

MERIDIAN WATER

PHASE 2

DESIGN AND ACCESS STATEMENT

MWP2-5

June 2019

Report produced by:

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With:

Periscope ARUP

ENFIELD
Council

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1 INTRODUCTION

1.1 PROJECT SUMMARY

Meridian Water is one of the largest brownfield development opportunities in Greater London, which has the potential to deliver significant housing and employment growth ambitions of the London Borough of Enfield, as set out in the adopted 2010 Core Strategy and emerging Edmonton Leaside Area Action Plan. Meridian Water will contribute to the delivery of much-needed homes and jobs, meeting the strategic need and regeneration ambitions of London as set out in adopted London Plan 2016 and emerging New London Plan.

LBE is leading a pioneering approach to regeneration at Meridian Water for the long-term benefit of local people and future generations through the delivery of new homes, employment and infrastructure. Meridian Water is a mixed-use regeneration scheme, comprising 77 hectares (ha) of land in Upper Edmonton. A comprehensive, masterplanned approach to redevelopment will enable optimal use of currently vacant, derelict or underutilised brownfield land, some of which is occupied by industrial and retail uses.

The project will deliver elements of a successful new neighbourhood including schools, a health facility, new rail infrastructure, connection to the Meridian Water Heat Network (MWHN) and new open spaces.

LBE has already invested significant resources, particularly in land assembly, remediation and enabling infrastructure works; the first phase of Meridian Water will be delivered by the Council's recently selected development partner Galliford Try Partnerships. This phase is marketed as 'Meridian One', comprising 725 homes, which benefits from the new neighbouring Meridian Water station. A range of innovative meanwhile uses are also being explored to activate LBE landholdings prior to development.



Fig 1. View of the Meridian Water Masterplan Area with the Strategic Infrastructure Works, Phase 2 development and indicative future phases

The Applications

For the next stage of Meridian Water, two planning applications (collectively known as the Proposed Development) have been developed and submitted in tandem:

- Application 1 – Full planning application for Meridian Water Strategic Infrastructure Works (MWSIW)
- Application 2 – Outline planning application for Meridian Water Phase 2 (MWP2)

The majority of the land for the Proposed Development is within the ownership of LBE. There are a number of other landowners who have been notified and with whom there are ongoing discussions regarding the proposals.

The planning application fall within LBE and will be determined by the LBE Local Planning Authority ('LPA'), and as a planning application of potential strategic importance, will be referred to the GLA. Some ancillary highway works fall within the adjoining London Borough of Haringey (LBH) and will be delivered under the Highway Acts.

The Applicant is acting as Master Developer to realise the plan-led comprehensive redevelopment

at Meridian Water, forward funding and appointing a contractor for the SIW and procuring individual plot developers to bring forward residential-led mixed use development at MWP2.

Structure of Application(s)

The two planning applications for the Proposed Development comprises a suite of co-developed plans and documents, such as the Environmental Statement. On the basis that the two applications are being submitted in tandem, these documents are referred to in both applications where appropriate. This Design and Access Statement ('DAS') has been produced to provide an overview of the Proposed Development as a whole, contextualising the MWSIW and MWP2 applications, whilst providing separate sections with application-specific detail for each application.

APPLICATION	Meridian Water Phase 2 Outline Planning Application			Supporting Material Both Planning Applications	Strategic Infrastructure Works Detailed Application
DOCUMENT	Parameter Plans	Design Code	Illustrative Masterplan	Design & Access Statement	Proposal Drawings
PURPOSE	Outlines parameters for development including land use distribution, layout, scale, the strategic access arrangements and car parking, open space and amenity space provision.	Design Codes and which ensure design quality within Reserved Matters Applications. Codes are structured as site wide and area specific design codes.	One example of how proposals can be developed in accordance with the Parameter Plans and Design Codes. Used to establish a baseline for quality.	Description and justification of design proposals, masterplan vision, spatial principles, land use, distribution, building layout and scale, the strategic access arrangements, open space and amenity space provision.	Detailed description of proposals for approval. Includes drawing packages with detailed information on infrastructure such as bridges, services, soft and hard landscape and highways designs.
STATUS	FOR APPROVAL		FOR INFORMATION	FOR INFORMATION	FOR APPROVAL

