

Open En

The Regeneration of Enfield

Art in the right place

The central role of culture, creativity and community in Enfield's regeneration

Open for business

Meet the borough's new head of planning and growth

Call of the wild

How Enfield plans to be London's greenest borough



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Enfield premiers pioneering materials exchange

Materials from demolition projects can now easily be reused on new schemes, thanks to a new digital platform by Enfield Council. The Excess Materials Exchange (EME), launched in July, gives materials that would normally go to waste a new lease of life on a different project, keeping the value of these materials in the local economy.

As 11% of global carbon emissions are produced by materials used in construction – such as steel, cement and glass – the EME is a pioneering step forward in reducing carbon emissions, supporting Enfield Council's aim of becoming net carbon zero borough by 2040.

The focus of the initiative will initially be the Meridian Water project, Enfield's £6 billion flagship regeneration project in Edmonton (see page 10), but later this year it will be widened to encompass all projects in the borough.

Ergin Erbil, deputy leader of Enfield Council said: "I am proud we are pioneering the way we can re-use materials with the launch of this innovative new platform... sustainability is at the heart of all our regeneration projects."

Christian van Maaren, founder and CEO of the Excess Materials Exchange, said: "Our unique approach to finding high-value uses for materials coming out of construction, combined with collaborating with innovative individuals, organisations and companies makes for a great start for the platform."

Using Enfield Council as a pilot, the hope is that the EME will be adopted by other local authorities and businesses both across London and the whole of the UK.

For more information, go to: www.enfield.excessmaterialsexchange.com/

Multi-million-pound boost for council homes

Enfield Council has been awarded £166.6 million by the Mayor of London to build 1,120 new homes, for council rental, between 2023 and 2027.

The funding is the second highest grant in the capital, after ambitious plans to deliver a new generation of council homes were announced.

The allocation includes funding to support delivery of the first four phases of the Joyce and Snell's regeneration scheme in Upper Edmonton (see page 28).

Around 120 new homes will be supplied through the Modern Methods of Construction (MMC) Buyer's Club, a partnership with the London boroughs of Barking and Dagenham, Waltham Forest, Haringey and Newham.

Approximately 28 homes across two small sites will be designed and constructed by SMEs.

The funding is from the first round of the new Affordable Homes Programme. A total of 79,000 homes will start to be built across the capital during the next five years, with all developments of 10 or more homes to be net zero carbon.

Naked homes that grow with you

Enfield Council has granted planning permission to non-profit community developer Naked House to build 22 genuinely affordable homes for local residents. The homes on Raynton Road will be available to buy at 70 to 80 per cent of market value and retained at that level in perpetuity for future generations.

The super-insulated homes have a 'naked' specification that allows buyers to customise their own homes – by adding a new kitchen, extra space for a growing family, a home office or a bedroom for a live-in carer – as their needs evolve over time.

Enfield Council's leader Nesil Caliskan said: "Our vision for this scheme is to ensure we are providing homes for Enfield residents who are currently locked out of the housing market, and who want to be actively involved in the design and specifications of their new house."

Simon Chouffot, Naked House co-founder, said: "We're really proud to be building genuinely affordable homes for Enfield residents. It will help people stay in the borough who may otherwise be priced out of home ownership."

Workstown welcomes new tenants

Two-thirds of the completed first phase of the redevelopment of Montagu Industrial Estate into Workstown, a modern, sustainable industrial and logistics scheme, is already let or under offer. One of the new tenants, Hived, is the first mass-market, zero-emission parcel delivery provider, offering greener and cheaper solutions from warehouses directly to customers.

The £150 million joint venture between Enfield Council and developer HBD is replacing out-of-date 1950s buildings with modern, more energy efficient spaces for local small- to medium-sized enterprises (SMEs).

Enfield's cabinet member for finance and procurement, Tim Leaver, said: "The transformation of the Montagu Industrial Estate will have a significant impact on the local community, helping create a variety of high-quality jobs and opportunities for innovative businesses."

Adrian Schofield, senior director and head of region at HBD, said: "We have seen strong interest in

Workstown from a wide range of businesses, from start-ups through to larger companies."

The revamp of the estate is expected to create hundreds of new jobs, a significant boost for Edmonton. For more on the scheme, see page 43.

and also In a similar scheme, Enfield Council has just received planning permission for 600sq m of temporary affordable workspace in Angel Edmonton, transforming derelict garages and a laundry yard into 35 small, individually let units on the redeveloped Joyce and Snell's estate.

Launch It, which operates an enterprise hub in Tottenham, will offer workspaces at an affordable rate, along with targeted business support, as well as managing a new community space at the heart of the scheme.

The project is just one part of a £2.2 million programme of works supported by the Mayor of London's Good Growth Fund.





New cabinet for Enfield Council

Following local elections in May 2022, Labour has retained control, and a new cabinet has been formed. Nesil Caliskan (above) will continue as the leader of the council, with Ergin Erbil as her deputy.

The council will continue to focus on investment in the borough, creating opportunities for residents and protecting the services that people rely on.

Cabinet members include:

- Chinelo Anyanwu – public spaces, culture and local economy
- Alev Cazimoglu – health and social care
- Susan Erbil – licensing, planning and regulatory services
- Rick Jewell – environment
- Tim Leaver – finance and procurement
- Gina Needs – community safety and cohesion
- George Savva – social housing

Big-money funding for community projects

Enfield Council has awarded more than £317,000 in ‘community chest’ funding to 19 projects supporting Edmonton residents, promoting diversity and inclusion, and ensuring that residents of Edmonton are the primary beneficiaries of the £6 billion Meridian Water project (see p10).

It joins £349,548 awarded to eight other community projects in November 2021 from the Enfield Neighbourhood Fund.

Launched in November 2021, the Meridian Water Community Chest Fund is made up of contributions from private sector partners working on the Meridian Water project, including Vistry Partnerships, Vinci Taylor Woodrow, Stace and Elementa Consulting. The next round for bids will take place in autumn 2022.

The successful applicants, which will be allocated between £1,000 and £59,000, include local scout

groups, two primary schools, an inclusive choir, local arts projects, a healthy eating programme, and the transformation of an underpass.

They join eight other community projects allocated £349,548 in funding by Enfield Council in November 2021, to address the issues of poverty and inequality across the whole borough, part of the £1.4 million Enfield Neighbourhood Fund and being distributed in two phases.

The winning community bids from round one – to be allocated between £10,000 and £70,000 – include a skills and work placement programme, a new intergenerational neighbourhood community centre, and a new network hub for Chickenshed Theatre (see page 35).

A second round of bidding for this fund will also take place in autumn 2022 when the remainder of the fund will be distributed.



The Enfield Chase Woodland Restoration Project, above, has taken one of the top honours at this year’s London Tree and Woodland Awards. The planting of 100,000 trees – the largest current woodland creation project in London – was given the ‘trees and water award’.

Also at the forefront of Enfield’s environmental work, four new wetlands have been given the green light by Enfield Council to create wildlife-rich spaces for local

communities and to help reduce flood risks to thousands of homes.

Enfield Council has proposed creating wetlands at Oakwood Park, Durants Park, Wilbury Way and Oakthorpe School. The school will also benefit from rain gardens and other sustainable urban drainage systems to help manage water.

For more on Enfield’s pioneering work on the environment, see our feature on page 24.

News

Meridian Water



Jobs, homes and commuters bring Meridian Water to life

Work is coming on apace at Meridian Water, Enfield Council's £6 billion 25-year regeneration project, estimated to contribute £3.6 billion to the local economy. This year will see the opening of a construction skills academy and community garden, joining the existing station and 'meanwhile' uses, such as Bloqs creative workspace for 250 professional makers and huge film studio complex Troubadour (see page 22), both arriving last year. The first 300 homes are under construction, with anticipated completion early next year. Planning permission for further homes and open spaces submitted.

Over its lifetime, the development – one of London's largest regeneration schemes – will create 10,000 homes, of which 4,000 will be affordable, to help to ease the London housing crisis and provide homes for local people. Meridian Water will also provide high-quality new jobs and benefit the local, regional and national economy, and create fantastic new public spaces and community facilities.

Helping unlock the area for commuters, Meridian Water now has its own railway station, opened in 2019, connecting the area south to Stratford and London Liverpool Street and north to Stansted and Cambridge, with provision for expansion built in.

But Meridian Water is mainly about the locals. It will create thousands of jobs, both in its 20-year construction but also in meanwhile projects and permanent roles, offering higher-skilled and better-paid employment than the current industrial, warehousing and logistics roles in the area. The Meridian Water employment strategy stipulates that workspaces must support local entrepreneurs and independent businesses, be creative and sustainable, high quality, ethical, inclusive and public-health oriented. This focus on local benefit extends to ensuring all supply chains and subcontractors benefit local firms (see stories opposite).

While Enfield Council is in control of the vision, it works hand in glove with its lead developer, Vistry Partnerships, collaborating in the design and delivery of the scheme. Enfield will take ownership of the London Affordable Rent housing, employment space and public realm.

Vistry said: "Vistry Partnerships used our in-house experience at bid stage to deliver a robust and high-quality proposal. This is bolstered by our in-house team covering all disciplines and stages of development and construction."

Timeline

The transformation scheme will be delivered in four main sections.

