



# Vicarage Farm Vision

15 March 2021

VFV001

Vicarage Farm, Enfield



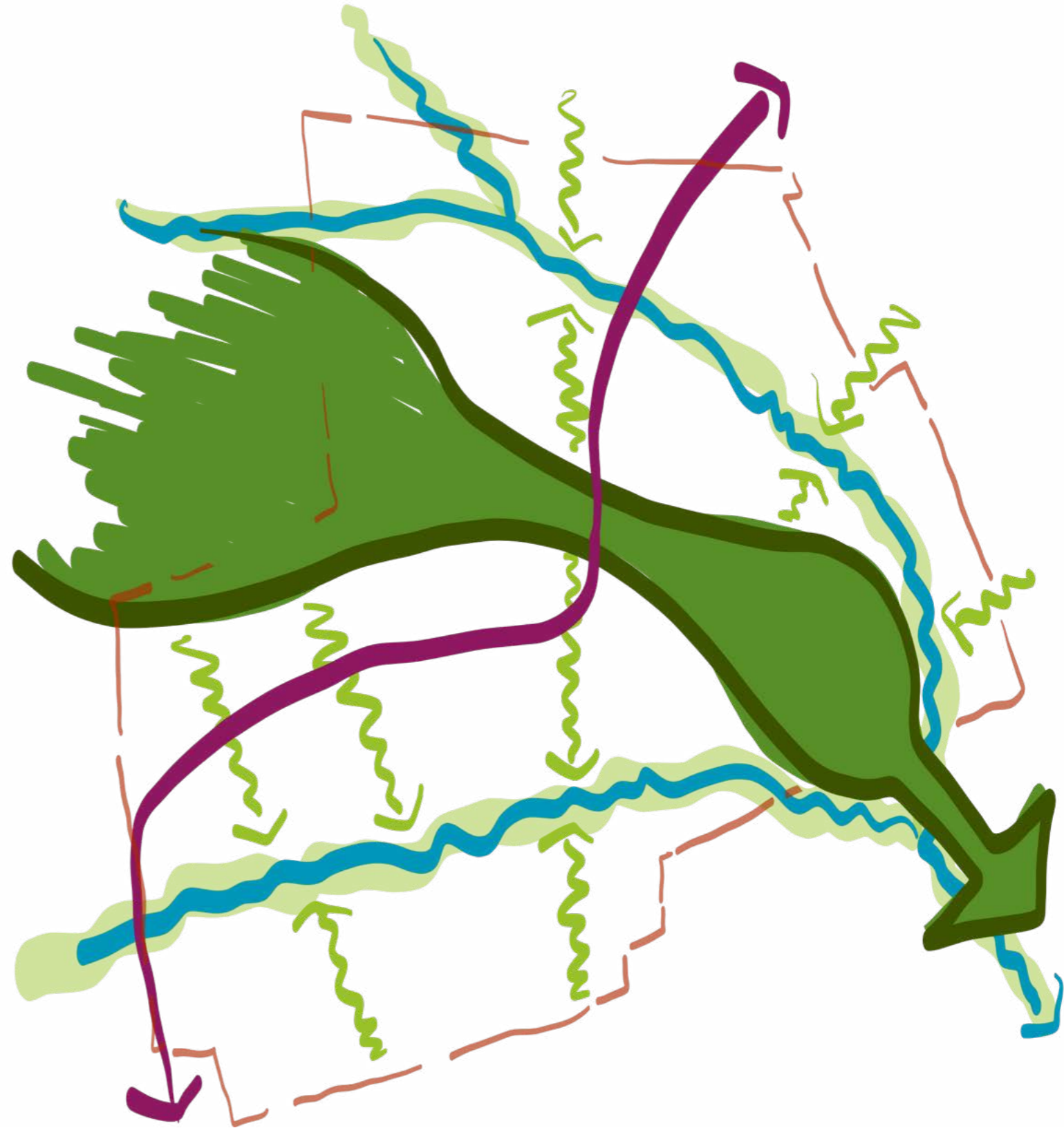
**FARRELLS**

# Vicarage Farm Vision - Introduction

This report is prepared on behalf of Comer Homes Group and outlines the updated vision for the land at Vicarage Farm, off Hadley Road, Enfield.

The objective of the vision is to illustrate the design approach and the key principles of the masterplan framework, setting out the reasons why the site is considered to be appropriate for housing and why it is important and beneficial to the sustainable future of Enfield.

The site is important in its setting adjacent to Trent Park, its closeness to the centre of Enfield and coverage of transport hubs. The landscape and topography of the site provide a opportunity to create a wonderful place to live, that is sustainable and adds significantly to Enfield and its environment.



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# Vicarage Farm - Site Location

A 140 hectare site, ideally located to enable a sustainable extension and positive contribution to Enfield



# Opportunity to Link and Improve the Site and its Surroundings

Good offer of local and convenience centres, public transport access and green open spaces

## Centres



Oakwood leafy neighbourhood with access to amenities such as a Trent Park Golf Club and Equestrian Centre



Local amenities along Cockfosters High Street



Enfield Town: A People-Friendly Neighbourhood



Palace Shopping, Enfield

## Homes



Trent Park Berkeley Homes with views out over the surrounding green belt



New housing development in close proximity to Trent Park



Housing renewal scheme projects providing new affordable homes within the area



Quality designed housing schemes adding to the areas unique character

## Transport



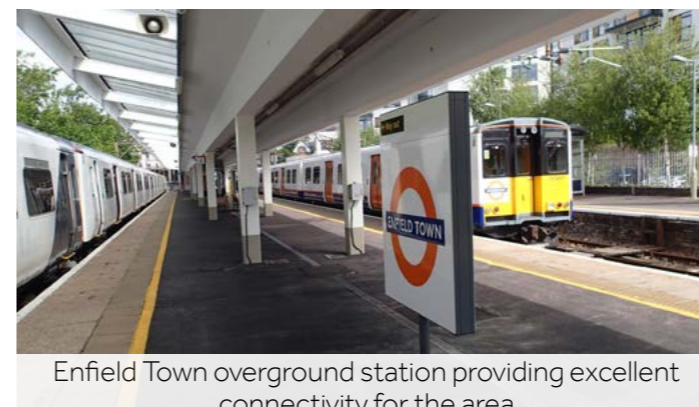
Oakwood Station within a 20 minute walk of the Site



