

PLANNING CONSULTATION BY THE BOROUGH OF ENFIELD

**DETAILS OF RESERVED MATTERS (SCALE, LAYOUT, ACCESS, EXTERNAL APPEARANCE AND LANDSCAPING) FOR 274 UNITS IN RESPECT OF PLOT Z02-01 WITHIN BUILDINGS FROM 10 TO 16 STOREYS IN HEIGHT PURSUANT TO CONDITION 4 OF OUTLINE PLANNING PERMISSION 19/02718/RE3 DATED 31ST MARCH 2022 FOR DEVELOPMENT OF PHASE 2 OF MERIDIAN WATER COMPRISING RESIDENTIAL, PURPOSE BUILT STUDENT ACCOMMODATION AND/OR LARGE-SCALE PURPOSE-BUILT SHARED LIVING; HOTEL, COMMERCIAL DEVELOPMENT; RETAIL, SOCIAL INFRASTRUCTURE, A PRIMARY SCHOOL, HARD AND SOFT LANDSCAPING, NEW PUBLIC OPEN SPACES INCLUDING EQUIPPED AREAS FOR PLAY, SUSTAINABLE DRAINAGE SYSTEMS, CAR PARKING PROVISION, AND FORMATION OF NEW PEDESTRIAN AND VEHICULAR ACCESS (ALL MATTERS RESERVED).
AT: MERIDIAN WATER, FORMER GAS HOLDER SITE, LEESIDE ROAD, LONDON, N18 2HR.**

Presented by Head of Planning

SUMMARY

A reserved matters application has been submitted on behalf of Vistry Partnerships and Enfield Council for the redevelopment of plot Z02-01 the old gasholder site at Leaside Road. This is the first phase of development at Meridian Water Phase 2 following approval of the outline application in March 2022. The reserved matters include details for scale, layout, access, external appearance and landscaping in respect of a residential led scheme of 274 units within buildings ranging from 10 to 16 storeys in height.

The Authority has been supportive of the Meridian Water regeneration planning process for a number of years and responded in detail to the previous applications for the Strategic site wide Infrastructure Works and the outline application for Phase 2. The Park Development Framework Area proposals are clear in terms of the improvements this scale of regeneration could achieve for the Regional Park particularly in terms of opening up new areas for public leisure and improving connectivity between the surrounding communities, both existing and new and the Regional Park.

The current reserved matters application sits at an important entrance point into the

Park at Tottenham Marshes. The outline approval has set the parameters for the height and overall scale of development within this plot and the design code has informed the detail of the scheme. Whilst the development is of high quality and seeks to create an attractive frontage to the new Brooks Park its layout, massing and landscape does not achieve a successful interface with the Regional Park

This is due in large part to the positioning of the taller buildings within the site and the fact that details for the design of Leaside Road and the new bridge which sit out with the current reserved matters application have yet to be come forward for approval. Details of the landscape and access arrangements along this boundary with the Regional Park do not form part of the current application and are therefore unclear.

RECOMMENDATIONS

Members Approve:

- (1) that the London Borough of Enfield be informed that whilst the Authority notes the details of the reserved matters are of high quality and in accordance with the parameter plans, there are concerns about aspects of the building design and its scale. Further consideration should be given to the relationship between the development and the Regional Park in particular:
 - (a) the heights of Blocks A and D which should be lowered in order to reduce their visual dominance and impact on the Regional Park;
 - (b) the treatment of the south and south east boundary of the development site to improve the physical and visual interface with Tottenham Marshes and create an attractive entrance point into the Regional Park;
 - (c) how future provision of safe routes for pedestrians and cyclists between Tottenham Marshes via the existing Leaside footbridge and Leaside Road and new bridge over Pymmes Brook will interface with this development – these matters to be addressed under the Meridian Waster Strategic Infrastructure Works detailed application for Leaside Road and Bridge;
 - (d) alternative solutions should be sought to minimise light spill and to maintain the dark corridor alongside Pymmes Brook as part of the landscape design along the eastern boundary of the site;
 - (e) a mix of native species should be incorporated into the site's planting palette, to help tie the development into the wider landscape and Regional Park and to be set out within a Landscape Environmental Management Plan;

