Phase one will deliver the New Bridge Park Community Leisure Centre, Adult Education facilities, green spaces and 297 new affordable homes.

**Early
2025**

Second public exhibition

We will show you how we are responding to your feedback and talk to you about our near-final designs.

**Spring
2025**

Submit a planning application

There will be a statutory consultation period, during which you can provide formal comments.

**Late
2025**

Planning decision

Earliest date for a decision on whether our proposals can go ahead.

2030

Completion of the entire Bridge Park development

This will mark the full realisation of the Bridge Park vision, delivering a vibrant, sustainable, and inclusive neighbourhood for the Stonebridge community.

2028

Completion of the new leisure centre

The transition to the new leisure centre will be carefully managed to minimise disruption to users.

2026

Start of construction (subject to planning approval)

The first phase of construction will include the new community and leisure centre, Central Park, adult education facilities, and the initial residential blocks.