Cockfosters tube station



Enfield Chase train station and bus stop - 15 mins walk from site



Enfield Town overground station providing excellent connectivity for the area

## Green Space



Oakwood park: open public green spaces on the doorstep of residential neighbourhoods



Go Ape adventure and activity site within Trent Country Park on the edge of Cockfosters



New river park through Enfield town



Trent Park House featuring vast landscape provision

# Site Opportunities - Completing the Urban Form

Expanding on existing residential character of Gordon Hill to the east and World's End & Oakwood to the south

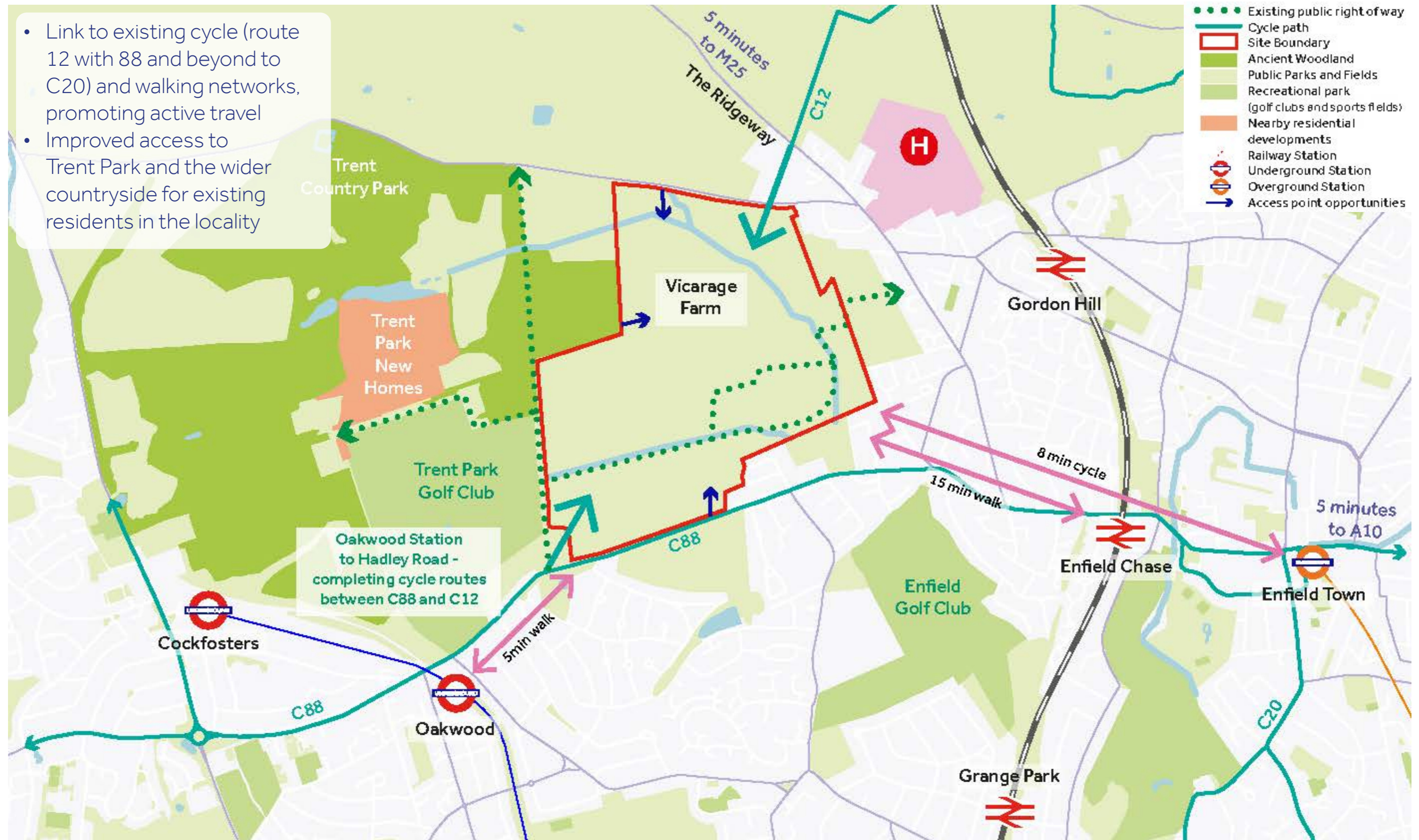
- Vicarage Farm is already surrounded on three sides by development. The location and topography of the site enables development with reduced visibility thus reducing the effect on the countryside and purposes of including land within the Green Belt



# Site Opportunities - A Highly Sustainable Location

Within walking distances of Oakwood Station (Piccadilly Line), Enfield Chase & Gordon Hill main line stations