- (f) channel softening alongside the boundary of Pymmes Brook with the application site to include floating reedbeds and Sand Martin nest holes;
 - (g) the allocation of Section 106 monies towards establishing a safe and attractive means of access and public realm adjacent to the Park entrance at Tottenham Marshes to be delivered as part of the Leaside Rd element of the Meridian Water Strategic infrastructure works; and
- (2) that the London Borough of Enfield be informed that the Authority would wish to be consulted on these matters in due course.

BACKGROUND

1 Introduction

Meridian Water is a major mixed use regeneration scheme comprising 85 ha of land in Upper Edmonton, Enfield. It lies close to the A406 North Circular and is currently a mix of commercial and industrial uses although much of the site is now vacant. To the east lies the River Lee Diversion/Flood Relief Channel (FRC) with Leaside Road and Tottenham Marshes to the south and A1055 Angel Edmonton Road (Meridian Way) to the west. The masterplan area includes land within the Regional Park to the east, which lies south of the A406 North Circular. Land is being brought forward for redevelopment in phases and in September 2019 Members considered two related applications; one full application for the Meridian Water Strategic Infrastructure Works (MWSIW) and an outline application for the Meridian Water Phase 2 (MWP2) mixed-use residential led development.

- 2 The MWSIW application was granted with conditions in July 2020 and works have commenced; the objective of the infrastructure works is to remediate the site, provide greenspace for flood attenuation, create flood defences, open space, (Edmonton Marshes and Brooks Park), new roads, bridges and utilities networks. Edmonton Marshes will be created on land within the Park, south of the North Circular, bringing an inaccessible area into recreational use together with provision for flood mitigation. Brooks Park will incorporate, and be created along the eastern bank of Pymmes Brook, north of Tottenham Marshes.
- 3 The outline application (ref. 19/02718/RE3) for Phase 2 was granted consent, with conditions and accompanying Section 106 Agreement on 31st March 2022. It includes provision for a mix of residential and commercial development, student accommodation, hotel, retail, social infrastructure, primary school, hard and soft landscaping, new public open spaces including equipped areas for play, sustainable drainage systems, car parking provision, and formation of new pedestrian and vehicular access (all matters reserved).
- 4 The current Reserved Matters planning application forms the first phase of development at Meridian Water Phase 2 and is for redevelopment of plot Z02-01 at Leaside Road. Vistry Partnerships were selected as a development partner to Enfield Council and the reserved matters application has been submitted on behalf of both parties; hereafter 'the Applicant'.
- 5 The Authority's formal response to the Meridian Water Phase 2 application in

2019 sought further consultation on the Reserved Matters Applications for:

- (a) the development plots that lie adjacent or close to the Park boundary on the western side of the River Lee Navigation including provision of a 'riverside' path; and
- (b) development plots to the north of Tottenham Marshes in order to safeguard the amenity, ecology and enjoyment of the Park.

6 Location

The application site lies outside and to the north west of the Regional Park, (please refer to the Plan at Appendix A to this report). It is bounded to the south by Leaside Road. To the south east of the site lies Tottenham Marshes. Immediately adjacent to the site to the north is the former IKEA Tottenham store, with the Tesco superstore behind. To the east lies Pymmes Brook FRC which connects to the River Lea to the south of the site. Meridian Water Station is a 10-min walk (0.9mile) to the north west with pedestrian movements across the wider Meridian Water area to come forward under the wider Phase 2 Outline Permission.

- 7 Pedestrian and cycle access into the Park at Tottenham Marshes is provided from Leaside Road which runs alongside the southern boundary of the application site. A track continues from the end of Leaside Road across a narrow bridge over Pymmes Brook and onto Tottenham Marshes. Further to the east Chalk Bridge enables access through to the River Lee Navigation towpath and across into Waltham Forest south of Banbury Reservoir. The land north of Tottenham Marshes also forms part of the Meridian Water Phase 2 development, the details of which will be submitted for planning in due course.

