



Joyce Avenue & Snell's Park Estate Regeneration

What are we doing?

As part of its Housing Development and Estate Renewal Improvement Programme the Council would like to look at opportunities on the Joyce Avenue and Snell's Park Estates.

The Council has appointed HTA Design LLP to study the two estates and to develop scheme proposals with the full involvement of the estates' residents and stakeholders.

The study will allow the Council to get a better understanding of what is needed to improve the immediate area. The study will look at what is possible and what funding is required.

The findings from the study will be presented to residents and stakeholders later in the year. Following on from this, there will be a report to the Council's Cabinet with recommendations on whether or how to take the project forward.





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What does regeneration mean?

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Feedback from the Estate Walkabouts

In July we undertook 3 estate walkabouts in the evenings with residents from Joyce Avenue, Snell's Park and Langhedge Lane. It was very encouraging to hear from you about the community spirit and how much you care about your estates. Attendees noted that they liked the following about Joyce Avenue and Snell's Park

- Good neighbours in general, and people look out for and after each other
- The size of homes, that they are well lit and affordable to rent
- The proximity to good public transport, including the buses along Fore Street and the rail station
- Close to local shops and Edmonton shopping centre
- The green feeling and openness of the estate



However, it was acknowledged by everyone that came out to talk to us that there is a need to make improvements and changes to the estates. Below are the key points that were raised by residents:

- 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

Residents who attended 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





Joyce Avenue & Snell's Park Estate Regeneration

What you told us at the Ideas Workshop?

In August 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.

HOUSING



Through examples of both existing homes within the regeneration area and new homes elsewhere we asked residents what was important for them in their homes and what they would like if they had a new home.

OPEN SPACES



Through examples we explored what kinds of uses could be introduced to make more of open space in the area.

PARKING



We showed the results of our parking survey and asked residents what they thought was causing problems and what solutions they would like to see.

THE FUTURE OF THE ESTATES



This board asked what you would like to see on the estate and asked for suggested idea to make it better. Post-it notes were used to record everyone's response.

COMMUNITY INITIATIVES



We asked what things could be done in the short term to improve the estate with ideas ranging from a 'Tidy Campaign', community gardening days, new lighting, play equipment and signage.



Joyce Avenue & Snell's Park Estate Regeneration

What is happening today?

Today we are presenting to you three approaches that have been developed based on the feedback we received from you at the earlier events and through our own research and technical studies of the estates. The approaches consider the issues and opportunities to improve the estates and provide more and better homes for the local community and Enfield residents in a safer and more enjoyable environment.

The approaches are indicative at this stage and will be used to assess their financial viability. This will help the Council Cabinet to take a decision on what should happen to the estates.

We would like your feedback on the approaches that are being presented here today. Please fill out the questionnaire and leave it with one of our staff.





Objectives

- 1 Work with the community to contribute to the future of the estates
- 2 Provide more homes on a greater variety of types that are based on the needs of the community
- 3 Reduce anti-social behaviour and criminal activity
- 4 Create new homes that are energy efficient and easy to maintain and manage
- 5 Provide more and better suited amenity and play spaces for the community
- 6 Improve public realm and signage
- 7 Provide parking solutions
- 8 Make better and safer connections for pedestrians and cyclists to Fore Street and the railway station
- 9 Improve access to the shops and work with the business community to enhance the offer





Overview of the three approaches

On the following boards we will present three approaches for the regeneration of the estates, which are