Meridian One

- The first neighbourhood in Meridian Water, delivered with Vistry Partnerships, will include new public open spaces and improve connections between Meridian Water Station and Upper Edmonton
- 950 homes
- 50% affordable: 25% council homes at London affordable rent (LAR), 25% 'intermediate' homes, shared ownership for first time buyers and key workers
- 50% private homes for sale and rent
- 2,300sq m of leisure, retail, employment and community spaces

- Phase 1A, 300 homes: completion spring 2023
- Phase 1B, 650 homes: planning permission submitted. If approved, to start early 2023

Meridian Two

- 275 homes
- 100% affordable: 50% at LAR and 50% for both shared ownership and London Living Rent (LLR). The homes will be owned, managed and marketed by Metropolitan Thames Valley Housing
- 3,000sq m of commercial space, to be retained as a council asset as a hub for creative industries. Awaiting planning permission
- First homes and workspaces set for completion 2024

Meridian three

Three blocks, up to eight storeys: one 18,000sq m student accommodation, one purpose-built shared living, one general-purpose housing.

The mixed community – which will play a key role in the vitality of Meridian Water by generating footfall and activity – will have good walking, cycling and public transport connections, set in a combination of surroundings, from rivers and green spaces to film studios, theatres, events and makers' spaces.

Meridian four

A mixed-use community of 800 new build-to-rent and affordable homes with commercial, community space and public realm, around the three water courses of Pymmes Brook, Salmons Brook and the Lee Navigation.

Construction skills academy to upskill the workforce

To increase the skills of the construction workforce, and provide opportunities to local and London residents, the council, in partnership with Vistry Partnerships, will open the Enfield Construction Skills Academy at Meridian Water this November.

Run by the College of North East London, it will provide training and entry-level certification across construction and the built environment and create pathways to higher-level training. A broad range of courses includes pre-construction and Construction Skills Certification Card training; apprenticeships in brickwork, plumbing, carpentry and electrical installation, with paid work experience; professional training in project management; and ESOL and functional skills training.

Totalling 948sq m, the skills academy will feature a reception area, canteen, offices, visitor centre, classrooms, workshops and an external area for outside training exercises. Designed by Hawkins\Brown, the building will reflect the site's former industrial heritage, with pitched roofs and the use of timber and corrugated steel.



Keeping the supply chain local...

Enfield-based Togher won the contract to deliver £10.7 million of the overall £57 million contract value for the Meridian 1a development, creating 80 jobs.

The works entail the construction of the drainage, foundations and reinforced concrete structure for parts of the Meridian One site.

As part of this contract, Togher has pledged that at least a fifth of the positions will be filled by local people, including the creation of a new apprenticeship position.

... and equal, diverse and inclusive

Enfield Council has chosen 13 companies from diverse backgrounds to comprise the architect consortium responsible for Meridian Four. The winning team has also committed to sponsoring a local Enfield pupil through architecture school and appointing an Edmonton based architect company.

The consortium – to provide landscape architect services as well as principal designer and BIM coordination – comprises practices led by Black, Chinese, Indian and middle-eastern partners in addition to a number of female led practices.

and also This move away from the dominant white-male-led firms has been reflected in Meridian Four winning the diversity and inclusion award in 2021's LGCs awards.



A helping hand



As the UK faced unprecedented times with Covid-19, Enfield Council quickly helped firms financially and practically through the pandemic. **Noella Pio Kivlehan** looks at what steps were taken, and how two of the borough's employers navigated the virus.

Metaswitch, now Microsoft Azure, was one of many businesses helped through the pandemic.

The date, 23 March 2020, will be etched on people's minds as the day the UK went into its unprecedented national lockdown. Increasing worry over the ever-growing Covid-19 cases saw the then prime minister Boris Johnson issue a dictate for people to "work from home, where possible".

With almost 14,000 businesses in the borough, Enfield Council went into overdrive to support firms affected by either shutting their doors or reducing working hours.

"I am writing to you at a time of great anxiety among our residents and local business owners. London and the country are facing extraordinary challenges [because of] Covid-19," stated council leader, Nesil Caliskan, in an open letter just days before the national lockdown.

Businesses of every size and from every sector were at risk, she said, adding: "I understand you may be worried about the negative impact of the Coronavirus on your business in the weeks and months ahead. Your business and many more like it are the backbone of Enfield."

As almost 93% of the borough's firms employ fewer than 10 people, the letter was to launch a small business monitoring impact form to gather information to understand what support they would need. This was the start of many initiatives helping firms through the pandemic.

Between the second national lockdown in January and March 2021, Enfield Council paid over £4 million in grants alone to 1,400 businesses in the borough from local restrictions support grants. Meanwhile, the discretionary additional restrictions grant (ARG) was opened to applications from those in the 'non-essential' retail, leisure, hospitality, and events supply chains that either pay business rates or a commercial rent.

By July 2021, £121.9 million had been distributed through either rates relief or direct grants to businesses.

But the council also wanted to provide a programme with a longer-term impact, which adhered to its economic development strategy, which states: "Covid-19 has accelerated the importance of creating a better society longer term in which everyone has a fairer chance."

Specifically for smaller businesses, the programme created a level playing field, a platform where they can talk to each other, and, crucially, get access to the Federation of Small Businesses. One thousand Enfield businesses were offered free FSB membership to enable access to masterclasses, bespoke advice and networking opportunities, while a Kickstart gateway organisation would promote work experience opportunities for 16 to 24-year-olds and over 55s to get those furthest from the labour market into work experience and jobs.

Since December, nearly 750 small firms had taken up the offer of free FSB membership, meaning the support programme had touched 5% of all businesses in the borough. Enfield Council has encouraged FSB to recruit companies onto the programme based in the more deprived wards in the Eastern corridor of the borough, including Ponders End and Edmonton. Added to that, 115 Kickstart placements have been agreed, placing jobseekers into local businesses.

For retail businesses, when non-essential shops re-opened in April 2021, 'shop local' campaigns advised on regulations, signposted to grants and helped get customers back out on to high streets again. Key initiatives included: 3,000 'welcome back packs' with information on how to reopen following lockdowns; a fortnightly newsletter to 12,000 subscribers; thousands of posters promoting face mask rules; large campaigns to encourage people back out following lockdowns; promotion of support grants and loans; and ongoing messaging through the B2B-focused LinkedIn page.

Case study: Metaswitch

As the pandemic hit, networking company Metaswitch, one of the borough's largest employers, was just taking possession of its new HQ at Genotin Road. It was also in the midst of a buy-out by Microsoft, which completed in July 2020.

The building was a first for Enfield Council, which became both funder and landlord – it was instrumental in identifying and facilitating the development of the site, funding construction and leasing back the property to the company at full market value, with income from the lease being pumped back into funding local services.

The council also negotiated an arrangement enabling the public to use the office car park during non-office hours to support the vitality and viability of the town centre, and provided substantial EV charging points for public use.

Finally completed in February 2021, it was exactly a year after the first lockdown and while the country was still going through the aftermath of how people could return to work in a safe environment.

As the company was now part of Microsoft, it also had to follow its rules on Covid-19 safety. "Obviously [when we took possession] we weren't able to say to people 'please come and occupy the building,' not fully anyway," says Derek Brooker, the company's accountant.

"We said everyone would be welcome to come back in April 2022: in the interim period from March 2020, people had been working from home apart from the absolute bare minimum, less than 30 staff out of a workforce of over 400, that included security staff."

Brooker says letting people return to work was dependent upon government Covid-19 statistics, and how things were going in the UK. "We were dictated to by Microsoft in what we were allowed to do: we did allow some people to come back, for whom it was better for their mental health."

This helped those not coping with working remotely, says Brooker, who could return to the office rather than be on their own at home.

A poll taken in February 2021 by the Royal Society for Public Health, found that 67% of people said they felt less connected to their colleagues when working from home, with 56% saying they found it harder to switch off.

"People who were struggling let their managers know," says Brooker, adding: "A request was put out for them to come to the office. We did so under strict rules of social distancing, desk spacing, mask wearing..."

Since this April, Brooker says: "We opened the doors and said, 'right, you can come back in fully'. If everybody came in on the same day, we would have over 400 people in the building, but the most we've had so far on any one day is just under 300."

It was in 2016 that Metaswitch, which started with 30 employees in 1981 then growing to occupy three separate offices, wanted to consolidate into one building. Keen to keep the company in the borough, Enfield Council stepped in offering to develop the 5,500sq m building.

The move was labelled a 'new bold step', and a 'symbol of the council's proactive attitude to the local economy'.

