

11.5 PHASE 2 PARAMETERS

The documents for approval, namely the Parameter Plans and the Design Code (MWP2-4) have been developed to reflect LB Enfield's aspirations, which are summarised in Section 3 of this document. The documents for approval establish a robust framework for ensuring design quality whilst providing the flexibility for the Applicant to respond to be market demands, emerging opportunities and an evolving Meridian Water masterplan.

- As the Applicant is seeking outline planning permission for MWP2 with all matters reserved, the documents for approval seek to accommodate flexibility, to allow for:
- the natural evolution of the design principles first tested in the Phase 1 application;
- the Applicant to maximise opportunities to use development opportunities to effectively deliver the overall vision for Meridian Water;
- sufficient freedom for high quality design at detailed design stage to respond to plot specific context, allowing for the delivery of varied building typologies;
- the future development to be responsive to changing market trends and social needs;
- provide the opportunity for different types of complementary uses to be brought forward on the same development plot, realising the vision for a truly mixed-use development.

A Development Plot naming convention has been established, as illustrated in the key plan is with the Plot names is provided. The Design Code (MWP2-4) provides Character Area and Development Plot specific design guidance.



Fig 2. Development Zones and plot boundaries for Phase 2

11.6 LAND USE AND QUANTUM

11.6.1 DISTRIBUTION OF LAND USES

The strategy that underpins the land use distribution set out in the Parameter Plans is based on the plot context and site conditions, the adjacency and accessibility with the main road network and the general aspiration of delivering a new urban mixed-use neighbourhood with a distinctive character.

The land use proposed at ground level fronting the towpath along the River Lee Navigation can accommodate a variety of non-residential uses including retail, commercial, research and development, light industrial and social infrastructure uses to activate the waterfront.

In order to achieve the masterplan vision of mixing uses and animating streets, non-residential uses in the blocks is maximised at ground floor level, with residential units on the upper floors in the majority of plots. This vertical mixing of compatible uses has been proposed with the intention of creating a vibrant neighbourhood and support face-to-face interactions, as well as enabling residents and employees to access a variety of services and opportunities with easy walking or cycling distance.

Retail uses are concentrated on the Central Spine and the Riverside Square as part of a new Local Centre at Meridian Water. The potential for hotel, Purpose Built Student Accommodation and Large Scale Purpose Built Shared Living uses has been incorporated to complement the retail offer. The Parameter Plans identify plots suitable for these uses adjacent to the retail uses, on the basis that they are located in a highly accessible part of the site and provide an opportunity to contribute to placemaking and vibrancy in the initial stages of development.

In line with the masterplan vision for Meridian Water as a place to make and create, a variety of workspace typologies is proposed as part of the non-residential ground floor uses. This will deliver high quality employment (Class B1) floorspace in an urbane context, creating an attractive proposition for higher valued added growth sectors and maintain activity throughout the site during the working day. The Parameter Plans provide space for an employment-led development in Plot Z05-01, which benefits from convenient access for freight and employees to the Strategic Road Network.

There is flexibility to accommodate an array of social infrastructure (Classes D1/D2) uses within the ground floors of residential blocks, which will support the wellbeing of residents and employees at Meridian Water. Such uses could include healthcare, fitness and leisure uses or early years provision such as nurseries. These uses can be co-located with the retail offer in the Meridian Water Local Centre, or within short distance of residences, workspace and bus stops off Leeside Link Road, River Lee Navigation or adjacent to Brooks Park.

Flexibility in the location of ground floor non-residential uses (Classes A1-A4, B1, D1, D2) is sought to ensure that the scheme can respond to market conditions, scheme phasing and detailed building design, whilst delivering the masterplan vision for a truly mixed-use development. The application seeks approval for a total maximum of **284,600 sq.m** GEA of new development, which can be distributed across the site within the development parameters set by the Parameter Plan, which will be limited by the Parameter Plan with maximum building heights.