INFILL DEVELOPMENT

1

Infill development by adding new homes in between the existing buildings

PARTIAL REDEVELOPMENT

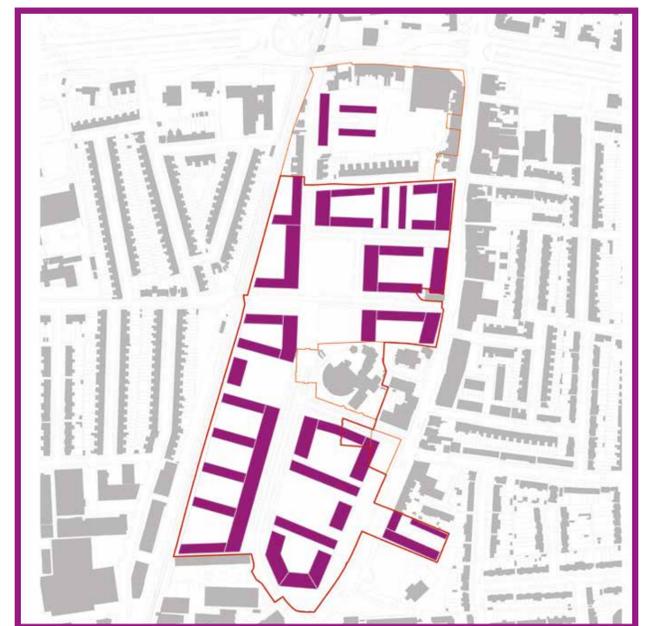
2

Partial redevelopment by replacing some of the existing buildings

FULL REDEVELOPMENT

3

Full redevelopment by replacing all of the existing buildings



These approaches are very indicative at this stage and illustrated to present the principle under each option. If the Council decides to proceed with one of the approaches much more work will be undertaken to develop a more detailed masterplan.

Today we would your views on the three approaches and how you find these fulfil the nine objectives presented earlier.

1

Infill Development



**NEW
SQUARE
BY FOOT
BRIDGE**

**NEW
SHARED
COURTYARDS**

**NEW
MULTI-
STOREY
CAR PARK**

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.

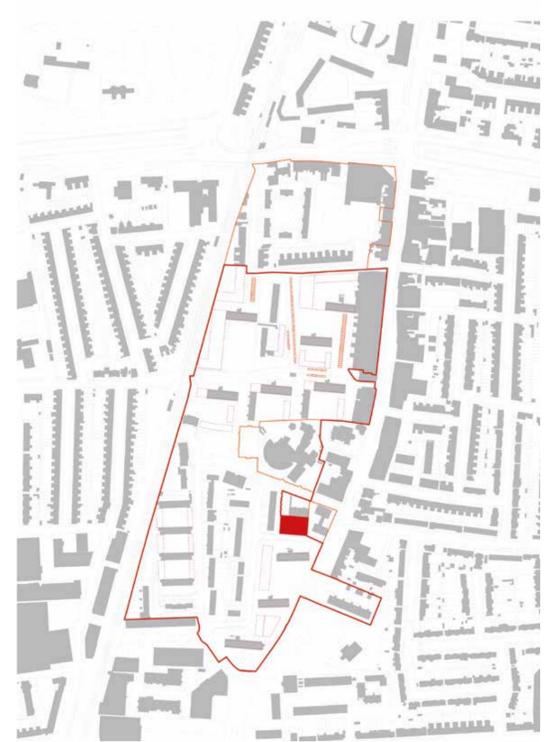
New buildings are proposed in gaps creating space for new private areas of car parking with gardens set on podiums above. A taller block is proposed adjacent to the pedestrian railway bridge and this is complimented by additional extensions to the buildings along this key route. The increased level of frontage will provide more overlooking of this space and therefore increase security.

Additional homes are also proposed on top of the larger buildings. This will offer the opportunity for improvements to the rest of the homes in these blocks and improvements to secure access and the buildings fabrics.

