



# Welcome!

As part of its Housing Development and Estate Renewal Improvement Programme, the Council is currently consulting with you on the long term future of your estates at Joyce Avenue and Snell's Park.

The engagement process started in July 2017, and since then we have met over 200 local residents, and obtained a great deal of essential feedback and opinions.

The Council has a responsibility to ensure the long term financial stability and sustainability of its housing stock, and as such, these initial options and consultation processes are standard practice for any potential estate regeneration proposal. The Council are well aware of existing issues with elements of the buildings and wider estate problems, and any regeneration proposals would seek to address these.



**Please make sure that you fill out our feedback form after you have seen the exhibition!**

At today's event we will present to you what you have told us so far and the work that has been undertaken since we last met you in September.

We encourage all residents to engage with the Council officers and our consultant team that is here today and let us know your opinion and ask any questions you may have. We want you to contribute to the decision on the potential future of your home and community.

**Joyce Avenue & Snell's Park**  
Estate Regeneration



IMPROVING  
**ENFIELD**



# The regeneration area

The area that we are considering is shown on this map.





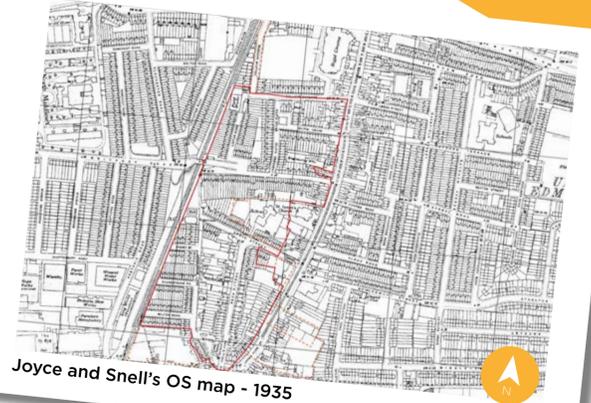
# The history of Joyce Avenue and Snell's Park



Upper Edmonton, 1949

## 1900's

Fore street was transformed to a shopping high street and many open spaces were built upon



Joyce and Snell's OS map - 1935

## Late 1800's

Improved rail connections increased development in the area

## 1941

During WWII, the southern part of the site was struck by two bombs



Snell's Park looking towards Grove Street

## Late 1940's

After WWII, many homes in the borough were identified for redevelopment

## Late 1950's

Joyce Avenue and Snell's Park Estates were completed



Snell's Park Victorian Terraced Houses



Modern day view, silver point housing

## 1952

A masterplan for the demolition and redevelopment of Snell's Park 19th Century terraces agreed

## 21st Century

Modern development of Fore Street and development for Enfield's Housing Strategy



Modern day view, Snell's Park looking towards Grove Street



# What has happened so far?

The consultation process began in July 2017. Since then, we have held 3 estate walkabouts in July 2017, an ideas workshop in August 2017 and an exhibition in September 2017.

From July to November 2017, members of the team have also been door knocking on the estate to undertake a questionnaire with residents about what they think of the estate. If you weren't in when the team knocked on your door, you can fill out the questionnaire here today.

## The walkabouts

At the walkabouts you gave us some positive feedback about the estate, which we have listed below:

- You care about your community and where you live
- You think that there are many good neighbours in general. People look out for and after each other
- You like the size of your homes, that they are well lit and affordable to rent
- You like the proximity to good public transport, including the buses along Fore Street and the rail station
- You are close to local shops and Edmonton shopping centre
- You enjoy the green feeling and openness of the estate



However, it was acknowledged by those of you that came out to talk to us that there is a need to make improvements and changes to the estates, such as the key points below:

- Environmental improvements, such as better signage, well designed bin stores, safe laundry drying areas
- Parking issues, such as lack of sufficient parking for residents
- Anti-social and criminal behaviour
- Estate maintenance, such as maintenance of buildings as well as open spaces and trees on the estate
- Reduce vermin infestation from rats, mice and pigeons
- Lack of play facilities, that are safe, within easy reach and appropriate for different age groups

Some of you also suggested:

- Increased play provision for children and young people
- Increased feeling of safety and reduced anti-social behaviour
- Parking solutions
- Provide the right homes to reduce overcrowding



# What has happened so far?

## Ideas workshop

In August 2017 we held an Ideas Workshop at Boundary Hall. At the workshop we asked for your ideas on a number of themes such as:

### OBJECTIVES FOR REGENERATION



We set out 9 objectives for the regeneration and asked residents to record whether they agreed.

The feedback is presented on a following board.



### HOUSING



#### You told us the following:

- Preference for separate kitchen and living areas
- Lots of natural light into the homes
- Homes with secure parking
- Need private and communal amenity space
- Concerns over size of new builds and the demand for family homes
- Homes that are accessible for people with disabilities and mobility issues

### OPEN SPACES



#### You told us that you would most like to see:

- Play equipment
- Jogging routes and fitness trails
- Community growing spaces
- Street trees
- Benches to sit on and socialise together

You were also concerned about these attracting anti-social behaviour, so they need to be in the right places.



# What has happened so far?

## Ideas workshop

In August 2017, we held an Ideas Workshop at Boundary Hall.  
At the workshop we asked for your ideas on a number of themes such as:

### PARKING



#### Your suggestions to improve parking were:

- Parking permits for all hours
- Secure/podium parking
- (Free) parking permits for residents
- Garages to be usable
- Level access between footpaths and spaces
- Similar approach to new development in Haringey

### THE FUTURE OF THE ESTATES



#### The suggestions made included:

- Controlled parking
- Improve lighting and CCTV
- Improve play provision for children
- Secure stairwells
- Better waste disposal
- Preventative measures against pigeons/vermin
- Better maintenance/cleaning of communal areas

### COMMUNITY INITIATIVES



#### You noted the following:

- Most people supported the gardening day
- For a Keep Tidy campaign to provide proper bins in the right locations
- For building play equipment you said it was much needed but weren't sure whether people would get involved
- You felt that more lighting and signage was needed

In addition, you suggested priority use of community facilities for residents and after school clubs.