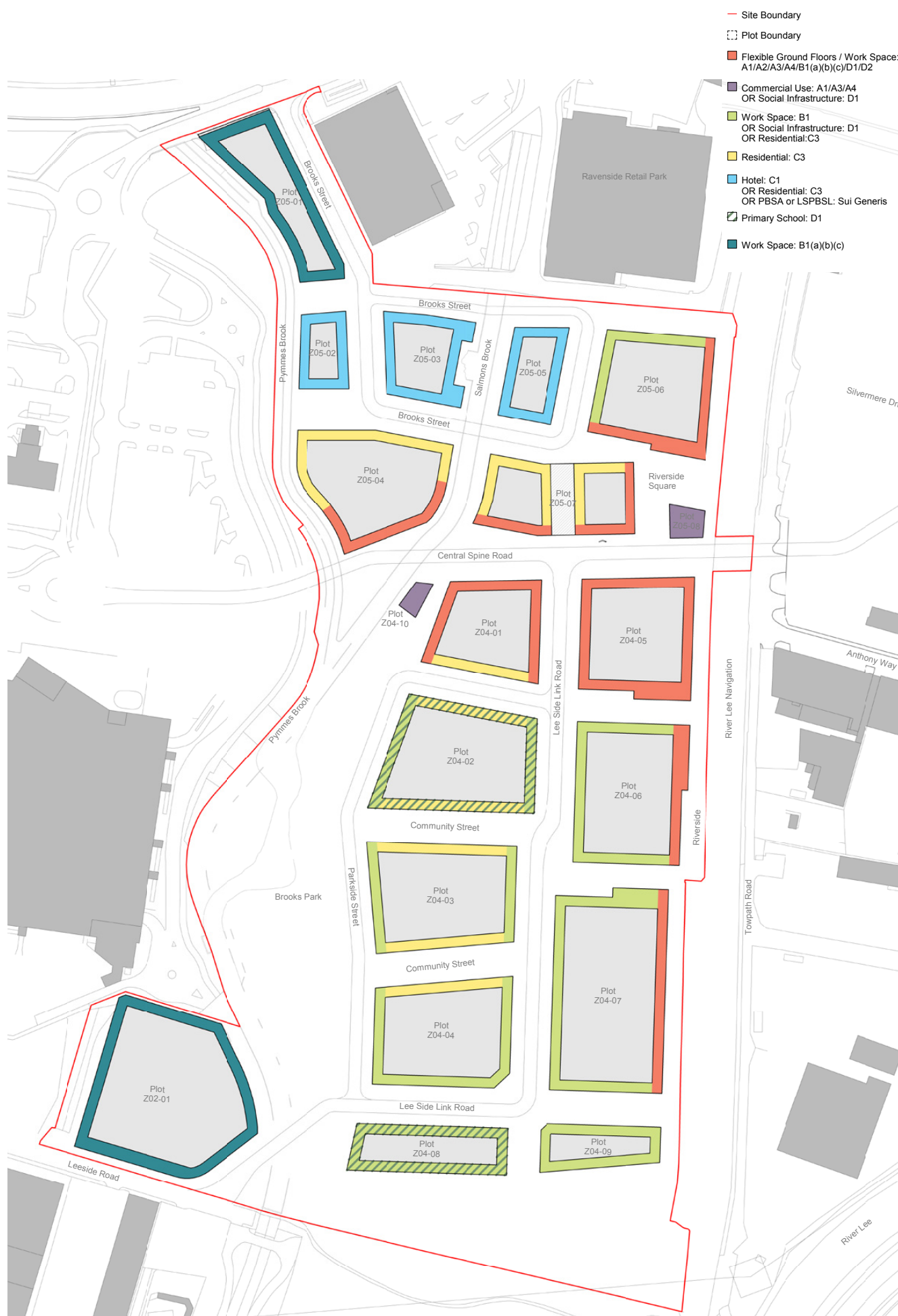


Fig 3. Land use Parameter on Street Level



Fig 4. Land use Parameter on Typical Upper Level

11.7 RESIDENTIAL

11.7.1 UNIT AND TENURE MIX

The Proposed Development will provide up to **2,300 dwellings** within **238,800 sq.m** GEA of residential floorspace. 40% of total housing delivery is proposed to be affordable housing. A proportion of the residential dwellings may come forward in the form of Build to Rent ('BtR') accommodation; this will be established at reserved matters stage.

The proposed site-wide tenure and bedroom size mix reflects the plan-led ambition to optimise housing delivery to realise the scale of opportunity at Meridian Water, in order to create a mixed and balanced community.

