

Pentland site, off Squires Lane N3

to be redeveloped

Many will know the distinctive blue 1960s building, part of the Pentland group, just visible from the tube between Finchley Central and East Finchley stations and from Squires Lane. What is less obvious is that the buildings on the site surround a secluded landscape with a lake and mature trees. After many years as a local employer, Pentland have moved to offices in town, leaving behind a fascinating site whose future is now up for consideration.



The lake was first formed back in the 1830s to service the Market Garden and in particular Claigmar vineyard, famous for their black hamburg grapes. We understand the lake was fed by rainwater collected from the roofs of buildings and greenhouses. In the early 1900s the electricity board took over the site and set up a substation, making use of the lake water. A series of fires required the sinking of a 705 foot deep artesian well in 1911 to improve the water supply. The ‘higher-than-

normal temperature of the water (in the lake) encouraged breeding and also the size of the fish’. The company built the blue panelled building in the 1960s and Pentland bought the building from the Electric Company in the 1980s. In 2004 they added a new, award-winning office building taking full advantage of the lake views with a link across the water to the main building.



Newsletters from the Finchley Society in 1990 ([here](#)) and from the Hendon and District Archaeology Society (HADAS) in 2024 ([here](#)) contain more detailed descriptions of the history of the site and members’ stories.

Pentland have been contacting local groups and residents with a view to involving them in a co-design exercise to identify the best use for the site in the future. The Finchley Society, with others, was invited to a presentation on 21 May to mark the start of the process, followed by a tour of the site.

The Design sessions are planned to take place on 13th and 14th June, and we would urge members to join it if interested. You can find details at <https://finchleylakeside.co.uk>

If you are not able to attend but would like to give your views on how this beautiful site should be used in the future you can:

- send an email to community@jtp.co.uk
- write to FREEPOST JTP (no stamp needed)
- call FREEFONE 0800 012 6730
- leave comments on an interactive map at <https://finchleylakeside.jtpengages.co.uk/>

FINCHLEY LAKESIDE

PLACING PEOPLE AT ITS HEART

Pentland

Community Co-design Event

Friday 13 and Saturday 14 June 2025

We would like to invite you to the **Finchley Lakeside Community Co-design Event** to help shape a new place for living, socialising, enterprise and culture!

Former Pentland HQ - Lakeside Office Campus

Fancy having your say? We'd love to hear your ideas!

The Co-design event will be held at Lakeside Office Campus, entrance from Squires Lane, N3 2QT

2pm - 6.30pm Friday 13 June 2025

11am - 4pm Saturday 14 June 2025

Refreshments provided
(Full background and event details overleaf)

You can also have your say now via the online interactive map accessible via the QR code and finchleylakeside.jtpengages.co.uk

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A Unique Opportunity

Last year, Pentland moved from its Lakeside Office Campus, Squires Lane to new offices in Central London. The former office campus now offers the opportunity to create a unique place for living, commercial, community and cultural activities, all within a beautiful lakeside setting, bringing positive benefits to the wider community.

Background
Having been deeply rooted in the Finchley community since the mid-1980s, Pentland is committed to engaging with local neighbours and partners to shape the exciting next chapter for the site. To ensure the community is fully and meaningfully involved, Pentland has appointed architects and urban designers JTP to facilitate a community planning process. There will be a variety of ways to take part including the online JTP Engages interactive map, and an in-person Community Co-design Event in mid-June.

Former Pentland HQ - Lakeside Office Campus

Community Co-design Event Programme

Venue
Former Pentland HQ - Lakeside Office Campus, entrance from Squires Lane, N3 2QT

Friday 13 June 2025

1.45pm Doors open

2pm to 6.30pm - Background exhibition and drop-in activities including: giant wall map, AI image generation, kids activity table, facepainting, food and drink.

2pm Workshops and site tours
2pm Welcomes and introduction
2.15pm Site Tour 1 (30 mins)
2.15pm Dialogue Post-it note workshop
2.15pm Young People's Workshop
3.15pm Refreshment break
3.30pm Site Tour 2 (30 mins)
3.30pm Facilitated design table workshop
4.45pm Refreshment break
5pm Feedback from design table workshop
5.30pm Workshops conclude
6.30pm Event closes

Saturday 14 June 2025

11am Doors open

11am to 4pm - Background exhibition and drop-in activities including: giant wall map, AI image generation, kids activity table, facepainting, food and drink.

11am Workshops and site tours
11.30am Site Tour 3 (30 mins)
12.30pm Facilitated design table workshop
12.30pm Feedback from design table workshop
1pm Lunch
1.15pm Site Tour 4 (30 mins)
2pm Facilitated design table workshop
3pm Feedback from design table workshop
3.30pm Site Tour 5 (30 mins)
4pm Event closes

Report Back
Presentation: Tuesday 1 July 2025, 6.45pm to 8.30pm
Exhibition: Wednesday 2 July 2025, 2pm to 7.30pm

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