# What has happened so far?

## Objectives

At the previous events we asked attendees about the objectives for the future of the estates.

	Agree	Disagree
<b>1</b> Work with the community to contribute to the future of the estates	10 green dots	0 red dots
<b>2</b> Provide more homes in a greater variety of types that are based on the needs of the community	15 green dots	1 red dot
<b>3</b> Mitigate against anti-social behaviour and crime through considered urban design	12 green dots	1 red dot (with note: "These measures don't always work.")
<b>4</b> Create new homes that are energy efficient and easy to maintain & manage	12 green dots	4 red dots
<b>5</b> Provide more and better suited amenity and play spaces for the community	10 green dots	0 red dots
<b>6</b> Improve the public realm, legibility and signage to help residents and visitors find their way around better	12 green dots	0 red dots
<b>7</b> Alleviate parking issues	10 green dots	0 red dots
<b>8</b> Make better and safer connections for pedestrians and cyclists to Fore Street and the railway stations	12 green dots	1 red dot (with note: "Better shops, not connections.")
<b>9</b> Improve access to the shops and work with the business community to enhance the offer	10 green dots	1 red dot

Do you agree with these?



# What has happened so far?

## Exhibition

At the exhibition in September 2017 we presented three approaches to regeneration. These are:

### INFILL DEVELOPMENT

# 1

Infill development by adding new homes in between the existing buildings

### PARTIAL REDEVELOPMENT

# 2

Partial redevelopment by replacing some of the existing buildings

### FULL REDEVELOPMENT

# 3

Full redevelopment by replacing all of the existing buildings

We asked you to tell us how you felt these 3 approaches would fulfil the objectives for the regeneration. This is what you said:

Like	Like	Like
<ul style="list-style-type: none"><li>• I won't have to move</li><li>• My home will be kept</li></ul>	<ul style="list-style-type: none"><li>• Some of the existing buildings can remain.</li><li>• There will be more play space for children.</li><li>• It will be good to replace some of the existing homes with better ones</li></ul>	<ul style="list-style-type: none"><li>• It will be a new start which this area needs.</li><li>• It will reduce anti-social behaviour.</li><li>• It gives the community much more open space.</li><li>• It provides more and safer parking</li></ul>
<b>Dislike</b> <ul style="list-style-type: none"><li>• It won't change anything.</li><li>• It is a short term solution.</li><li>• I don't like the roof top development</li><li>• It feels crowded with the infill development</li></ul>	<b>Dislike</b> <ul style="list-style-type: none"><li>• It won't change much.</li><li>• It will increase the number of people living here.</li><li>• It means living on a building site</li></ul>	<b>Dislike</b> <ul style="list-style-type: none"><li>• It will be disruptive to move.</li><li>• It will increase the number of people living here.</li><li>• I am worried what it might mean for me</li></ul>

At the event 92 attendees filled out a feedback form:

**8% preferred Approach 1**

**15% preferred Approach 2**

**56% preferred Approach 3**

The remaining 21% were undecided or did not want to choose an option.



# What are we showing today?

When we met you last, in September 2017, we told you that we would do more work on the approaches. Since then, we have had initial discussions with Planners to keep them informed of the process and taken financial advice. This, together with your feedback, has helped us to review the approaches further.

In particular, we have reviewed:

**Indicative layouts**

**Scale and massing of buildings**

**Parking provisions**

**Open spaces and trees**



**Please make sure that you fill out our feedback form after you have seen the exhibition!**

Some of you also preferred none of the previously presented approaches and we are therefore showing a 'Do nothing' scenario today.

The updated work is being presented here today and we welcome your questions and feedback on all four approaches.



# Approach 1

## Infill development

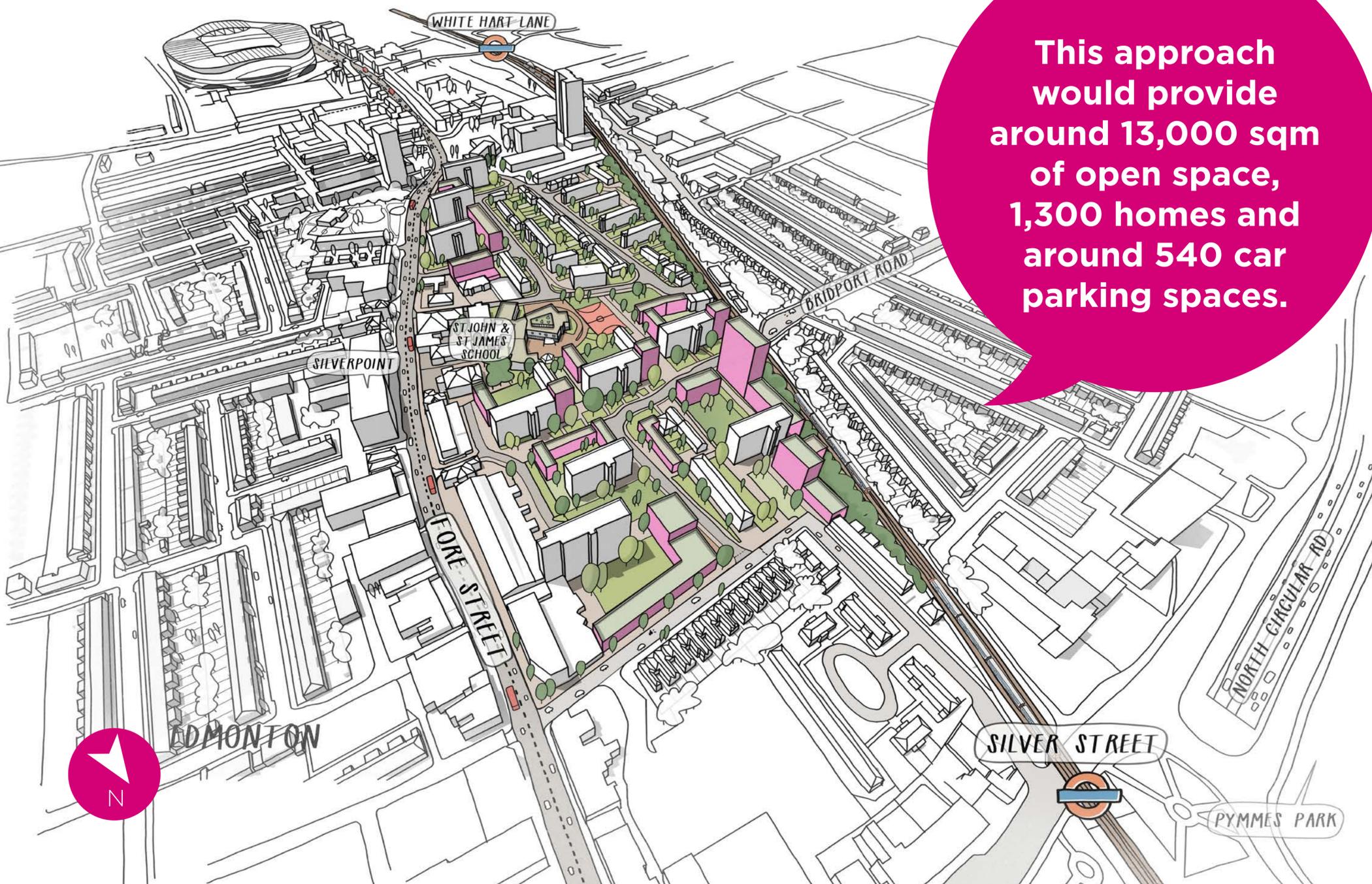
This approach seeks to make the most of the empty and disused areas on the estate.