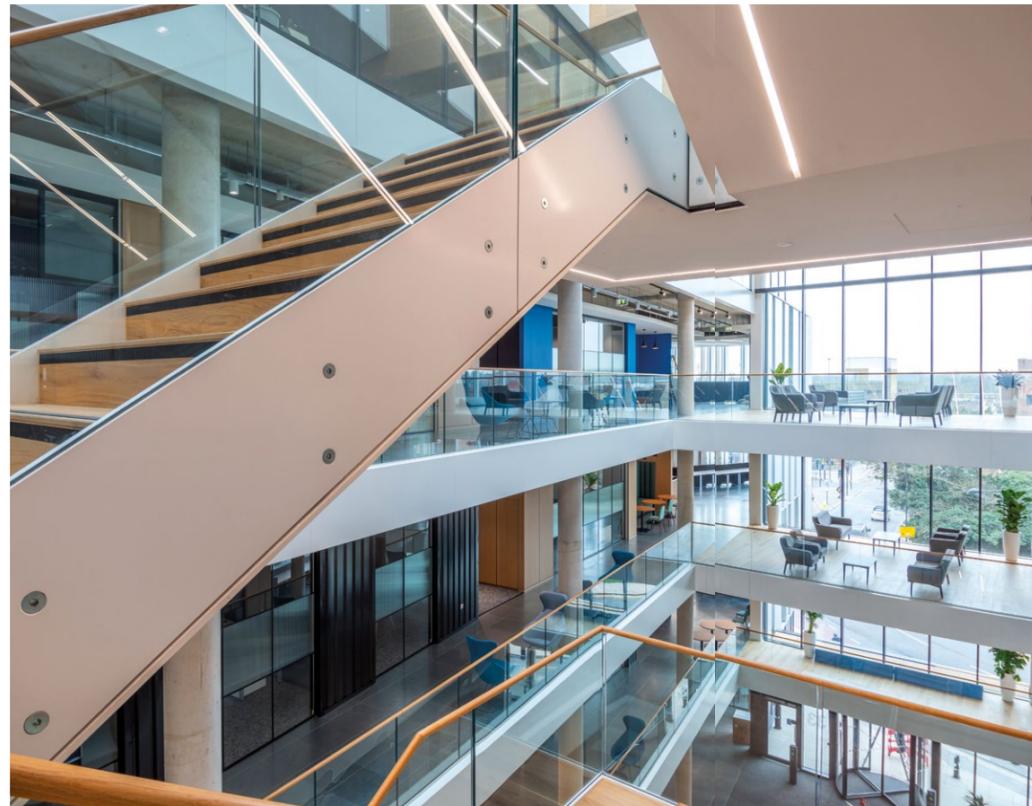
At the time of the building's opening, council leader Nesil Caliskan said: "Metaswitch is a valued, long-time employer providing highly skilled jobs in the Borough of Enfield. We are delighted the company decided to remain and expand in Enfield as a vital contributor to our community and build its new global headquarters in our town centre."

"This development complements the council's support for employment at a challenging time for our town centres and the local economy."

Post-pandemic, with its future assured as Microsoft Azure, the company is committed to staying in the borough. Brooker says the new building will get used more as everyone gets used to hybrid working. "Microsoft will want to maximise the use of [Genotin Road]," says Brooker, adding: "As we get new hires in, and the company expands in the next three to five years, we'll find different ways of working."

Below: The Metaswitch 5,500sq m HQ on Genotin Road, now Microsoft Azure.

"The Metaswitch development complements the council's support for employment at a challenging time for our town centres and the local economy."



"We were a perfect business for the pandemic because we were able to deliver straight to the doorstep."

Case study: Getir

Opening in Enfield in October last year, the online grocery delivery service now employs 20 people, with expansion on the horizon.

Andrew Mackintosh, head of Getir's government relations, says the choice to locate in the borough was made easier by the "great deal of support we had from the council", which got to know and understand the business and the advantages it would bring to the borough. The council was also instrumental in finding the right property and helping with job creation.

Getir is a franchise which delivers within a three-mile radius, meaning location is crucial. "Effectively it's a local small business: the local franchisee recruits local people, and the only people we are serving from that store are local Enfield people," says Mackintosh.

Even though the UK had been coming out of the pandemic by the time Getir launched in Enfield, people were, and still are, driven to get their groceries delivered.

"We were a perfect business for the pandemic because we were able to deliver straight to the doorstep," says Mackintosh. However, he adds: "The pandemic wasn't in fact that critical to us, given we started in Turkey in 2015 and were operating very successfully for four years before the first signs of Covid-19."

Even post-pandemic, people still want their groceries delivered. "While it's true it helped, people now use us if it's raining, if they've got children, or can't leave the house for whatever reason. Even if you're none of those things, everyone is pushed for time."

Mackintosh highlights the business's green credentials. "Everything is delivered by electric bike and moped. This is helping keep the clean air in Enfield as we are stopping people getting in their cars to go shopping by cutting out those journeys."

Expansion in Enfield will happen eventually. "When stores get busier, we don't tend to increase the size, rather we'll open another store within a couple of miles. That's the hope as we build the business."

Open for business

Brett Leahy joined Enfield this summer as director of planning and growth from fellow London borough, Redbridge. **Sarah Herbert** finds out what makes him tick and how he'll bring investment to post-pandemic Enfield and its people.

What was your proudest achievement at Redbridge?

My planning service winning the MJ Awards for best council service 2022.

Redbridge is the fourth fastest-growing borough in the country, but its planning service was struggling – struggling to meet delivery targets while struggling to engage residents in the future of their borough. It was struggling behind the scenes too. With a never-ending backlog of cases, complaints and low morale, the team was fighting to get through the day, let alone deliver strategic priorities.

But we transformed the service into an efficient, effective and highly regarded team, with the capacity to implement innovative initiatives which, as the award body said, 'increased customer satisfaction, resident and member engagement and service delivery'.

I'm also proud of winning 'best planning service in London' at the 2021 RTPI awards and 'best planning service in England and Wales' at the 2020 National Planning Awards.

How will you use experience there in your new role in Enfield?

It's early days, but this is a new role for Enfield which presents a great opportunity for me and my new team. The direction of travel should indicate to the market that Enfield is open for business. I've always been solution-focused and importantly I understand development, I understand pressures around grant funding, and also how the planning service is an important step in unlocking supply. At Redbridge I led the council's housebuilding programme, and I'm proud of our delivery of applications at pace, which I want to bring to Enfield.

I'm keen to bring energy, drive and confidence to the planning and growth directorate, while helping to do my part in raising the profile and reputation of

the council.

What's the best thing about the borough, and what one thing would you change?

Enfield! I genuinely feel there's something exciting, dynamic and forward looking about both the council and the borough.

It's an exciting place to be, coming out of the past couple of years, as there's a strong focus on promoting our high streets and revitalising places through art, particularly by local people to ensure that everyone is part of this legacy.

We can't do it alone, so the one thing I'd change is how the private sector approaches us, which will inform where investment is best delivered. Attracting investment into the borough is important in delivering the right outcomes, and I want to create new partnerships.

How do you think Covid-19 will change the future of towns and cities, how we live in them, and planning priorities?

The biggest take-away of the past few years is that we need to design places for people. Often the nature of planning means we focus on policy, and that is important, but we're living in a time where we need to be more pragmatic.

Communities are what shape how we live, interact and deliver services, and speed of delivery is as important as the policy frameworks. We need to promote inclusivity in how we design and deliver planning decisions to level up areas across the borough.

Placemaking is not about pretty places (although that's obviously important). It's about prosperous and inclusive places, climate resilience and enabling agile investments.

The lessons learned from the Covid-19 crisis are that sustainable, resilient places were able to handle the pandemic better. Therefore we need to focus on inclusive, sustainable and



Brett Leahy:
"I want to create new partnerships."

resilient development.

Is there a project over your career that you're most proud of?

My work on the UNICEF's Child Friendly Cities and Communities programme, where I developed best practice on a child rights-based approach to planning, which is celebrated by UNICEF and RTPI.

What are your driving passions in work?

Delivering outcomes, just making things happen. I fully believe in planning for everyone, and that local people are the driving force behind an area's success. It's important they have a say on the future of the place they call home, street, neighbourhood or town, and help shape its future.

And in life?

Family and the gym.

Tell us something unexpected about you!

I was a rave dancer at Universe and Fantazia raves in the 1990s, when I had dancing skills.



This page: Bloqs, one of the meanwhile tenants on Meridian Water, provides 3,000sq m of workspace for creative industries.

What to do with a development site before it's finished, or a high street awaiting regeneration and needing an injection of life? Well, it seems anything is possible. **Kirsty MacAulay** discovers 'meanwhile' uses from film studios to libraries, bringing culture, art and employment to otherwise empty spaces around Enfield.

It may seem that pop-up shops, restaurants and bars arrived around the same time as Instagram, but 'meanwhile uses', as they are referred to in the business, have been with us for decades. And it's not surprising given how essential they are - literally creating something from nothing while driving the economy, enhancing the environment and delivering social value for all involved.

Meanwhile uses are perfect for a space awaiting regeneration, bringing life, jobs and activity before development begins and creating continuity as it progresses. This is very much the case at Enfield's major regeneration project Meridian Water - which will transform the 82ha light industrial site over 25 years, delivering houses and jobs. While still very much

in the early stages of the development, in 2019, the vast expanse of land was used for the music festival Field Day, welcoming 30,000 people, with the massive warehouses known as the drum sheds transformed into a music venue. Then, during the pandemic, the same space was used as a drive-in cinema, providing jobs and safe leisure activities for local people.

Because the land needs to be used in the best way to suit the phased development, meanwhile uses will change as the regeneration progresses. Currently there are two major meanwhile uses in place - Troubadour film studios, and Bloqs workspace. Troubadour set up its massive 6,000sq m film studios in 2021 (see page 22), and will deliver a media skills academy and theatre at later phases of the development.



One of the main benefits of the site is the flexibility it allows. Peter George, director of development at Enfield Council, explains: "We can offer acres of space, as well as room for expansion. We can play with the land, and let out space when delays happen and create work. For example, while waiting for the infrastructure to go in we were able to let an additional couple of acres to the studios to set up workshops to make film sets."

The other meanwhile tenant, Bloqs, provides 3,000sq m of space for creative industries, supporting up to 1,000 workers in a variety of fields. The initiative - in a repurposed building alongside a new building and outside space - offers access to woodwork, metalwork and fashion equipment, as well as training facilities and meeting rooms, along with a café, shop and event space.