DESCRIPTION OF THE RESERVED MATTERS APPLICATION

- 8 The application consists of reserved matters in relation to scale, layout, external appearance, access and landscaping in respect of Plot Z02-01. The layout and maximum parameters were approved under the outline planning permission; this established the key principles for development on this site, including the maximum height and established a design code. Appendix B to this report includes a parameter plan showing the maximum building heights and the location of the application site in relation to the wider masterplan area. The current proposals have been designed in accordance with these Parameter Plans and the Design Code and in line with other conditions attached to the outline consent, for example as regards flooding, public realm strategy, biodiversity enhancements and green roofs, daylight/sunlight, cycle and car parking.
- 9 The application boundary also includes part of the infrastructure works proposed for the new Leaside Link Road and Bridge across Pymmes Brook, where these interface with the proposed development. These works will be implemented under conditions discharged as part of the MWSIW application in due course. It is understood there has been detailed work between the design teams for this proposal and the MWSIW to co-ordinate plans and the interface with the former gasholder site, although as yet details have not been submitted under the strategic infrastructure works for Leaside Road.
- 10 **Design, Scale and Materials**
The proposed development consists of 274 affordable housing residential units

across 4 blocks (A to D) positioned over and around a shared podium. The blocks range in height from 10 to 16 storeys and provide ground and part first floor commercial floor space with a total of 3,260 sqm (GEA), together with undercroft car parking and associated bin/refuse and lobby entrances. The housing units will provide a range of tenures - shared ownership, London living rent and London affordable rent - and unit mix of 1- 3 bed homes. The design and layout of the ground and first floor commercial space allows for maximum flexibility and options for subdivision and range of uses.

- 11 The proposed mass has been configured as a 'family of buildings' with three different 'types'; the lower buildings 'type A' form Block B at 11 storeys and Block C at 9 storeys and are located on the south and north west corners of the site. The taller buildings 'type B', form Block A at 16 storeys and D at 15 storeys and are located on the eastern half of the site as 'marker buildings addressing the public space'. A third type identified as the infill buildings - 'type C' - are located between the major buildings and range in height from 5 to 2 storeys, (please refer to Appendix C to this report).
- 12 The Design & Access Statement (DAS) demonstrates how the palette of brick and metalwork finishes (which includes red, beige, cream and dark grey bricks and 3 powder coated paint finishes) are drawn from the local context and have been integrated across the buildings to establish a unified design composition, but with a specific combination of brickwork and metalwork for each block. The residential and commercial sections are then clearly articulated through the design of each block.
- 13 As required the layout, scale, design and materials presented has taken account of guidance set out within the Design Code for Phase 2 (dated 2019) so that:
 - buildings are grouped and designed to open out physically and visually to Brooks Park, with the podium amenity and open space seeking to reflect or be seen as part of the Park opposite
 - taller buildings are positioned to address Brooks Park (on the east side) and the design provides a strong frontage to Leaside Road with the commercial and workspace units clearly articulated through the design; and
 - the building design, materiality and form seek to reference the original gasholder structure and industrial heritage of the area.
- 14 **Landscape, Public Realm and Ecological Enhancements**
The application proposes two areas of open space; a communal podium level for residents and commercial occupiers on the second storey of the building, together with public realm around the perimeter. The Podium level amenity space has been designed "to reinforce the physical, ecological, and thematic connection to the wider Brooks Park". It consists of multiple areas of open space with a curved eastern edge overlooking Brooks Park, private terraces leading into doorstep play space, seating areas carved out of planting and an area of lawn. Soil mounding and planters allow for tree and shrub planting on the Podium. Steps will provide direct access between the podium and the Pymmes Brook edge. Gasholder obelisks will highlight this juncture of the podium and public realm around the site.
- 15 The eastern boundary of the site or 'Brook Outlook' faces onto Pymmes Brook. It comprises a shared surface route with a riverine woodland type landscaped edge to reflect the proposed planting and design for Brooks Park opposite.