Through building between and around the existing buildings, the proposal aims to improve the security, parking and homes on the estate. Open spaces are consolidated around existing trees and new secured gardens are provided.

New buildings are proposed in gaps creating space for new private areas of car parking with gardens set on a podium above.

A taller block is proposed adjacent to the pedestrian railway bridge and this is complemented by additional extensions to the buildings along this key route. The increased level of frontage will provide more overlooking of this space and therefore increase security.

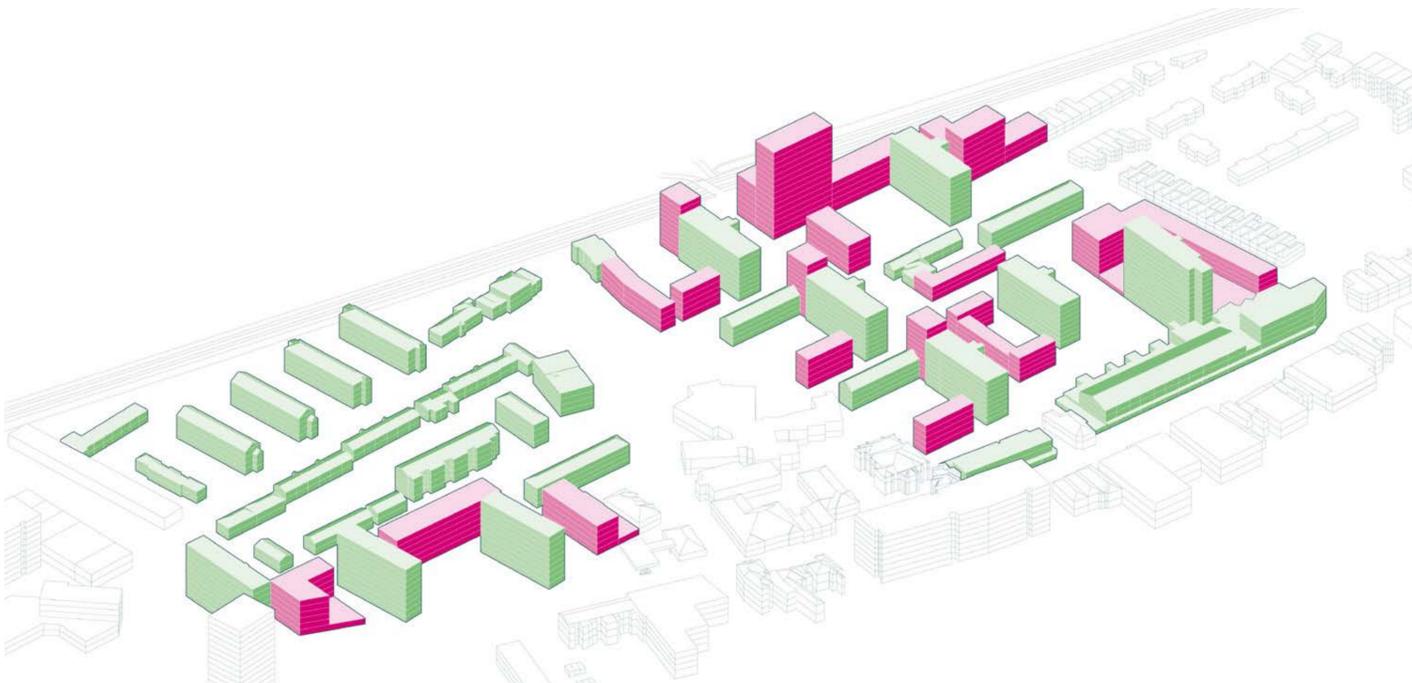
This approach would provide around 13,000 sqm of open space, 1,300 homes and around 540 car parking spaces.