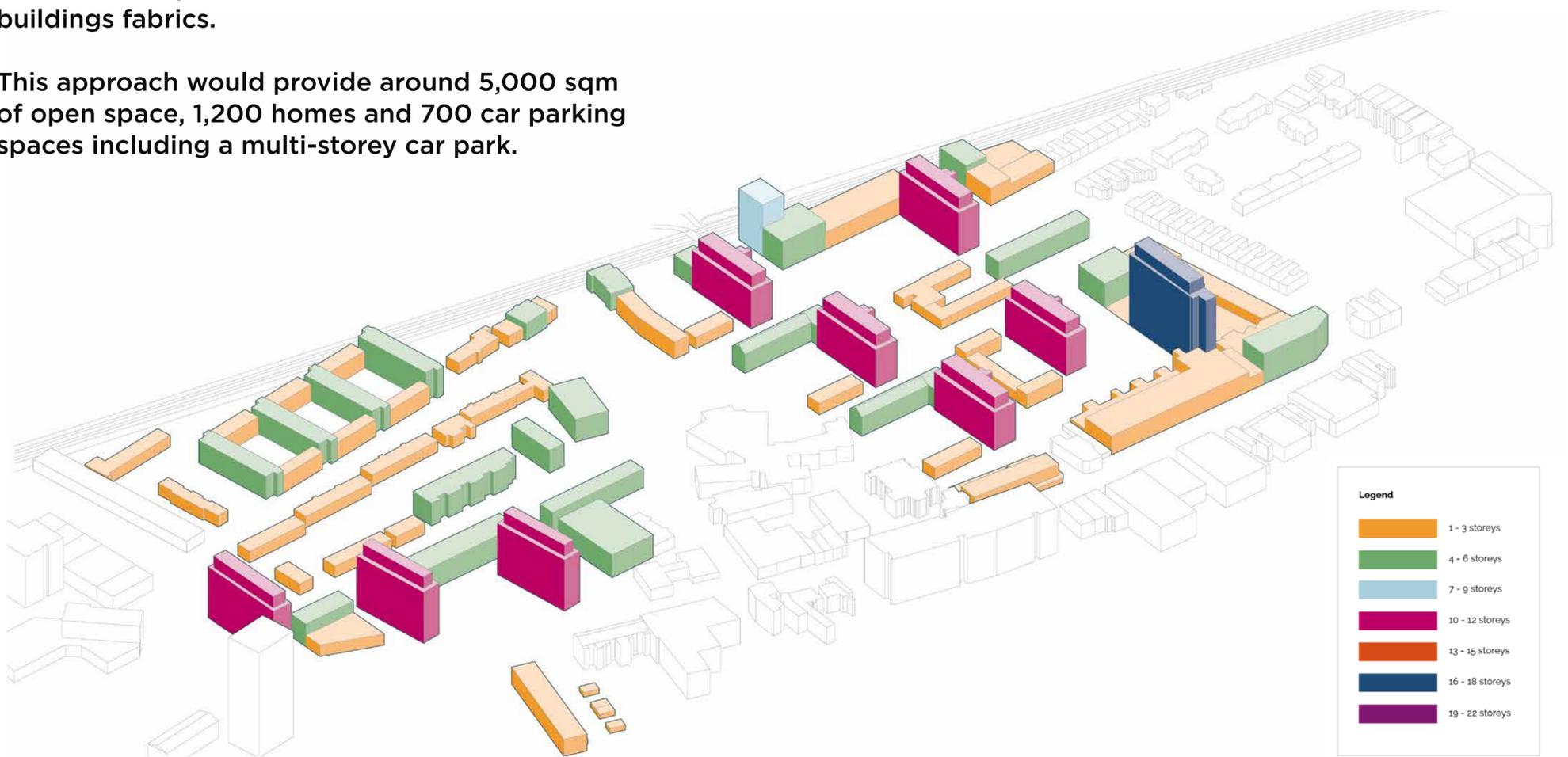
This approach would provide around 5,000 sqm of open space, 1,200 homes and 700 car parking spaces including a multi-storey car park.