1.2 STRATEGIC INFRASTRUCTURE WORKS APPLICATION

LBE ('the Applicant') is seeking full planning permission for Strategic Infrastructure Works (MWSIW) at Meridian Water with the following description of development:

"Full application for redevelopment of the site to provide infrastructure works for the delivery of a mixed-use development comprising: Construction of an east-west link road between Glover Drive and Harbet Road ('the Central Spine'); alteration of access road between Argon Road and Glover Drive, construction of a link road between Leaside Road and the Central Spine, pedestrian and cycleway improvements to Glover Drive and Leaside Road, the construction of 4 no. bridges across the Pymmes and Salmon Brooks and River Lee Navigation; alteration to the Pymmes Brook channel and associated landscaping. Enabling works, comprising: earthworks; remediation; flood conveyance channel, storage and outfall works; utilities infrastructure; demolition of existing buildings and associated works."

In summary, the MWSIW comprises the following elements:

- The Central Spine Road - a new tree-lined east-west boulevard connecting to Glover Drive and new Meridian Water Station in the west, crossing the Pymmes and Salmons Brook and River Lee Navigation to Harbet Road in the east;
- Leaside Link Road - a new link road providing access for cars, pedestrians and cyclists from Leaside Road through to the Central Spine Road;
- Bridges (x4) - erection of bridges and associated works to enable the Central Spine Road and Leaside Link Road to span the Pymmes and Salmons Brook and River Lee Navigation;
- Brooks Park and River Naturalisation - naturalising the channelised Pymmes Brook to introduce an ecological river landscape, as well as providing riverside parkland;
- Edmonton Marshes and Flood Alleviation Works - re-levelling and remediation of land to the east of Harbet Road, providing comprehensive flood alleviation works and a new high quality public open space within the Lee Valley Regional Park.
- Access Works - third party access works to provide new and altered accesses to the IKEA store, a new north-south link between Argon Road and Glover Drive, the creation of a link between the Central Spine Road and Anthony Way and other improvements to maintain access, along with other ancillary highway works to Glover Drive, Leaside Road and Meridian Way.
- Earthworks, Remediation, Utilities and other ancillary works - earthworks, retaining structures and remediation within Development Zones 4 and 5, installation of main utility networks and ancillary works including the demolition of existing buildings and structures.