# Approach 1

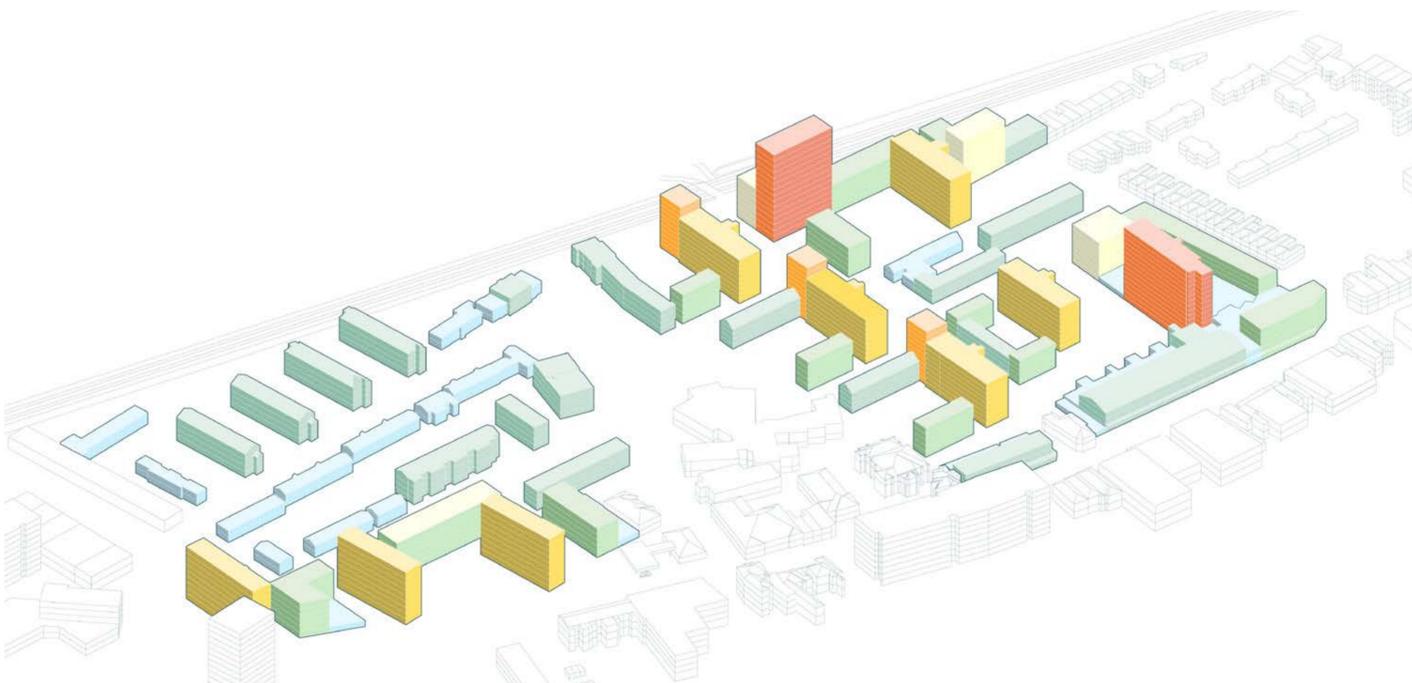
## Infill development



Indicative proposed and existing buildings

Legend

- Existing Buildings
- New Buildings



Indicative proposed and existing building heights

Legend

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7-8 storeys
- 9-10 storeys
- 11-12 storeys
- 13-15 storeys



Indicative built examples of infill development

**Joyce Avenue & Snell's Park**  
Estate Regeneration



IMPROVING  
**ENFIELD**



# Approach 1

## Infill development

### Legend

- ① Community Centre
- ② School Expansion Space
- ③ Public Open Space
- ④ Secure Communal Amenity Space



**Joyce Avenue & Snell's Park**  
Estate Regeneration



# Approach 2

## Partial redevelopment

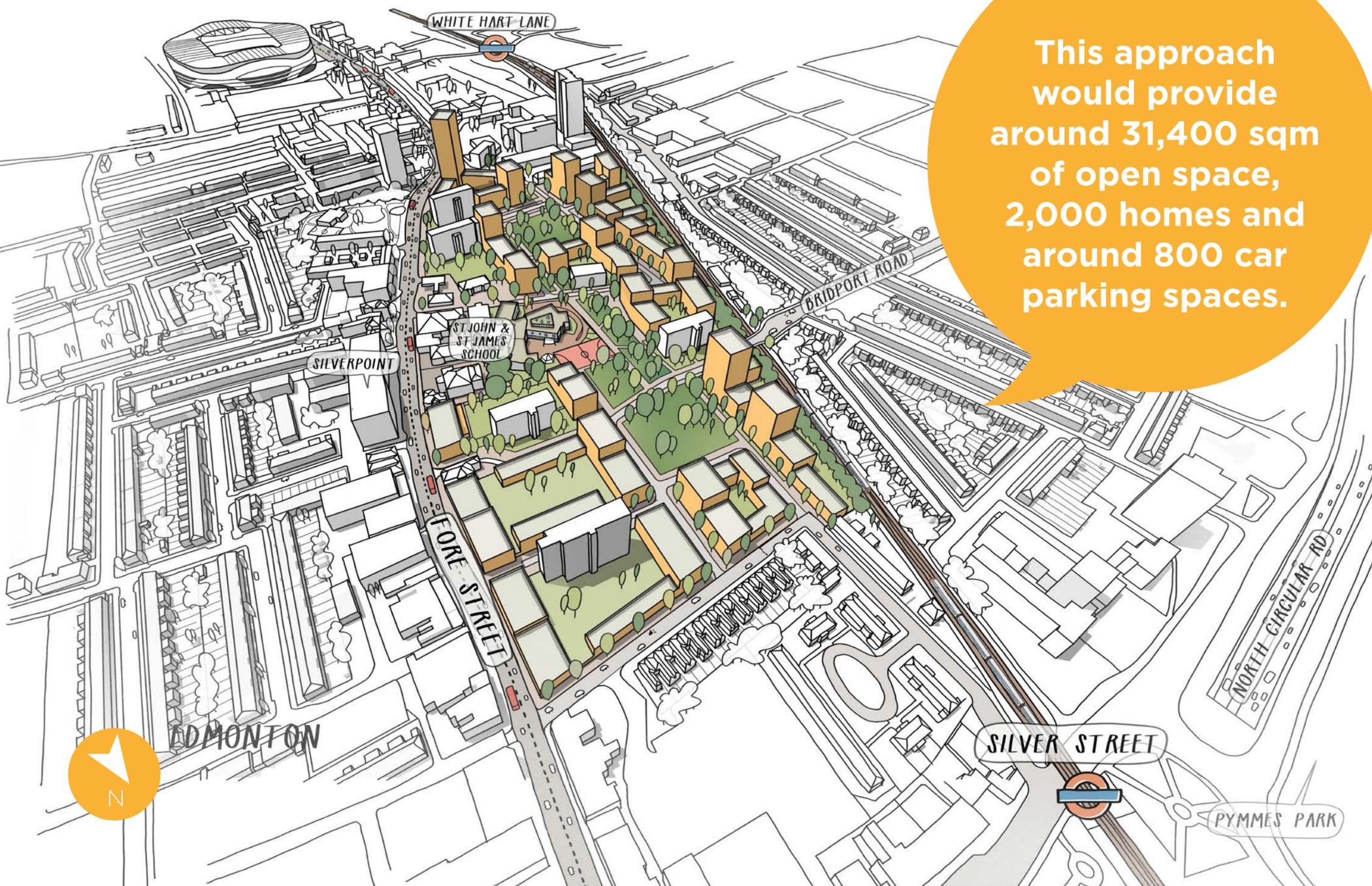
This approach seeks to consolidate the usable open spaces into larger spaces fronted onto by more homes, introducing greater areas for private parking and enhancing the pedestrian/cycle routes into clearer and safer locations.