Concept Diagram



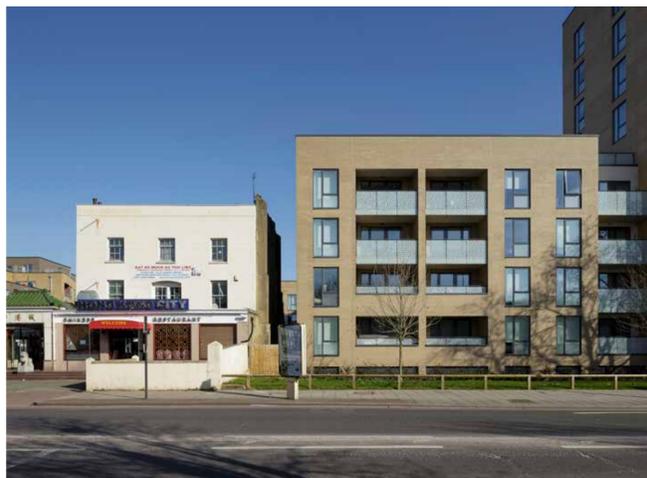
Parking Diagram



Proposed Buildings Heights



Allen Court



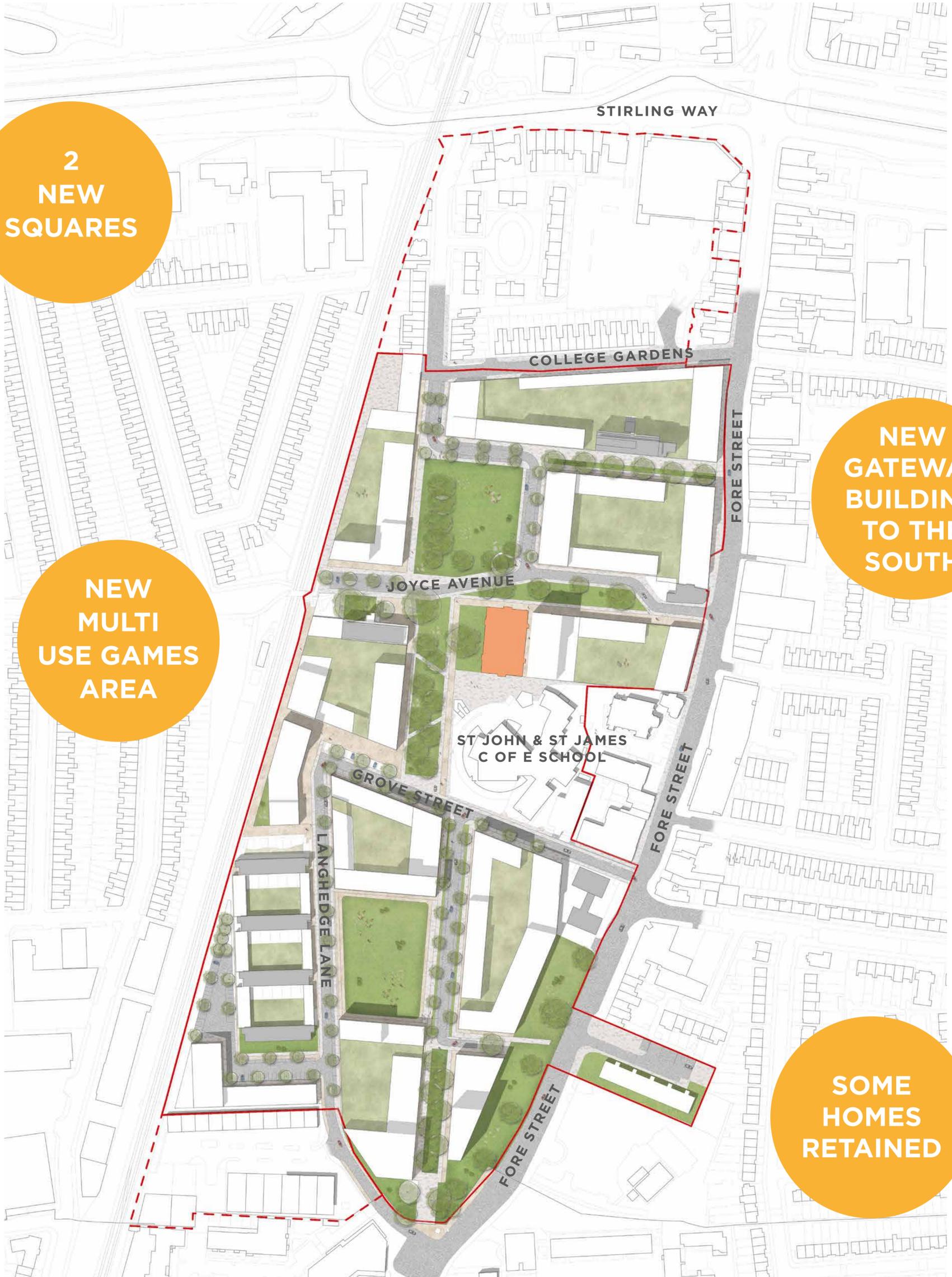
Kender Estate



Willingham Terrace

2

PARTIAL REDEVELOPMENT



2
NEW
SQUARES

NEW
MULTI
USE GAMES
AREA

NEW
GATEWAY
BUILDING
TO THE
SOUTH

SOME
HOMES
RETAINED

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 London Squares are proposed. To the north, this is focused around retaining many mature trees and this is complimented by being positioned adjacent to a new Multi Use Games Area (MUGA) 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 pedestrian footbridge.