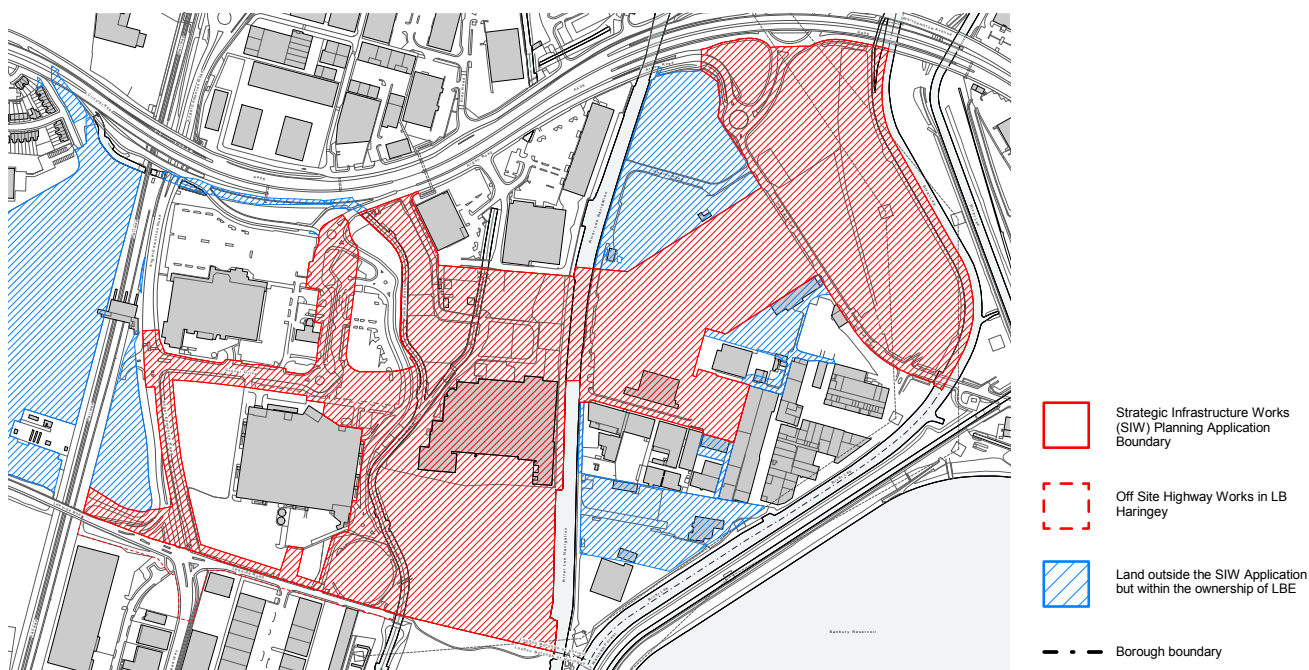


Fig 2. Strategic Infrastructure Works Detailed Planning Application boundary

1.3 PHASE 2 APPLICATION

LBE ('the Applicant') is seeking outline planning permission for Meridian Water Phase 2 ('MWP2') at Meridian Water with the following description of development:

"Outline planning application for comprehensive mixed use redevelopment at Meridian Water, comprising up to 2,300 residential units (Class C3), Purpose Built Student Accommodation and/or Large-Scale Purpose-Built Shared Living (Sui Generis); a hotel (Class C1), commercial development (Class B1a,b,c); retail (Class A1 and/or A2 and/or A3 and/or A4), social infrastructure (Class D1 and/or D2), a primary school up to three forms of entry, hard and soft landscaping, new public open spaces including equipped areas for play, sustainable drainage systems, car parking provision, and formation of new pedestrian and vehicular access (all matters reserved)."

The proposal entails the comprehensive redevelopment of Meridian Water Development Zone 4 and 5 and a part of Zone 2 for up to 284,600 sq m (GEA) of residential led mixed use development.

In summary, the Proposed Development comprises the following elements:

- Up to 2,300 new homes (Use Class C3), of which 40% shall be affordable;
- Option to provide a Hotel (Use Class C1) circa 250 rooms with up to 16,000 sq m GEA (allowing for a range of specification from budget to luxury);
- Option to provide Purpose Built Student Accommodation ('PBSA') and/or Large-Scale Purpose-Built Shared Living ('LSPBSL') (Sui Generis) with up to 18,000 sq m GEA in total;
- Up to 26,500 sq m GEA of commercial workspace development (Use Class B1a,b,c);
- Up to 2,000 sq m GEA of retail (Use Class A1 and/or A2 and/or A3 and/or A4);
- Up to 5,500 sq m GEA of social infrastructure (Use Class D1 and/or D2);
- A three-form entry primary school;
- The associated works to create hard and soft landscaping, new public open spaces including equipped areas for play, sustainable drainage systems, car parking provision, and formation of new pedestrian and vehicular access.