Two new open spaces are proposed. To the north, this is focused around retaining many mature trees and this is complimented by being positioned adjacent to a new games court for the school and a new nursery that could be associated with the school. To the south, a new square is created at the centre

framed by buildings on all sides. Tree-lined avenues run from the north to the south of the regeneration to connect the new squares.

Relating to the new squares are two new landmark buildings. The first, at the southern tip of Fore Street, addresses views from the south. The second sits at the intersection of the new avenues and marks the location of the footbridge.

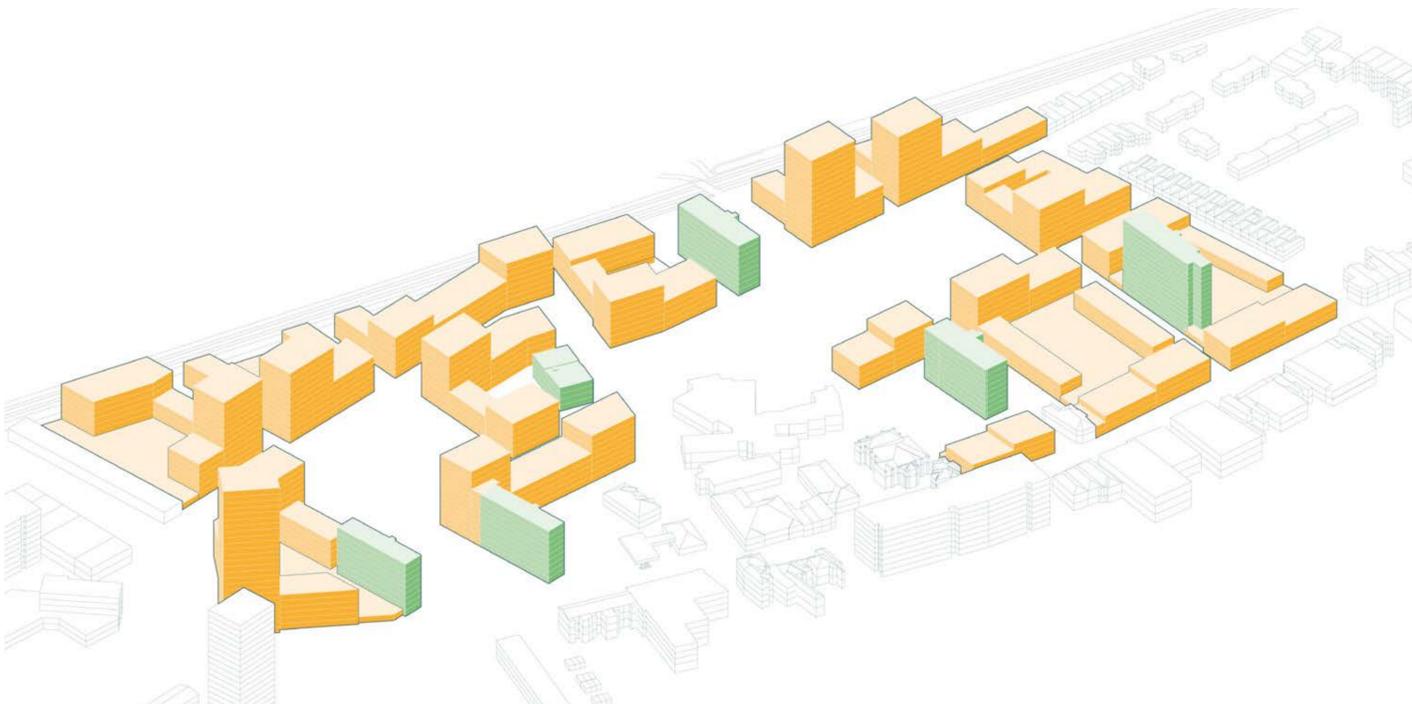
This approach would provide around 31,400 sqm of open space, 2,000 homes and around 800 car parking spaces.