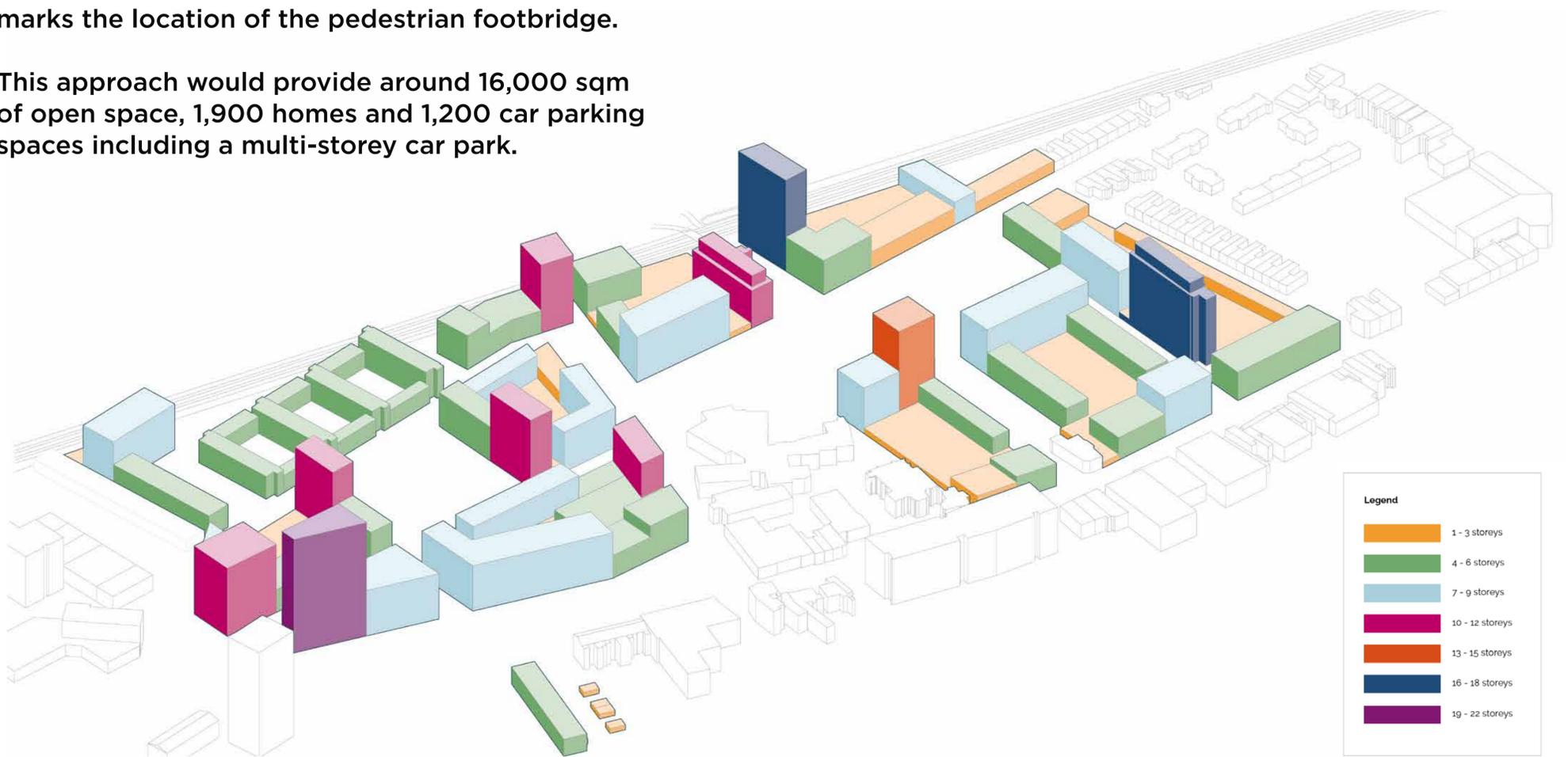
This approach would provide around 16,000 sqm of open space, 1,900 homes and 1,200 car parking spaces including a multi-storey car park.