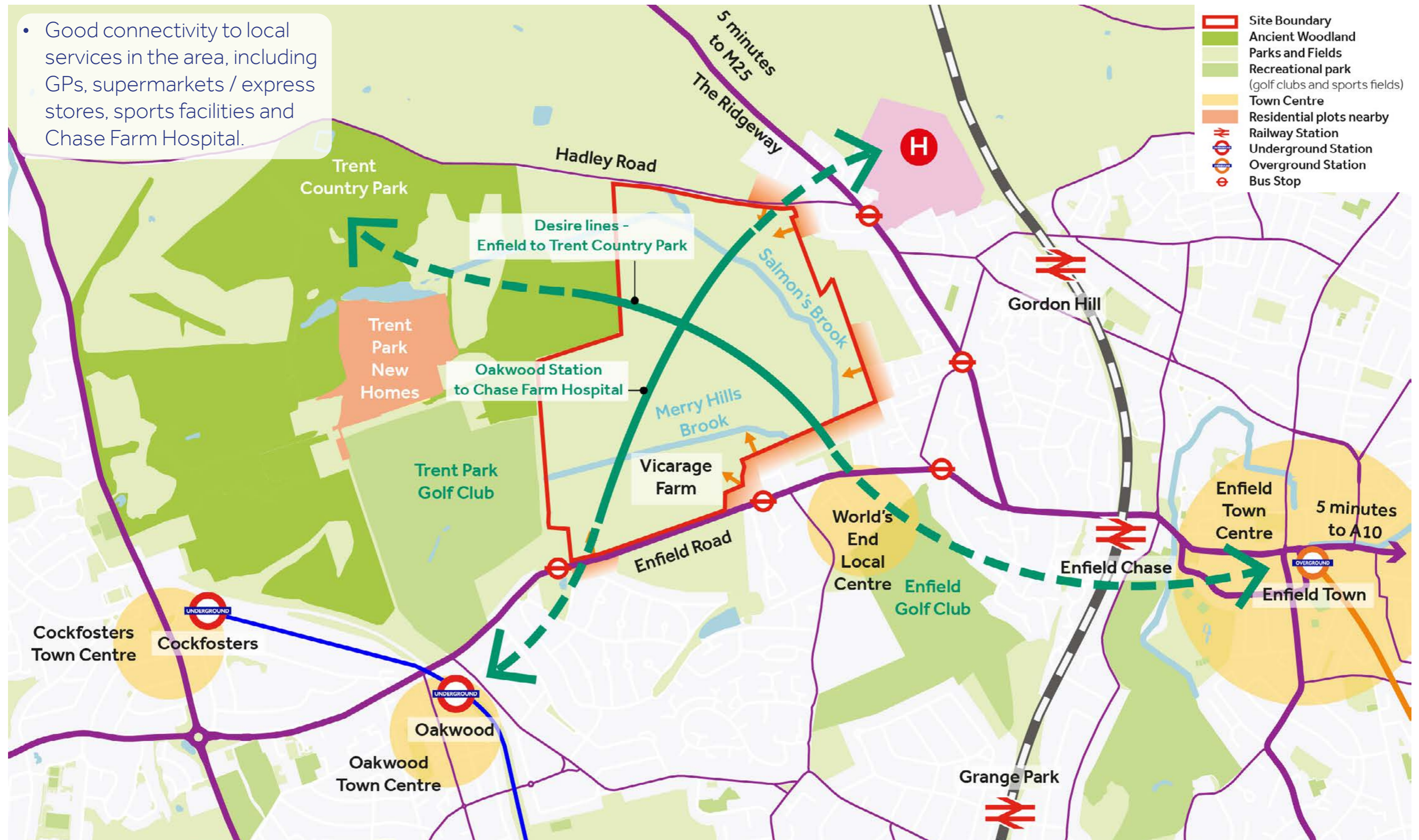
- Link to existing cycle (route 12 with 88 and beyond to C20) and walking networks, promoting active travel
- Improved access to Trent Park and the wider countryside for existing residents in the locality



# Site Opportunities - Connecting Surrounding Communities

Extending links through the site to the surrounding neighbourhoods

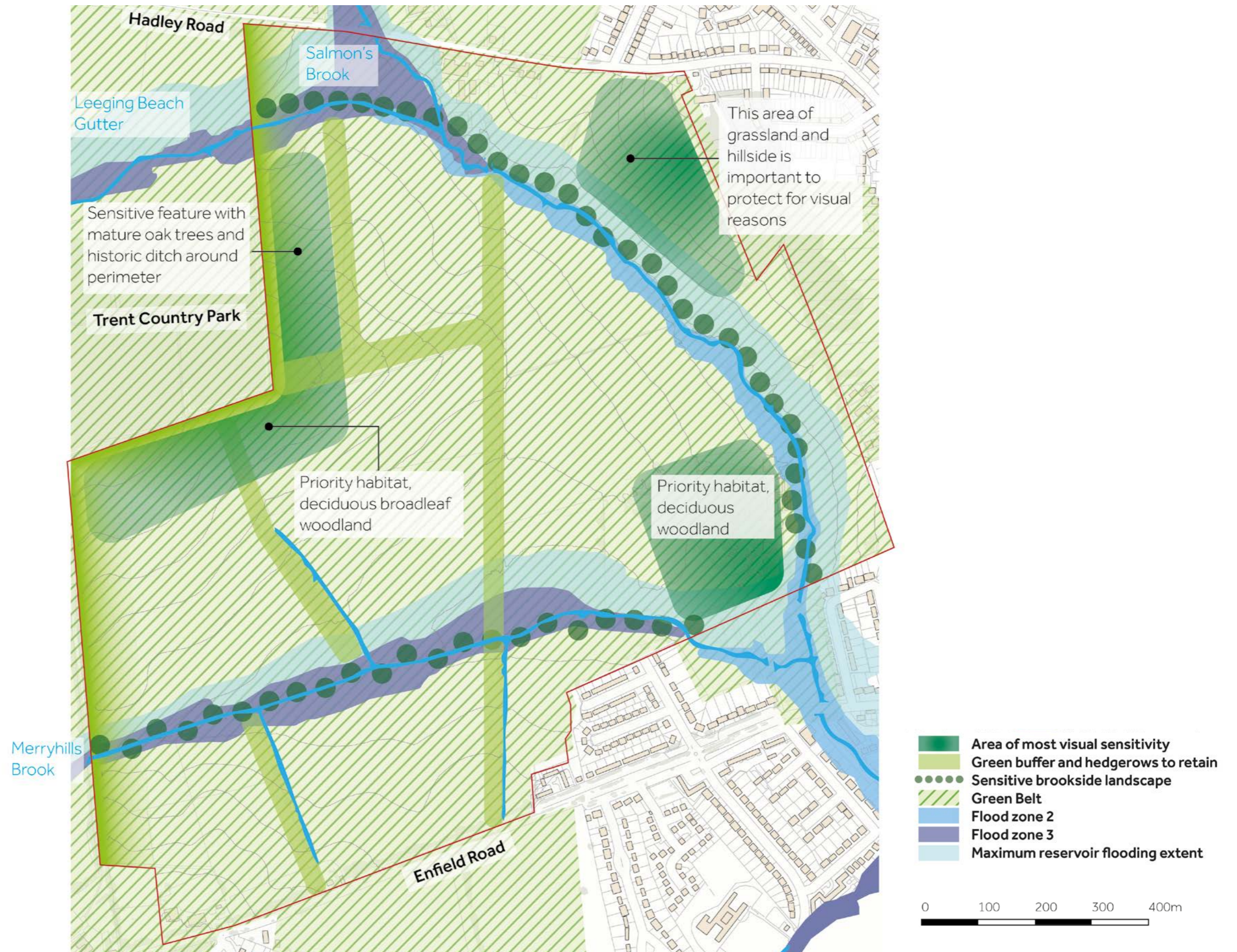
- Good connectivity to local services in the area, including GPs, supermarkets / express stores, sports facilities and Chase Farm Hospital.