A summary of the Site-Wide Unit Size and Tenure Mix is provided in the table below:

Tenure	Percentage	Note
Private Market	60%	
Affordable	40%	40% (70% London Affordable Rent, 30% London Shared Ownership/London Living Rent)

Fig 5. Tenure Mix Table

Unit Size	Percentage	Note
1 bed	30%	
2 bed	40%	
3 bed	20%	Assumes a mix of houses and flats
4 bed +	10%	Assumes a mix of houses and flats

Fig 7. Residential Units Mix Table

11.7.2 RESIDENTIAL DENSITY

In order to support the creation of a new community of residents and workers on site, appropriate urban residential densities have been proposed. This will create a population large enough to generate neighbourhood related activities and achieve the regeneration objectives of providing facilities for existing residents and visitors. The proposed density relates to improved accessibility provided by Meridian Water station and extended bus services. The density is generally distributed equally across the site. The location of tall buildings has been driven by urban design concepts such as providing a landmark for orientation and wayfinding.

The overall residential density proposed on-site can be calculated based on 2,300 units across 11.9ha. This equates to **193 units per ha** or **599 habitable rooms per ha**.

11.7.3 RESIDENTIAL DESIGN QUALITY AND ACCESSIBILITY

Unless otherwise agreed with the Local Planning Authority, the design of the buildings within MWP2 shall demonstrate accordance with statutory guidance and planning policy related to detailed design as relevant at the reserved matters stage. For example, this can include the Mayor's Housing SPG (adopted March 2016, or its successor document), Approved Document M and/or any other relevant Building Regulations.

The Design Code (MWP2-4) provides robust design guidance, which has been informed by the planning policy framework, which will secure the delivery of high-quality housing design at reserved matters stage.

Kings Crescent Estate, LB Hackney **178 units/ha**



Colville Estate, LB Hackney **210 units/ha**

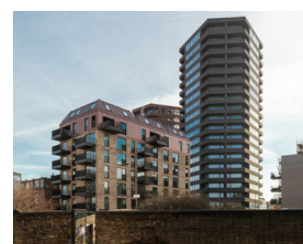


Fig 6. Precedents for similar residential density, Karakusevic Carson Architects

11.8 NON-RESIDENTIAL

11.8.1 NON RESIDENTIAL QUANTUM

A summary of the Unit Size and Tenure Mix is provided in the table opposite.

All quantum figures are expressed in Gross External Area (GEA) measured externally at each floor level of the buildings.

11.8.2 WORKSPACE

In line with the masterplan vision of Meridian Water as a place to make and create, up to **26,500 sqm** of business floorspace (Class B1) is proposed, which provides flexibility to accommodate a variety of office-based and light industrial uses. The floorspace will be delivered in a mixture of typologies; as ground floor makerspaces, business incubators or offices within the vertically mixed development blocks or as a large-scale, multi-storey standalone floorspace in Plot Z05-01.

The provision of up to **26,500 sqm** of workspace accords with the objective to intensify employment uses at Meridian Water, compensating for the loss of existing poor quality floorspace at Orbital Business Park and provide a quality range of floorspace types to suit different business needs.

11.8.3 RETAIL STRATEGY

In order to deliver the planned Meridian Water Large Local Centre, up to **2,000 sqm** of retail floorspace (Classes A1-A4) is proposed.

11.8.4 LSPBSL/PBSA

The Parameter Plans provide flexibility to provide up to **16,000 sqm** of hotel floorspace (Class C1). Development Plots Z05-02 and Z05-03 are identified as suitable for hotel use. If implemented instead of residential floorspace (Class C3), PBSA or LSPBSL (Sui Generis) uses, a hotel will contribute to activating the urban public realm at the centre of the development and benefit from public transport connectivity to Meridian Water station and onwards to central London.

Delivery of hotel floorspace will result in a proportionate reduction in total residential floorspace.

11.8.5 HOTEL

The Parameter Plans provide flexibility to provide up to **18,000 sqm** of PBSA or LSPBSL (Sui Generis) accommodation, which has an indicative capacity of around 450 bedspaces, depending on the quantity of floorspace to be provided as private or shared indoor and outdoor amenity space.

Use	Class Use	Quantum
Workspace	B1	26,500 m2
Retail	A1,A2,A3,A4	2,000 m2
Hotel	C1	16,000 m2
Purpose Built Student Accommodation (PBSA), Large-Scale Purpose Built Shared Living (LSPBSL)	Sui Generis	18,000 m2
Social infrastructure	D1, D2	5,500 m2
Primary School	D1	4,750 m2

Fig 8. Non residential quantum proposed

As set out in the Planning Statement (MWP2-1), there is flexibility to deliver up to **18,000 sqm** of LSPBSL **and/or** PBSA on these Plots. Delivery of PBSL and LSPBSL will result in a proportionate reduction in total residential floorspace.