George continues: "Bloqs offers very good employment options and is really using the space in a productive way. A long-term development site can offer long leases for meanwhile uses, which can really allow a business to grow. Bloqs and Troubadour have 12-year leases. We've hit a sweet spot there as it gives a company time to recoup the money invested and also to generate the footfall and audience base needed for success. We are looking into how to transform meanwhile uses into permanent use by finding long-term homes in ground floors of buildings or parts of the site where there will be employment and light industrial space.

"Meanwhile uses are really about stewardship, revenue and placemaking. The council acquired the land to secure it and look after it so it can be developed - we need the revenue and are obligated to make sure the site generates an income. Placemaking is important for the next generation, we need to bear in mind the fundamental

purpose of why we bought the land - to bring it forward for development."

Once the main infrastructure has been completed, in this case the construction of the high street, the way meanwhile spaces are used will change. "Placemaking is at the heart of the Meridian Water development," George explains, "but infrastructure in a major development is key. The creation of the new high street will allow the meanwhile space to become more public-facing and engaging for people, offering a theatre and media skills academy alongside event space, and food and beverage units providing something on people's doorstep."

Meanwhile uses are relatively straightforward in a big development site, but can be less so on the high street. On Enfield's Fore Street the meanwhile uses are very much the precursor to a bigger change, which is still at the masterplanning stages as part of the Joyce and Snell's redevelopment.

Joanne Drew, acting executive director of place and chair of Enfield Council's Edmonton Growth Board, comments: "Meanwhile is very much part of the long term here. It is about engaging, providing schemes that serve the community. It's not just nice to have, it is critical for the future of the borough. It helps the community visualise, and the council demonstrate, what is coming next."

Funded by the GLA's Good Growth Fund and matched by the council, the refurbished Fore Street library has already opened its doors in its new guise as the Living Room Library. Residents wanted room for community engagements and this space now has more flexibility, quite literally, as the bookshelves can be moved to improve capacity for events, workshops and evening functions, boosting the night-time economy.



Why meanwhile uses matter...

Busy, animated, colourful and productive spaces are a town planner's dream. To keep the dream alive it is necessary to plug gaps that appear, ideally with interesting, successful and fun offers.

That is where meanwhile uses come in, using spaces that may be vacant or awaiting development and inviting local businesses, entrepreneurs or community groups to use them on a temporary basis. This creates jobs, a vibrant community and can encourage different clientele to the area depending on the usage. It's important to get the right mix of meanwhile uses, and thinking outside of the box can help to get an area noticed, thus boosting its profile and creating a virtuous circle of regeneration.

Above: The community-based Living Room Library, central to the regeneration of Fore Street. Below left: The 2019 Field Day festival took over redundant industrial sheds at Meridian Water, in its early days.

Drew explains: "The idea is to test what is needed for the space over a minimum of five years as a meanwhile use. It is a really good facility, very versatile, and because members of the community helped inform and partially deliver the designs, they are embracing them as their own.

"There had been negative perceptions around Angel Edmonton, of deprivation and anti-social behaviour. We wanted a real statement of intent, to show there is a lot of investment going into the area.

"It's a 15-year programme, so it's not immediate. We are doing things now to provide space for fun and to mobilise the community - to deliver that programme means activity starts now. We are delivering artwork across the town centre; murals with links to the local community that have totally transformed the space."

Public art and a refurbished library are the starting points for Angel's meanwhile use, which also includes new workshops in what were previously run-down garages. The council will run a programme of entrepreneurial training for 18-to-30-year-olds, initially for five years but with the possibility to extend. The hope is that businesses founded here could move to Meridian Water as the businesses grow.



Above: The Mike Myers-produced *Pentaverate*, made for Netflix in Enfield. Left: Troubadour's 6,000sq m of film production space at Meridian Water.

And... action

Enfield has created a positively booming film industry in the space of just three years, developing more than 68,000sq m of flexible studio space – the largest concentration of new studios in London – seemingly overnight. **Kirsty MacAulay** discovers why filmmakers are flocking here, and what this burgeoning creative hub can bring to the area.

It should come as no real surprise that Enfield is now the UK's fastest-growing film production hub. As well as its plentiful supply of large development sites, its fantastic location helps too – great road and rail links into central London, close to Heathrow and with easy access to the M25 – as does a council that is working hard to facilitate and grow a new industry that can excite and employ a new generation and create a name for itself as the 'go to' spot for the international film industry.

One of the newcomers is Troubadour. The studio company's Enfield site – joining other north London studios at Brent Cross and Wembley Park – offers film-makers 6,000sq m of state-of-the-art film production space, across three vast 'stages', complete with soundproofing, loading capabilities for sets, adaptable seating for audiences, dressing rooms and production facilities, along with a separate 2,200sq m production hub, with public and private offices, meeting rooms and café. A second phase will double the total amount of studio space and deliver a media skills academy and a theatre.

Since its arrival in 2021, Troubadour has hosted the filming of not one but two Netflix productions: a six-part, Mike Myers-produced comedy called *Pentaverate*, and a film, *Damsel*, starring Millie Bobby Brown.

The streaming behemoth, with more than 290 million subscribers, has also leased 21,370sq m of studio space at SEGRO Park. The campus-style occupancy will include sound stages, studios, set production, and make-up and break-out areas, creating hundreds of local jobs.

Enfield is also now home to London Film Studios Four, which launched its four large film studios in 2021, joining OMA studios, with its four stages, offering 8,100sq m of filming space, 1,100sq m offices and 5,500sq m for goods, which opened in 2020. The location was such a success it acquired space nearby for a second film studios, OMA:X, the following year. This is now largest film studios in London, covering four hectares and offering 21,000sq m of space across six sound stages – proof if needed that Enfield is indeed the place to be for film and television.

Enfield's newly acquired film sector is a direct result of the council's economic development strategy, which aimed to welcome creative industries as a key part of the borough's economic future. With the launch of five major new studios it seems the welcome was warmly received. Rebekah Polding,

head of cultural and town centre development at Enfield Council, explains: "These creative jobs are critical for realigning Enfield with 21st century industries. Given its history of innovation it's a nice continuity and an incredible new industrial base for the borough."

The council has facilitated the arrival of this new industry with a one-stop shop for all filming enquiries. Polding explains: "We were proactive. We work very closely with Film London, which led to introductions, as well as supporting this new industry to redeveloped former industrial land."

Enfield was able to readily establish itself as a filming hub and accommodate new studios in such a short space of time thanks to the availability of large development spaces, a legacy of its industrial heritage which left substantial plots of land vacant. For example, the Meridian Water site, where Troubadour has set up 6,000sq m of studio space, has 82 hectares of land being developed over 25 years. A meanwhile project, the studios bring four hectares of previously redundant brownfield land into productive reuse and will generate 35 to 50 jobs in just the first phase.

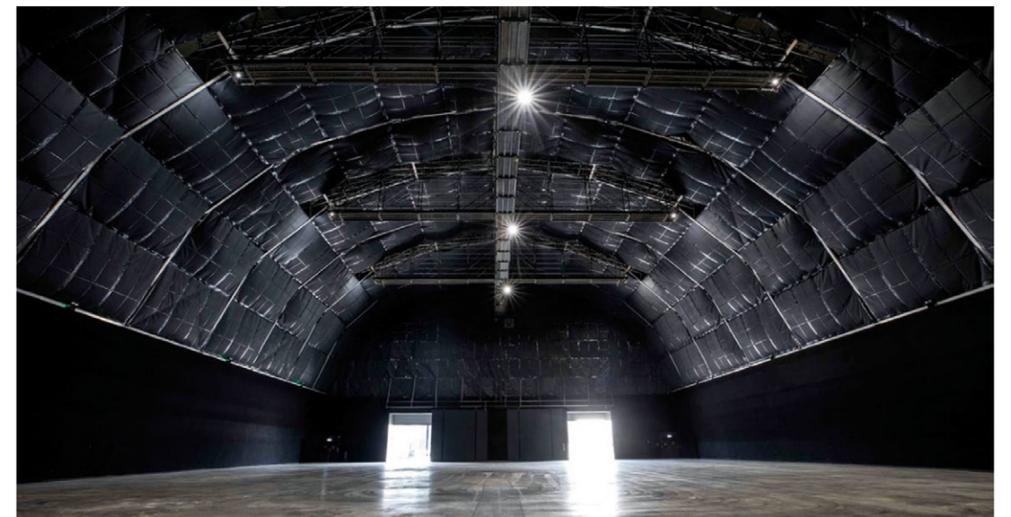
Creating and providing talented and experienced local people who can offer the skills needed in this industry is now a priority for the council. With such a variety of careers in the industry it's not difficult to see how people across the borough could get involved as drivers, electricians or hair and beauty technicians alongside the film crew. The flexibility and career progression available offer great prospects.

Polding explains: "The employment opportunities are front and centre of this. It is about the economy, jobs and the future. There is a skills gap in the industry, they need an extra 45,000 people working over the next five years. These are future-proof, sustainable and well-paid jobs. There is a lot of work available and we have a very capable demographic – there are a lot of young people in Enfield. We have an amazing richness of space and an incredible new industrial base. It is a huge opportunity for the borough and it is our mission to make people aware these jobs are available."