Concept Diagram



Parking Diagram



Proposed Buildings Heights



Clayton Court



Example of Corner Site



Example of new street

3

FULL REDEVELOPMENT



**3
NEW
SQUARES**

**NEW
AVENUE**

**NEW
SHARED
GARDENS
FOR ALL
HOMES**

**NEW
PRIVATE
PARKING
FOR ALL
BLOCKS**

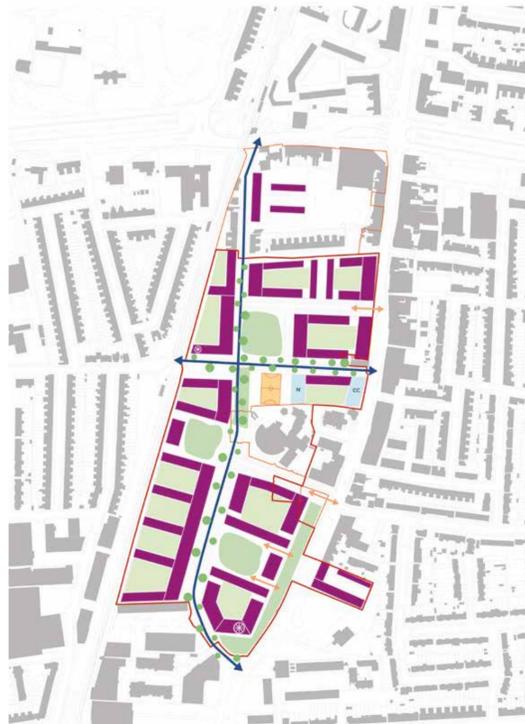
3

FULL REDEVELOPMENT

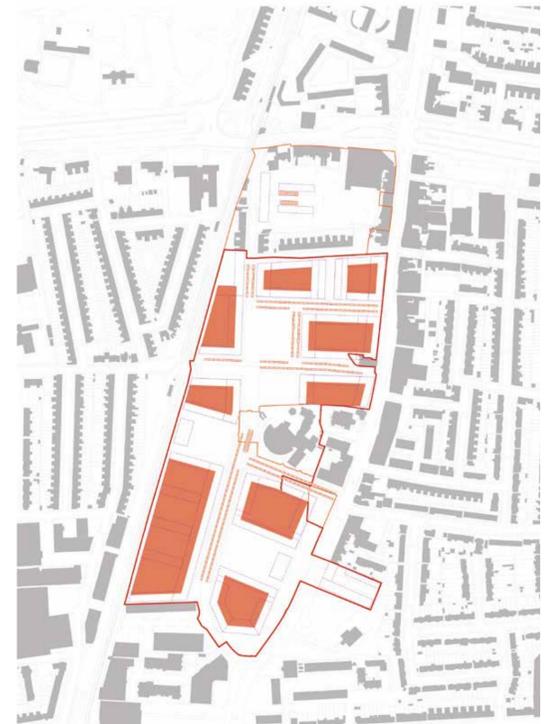
This approach provides an approach that is also focused around new London Squares but enhances it through the addition of a generous new avenue and a third Square at the heart of the regeneration. This option also offers the new MUGA and nursery as option 2. Through full redevelopment it increases the 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 in within an attractive setting. A softer linear park runs along the frontage to Fore street setting homes back from the busy road while offering still offering frontage all along this key route.