# Converting Constraints into Opportunities

Exploring the existing green & blue infrastructure to shape a new neighbourhood

- Opportunity to resolve wider flooding and drainage issues whilst creating landscape and ecological features of the three watercourses running across the site
- The water that runs through the site creates fantastic opportunities for the sustainable integration of water into the development.
- A high quality riparian environment can be created that would create opportunities for biodiversity, recreation and excellent design





# Vicarage Farm Vision - Design Rationale

A new neighbourhood blended with its rich landscape setting



# Walk the Ridge and Follow the Valley

Creating a new place with unique landscape character



Supporting a healthy lifestyle



Places for recreation



Formal and informal areas of play



Edible landscape and allotments

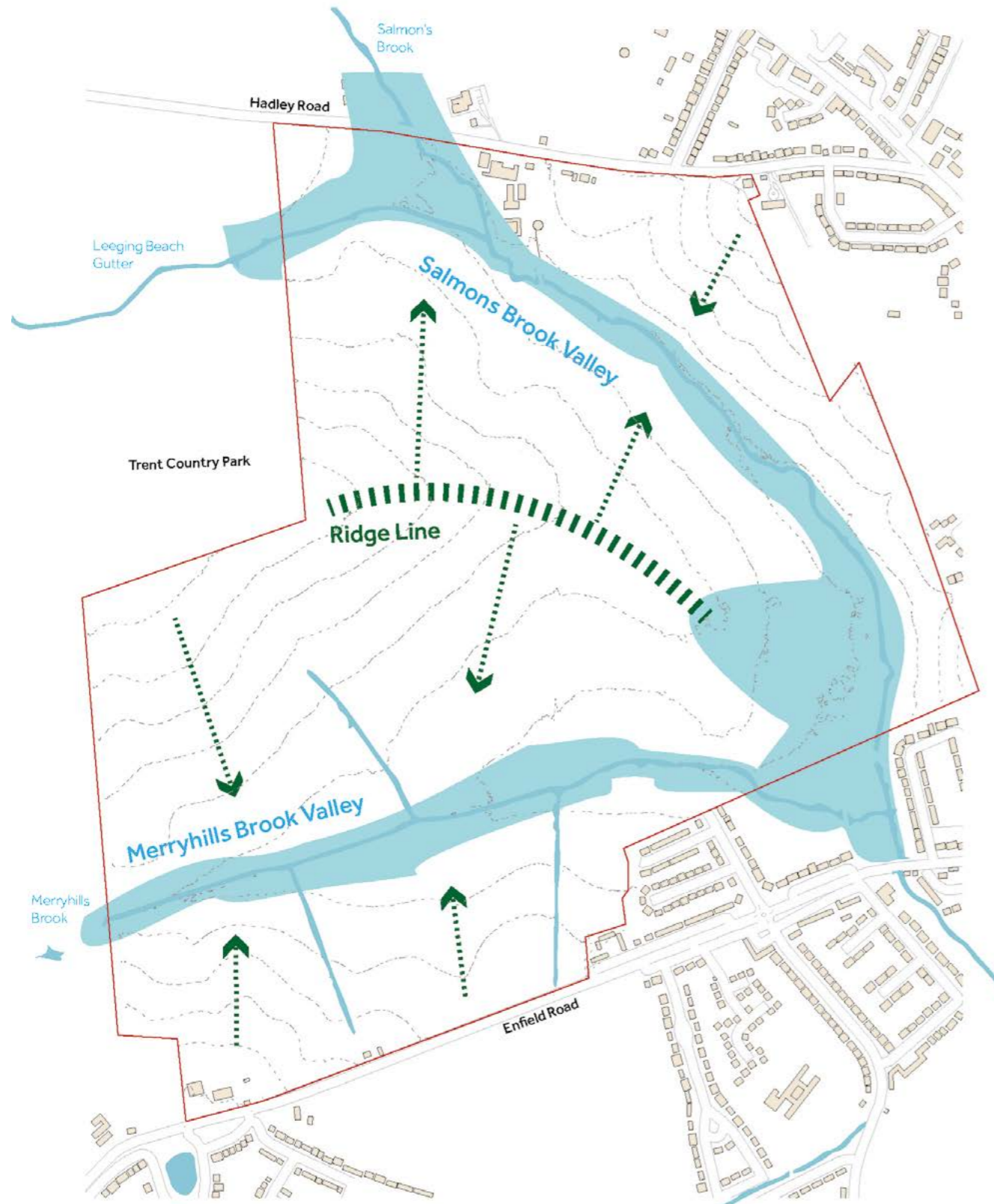


Park pavilions and multi-use spaces

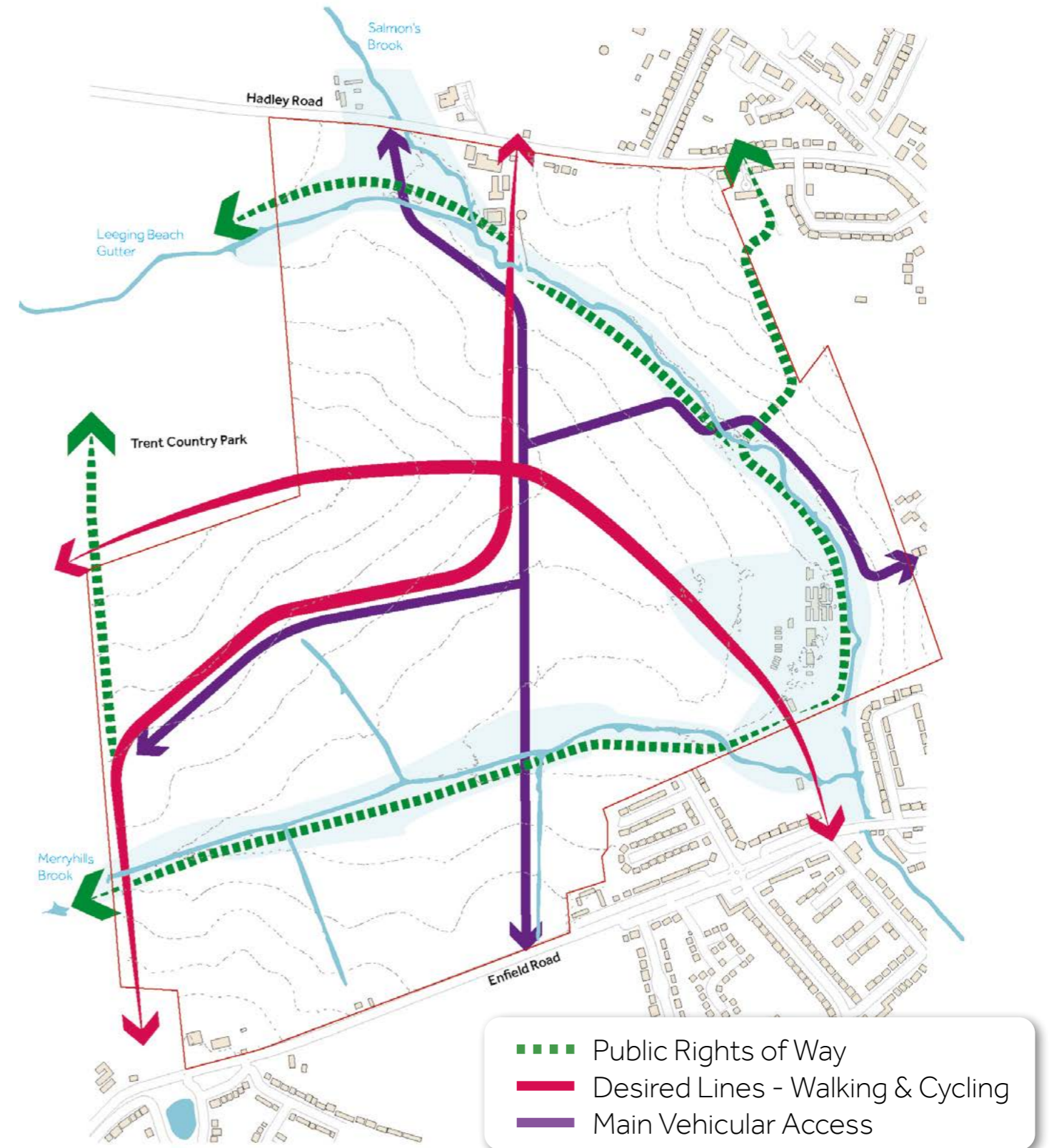


Enabling a variety of activities

# Design Principles

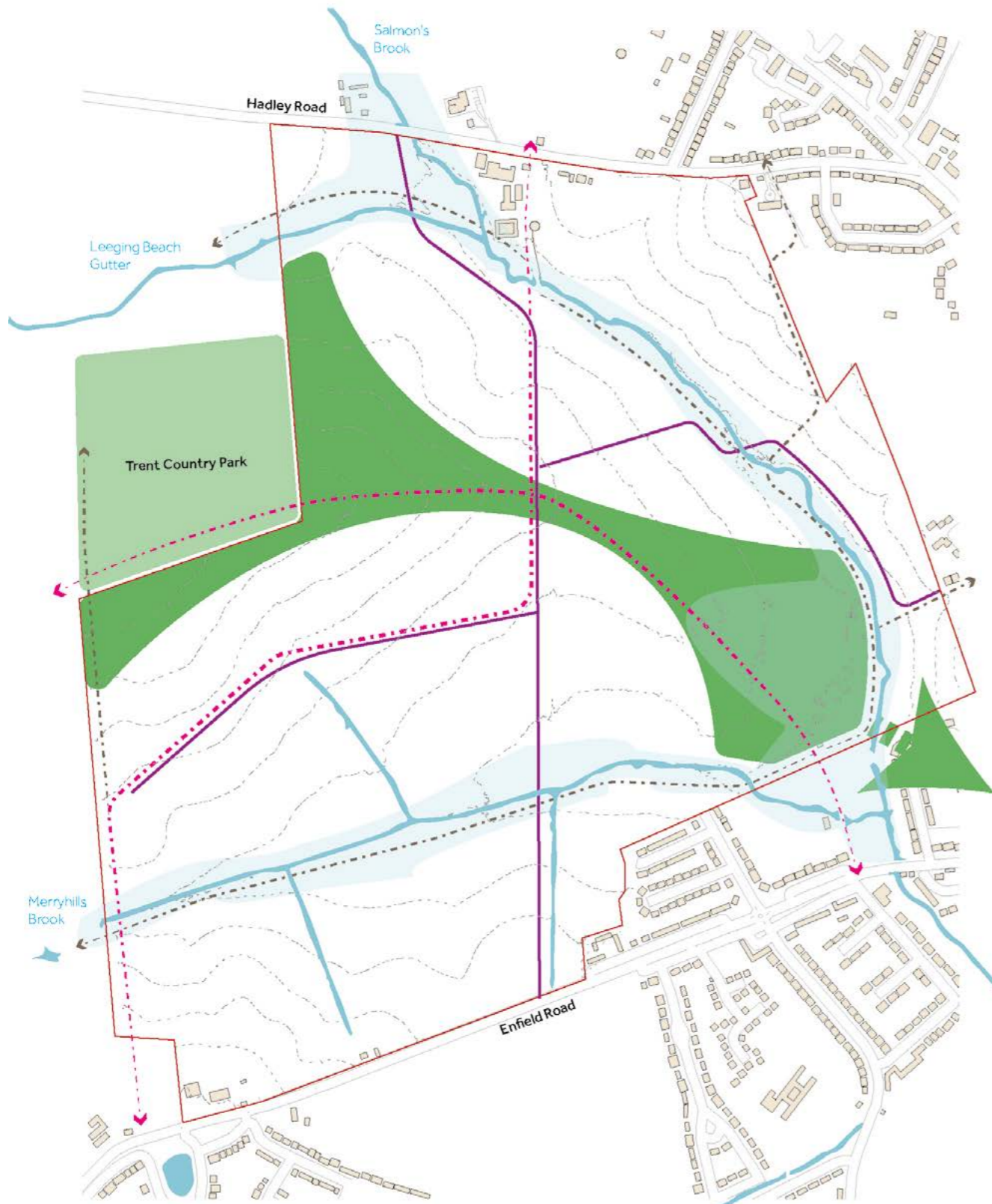


1. Landscape profile enabling a sustainable infrastructure

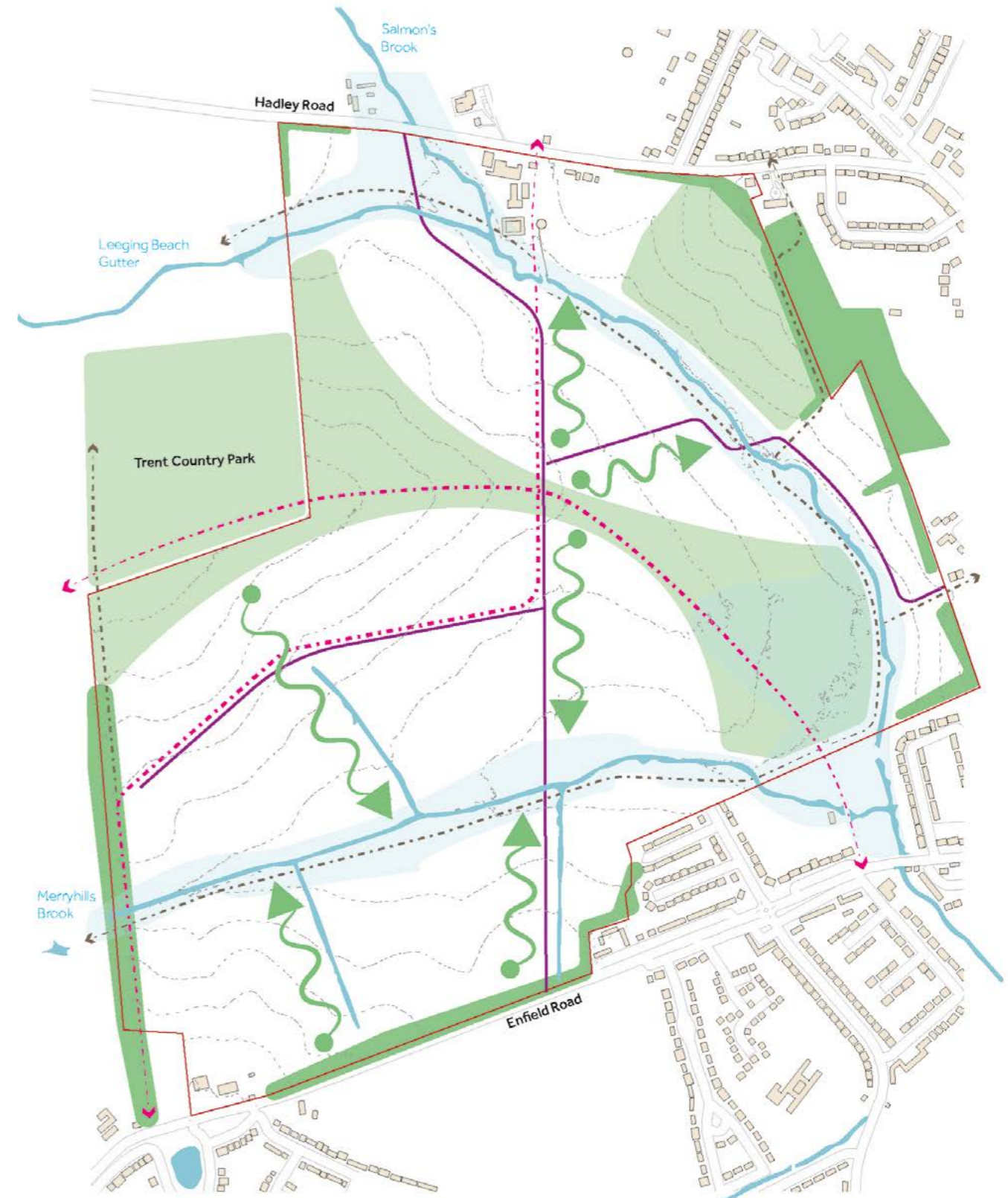


2. A well connected site, enabling links along desired lines for walking, cycling and driving