She continues: "It is such an amazing source of employment, both directly in terms of sound, lighting, runners and camera people behind the scenes but also the supply chain. Studios are keen to use local supply chains – they are more reliable, more environmentally friendly, and are all very socially aware and want to give back to the local community."

After opening its first studio in Enfield in 2020 and another in 2021, OMA marked its second year in the borough by setting up an apprenticeship programme. According to Becky Butler, OMA's head of operations, the aim was to take on someone from the community for 12 months who had no experience in the film industry. "We wanted to give someone from the local area the opportunity to learn about studio operations and get direct exposure to the industry, with a view to seeing how every aspect of the studio works."

She continues: "It felt like a good thing to do. There is a big concern around the pace the film industry is growing. It is expanding quickly and there is a lot of talk about the need to increase diversity. It takes a while to get experience, and the industry has a reputation that you need to know someone to get into it or work unpaid. For a lot of young people it is just not on their radar. We want to do our bit and bring a new crew in creating an opportunity for people living in the local area."





Friends of the earth

Nature is good for us, spiritually and physically. Enfield is one of London's greenest areas, with over 2,000 hectares of open space, more waterways than any other London borough, and its very own ancient woodlands. And, as **Sarah Herbert** discovers, to make it an even more attractive place to live and do business, it aims to become THE greenest London borough within the next 10 years.

Left: Recently completed Firs Farm wetlands, already enhancing the area's biodiversity.
Below: One of Enfield's newly introduced beavers.

Celebrity rodents, Justin and Sigourney Beaver, had been making waves since their arrival in Enfield in March this year. And despite Justin's sad demise this spring, the initiative – as part of a wider flood-management project – is going from strength to strength, with the hunt on for a new mate for poor Sigourney.

The first reintroduction of beavers to London in more than 400 years was a pioneering project by Enfield Council and the environment-focused Capel Manor College, releasing the two-year-old pair into a specially designed enclosure within the grounds of Forty Hall Farm. A 'beaver cam' allows people to keep an eye on the semi-aquatic goings on, without disturbing the wildlife.

The Eurasian beaver was hunted to extinction in the UK in the 16th century, but their return brings many benefits. Dams built by 'nature's engineers' slow the flow of water through a river catchment, helping to conserve water, and reducing the impact of flooding on homes downstream, while the sponge-like

wetland habitats they create both enable other forms of wildlife to flourish, and prevent wildfires. Such is their value to our natural habitat that legislation will come into force in October to legally protect beavers and their breeding sites.

It is fitting for Enfield to be their first London home, as beavers' ability to mitigate flood risk and enhance biodiversity represent a microcosm of the larger aspirations for Enfield council. The borough has the ambitious aim of becoming London's greenest over the next 10 years.

It already has one-third of its open space designated as green belt land, over 2,000 hectares of publicly accessible open space, nine distinct habitats, more waterways than any other London borough, three Sites of Special Scientific Interest, and its very own ancient woodlands.

But for the future, and linked to the beaver reintroduction, four new wetlands are in the pipeline to create wildlife-rich spaces for local communities and help reduce flood risks to thousands of homes, along with a new forest, re-routed rivers, and numerous urban oases.





Left: The 60ha Enfield Chase, the largest replanting project in London. Below: Wetland projects both enhance biodiversity and reduce flood risk.

The wetlands at Oakwood Park, Durants Park, Wilbury Way and Oakthorpe School, to be created over the next year, will improve and enhance biodiversity by creating amazing wetland habitats, clean dirty run-off water and reduce flows into rivers, reducing the risk of flooding to homes in nearby Edmonton and Ponders End.

The projects will be delivered by Enfield Council's watercourses team, which has received national recognition for its recently completed wetland projects at Firs Farm, Enfield Town, Broomfield Park and the Prince of Wales open space, which are already enhancing the area's biodiversity, improving water quality, and providing thousands of cubic metres of flood storage, as well as wildlife habits and educational facilities.

In associated work, Albany Park's Turkey Brook is being restored to its natural state, with the river corridor widened and diverted to meander into the park, which will both create more interest and enhance the available wildlife habitats, while new wetland features and a large flood storage area will help limit the flood risk to over 200 local properties.

The wetlands and river projects demonstrate some of the key aims of the recently agreed Enfield Blue and Green Strategy, a broad framework bringing together a number of plans and policies, including those for health and wellbeing, tree management, flood management, heritage, culture and

climate action. It also tries to address the disparities between the east and west of the borough by improving access to outdoor space and nature.

Public parks already form a large proportion of Enfield's open space, visited by more than 13 million people a year. Protecting, maintaining and enhancing this network of blue and green assets – parks, rivers, lakes, gardens, woodlands, canals, wetlands, allotments, pitches and woodlands – will mean more publicly accessible green spaces and areas of woodland than anywhere else in London.

Trees are central to any sustainability or biodiversity agenda.

Trapping carbon, mitigating flood risk and encouraging biodiversity, they are key in our fight against climate change and species loss.

Enfield Chase is central to the borough's fight back. The former royal hunting ground had been deforested over the course of the past 400 years. Two centuries of farming had washed soil and nutrients into the local watercourses, threatening aquatic life, while man-made drainage systems and straightened watercourses encouraged water to flow more swiftly off the land and into the river, increasing flood risk to thousands of homes and businesses downstream.



Left: Pocket parks, often with sustainable drainage beneath, enhance streetscapes. Below: One of Enfield's Siemens/Ubitericity EV lamppost chargers.

Now part of it has been restored by planting 60 hectares of new woodland – the largest project of its kind in London. To create a rich and diverse ecosystem, local farmers, Enfield Council, the Forestry Commission, and a woodland design consultant identified where tree planting could reduce flood risk and improve water quality by combining areas of mixed-density native tree planting with areas of natural regeneration, meadows, ponds, and ditches.

With the help of volunteers, the Friends of Enfield Chase, Enfield Council and waterways charity Thames21, the reforestation project planted 100,000 trees between November 2020 and March 2022. There are plans to expand this new woodland even further over the next few years.

This swathe of publicly accessible green space will incorporate a

patchwork of diverse wildlife habitats, such as dense woodland, sparsely planted open space, wetlands, natural floodplain and rich meadows.

The new trees will join islands of existing woodland together and increase the amount of water able to infiltrate the ground. As well as providing cover, the trees slow water flowing over the land, intercept heavy downpours, and give more time for the ground to naturally absorb, retain, and release water over time.

And trees aren't just confined to woodlands: Enfield Council has committed £500,000 to planting 1,000 new street trees in 2022-23, a 50% increase on the year before.

Enhancing streets – enabling residents to explore the borough on foot or bike, and reducing dependency on cars – is another plank of Enfield's climate strategy, backed up by

overarching strategic guidance by larger London bodies.

In a bid to improve air quality, Enfield is part of the world's first city-wide low-emission zone, encouraging owners of heavy and light goods vehicles to either retrofit particulate traps, drive around the LEZ or pay a daily fine of over £200. The southern part of the borough is also part of the ultra-low emissions zone, bordered by the A406, and to expand in 2023 to cover the whole of the city, which Transport for London estimates will take between 20,000 to 40,000 vehicles off the road.

On a smaller scale, in common with much of London, Enfield has been rolling out low-traffic neighbourhoods. Also known as liveable, quieter or active neighbourhoods, they reduce the number and speed of cars going through residential streets – via filters such as planters, bollards or raised paving – to encourage people to cycle and walk, making the streets healthier and more pleasant for residents.

The pandemic brought into sharp focus an urgent need to change the way we live and move around. With less traffic, space is created to play and socialise, helping connect people to local amenities, benefitting both them and businesses. Making space on streets is key to achieving cleaner air and a lower carbon footprint, while building healthier, safer and more resilient communities, where people want to live and bring up families.

Children are of course particularly vulnerable to both pollution and



speeding vehicles, making school streets a popular and fast-growing initiative. School streets are closed to cars at drop-off and pick-up times, but open to pedestrians, cyclists and residents of the street, in a move which reduces air and noise pollution while increasing both safety and children's activity levels. Enfield launched its first two schemes in early 2020, now has 31, and plans to roll out more over the next few years.

On a similar note, play streets are where local authorities allow temporary street closures each week or month to enable children to play out in the streets where they live. In Enfield there are currently 18.

Also improving the streetscape are parklets, tiny little parks springing up all over London, in the ultimate proof that small changes can make a big difference. One such parklet is on Chase Side in Southgate, providing a resting spot for people to relax while shopping or dining locally, with the aim of encouraging social interaction and helping to revive retail areas by engaging the local community and supporting the local economy.

Parklets include features like plants and greening, cycle parking, seating and tables, and the Southgate parklet is wheelchair accessible, with interactive features to engage the visually impaired and hard of hearing.

Trials suggest that by attracting people to the area, parklets boost trade to local businesses such as coffee shops, cafes and restaurants by 30%.

Reducing traffic should also see more people cycling, which in turn reduces emissions, encourages a permeable and sustainable infrastructure and has a positive effect on local businesses, making streets safer and more attractive, increasing dwell time and thus increasing revenue. A survey of Palmers Green visitors echoed studies around the world, finding that far fewer customers arrive by car than businesses estimate.

Enfield is rolling out a number of cycling infrastructure projects on major arterial roads. One example, the Green Lanes scheme, has improved the look and feel of high streets along the length of the A105, making them more appealing to visitors, with new cycle lanes and improved pedestrian crossings connecting people and places, upgraded parking bays, and rain gardens to green the area and provide sustainable urban drainage. A 2016

economic impact assessment of the scheme by Regeneris found 'a longer-term uplift in town centre spend of up to 10-15%' – it seems attractive high streets draw in more customers!