Incorporated within the landscape are promontories with seating which look out onto the water and Brooks Park, please refer to the plan at Appendix D to this report. This landscape treatment wraps around the northern boundary of the site, although here the planting is less dense. Flexibility has been designed into the scheme to allow for a future northern connection for pedestrian and cycle access. The western edge is designed as a green street and includes trees and planting areas to help slow down traffic and climbing plants specified to wrap across a tensile wire to screen the boundary fence.

- 16 The approved Phase 2 outline and MWSIW applications describe the play strategy and the current proposal provides the required amount of playable space for the 0 to 4 age group (994sqm). Play for the older age groups will be provided in Brooks Park and is not required on site.
- 17 Biodiverse green roofs are proposed across the housing blocks and permeable paving is included across all hardscape. These contribute to the SuDS strategy proposed as part of the development. The scheme also demonstrates an Urban Greening value of 0.449 (a land use based assessment of a development's contribution to urban greening) which is above the GLA policy requirement.
- 18 A number of 'ecological interventions' are proposed to create an interconnected series of ecologically rich features. As well as the aforementioned green roofs the planting scheme will focus on pollinator attracting plants, planting to create wetland habitats, bug hotels, log piles and habitat boxes.
- 19 **Transport and Parking**
Access to the site will be via Leaside Road from the south, with future potential to provide an access point from the north. A shared surface will demarcate pedestrian access along the western and northern site boundary and in the future along the Pymmes Brook path to the north east corner. Wider connectivity will improve as the infrastructure works are delivered and Phase 2 is completed. Leaside Road will be extended across Pymmes Brook via a new bridge and form part of a wider looped route linking with the central spine road accommodating bus services and extending through to Harbet Road. Meridian Water station is a 10min walk to the north west.
- 20 Access through to Tottenham Marshes exists currently via a pedestrian bridge (Environment Agency (EA) responsibility) over Pymmes Brook. This lies outside the application boundary and there are no proposals as part of this application to improve the existing connection
- 21 Provision is to be made for 521 residential and 16 commercial cycle parking spaces (6 cycle stores) with 11 visitor spaces allocated. Development also provides 42 car parking spaces including 9 wheelchair accessible bays. 36 will be residential and 6 for commercial. 20% active and 80% passive electrical vehicle charging infrastructure points will be provided (in line with London Plan). The Planning Statement references the London Plan policy for electric cycle charging points; 1 in every 10 cycle parking spaces should make provision which would require a minimum of 52 charging spaces.

POLICY CONTEXT

22 London Plan

Meridian Water sits within the Lee Valley Opportunity Area (LVOA), identified as an area for higher density development under Policy SD1 'Opportunity Areas' in

the London Plan 2021. Supporting text makes reference to the need to protect and improve sustainable access to the Lee Valley Regional Park and reservoirs, as part of any future planning framework for the LVOA. This reflects the guidance contained within the ULVOA Planning Framework, which dates from 2013 and was adopted by the Mayor as Supplementary Planning Guidance. It sets out guiding principles for development of Meridian Water and highlights objectives of delivering sustainability across the area and improving health and lifestyles particularly through improved green space and in particular, opening up connectivity east-west within and beyond the application sites to provide greater access to surrounding communities and the nearby Lee Valley Regional Park.

23 Local Plan

The Meridian Water concept is well established and supported by the London Borough of Enfield's local planning policy documents (Core Strategy 2010 and DMD 2014), the Meridian Water Masterplan 2013 and the Edmonton Leaside Area Action Plan 2020 which sets out the Council's aspirations to deliver over 5,000 homes and 1,500 jobs.