# Approach 2

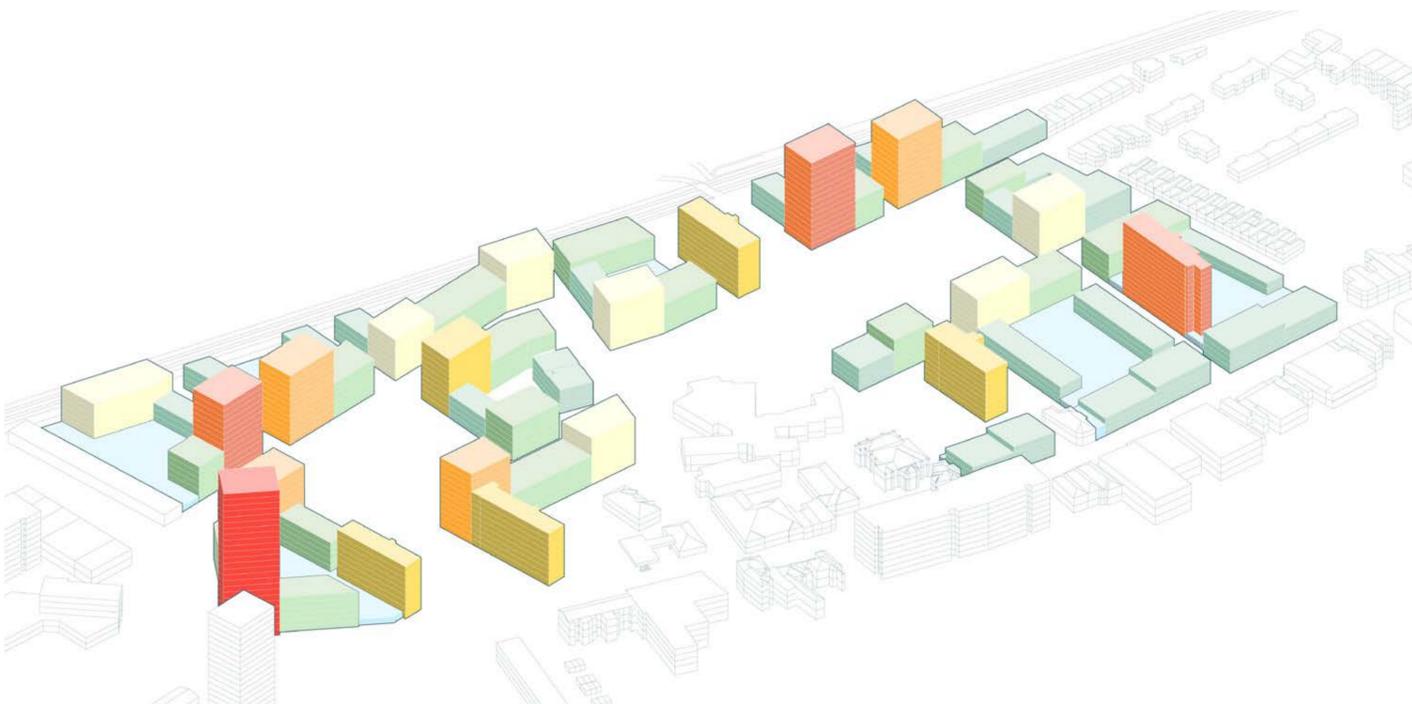
## Partial redevelopment



Indicative proposed and existing buildings

Legend

- Existing Buildings
- New Buildings



Indicative proposed and existing building heights

Legend

- 1-2 storeys
- 3-4 storeys
- 5-6 storeys
- 7-8 storeys
- 9-10 storeys
- 11-12 storeys
- 13-15 storeys
- 16-18 storeys
- Over 20 storeys



Indicative examples of estate redevelopment

**Joyce Avenue & Snell's Park**  
Estate Regeneration



IMPROVING  
**ENFIELD**



# Approach 2

## Partial redevelopment

### Legend

- 1 Community centre
- 2 School expansion space
- 3 Public open space
- 4 Secure communal amenity space
- 5 Green route with new and retained trees
- 6 Multi use games area
- 7 New shops
- 8 New library and community uses





# Approach 3

## Full redevelopment

This approach provides an approach that is also focused around new open spaces, but enhances it through the addition of a generous green link connecting north and south. This option also offers a new games court and nursery as in approach 2.

Through full redevelopment, it increases the number of homes that enjoy frontages to open spaces and delivers a greater level of both parking and efficiency particularly by arranging the streets and buildings to run parallel to Fore Street.

The new avenue is a wide tree lined route that connects the school to the new squares to the south and can accommodate car parking within an attractive setting. A softer linear park runs along the frontage to Fore street setting homes back from the busy road whilst still offering frontage all along this key route.