11.8.6 SOCIAL INFRASTRUCTURE STRATEGY

The Parameter Plans provide flexibility to provide up to **5,500 sqm** of social infrastructure uses (Classes D1/D2).

Specific provision is made for a primary school with up to three forms of entry and associated early years provision, with a capacity for up to circa. 630 pupils.

11.9 TOWNSCAPE MASSING AND SCALE

11.9.1 APPROACH TO TOWNSCAPE

The lack of an established distinctive character at MWP2 or in the wider Meridian Water area presents as much of an opportunity as a challenge. The MWP2 site is effectively an island within a sea of big-box stores and industrial sheds, interwoven with empty spaces comprising hardstanding or temporary outdoor storage uses. Existing residential areas in Upper Edmonton and Chingford feel distant from MWP2, severed by major infrastructure such as the West Anglia Mainline or A406 North Circular Road.

MWP2 presents an opportunity to set the bar for a distinctive new urban character at Meridian Water, realising the Development Plan vision for a vibrant new urban mixed use community, which realises the opportunity for attractive, waterfront development, responding to its green and blue infrastructure assets; the waterways and the Lee Valley Regional Park.

In line with the ELAAP, the MWP2 Development Plots are oriented along key axes; the River Lee Navigation, the Brooks Park and Naturalisation and the Central Spine.

The overall massing has been developed through numerous design iterations to respond to the scale of opportunity; delivering at scale whilst ensuring that the new neighbourhood comprises distinctive character areas of different heights, responding to adjacencies.

For further details of the character areas and massing, refer to the Design Code (MWP2-4).



Fig 9. Massing sketch aerial view of Phase 2

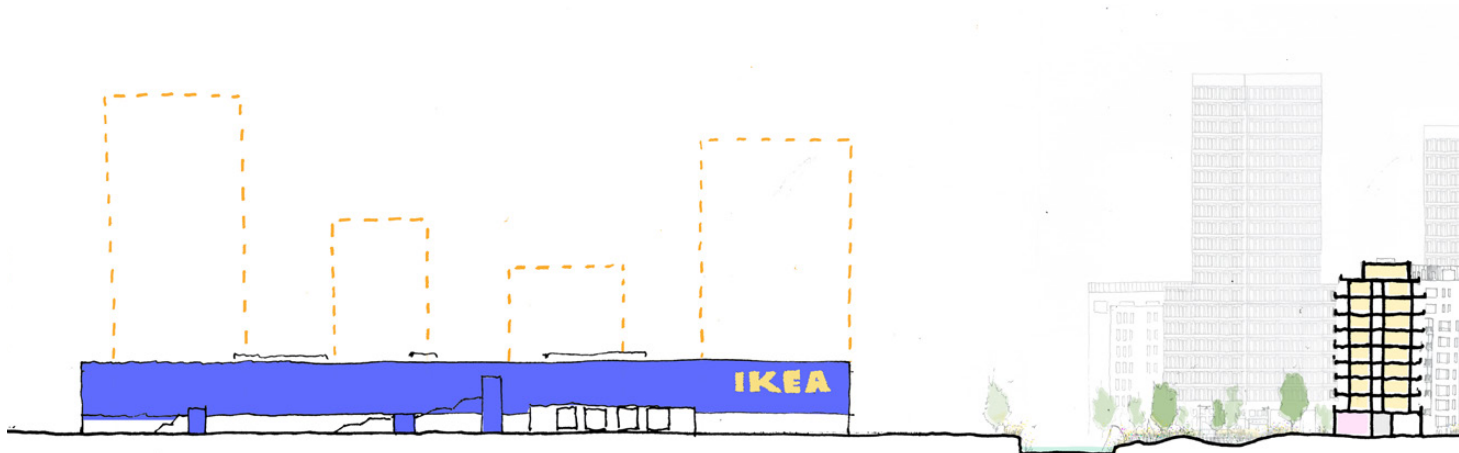


Fig 10. The scale of the development responds to both the existing and future context

11.9.2 SCALE AND URBAN GRAIN

The urban grain of the Proposed Development is shaped by the layout of the Development Plots, which establish a permeable street structure, as well as the Design Code (MWP2-4), which encourages varied streetscapes and building lines.