- 24 The Authority has engaged with the London Borough of Enfield on the various stages of the Meridian Water planning process over a number of years and has generally been supportive. It is recognised that development and regeneration at this scale has the potential to unlock and enhance inaccessible areas of the Park and enable them to contribute to the leisure, recreational and ecological remit of the Park.

25 Park Development Framework

Park Development Framework (PDF) Area 4 Proposals 'The Waterlands: Banbury Reservoir to Pickett's Lock' recognise the opportunities for land restoration, creation of new habitats and improved public access on land south of the North Circular linked to the development proposed as part of the Meridian Water masterplan. In particular Visitor Proposals seek to achieve new green and pedestrian and cycle links between the Park and Meridian Water, including provision of a new bridge over the River Lee Navigation, and retention and enhancement of the River Lee Navigation as a key public waterside route and wildlife corridor linking Tottenham Marshes with the Park area south of William Girling Reservoir. Biodiversity proposals seek to strengthen ecological connectivity between the land either side of the North Circular (i.e. future Edmonton Marshes), the reservoir Site of Special Scientific Interest, and the waterway and open grassland habitat on Tottenham Marshes.

- 26 The Lee Valley Regional Park Landscape Strategy highlights the importance of maintaining the valued qualities of the area 'LCA C2 Tottenham Marshes' such as the sense of openness, the variety of the semi-natural space and diversity of flora and fauna present, as well as improving integration (physical, functional and visual) with the surrounding areas. It states that 'Proposed development along the western edge should build on and enhance the existing landscape framework and be designed to integrate physically and visually with the Park' and that 'improved connections should be sought with surrounding communities.... through the sensitive design of existing and new entrance points along the western and north western boundaries'.

PLANNING APPRAISAL

27 Design and Scale

The application site sits outside the Park boundary. The principle of redevelopment on the former gasholder site has been established via the approval of the outline planning permission for the Phase 2 Meridian Water development. The scale of the proposal in terms of its height and mass takes account of its location at the southern end of the wider Phase 2 area and anticipates the potential scale and mass of the buildings to come as development is brought forward through further phases of the masterplan.

- 28 It has been designed as a gateway for the wider site in accordance with the design code and the choice and use of materials indicates a good quality scheme that can be seen to reference the industrial context of the area. It is noted that the Parameter Plans for the site have established the maximum height for development at 67.9m AOD. The top parapet level of Block A, the tallest Block, positioned on the south eastern corner of the site is 2.1m lower than the maximum permitted height, at 65.8m AOD. The top of parapet on the second tallest block, Block D is at 62.1m.
- 29 The issue for the Authority is that the development does not engage with the Regional Park. The design and scale of the proposed development is focused on Brooks Park and Leaside Road. This is in line with the design code and to be expected given these are features within the immediate context and are core elements within Phase 2 of Meridian Water. However, this focus does not sit so comfortably with the adjoining Regional Park at Tottenham Marshes.
- 30 The taller buildings are positioned on the eastern side of the site, so the north west boundary of Tottenham Marshes is edged with the tallest 16 storey block (Block A) with the 15 storey block (D) also in view from behind. The argument made by the applicant is that the placement of this block to the east marks the end of Leaside Road and the transition to open space, also described as presenting "a visual prow and defining feature when viewed from Lea Valley's open space" (Townscape and Visual Impact Assessment Section 5). The placement of marker buildings adjacent to the Park and a design which seeks to establish a building frame in this location, reminiscent of the former gasholder on the site is noted, but its contribution to the Park and its open character is questionable.
- 31 The blocks stand in sharp contrast to the open and flat character of the Park, intruding upon and restricting views out to the North. The Lee Valley Regional Park Landscape Strategy notes for LCA C2 Tottenham Marshes "*Where adjacent urban and industrial development begins to intrude on views and diminish the sense of scale and openness that the Marshes has, this affects the sense of the area as a semi-natural space removed from and providing a break between busy urban areas that abut it.*" There are no elements or features which engage with the Tottenham Marshes, and whilst the podium open space element creates a break in the building form to engage with, and complement Brooks Park opposite, its orientation is such that it is largely hidden from the Marshes and views out.
- 32 Even though the building heights for Blocks A and D are lower than permitted via the parameter plans the applicant should be asked to consider a reduction in height to these Blocks. A possible solution (to maintain the quantum of development) would be to raise the height of Blocks B and C which are located

further away from the Regional Park. This would reduce the overall visual impact and intrusion onto the openness of Tottenham Marshes.