# Design Principles

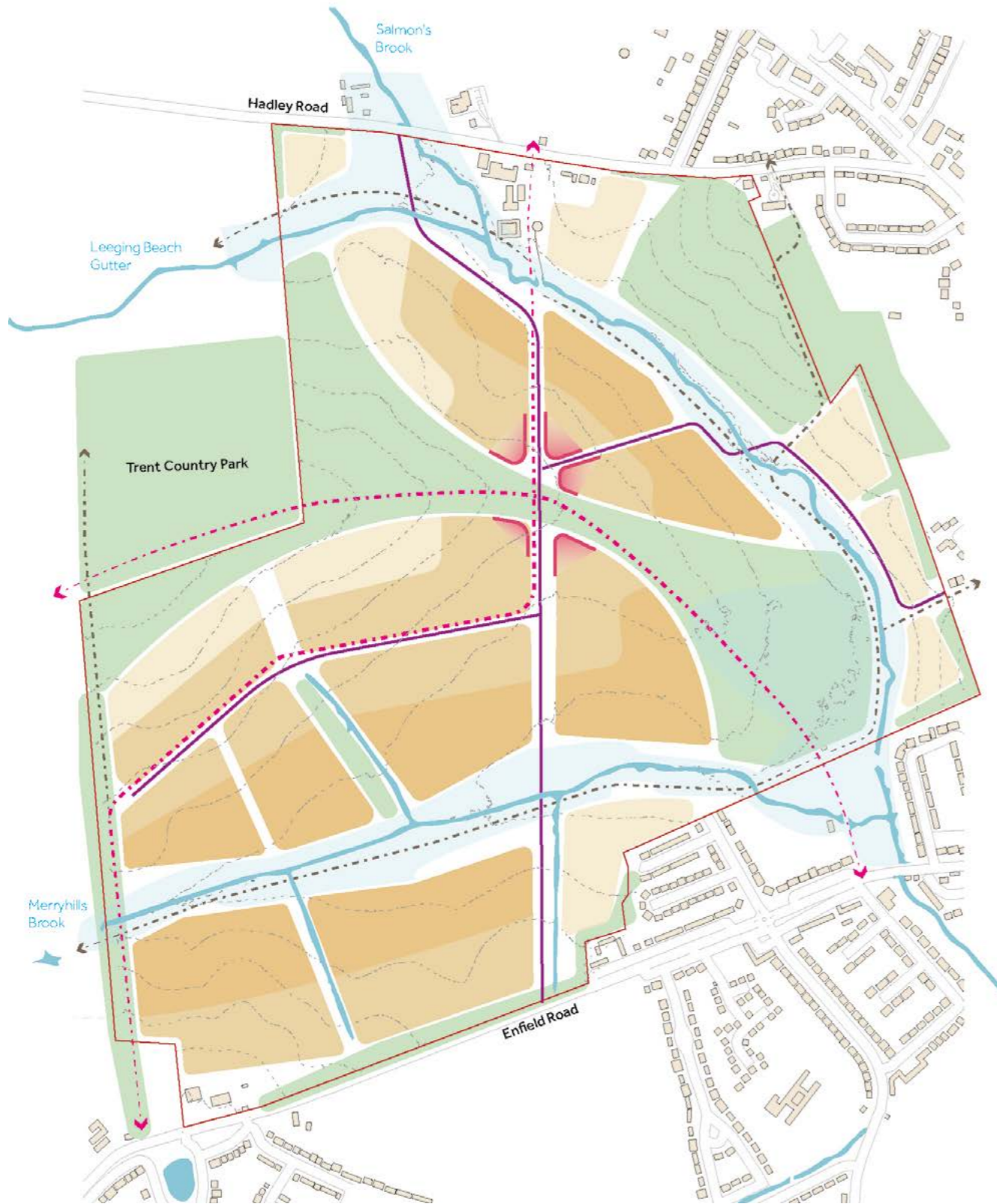


3. Extending Trent Country Park towards Enfield Town Centre



4. Preserving and highlighting the site's rich landscape character

# Design Principles



5. Delivering new quality homes for Enfield in a green setting



6. Promoting a sustainable 15-minute city with a park at every doorstep

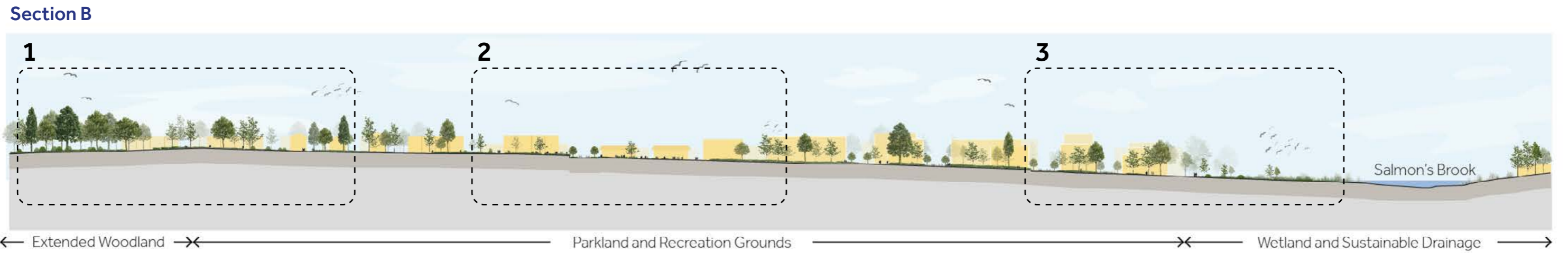
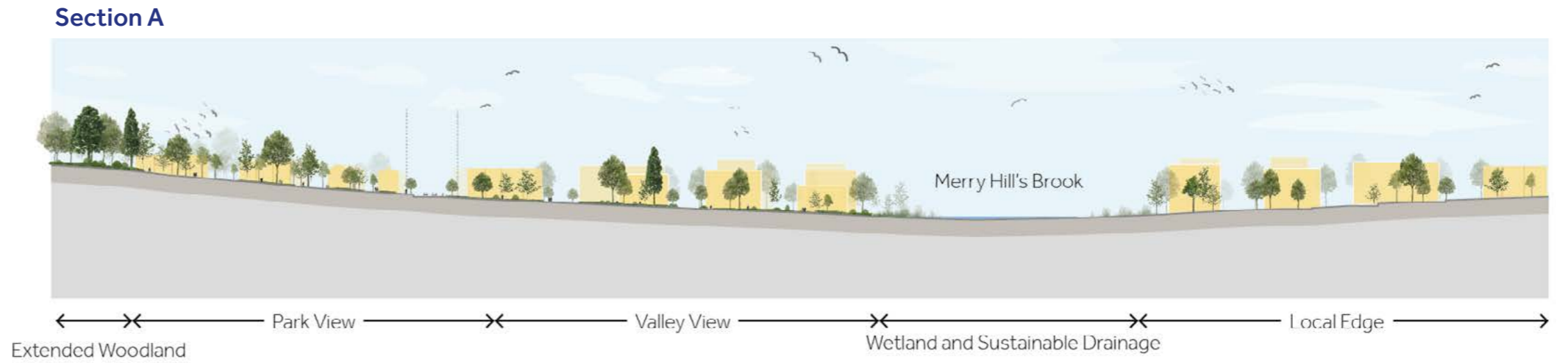
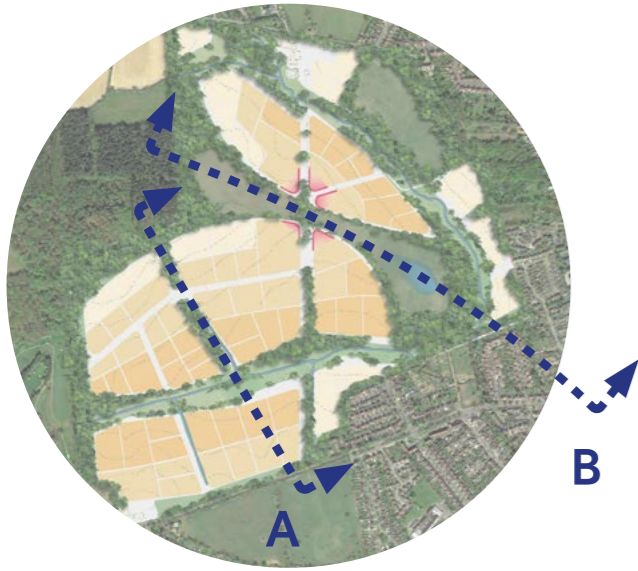
# Vision Framework

Vicarage Farm - a sensitively designed, landscape-led development promoting sustainable living in a green setting

- Over **70 hectare of Open Space provision**, extending Trent Country Park into Enfield town centre with improved access to the wider countryside for existing residents in the locality; and improved biodiversity.
- Landscape and ecological features to **mitigate wider flooding and drainage** issues of the three watercourses running across the site.
- c. 65 hectare of developable land, delivering between **3,000 and 5,000 quality homes**.
- Extending access and desired lines into the site, **completing local cycle routes**.
- The delivery of a **primary school and other local amenities** such as doctors and shops if required.