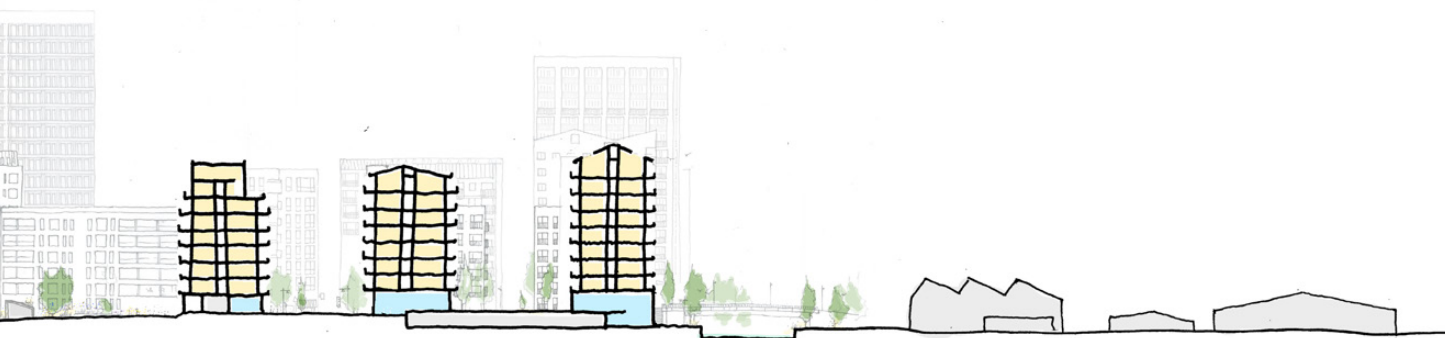
The Parameter Plan 382-KCA-P2-XX-DR-A-1113-D Maximum AOD Building Heights and the Design Code (MWP2-4) work in tandem to control the urban grain and scale of development. To the south of the Central Spine Road, a regular street grid straddles the Brooks Park and the River Lee Navigation. In contrast, a less regular street patterns emerges to the north of the Central Spine Road, responding to the Riverside Square and the Pymmes and Salmons Brooks.



Fig 11. 1:1000 model viewed looking south from North Circular



Fig 12. 1:1000 model of Phase 1 and Phase 2



11.9.3 TALL BUILDINGS

The majority of MWP2 is envisaged to be delivered in varying typologies, generally ranging from 8-10 stories in height, with a select number of taller buildings ranging from 11-22 storeys in height.

The location and scale of taller buildings have been informed by a plan-led approach and placemaking objectives, seeking to respond to the opportunity to create a distinctive new neighbourhood at the heart of the Upper Lee Valley Opportunity Area. As shown in Figure 4.2 of the Upper Lee Valley Opportunity Area Planning Framework, Meridian Water is identified as a potential suitable location for tall buildings, owing to its lack of established character, heritage assets and distance from protected viewing corridors. The incorporation of tall buildings at key gateways assists with marking the location of MWP2, as well as optimising the delivery of new homes and jobs in a location benefitting from Meridian Water station.

The Parameter Plans and Design Code (MWP2-4) have been incorporated mitigation measures to create a comfortable microclimate for pedestrians at ground floor level and avoid overshadowing.



Fig 16. Tall buildings - Upper Lee Valley Opportunity Planning Framework



Fig 15. Location of tall buildings in Phase 2

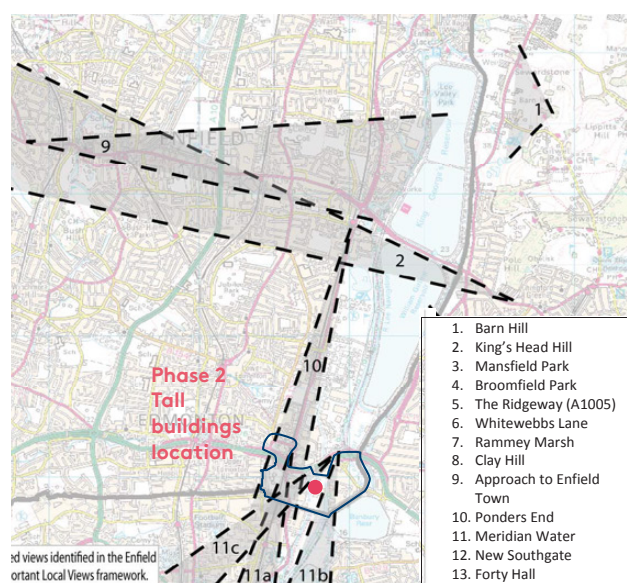


Fig 13. Location of tall buildings in Phase 2 overlapped with the policies map for Longer distance views, Development Management Document, May 2012, Policy 44