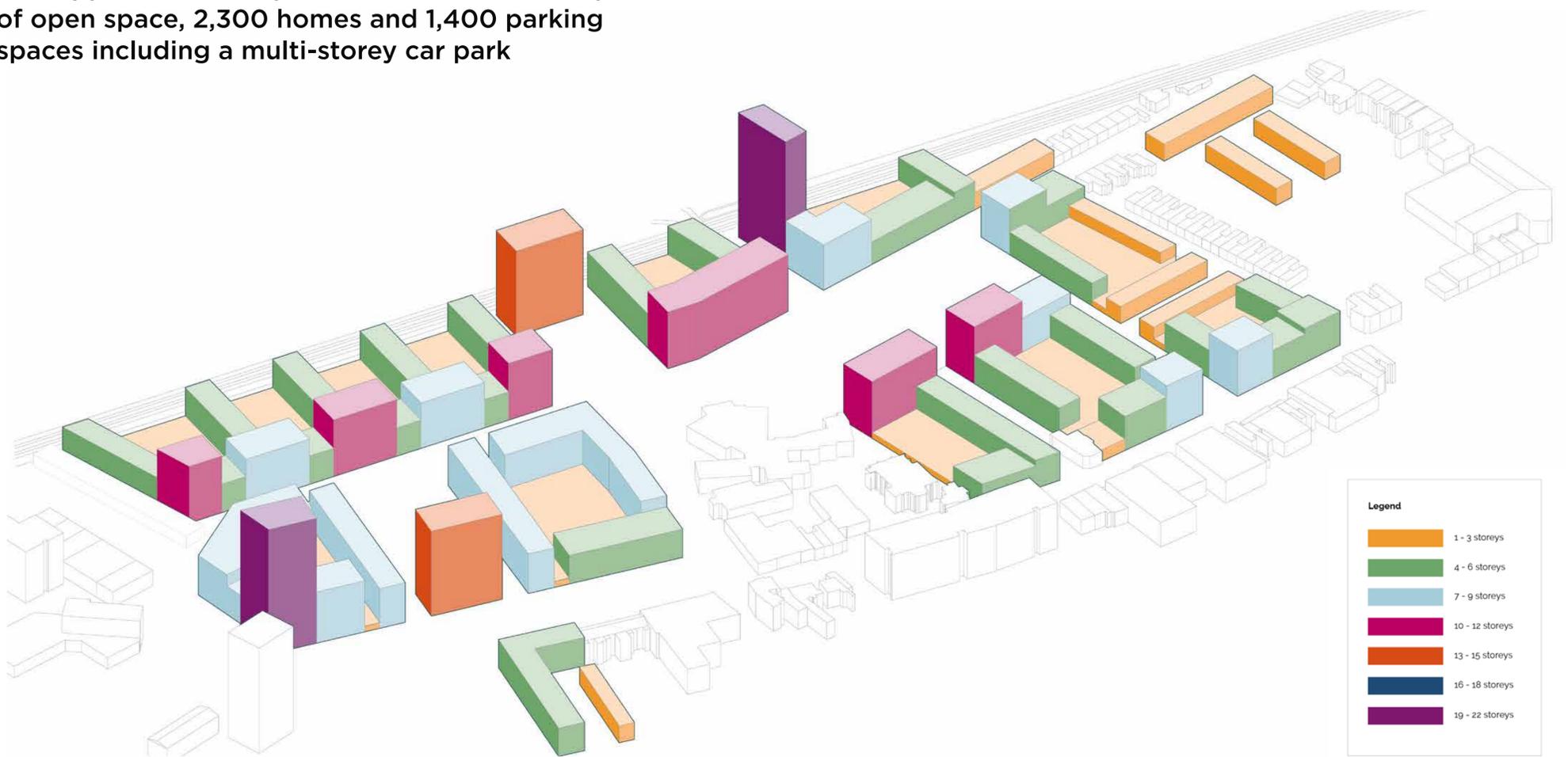
This approach would provide around 17,000 sqm of open space, 2,300 homes and 1,400 parking spaces including a multi-storey car park



Concept Diagram



Parking Diagram



Proposed Buildings Heights



Example of new street



Example of Ground floor maisonettes



Example of park frontage



HOW DO THE APPROACHES COMPARE AGAINST THE OBJECTIVES

In the table below we have evaluated the three approaches against the nine objectives presented earlier. Do you agree with our assessment?