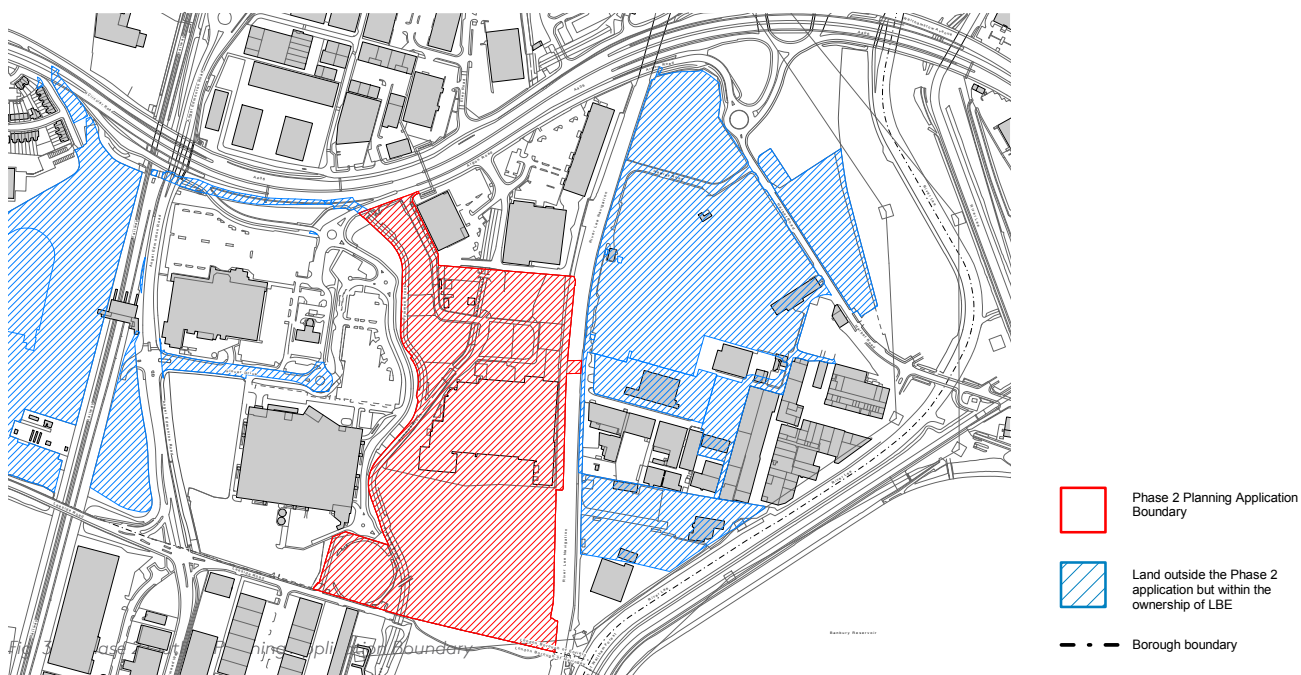


Fig 4. Phase 2 Outline Planning Application boundary

This Design and Access Statement (DAS) has been prepared by Karakusevic Carson Architects, with input from Periscope and Arup, on behalf of Enfield Council to accompany the two planning applications. This DAS sets out the design proposals for the MWSIW and principles to inform future detailed design proposals of the MWP2 development.

The first section of the document relates to both planning applications. It begins by studying the existing Meridian Water Masterplan Area, within which the MWSIW and MWP2 site boundaries are within, before outlining the Meridian Water masterplan vision and strategies.

The second section of the document relates specifically to the Strategic Infrastructure Works Full Planning Application. It defines the strategic infrastructure strategies for unlocking development of the site before detailing the design of each element of the Strategic Infrastructure Works. It outlines the design proposals for Brooks Park, Edmonton Marshes, the streets and the four new bridges.

The third section of the document relates to the Phase 2 Outline Planning Application. It begins by explaining the parameters being applied for, providing detail of access, scale, character and use, and setting out the urban design principles. It then provides detail of an illustrative scheme which fulfils the parameters to indicate how these principles could be implemented. This is for contextual purposes only and is not submitted for approval. The section ends with a summary of the technical considerations of the illustrative proposal.