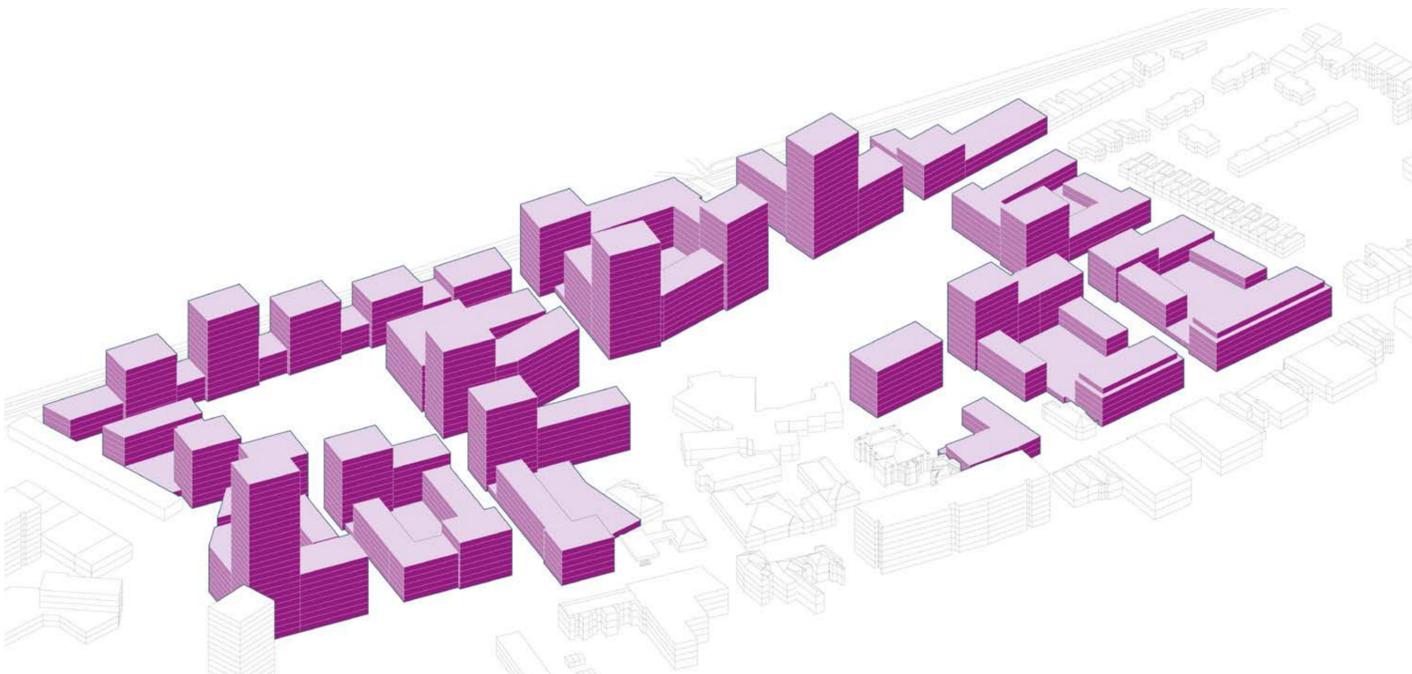
This approach would provide around 32,300 sqm of open space, 2,850 homes and around 1,100 car parking spaces.





# Approach 3

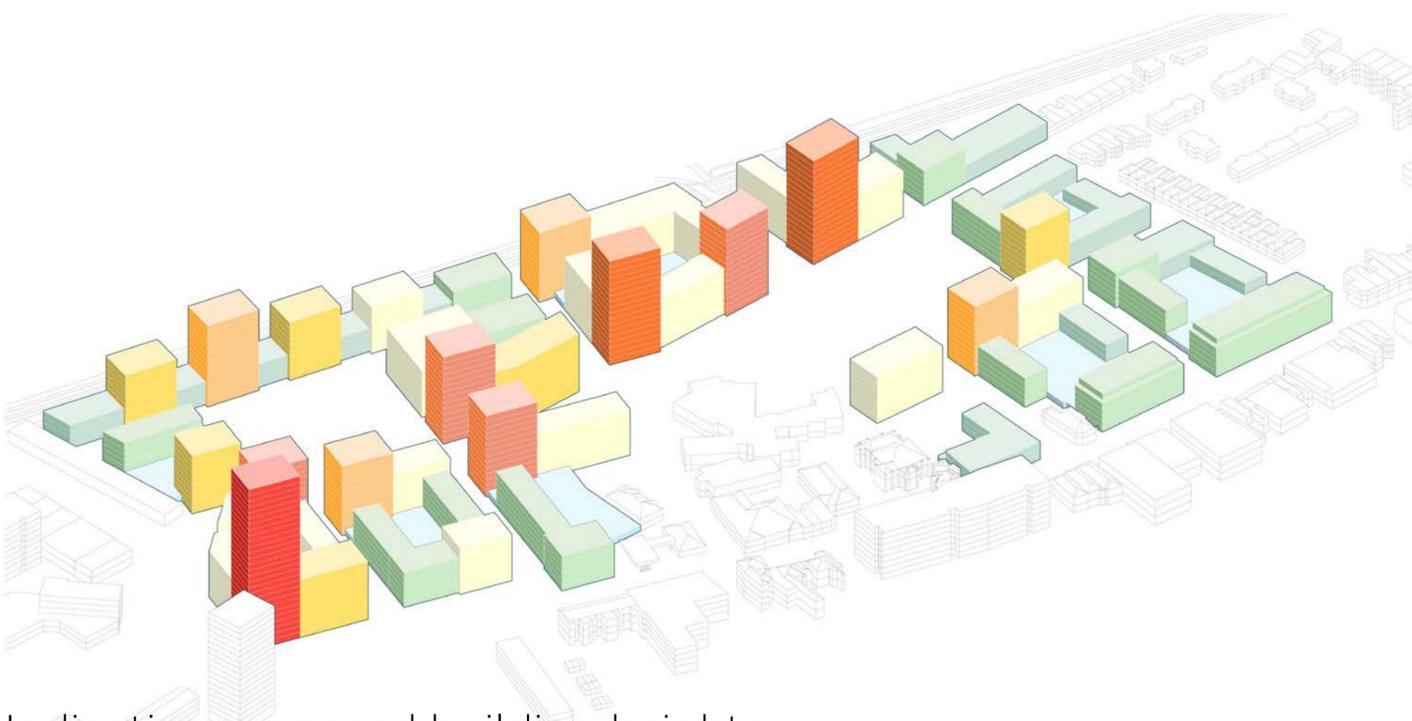
## Full redevelopment



Indicative proposed buildings

Legend

 New Buildings



Indicative proposed building heights

Legend

-  1-2 storeys
-  3-4 storeys
-  5-6 storeys
-  7-8 storeys
-  9-10 storeys
-  11-12 storeys
-  13-15 storeys
-  16-18 storeys
-  Over 20 storeys



Indicative examples of estate redevelopment

**Joyce Avenue & Snell's Park**  
Estate Regeneration



IMPROVING  
**ENFIELD**



# Approach 3

## Full redevelopment

### Legend

- ① Community centre
- ② School expansion space
- ③ Public open space
- ④ Secure communal amenity space
- ⑤ Green route with new and retained trees
- ⑥ Multi use games area
- ⑦ New shops
- ⑧ New library and community uses