- 33 Details for the treatment of the south and south east boundary of the site where it interfaces physically and visually with Leaside Road, the bridge over Pymmes Brook and Tottenham Marshes are limited. It is understood these will come forward under a separate MWSIW approval of conditions application for the detail of the Leaside Road and the bridge over Pymmes Brook. This means that the provision of safe routes for the movement of pedestrians and cyclists between Tottenham Marshes via the existing Leaside footbridge and Leaside Road is not clear. The documents submitted with the reserved matters application include images of the road and new bridge as it rises up over Pymmes Brook. Ref Appendix E to this report. It would be helpful if the application could provide some details as to how the various elements will knit together, how the public realm along the south and eastern boundaries of the site and the Leaside Road and new bridge will connect with the entrance point to Tottenham Marshes. The landscape and public realm along the northern boundary allows for future access connections from the north – similar detail is needed for the south eastern boundary.
- 34 It is understood that S106 contributions were agreed at the outline stage for Phase 2. However additional contributions from the development and or the MWSIW towards establishing a safe means of access and attractive public realm adjacent to the Park entrance at Tottenham Marshes are considered to be appropriate, to be delivered as part of the Leaside Rd element of the infrastructure works.
- 35 **Ecology and Landscape**
 With regard to ecology the proposed scheme presents a significant net gain in biodiversity of 173.36% due in part to the fact that the site is currently comprised largely of hardstanding and areas of scrub alongside Pymmes Brook. The proposed scheme will provide a variety of different habitats such as biodiverse roofs, wildflower grassland and tree planting. The proposals for integrated biodiversity features such as wildlife boxes and biodiverse roofs are welcomed. The designs for biodiverse roofs should follow best practice and target key species.
- 36 The main concern is the proposal for lighting alongside Pymmes Brook and its impact on bats and other nocturnal wildlife. The ecology report notes in this respect that *'Particular regard should be had on the effects of new lighting upon the wildlife corridor and SINC along the eastern boundary to ensure no detrimental impacts occur upon the dispersal and commuting opportunities for this group'*, however in the DAS (page 33) the landscape scheme includes column lighting alongside Pymmes Brook. There is potential for a negative impact on bats in this area and alternative solutions should be sought to minimise spill and to maintain the dark corridor. Balcony design may also be an issue in respect of light spill onto the Brookes Park and the waterway. Any lighting strategy would need to take this into account.
- 37 The planting palettes are noted in the DAS and it seems that an opportunity to use a native palette has been lost. It would be preferable if a mix of native species could be used, tying the development into the wider landscape.
- 38 Brooks Park (opposite the development) has already been consented and this includes in-channel enhancement works however it is a shame that some in

channel softening cannot also take place on this side of the development. These could include floating reedbeds and Sand Martin nest holes. It is understood that proposals for channel softening are being discussed with the EA for channel softening.

39 Conclusion

The details submitted under this reserved matters application propose a development of high quality, well designed and orientated in relation to the new open space at Brooks Park which takes due account of the approved parameter plans and design code. However, the interface with the Regional Park is less successful and the heights of Blocks A and D do not sit well against the openness of Tottenham Marshes. There are also questions as to the relationship between the Park, the pending MWSIW to Leaside Road and the southern and south eastern boundary of the application site and how the design and landscape treatment of this missing piece can be resolved to provide a safe and exciting entrance and access into the Regional Park.