A series of additional routes will connect to major projects, helping form a network of improved walking and cycling routes across Enfield, linking destinations and main road routes through low-traffic streets and off-road paths, further encouraging people to take up walking and riding their bikes. And to help residents find their way through these bucolic idylls, the wayfinding system is being upgraded, with map signs, new-format street name plates and signage showing walking and cycling times.

For those yet to be convinced about cycling, the council runs plenty of rides and courses to help people into the pursuit, such as instructor-led Sunday family bike rides, or a cycle-lane guided ride for the more hardened commuter. Training in cycle skills comes as 1:1, family lessons, adult and children's groups, or online, and Dr Bike can check over cycles for any problems. To help keep the roads safe

and harmonious, HGV and van drivers can attend a TfL-developed safe urban driving course designed to promote the safety and sharing of roads with vulnerable road users, with a particular focus on cyclists.

Currently, a staggering 34% of the borough's carbon emissions come from transport. For motorists wanting to do their bit, or avoid the ULEZ charge, and switch to an electric car, the council is rolling out charging points, with 100 installed by April 2022, and a commitment to install 250 by 2025. The lamppost column chargers, delivered with partners Siemens and Ubitricity, are cost-effective and unobtrusive.

Ergin Erbil, deputy leader of Enfield Council, said: "By focusing on areas covered by the extension of the ULEZ, we are supporting residents who need to drive a car to do so more sustainably. This is all part of our programme to decarbonise transport, which also includes improved walking, cycling and public transport provision, and will help us towards our target of being a carbon-neutral borough by 2040."

Artist's impression.
Subject to planning
permission.



Joyce and Snell's

This flagship regeneration scheme has sustainability, community and carbon reduction at its heart.

The new estate will be set in an ecologically rich landscape for the benefit of both people and nature, with retained and new trees, a green pedestrian and cycle network, 30% more open space than previously, and sustainable urban drainage to reduce any impact on the wider drainage network. A variety of planting and habitats will ensure greenery all year round.

It will be connected to the wider area, creating a safe and accessible place, via an improved connection across the railway, the pedestrian crossing of Sterling Way and connections into the cycling

network and local neighbourhood.

Each block will surround a courtyard accessible only to residents with an area for children to play safely and residents to socialise. This will include a lawn, planting around the edge, communal seating and a play trail. There will also be access to a communal garden where residents can garden together.

Phase 1 will reduce carbon by approximately 87%, with later phases aiming for net zero. The development will be fossil-fuel free, thanks to the use of Energetik, the council's district heating network. The buildings will incorporate PV panels, materials will be long lasting, and a circular economy strategy will focus on construction waste and recycling.

Transformational regeneration

A lack of good-quality, affordable housing for local people, key workers and families is a nationwide crisis. Enfield is at the forefront of tackling the problem, transforming tired estates or redundant sites, via consultation and partnership working, to provide sustainable, mixed-tenure housing, in well-connected neighbourhoods and communities.

Sarah Herbert reports.



Artist's impression. Subject to planning permission.

Enfield council's housing strategy

Five priorities to creating good homes in well-connected neighbourhoods:

1. More affordable homes for local people
2. Invest in and be proud of our council homes
3. Quality and variety in private housing
4. Inclusive placemaking
5. Accessible pathways and homes for everyone

Five principles. All homes must be:

1. Affordable to residents, meaning creating developments for those on different incomes
2. Safe and good for well-being
3. Child-friendly, age-friendly and disability-friendly
4. Environmentally sustainable
5. Digitally connected

Partnership working

Some of the renewal sites are in multiple-ownership, where the council uses statutory powers to coordinate delivery – such as Alma, where the partner is Countryside Properties, or Ladderswood, which is being regenerated by the New Ladderswood Limited Partnership – while others will be existing council estates which the council will demolish and rebuild, such as the scheme at Joyce and Snell's.

Consultation

Vital to the long-term success of such wholesale renewal schemes are consultation and engagement with residents, from the very outset of schemes. Such involvement both empowers residents and ensures any redevelopment is community-focused. For the renewal of Enfield's estates, a forum was created to enable stakeholders to put forward their views, put together a strategy and agree realistic timescales. As a result, residents have directly informed the design of their future homes, outdoor spaces and new community facilities.

At Alma, for instance, during the pre-development stage, Countryside Partnerships, the council's delivery partner, consulted the estate's 746 existing residents, community groups and neighbours. Overall, the regeneration project achieved an 84% approval rating, and Countryside's work became an exemplar within the Mayor of London's good practice guide to estate regeneration.

Ladderswood, the first project proposed under Enfield Council's New Southgate masterplan, uses a focused engagement approach with the residents and works closely with industrial tenants, ensuring there are regular group liaison meetings and one-to-one discussions.

Joyce and Snell's has yet to gain planning permission. But a consultation ballot giving residents the final say on the proposed regeneration of the two areas – Joyce Avenue and Snell's Park – saw over three-quarters in favour of Enfield Council's proposals. With a turnout of 85.5%, this is one of the strongest residents' ballot results in London. Virtual and real-life exhibitions have detailed the scheme, with the current website going live in 2020, while council officers host fortnightly coffee mornings where residents can discuss the scheme.



The original four towers were all named after birds: Cormorant, Curlew, Kestrel and Merlin.

Alma Estate

Before:

Deteriorating 1960s-built estate, with poor quality construction. Design causing anti-social behaviour and crime. Lack of maintenance meaning decaying infrastructure.

Solution:

Create sense of place, anchored by a landmark 16-storey building and a new station square creating a gateway to the estate from the railway.

Scheme:

- 1,080 new homes across eight phases
- 41% affordable
- 222 homes retained by Enfield Council
- 636 for private sale
- 222 for shared ownership

All new homes will be connected to the Ponders End heat network, with low-carbon heating and hot water supplied by council's energy company Energetik. Includes new retail units, a youth centre (with boxing, multi sports, music studio, mechanical workshop and media suite), a community centre, a gym, a medical centre and other community facilities.

Partners:

Countryside Partnerships and Newlon Housing Trust.

Timeline:

Phase 1 – Original maisonettes demolished to make way for 228 new homes, new retail unit, a gym and play space. Completed 2019.

Phase 2a(i), 2021 – 82 new privately owned homes, new state-of-the-art GP centre, youth centre and an energy centre.

Phase 2a(ii) – Replacement of a youth centre.

Phase 2a(iii) – Replacement of community centre, and 66 private sale and shared ownership units. Homes due to complete 2023.

Phase 2A – Two blocks demolished to make way for 228 new homes, new retail units and play spaces. Completion 2024.

Phase 2B – Demolition of tower block and retail along South Street. Completion 2027.

Phase 3A – Demolition of maisonettes to make way for 44 new homes. Completion 2026.

Phase 3B – Demolition of maisonettes to make way for 157 new homes. Completion 2029.

Phase 4 – Flats demolished to make way for 75 new homes. Completion 2024.





Artist's impression.
Subject to planning permission.

Joyce and Snell's

Before:

Outdated 1950s and 60s estate, rise in antisocial behaviour, crime, little or no security on stairwells, unwelcoming and under-used outdoor spaces, separating communities. Lack of social infrastructure, and no access to services.

Solution:

New home for each eligible resident on the renewed estate, built to modern design principles, energy efficient, with larger bathrooms, 85% dual aspect, better circulation and more storage, access to balcony, patio or garden. Designing out anti-social behaviour. Space will be allocated for community services such as a new civic hub on Fore Street for community events and other activities. Improved access to open space.

Will include housing for key workers, affordable homes for private rent with longer tenancies available, and a responsive repairs service.

Scheme:

- 2,000 new homes
- 530 homes in the first four phases, the majority for existing council tenants
- About 370 mixed-tenure family homes, from one to five bedrooms
- Two green routes connecting north-south and east-west, two large parks, and additional trees
- New community facilities with a multi-use hub, nursery, and spaces for shops and workspaces

Partner:

TBC

Timeline, subject to planning

Phase 0 — Block A, three houses and 29 apartments. Enabling works will start March 2023.

Phase 1 — Block D, for residents of three existing blocks, 175 homes, in a perimeter block with a taller element ranging from eight to 19 storeys. Start scheduled for 2026.

Phase 2 — Block N, 136 homes in a courtyard block including ground floor retail units facing Fore Street. Due to start in 2028.

Phase 3 — block K, 168 homes of 14 maisonettes and 154 apartments, and block T of 10 homes.

Named Electric Quarter in recognition of local man Joseph Swan, creator of the first incandescent light bulbs, which were manufactured on the site at the Swan Edison factories.

“Even with a heavy workload Lovell staff have always found time for us. Lovell has also been very generous with its support of our community events. It has been a real pleasure having Lovell as our neighbours – they have a great sense of community which is quite rare where large developments are taking place.” Maria Aciyan, co-ordinator, Ponders End Community Development Trust

Electric Quarter

Before:

Collection of redundant buildings, including a former police station, Middlesex University Campus and previous factories, on Ponders End high street.

Solution:

The first project in the regeneration of the high street to stimulate the economy and provide up to 550 new homes, commercial and retail space, and the replacement of the existing library, improving the high street frontage, public open space and connectivity.