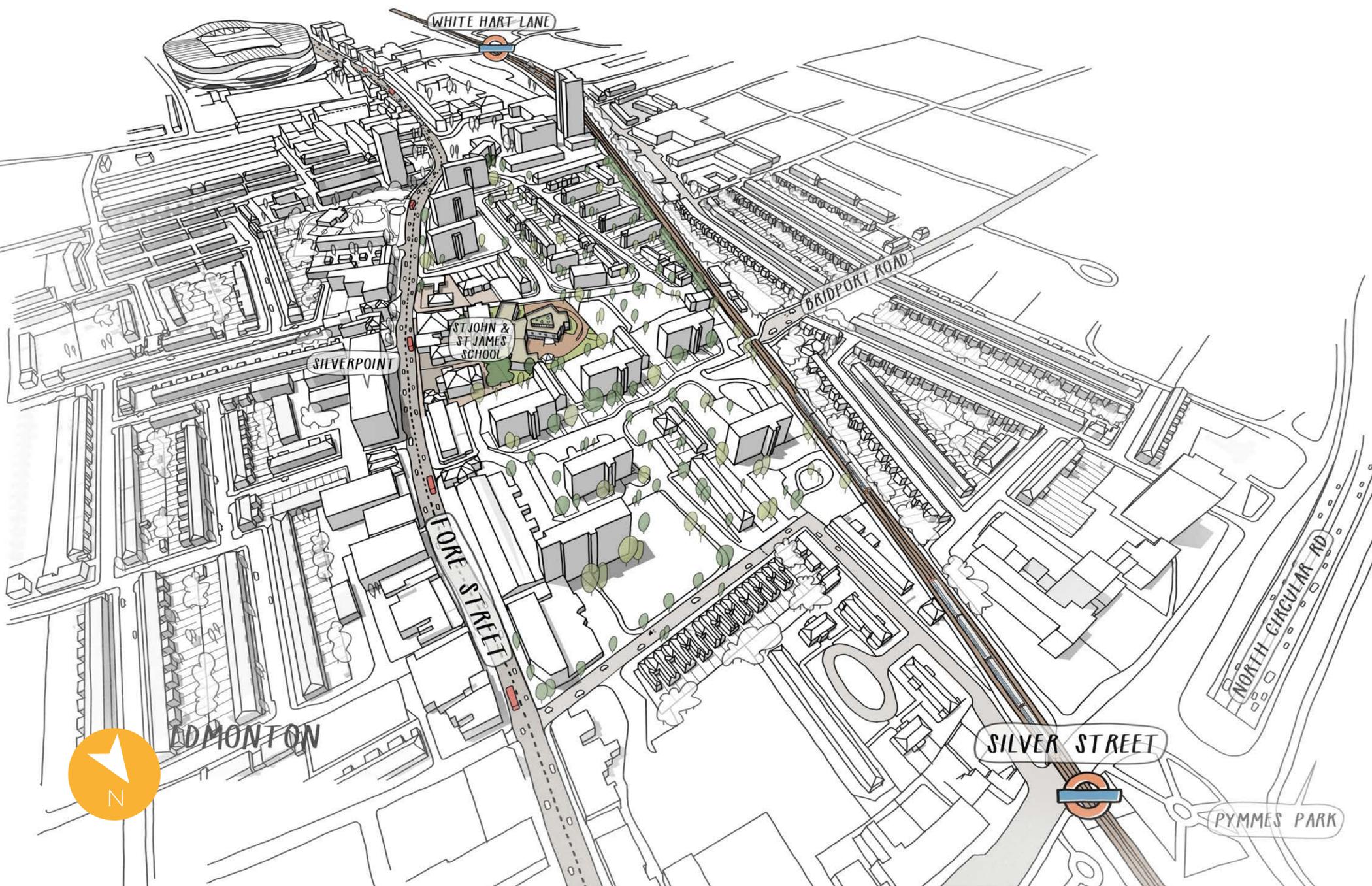
# Approach 4

## Do nothing

Under this approach there will be no regeneration interventions on the estates. In this case, ongoing repairs and improvements would continue for the foreseeable future, until another review of the housing stock condition becomes necessary. Leaseholders would continue to contribute to any works under Section 20 as before.

This approach means

- No major physical changes to the estate
- No additional homes
- No additional green spaces



**Joyce Avenue & Snell's Park**  
Estate Regeneration



# Approach 4

## Do nothing





# What happens next?

## How will the different approaches be evaluated and who makes the decision?

As you would imagine, deciding on which approach should be taken forward is a complex decision. There are a wide range of factors that will have to be taken into account. This includes whether the chosen approach will

- improve the existing problems on the estate, such as anti-social behaviour and crime?
- deliver much needed additional homes for Enfield?
- reduce the Council's maintenance and repair requirements?
- fulfil the objectives that were identified and deliver better open space?
- ease overcrowding?
- be a financially viable undertaking?
- contribute to the long term future of the community and residents?

The Council would like to hear from you to understand what you think of the four approaches presented and which one you would support.

## What happens next?

Continuing in the new year, the Council would like to work with you to further discuss the regeneration plans and understand the offers residents would like to see in case of a regeneration? If you would like to be further involved in working with the council on the residents' offer, please indicate this on the feedback form for the event.

We would encourage all residents to engage with the Council officers and our consultant team HTA, over the coming months, and question and challenge the proposals and assumptions until you are completely satisfied you have all the information to make an informed decision on the potential future of your home and community. Throughout this period we will continue seek and gauge residents' opinions in order to prepare the offer document.

All dates for future events will be advertised on the project website:  
[www.joyceandsnells.co.uk](http://www.joyceandsnells.co.uk)

We will also send out invitations to all households and put up posters to ensure that all residents are fully aware of events and issues.