ENVIRONMENTAL IMPLICATIONS

40 These are addressed in the body of the report.

FINANCIAL IMPLICATIONS

41 There are no financial implications arising directly from the recommendations in this report.

LEGAL IMPLICATIONS

42 Planning applications referred to this Authority are submitted under the consultative arrangements of Section 14 (4-7) of the Lee Valley Regional Park Act 1966. The Act requires a local planning authority to consult with the Authority on any planning application for development, whether within the designated area of the Park or not, which might affect any part of the Park.

43 The Park Act enables the Authority to make representations to the local planning authority which they shall take into account when determining the planning application.

RISK MANAGEMENT IMPLICATIONS

44 There are no risk management implications arising directly from the recommendations in this report.

EQUALITY IMPLICATIONS

45 There are no equality implications arising directly from the recommendations in this report.

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APPENDICES ATTACHED

Appendix A	Plan of the application sites
Appendix B	Extract from Parameter Plans 2019
Appendix C	Building Types & Heights
Appendix D	Context & Landscape Masterplan
Appendix E	Extracts from DAS - Views from Tottenham Marshes

LIST OF ABBREVIATIONS

MWSIW	Meridian Water Strategic Infrastructure Works
MWP2	Meridian Water Phase 2
FRC	Flood Relief Channel
GEA	Gross External Area
DAS	Design & Access Statement
SUDS	Sustainable Drainage Strategy
GLA	Greater London Authority
EA	Environment Agency
LVOA	Lee Valley Opportunity Area
ULVOA	Upper Lee Valley Opportunity Area
PDF	Park Development Framework
DMD	Development Management Document
AOD	Above Ordnance Datum
SINC	Site of Importance for Nature Conservation



Meridian Water Development Phase 2: Development of Former Gas Holder Site, Leaside Road, Enfield

NTS @ A4
08.08.22
Produced by: Corporate GIS (AAB)
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Application Boundary
 Max. Building Line



London Borough of Enfield
 Civic Centre
 Silver Street
 Enfield EN1 3XA

302-MCA-F2-XX-CRF-A-1113-P 0
 For Approval
 24/07/19
 24/07/19
 24/07/19

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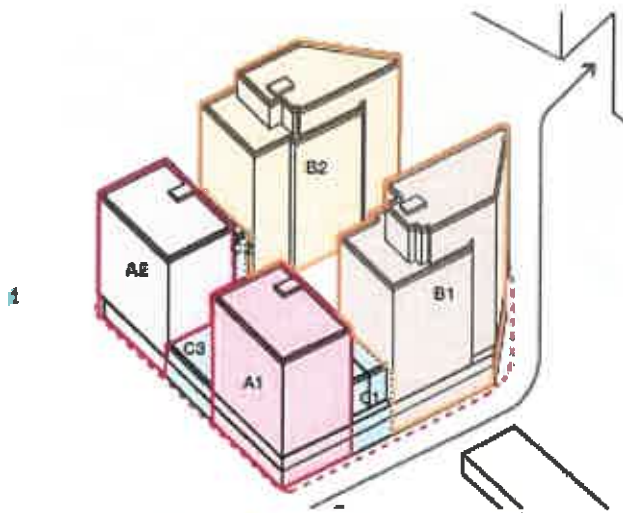
Premaster Plan - Maximum AOD Building Heights
 Max. AOD
 Max. Building Height
 Max. Storeys
 Max. Floor Area

Markham Water Phase 2 (part 2)

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Appendix C Building Types and Heights



Building Types	Building Blocks
A1 – 11 Storeys	Block B
A2 – 9 Storeys	Block C
B1 – 16 storeys	Block A
B2 - 15 storeys	Block D
C1 - 2 to 5 storeys	In between Blocks

Figure 7.8: A family of building types



View from the north within Phase 2 at bridge crossing over Pymmes Brook and Salmons Brook showing 'family' of building types



View from Tottenham Marshes showing the palette of materials



 Area to be delivered as part of SW Interface with RMA application

Appendix E Extracts from Design and Access Strategy

Views below from Tottenham Marshes