OBJECTIVE	APPROACH 1	APPROACH 2	APPROACH 3
Work with the community to contribute to the future of the estates	All approaches are being presented side by side to the community to allow feedback and comments.		
Provide more homes on a greater variety of types that are based on the needs of the community	In part: A lower number of new homes are being provided on partly constrained sites, which may limit the type and number of new homes that can be provided.	Yes: This approach retains some of the existing buildings, allowing those wanting to remain in place. A great number of new homes are provided in addition based on the needs assessment of the current residents.	Yes: This approach provides the highest number of new homes with the greatest flexibility to provide the types of homes the community needs.
Mitigate against anti-social behaviour and crime through considered urban design	In part: The amount of change to the pattern of streets, paths and active frontage to overlook the public realm is limited through infill development where all the existing buildings remain in their current configuration. Buildings with open entrances may require significant reconfiguration to secure access.	In part: Although the inclusion of new perimeter blocks with clear fronts and back will help greatly to improve overlooking of the public and private spaces, the blocks remaining in place require significant changes at street level to design out hotspots.	Yes: New perimeter blocks with clear fronts and back will help greatly to improve overlooking of the public and private spaces. New streets with front doors to the streets and secure accesses to cores will improve the feeling of security.
Create new homes that are energy efficient and easy to maintain and manage	In part: Whilst the new infill homes will be built to current building standards, the retention of the current buildings will place limitations on the amount of retrofit possible.	In part: Whilst the new infill homes will be built to current building standards, the retention of some of the current buildings will place limitations on the amount of retrofit possible.	Yes: All new homes will be built to current building standards.
Provide more and better suited amenity and play spaces for the community	In part: This approach provides less open space than the current provision, but locates the public realm in safe, overlooked areas. There is a higher quality offering of play and the introduction of secure, resident-only courtyard gardens.	Yes; This approach increases both the amount of open space offered and the quantity of play space for children aged 0-11 than the current provision. There is an introduction of secure, resident-only courtyard gardens at ground and podium level.	Yes; This approach increases both the amount of open space offered and the quantity of play space for children aged 0-11 than the current provision. There is an introduction of secure, resident-only courtyard gardens at ground and podium level.
Improve public realm, legibility and signage to help residents and visitors find their way around better	In part: This approach largely retains the current street and building pattern. New and improved routes that would aide legibility will be restricted to work around the existing buildings.	Yes: The altered layout will be able to achieve a change in the public realm and layout of streets and paths to help people to orientate themselves better.	Yes: The new layout will be able to achieve a change in the public realm and layout of streets and paths to help people to orientate themselves better.
Alleviate parking issues	In Part: The retention of all existing buildings and the building of new homes in vacant land places great limitations on the overall parking solutions that can be provided. As all roads are adopted highways limitations are placed on the types of controls that can be introduced.	In Part: A layout based on perimeter blocks with controllable parking courts for residents and clearly signed visitor parking on streets will alleviate the current parking issues in a uncontrolled environment.	In Part: A layout based on perimeter blocks with controllable parking courts for residents and clearly signed visitor parking on streets will alleviate the current parking issues in a uncontrolled environment.
Make better and safer connections for pedestrians and cyclists to Fore Street and the railway stations	In part: This approach largely retains the current street pattern. New and improved routes will be restricted to work around the existing buildings.	Yes: The altered layout will be able to provide better overlooked and more legible routes for pedestrians and cyclists.	Yes: The new layout will be able to provide better overlooked and more legible routes for pedestrians and cyclists.
Improve access to the shops and work with the business community to enhance the offer	In part: This approach retains the current buildings and improvements will be limited to refurbishments.	Yes: This approach provides the opportunity to improve access to the shops and provide newer and more suited spaces.	Yes: This approach provides the opportunity to improve access to the shops and provide newer and more suited spaces.



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What happens next?

Following today we will refine the three approaches further taking on board your comments and feedback. We will start to prepare our final report which will be presented to the Council Cabinet in January 2018.

If the Council decides to proceed this would mean that more design work would be undertaken. There would be further opportunity for you to get involved and help shape the proposals. Depending on which option the Cabinet wishes to proceed with further work would involve discussions and studies on which buildings may or may not be retained. As part of this study no firm decisions will be made on that matter.

How might I be affected?

At this early stage it is not appropriate to give a definitive answer. It will depend on the option the Council decides, and as already noted a lot more design and consultation work will need to be undertaken to establish which residents might be affected and in what manner. Enfield Council will keep you updated along the way and allow for you to contribute with your views. You can contact Housing Renewal Team at the Council at any time by emailing them on housing.renewal@enfield.gov.uk.





Illustrative Timeline

How long will all this take and what are the next steps?

Below is an illustrative sequence of the next steps that would need to be undertaken. Please note that this is indicative only and may change as the project progresses. Any development would still be a number of years off.