The scheme:

- £48 million redevelopment with Lovell
- 2ha
- 167 new homes, 40 private sale, 127 affordable
- Over 1,300sq m commercial floor space and community hub
- 63.5sq m community building, called the Qube, a temporary structure that can be moved around to different regeneration sites



Timeline:

Phase 1 — of 61 homes (40 private sale town houses, 21 social rent via North London Muslim Housing Association), plus nursery and play area. Completed 2018.

Phase 2 — 106 homes (47 affordable rent, 28 shared ownership, 31 for social rent and shared ownership by North London Muslim Housing Association), a library, and commercial units for rent by local businesses, service providers and community stakeholder organisations. Completed December 2021.



“The estate is well past its sell-by date at the moment and is falling apart, so it will be a good thing when this redevelopment is done and dusted. At the moment the flats are really big and spacious and there’s plenty of light, so we would like like-for-like. Sometimes these new builds can be quite small and dark.” Robert Edwards, 74, estate resident for 42 years.

Ladderswood

Before:

1970s estate of 161 homes and 1,500sq m light industrial units, suffering long-term decay. Old, outdated accommodation. Not energy-efficient.

Solution:

Sustainable mixed-tenure redevelopment of estate and adjoining New Southgate industrial estate into flats, maisonettes and more than 100 family houses, all with gardens, plus community facility and commercial space. Will create jobs during the construction and at the hotel and new businesses in the commercial space.

Scheme:

- £80 million scheme
- 517 homes, 93 affordable rent (offered to existing council tenants), 56 shared ownership, owned and managed by One Housing Group, 368 private sale
- 1,434sq m of commercial units (to be retained by Enfield Council)
- 85-bed hotel (also to be retained by council)
- 300sq m community centre
- New energy centre and network providing heat to the entire estate
- Open garden landscaped area
- 366 car parking spaces across the surface underground car park

Partners:

A joint project between One Housing Group, Sherrygreen Homes and building contractors Mulalley, in partnership with Enfield Council, working as the New Ladderswood LLP.

Timeline:

Targeted to complete in 2026/27.

Marketed as Montmorency Park, named after the dog in the book Three Men in a Boat, by local author Jerome K Jerome.



One in six London jobs is already in the creative industries. This growing sector is flourishing in Enfield where it's not just about employment and economy – community and inclusion are at the very heart of Enfield's thriving arts scene, as **Jane McGowan** discovers.



Enfield has produced its fair share of cultural icons: from bestselling writers such as Benjamin Disraeli (who also went on, of course, to become prime minister) and Paul Dacre, longstanding editor of the *Daily Mail*, to giants of the world of music and television, including popular cockney duo Chas and Dave, comedy favourite David Jason and Mr Showbiz himself, the late, great Sir Bruce Forsyth. Some sources even say global superstar and 'Tottenham' girl Adele is in fact from Enfield.

The list actually goes on and on, reflecting the borough's vast and ever-changing cultural scene. But one thing that has remained is the council's commitment to its arts offer, enhancing both the borough's heritage and economy.

Setting out its Culture Connects Strategy for 2020-2025, Enfield Council identified three key objectives: making culture, sharing culture and

experiencing culture, embracing everything from creative workspaces and galleries to leisure venues and production studios.

The plans were structured around the borough's vibrant and diverse fabric, with the aim of placing communities at the heart of its cultural proposals. And while the Covid-19 pandemic obviously had an effect, the borough has bounced back with a raft of innovative measures all designed to breathe life into the artistic framework of the area.

"It's the cultures of these communities that enrich Enfield and make it a wonderful place to work, live and visit," explains Enfield Council's cabinet member for public spaces, culture and local economy, Chinelo Anyanwu.

"It has been key for the council to find creative ways to celebrate arts and culture in Enfield – whether that is beautiful murals, mosaic art, cultural performances, outdoor exhibitions, poetry trails and

Waiting for the Ship to Sail at Chickenshed Theatre, an inclusive theatre company for all ages, with vocational training opportunities.

Public art brings community cohesion, placemaking, community engagement and civic pride

different forms of storytelling. Arts and culture are a large driving force that help boost our local economy and create vibrant town centres.”

Over the past couple of years, the borough has launched a number of flagship arts projects, ranging from a major redesign of a historic library to the launch of a retail centre performance space.

Clare Moloney is manager of Create Enfield – a council-backed public arts programme that will be rolled out as part of the authority’s cultural commitment. “Public art is incredibly important for all sorts of reasons. It brings community cohesion, placemaking, community engagement and civic pride,” she says. “What we try and do with every piece of public art is to make it community led – we

really want residents to have a meaningful role in choosing what that art is, where it sits and how it will benefit the area.”

The Fore Street For All project is a prime example of Enfield’s ‘community first approach’. Launched as a Community Interest Company, Fore Street For All is a collaboration between Residents of Edmonton Angel Community Together (REACT), Edmonton arts organisation Artist Hive Studios and local architect Fisher Cheng.

The group was awarded funding as part of the Mayor of London’s ‘High Streets for All Challenge’, which sought ‘innovative high street recovery strategies to breathe new life into town centres through local partnerships’.

“The idea is to create a community-led approach to cultural programming,” explains Yuting Cheng, a partner at Fisher Cheng who is also an Edmonton resident. The scheme was devised to encourage locals to spend time in and around the high street in an attempt to build a day-to-night destination.

“We wanted to address that issue by introducing art, culture and music and to give local people a place to go in the evenings especially,” Cheng says.

One of the main venues that will be used to support Fore Street For All’s vision is the newly refurbished library in Angel Edmonton. Re-branded the Fore Street Living Room Library, it is hoped this state-of-the-art, relaxed space will become a cultural

Below: Fore Street’s art project.
Bottom: The pop-up Culture Palace.



hub that will in turn feed satellite events and venues around Fore Street and beyond.

Opened in July 2022, the new library already has plans to host a wide range of activities including community workshops, consultations and training, alongside improved library facilities.

“We will be hosting ‘library lates’ on the first Thursday of every month, and the idea is to activate the whole high street,” says Cheng.

“We want to work with businesses across the area to build footfall and provide a platform for local talent. Eventually the aim is to employ a project manager and offer training programmes for those wanting a career in the arts.”

Enfield Council has worked hard to ensure its cultural offer is geared not only towards those who want to experience a mix of arts, but also towards those who are looking to the sector as a career option.

This year, Create Enfield is introducing community-based public art champions, who will be responsible for overseeing visual, public space installations. It is hoped the champions will include a young resident, an older volunteer and a professional creative who will work together to produce a work for each of the borough’s five town centres: Enfield Town, Angel Edmonton, Southgate, Palmers Green and Edmonton Green.

“We have some great arts groups across the borough, and are hoping there will be a lot of grassroots involvement. It’s about training and mentoring, with the council supporting and building

on the existing cultural capacity to create more opportunities. Ultimately it will boost town centre development and to help articulate their identity to reflect the community that lives in them.”

Alongside this, in June a Careers Fair was held at the Millfield Theatre, showcasing the benefits of working in a creative industry to local young people aged 16 to 19. At a time when many regions are focusing their attentions on other employment sectors, it is refreshing to see how Enfield remains committed to offering residents a more creative path.

“The creative industries represent one in six London jobs and this growing sector is flourishing in Enfield,” says Anyanwu. “It supports the residents expressing themselves, sharing experiences and their talents.”

The policy not only opens the door for young creatives but, as Clare pointed out, as it’s driven by inclusivity is multi-generational too. One standout example of this is the Stories of Enfield-supported project which explores – via a new poetry trail connecting Fore Street with Meridian Water and the work of local poet Keith Mowatt – the importance of the River Lea to life in Upper Edmonton.

Funded in part by the National Lottery Heritage Fund, the trail centres on Keith Mowatt’s poem, Our River Lea. “There will be a series of wayfinding plaques leading from Fore Street to Meridian Water,” explains Yuting Cheng. “So many people live in Upper Edmonton but they are not aware of the incredible nature on their doorstep and what we want to do is to create a route for people to be able to connect with the river, their heritage and the area via Keith’s poem.”

“It is multi-generational,” adds Cellina Momodu Doswell, vice-chair of REACT. “We want the opportunities and activities to reach older residents and also engage and create enthusiasm with our schools, stakeholders and businesses.”

For both the council and the community the message in terms of culture is clear, as Cheng explains: “It is about bringing out local talent and providing a platform while also attracting creatives from further afield. It is about encouraging creative enterprise and letting local people to know there is opportunity and ambition in the area.”



Highlights

Chickenshed Theatre

Innovative theatre company that has been leading the way in inclusive theatre for 40 years. Based in Enfield, the group creates theatre for all ages, using the stage to celebrate diversity and performance to communicate with audiences, often taking on topical or social issues. Alongside this is a comprehensive outreach and education programme that now also offers full-time vocational training.

The Culture Palace

Arts and business hub in Dugdale, Edmonton Town. This pop-up space hosts performances, film, workshops and a raft of children’s activities. You will also find the Museum of Enfield and EN Food, a sustainable, ethical food outlet.

A Month of Sundays

Series of summer festivals taking place each Sunday throughout August designed to bring out the best in the borough’s food businesses and celebrate local heritage and the arts.

Whitewebbs Museum of Transport

Volunteer-run showcase for heritage vehicles.

Millfield House and Theatre

Music and theatre venue that caters for the whole community, staging everything from family-friendly panto to hip-hop and soul nights.