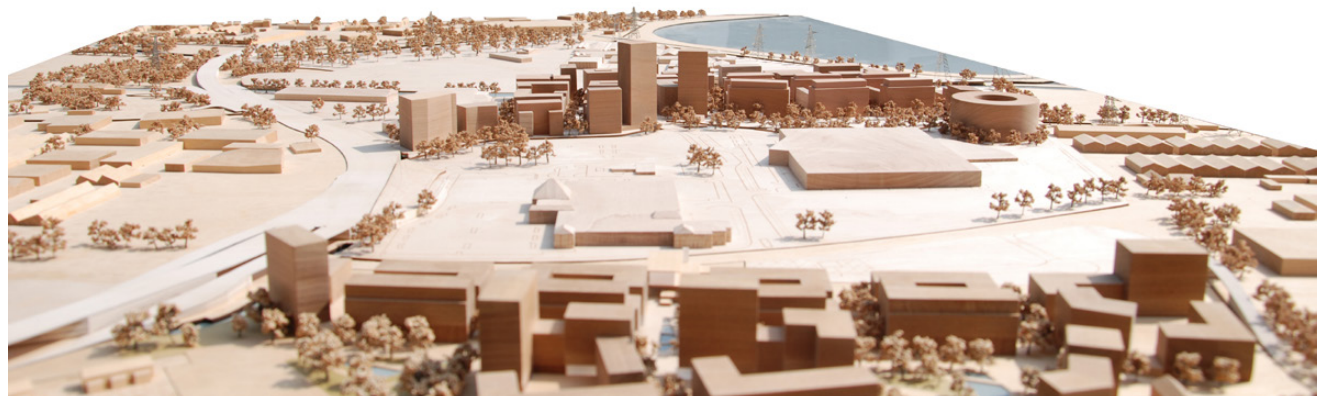


Fig 14. 1:1000 model of Phase 2 as viewed from Willoughby lane, Phase 1 in the foreground

11.9.4 MAXIMUM BUILDING HEIGHTS

The Parameter Plan 382-KCA-P2-XX-DR-A-1113-D Maximum AOD Building Heights seeks to regulate the maximum height permitted within Development Plots above ordnance datum ('AOD'). A number of locations are identified specifically for taller buildings, in order to ensure that appropriate location of buildings above 10 storeys in height. For information, an indicative number of storeys is provided in the Parameter Plan.

The Design Code (MWP2-4) provides robust guidance that will shape the detailed design of

tall buildings to be considered at reserved matters stage, ensuring a high architectural and urban design quality. In particular, the Design Code provides detailed guidance on building datum and typology for the individual Character Areas.

For further detail on the technical considerations informing the proposed maximum building heights and tall building design, refer to Section 11 of this document.

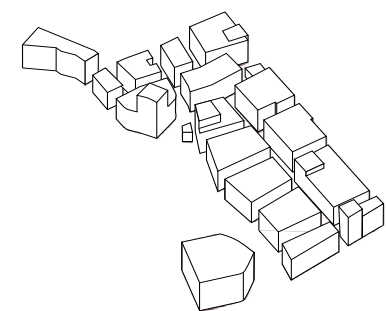


Fig 19. Maximum height Parameter 3D massing

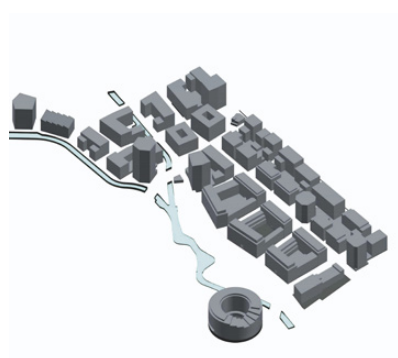


Fig 18. Illustrative 3D massing



Fig 17. Maximum height Parameter Plan