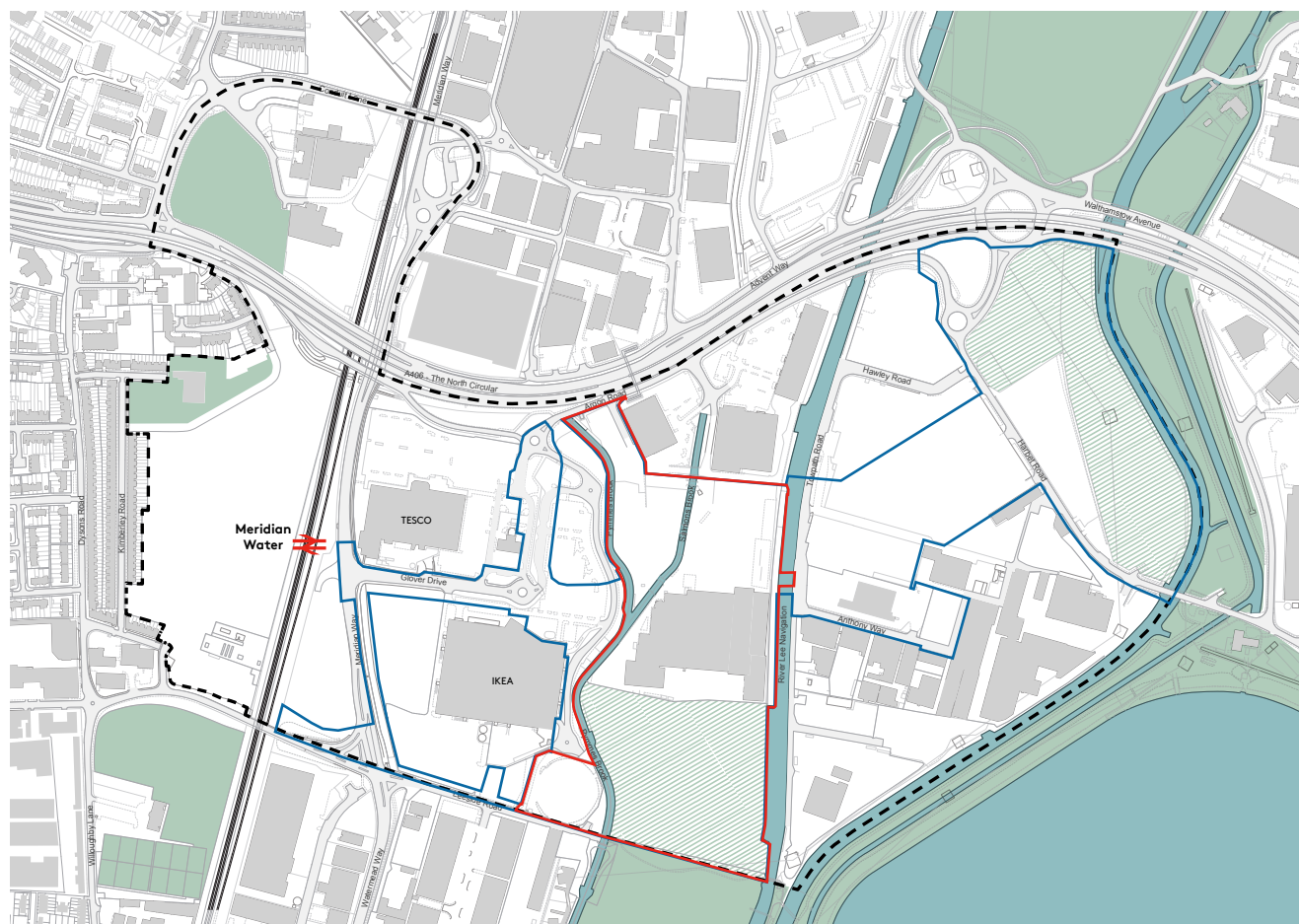
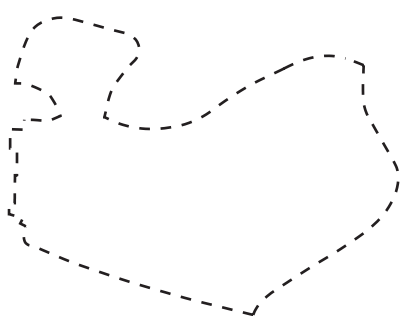
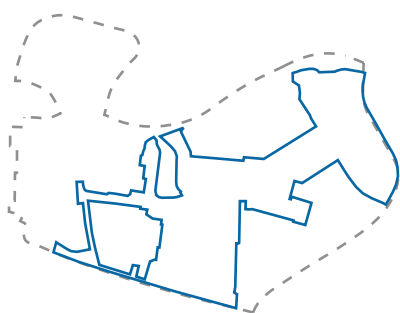


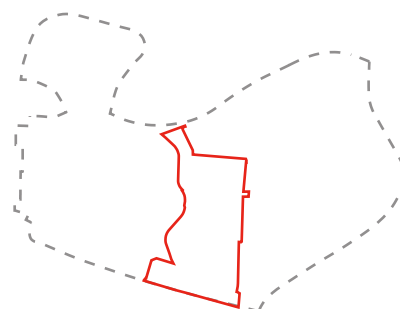
Fig 5. Existing site with the Meridian Water Masterplan Area, Strategic Infrastructure Works and Phase 2 boundaries



MERIDIAN WATER MASTERPLAN



STRATEGIC INFRASTRUCTURE



PHASE 2

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Site And Surroundings

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Meridian Water Masterplan

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Strategic Infrastructure Works Overview

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Brooks Park

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Edmonton Marshes

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Flood Conveyance Channel

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Street Design

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Bridge Design

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Phase 2 Application

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Phase 2 Illustrative Scheme - Public Realm

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Phase 2 Illustrative Scheme - Built Form

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Phase 2 Technical Considerations

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*Section 11-14 provided for Phase 2 application only