Top: Unveiling the mural at community venue Millfield Theatre. Left: Fore Street’s new library is host to community and arts events.



The **enjoyenfield** tag on Twitter, Instagram and Facebook keeps residents in the culture and arts loop.

Map

Enfield is changing rapidly, with regeneration, development and investment opportunities, large and small, all across the borough.

Over the next six pages we round up recently finished projects, those on site, and any in the pipeline.

Complete

1. Maldon Road
2. Lavender Hill
3. Parsonage lane
4. Forty Hill
5. Tudor Crescent
6. Newstead House

Current

7. Bullsmoor Lane
8. New Avenue, Southgate
9. Bury Street West
10. Montagu, Edmonton

In the pipeline

11. Exeter Road, Ponders End
12. Reardon Court, Winchmore Hill
13. Upton and Raynham

On previous pages of OpEn

14. Meridian Water
15. Ladderswood
16. Alma
17. Electric Quarter
18. Joyce and Snell's

Key for symbols

-  Train or Tube line
-  Overground station
-  Piccadilly Line station
-  National Rail station
-  Park/green space
-  Body of water
-  Development project





Maldon Road

- 22 new homes, comprising 12 family homes, 10 older-person flats
- Nine one-bed flats
- One two-bed flat

Planning permission granted 2018. Completed June 2022.

Partners:
Neilcott Construction

A redevelopment of a former car park to deliver much-needed affordable rented homes. Called Bond Court in memory of Chris Bond, raised in the area and an Enfield councillor for over 34 years.

Infill sites

Seven council-owned sites of under-used sheltered accommodation, mainly in central Enfield, have been redeveloped to provide 94 new homes, of various tenures, as part of the council's commitment to delivering 3,500 council-led homes. All used modern environmentally friendly techniques and materials, such as pre-assembled highly insulated timber frame panels with brick cladding. **Recent completions include:**

Lavender Hill

- 12 affordable rented flats
- 18 affordable rented homes
- A terrace of four council family houses
- 14 council flats
- Completed in October 2019

Partners:
Claritas, HTA Architects
The new affordable rented flats were bought from the council by North London Muslim Housing Association.

Four of the flats in the block, Nicholls House, are fully wheelchair adapted.



Parsonage Lane

- 29 new homes, including:
- Nine private sale houses
 - Two shared-ownership wheelchair-adapted flats
 - 18 council affordable rented properties
 - Phase 1 (18 properties) completed January 2017
 - Phase 2 (11 properties) completed July 2019

Partners:
Kier Project Investments, HTA Architects

The two-phase scheme — of four 2.5-storey residential terraces, with three-storey bespoke units — include PV panels, off-street parking, electric vehicle charging points and associated landscaping and amenity space.

Forty Hill

- Nine privately owned family homes: Six four-bed houses, two three-bedroom houses, one three-bedroom maisonette
- Completed October 2019

Partners:
Claritas, HTA Architects

This three-part residential terrace in a conservation area, of 2.5 and three storeys, includes off-street parking, electric vehicle charging points, landscaping and amenity space.

Tudor Crescent

- 15 new affordable rented homes, comprising six council family houses and nine flats
- Completed October 2019

Partners:
Kier Project Investments, HTA Architects

A 2.5-storey terrace of council-owned houses for affordable rent, and a three-storey residential building of flats for London living rent by North London Muslim Housing Association. They have solar PV panels, off-street parking, associated landscaping and amenity space.



Newstead House

- 11 three-bedroom houses
- One two-bedroom wheelchair house
- Planning permission granted 2018
- Completed 2022

Partners:
Neilcott Construction, Peter Barber Architects, Stage



See also pages 30-33, which detail major redevelopment schemes complete, under way or in the pipeline at Alma Estate, Ladderswood Estate, Electric Quarter and Joyce and Snell's.



Bullsmoor Lane

- 27 affordable homes
- Start on site autumn 2022 (planning permission pending)

Partners:

Zed Pods, HTA Design

The site next to New River is being redeveloped to provide a three-storey block of around 27 new affordable rented, zero-carbon homes of mixed tenure, set in new landscaping.

It will be the council's first modular construction project, with the homes built in a factory and assembled on site.

New Avenue, Southgate

- 502 homes, of which 34% affordable

Phase 1

127 new homes (49 private sale, seven affordable, 49 social rent, 22 LAR). Complete March 2021. Includes energy centre.

Phase 2

156 new homes (30 shared ownership, 27 LAR and 99 private sale). Completion summer 2024.

Phase 3

219 new homes (159 private sale and 60 LAR). Completion 2026.

Partners:

Countryside, HTA Architects. Enfield Council will manage all the London Affordable Rent (LAR) homes.

The three-phase project will replace 171 existing buildings with 502 new homes, a community centre and nursery (to complete in 2023), energy centre, new highway and pedestrian routes, and better-quality public open space.

All phases comprise a mix of maisonettes and apartments, in blocks no higher than 10 storeys, all benefitting from outdoor space, which includes a central garden, play area and orchard. A sustainable urban drainage system controls storm water run-off, reducing flood risk in the future, while all new homes will be connected to the Oakwood heat network, with low-carbon heating and hot water supplied by Enfield Council's energy company Energetik.

Enfield residents will have the first opportunity to buy the new homes, and tenants will keep their secure tenancies if they choose to remain on the estate. Locals will also be prioritised for jobs and training opportunities.

As part of Countryside's planning consent, the developer is making financial contributions to the local community for educational and transport improvements, as well as supporting local apprenticeships and training during construction.



Bury Street West

- 2.1ha
- 50 two- and three-storey semi-detached houses
- 32 as family homes, five wheelchair accessible. All with gardens
- 25 for private sale, 25 for London affordable rent
- Planning permission granted 2020
- Completion January 2023

Redevelopment of a neglected depot site of derelict buildings and hard standing within a pocket of open green space, including a park, wetland nature reserve and bowls club.

Reflecting its agricultural metropolitan open land setting, homes in the suburban-style development will look like simple barn-like structures within a field. A large meadow, with play area, at the south of the site will be seeded and left to colonise with native plants and animals as a buffer to protect the wildlife of the brook and wetland.

No special habitats were discovered during thorough ecological surveys on the site, but kingfisher habitats will be enhanced through increased tree planting, and bird and bat boxes will be put in place.

Montagu, Edmonton

- £150 million
- 12ha site
- Total scheme 32,500sq m
- First phase of 5,575sq m. Two-thirds let or under offer
- To complete autumn 2023

Partners:

Joint venture between Enfield Council and HBD.

Comprehensive redevelopment of dilapidated buildings on Montagu Industrial Estate in Edmonton into a modern, sustainable industrial and logistics scheme, Workstown, with energy-efficient spaces for local SMEs. The estate, which housed some units from the 1950s, suffered from anti-social behaviour and unauthorised activities, which has had a detrimental impact on surrounding residential areas.

The development is a joint venture partnership between Enfield Council and HBD.



Harry Bunbury, director at HBD, said: "It's not every day that we get the opportunity to regenerate a site of this size in London – it has huge potential and we look forward to getting started on its transformation, creating new jobs and bringing investment into Enfield."

In the pipeline



Exeter Road, Ponders End

- Planning permission granted 2022
- Construction to start March 2023

Phase 1

46 affordable homes (30 for council rent and 16 for shared ownership).

Phases 2 and 3

83 affordable homes (57 for council rent and 26 for shared ownership).

Partners:

Levitt Bernstein Architects, HTA Planning, Contractor TBC

The project, on the edge of Durants Park, will provide much-needed new affordable homes among the existing buildings on the estate, while delivering improvements to the area.

The first phases will comprise new affordable homes on an unused patch of scrubland. The second two phases will refurbish and extend an existing pair of blocks, and build affordable homes in front of them. Existing estate residents will be given priority on moving into the new homes through a local lettings plan.

Reardon Court, Winchmore Hill

- 70 over-55 affordable extra-care homes

Partners:

Graham Construction, Levitt Bernstein Architects

This modern, extra-care housing scheme replaces a previous care home with outdated facilities. Extra care housing helps bridge the gap between housing and healthcare, preventing the escalation of health and social care needs. Reardon Court will provide 70 high-quality affordable homes for people aged over 55 with physical mobility needs, and will include thoughtfully designed communal facilities to encourage residents to lead healthy, active and sustainable lifestyles.



In the pipeline

Upton and Raynham

- 134 new homes
- 65 LAR (40 will be three- or four-bedroom)
- 42 private sale
- 27 shared ownership
- Demolition – January 2022
- Works start – 2023

Partners:

Levitt Bernstein Architects, HTA Planning, contractor TBC

The scheme will replace Beck House, a former homeless hostel which had been vacant for a while and a source of major antisocial behaviour.

The development will create a vibrant community, with increased natural surveillance and more efficiently designed space, while retaining

existing buildings such as Angel Community Centre.

The energy-efficient homes have been designed to maximise light and views, making comfortable living spaces. Externally, the design reduces pollution from the A406, and includes improved green spaces, a new courtyard, pedestrianised street and play spaces for children, along with an integrated sustainable urban drainage system.

The scheme will be connected to Enfield's Energetik community heat network to reduce home energy costs and carbon footprint.

The existing Scott House will be integrated into the development, with a new entrance, foyer and community spaces on the ground floor, and three new retail units adjoining an adjacent new public square. Houses built along Upton Road will recreate a traditional street scene.



Partners
Supporting Enfield Council