# Built Form and Density Sensitive to the Site's Landscape and Topography



Park View housing fronting onto the extended woodland



Local neighbourhood centre



Valley View housing facing Salmon's Brook

# Placemaking Principles

Promoting quality living in a rich landscape setting



A **rich central new park** for all local and wider area residents



**Community support facilities** with convenience retail & resident amenities



**Quality new homes** along quiet residential streets



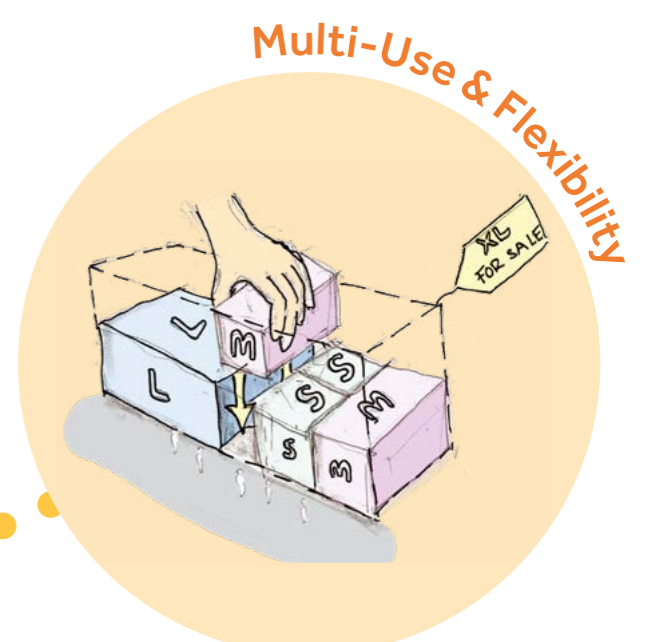
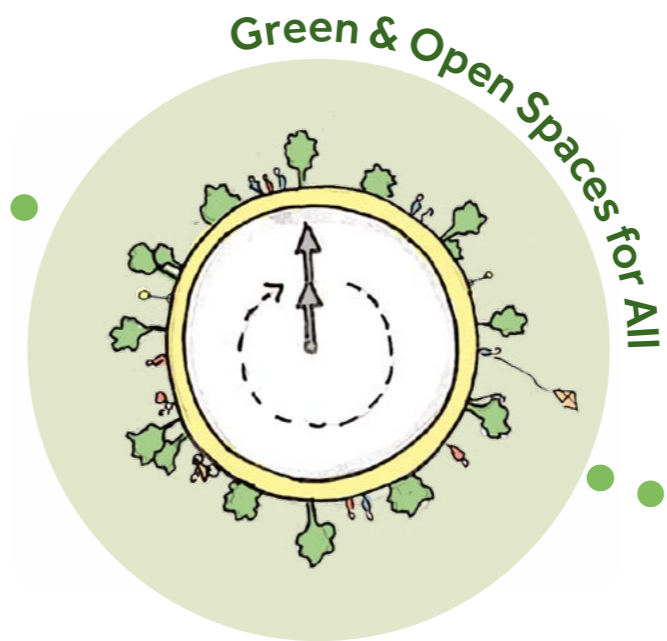
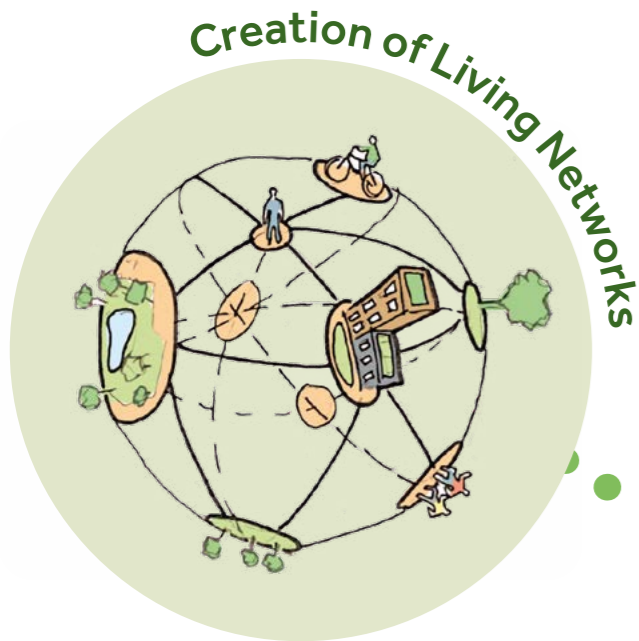
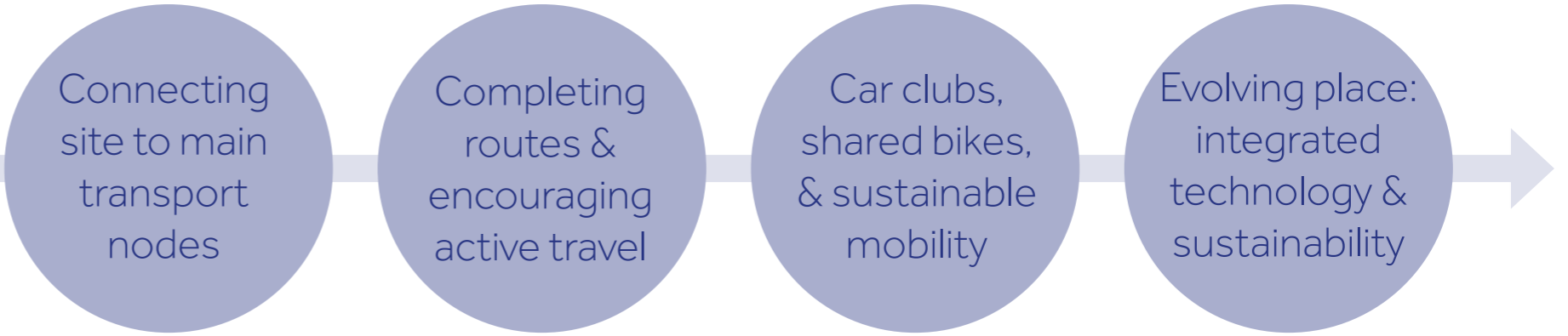
A variety of green spaces including **formal gardens and allotments**



# Creating a Sustainable Vision for a New Place

A 15-minute city - supporting a **healthy** and **resilient** community

The following concepts aim to align the proposed framework vision with L.B. Enfield's objectives as described in the Borough's Draft Policy. A new sustainable neighbourhood should focus particularly in enhancing Enfield's character and distinct assets as well as promoting a green and healthy environment.



# A New Place Defined by Landscape and Topography Character Areas

## Local Neighbourhood Centre - the meeting point

- Trent Country Park extension through the site defines the **transversal green link along the ridge** that connects the site beyond to Enfield town. The Local Neighbourhood Centre is envisioned as the area where **the two valleys get closer together**.
- This area is characterised with a mixture of terraced houses and apartment blocks with some active ground floor for community support facilities, creating **a sense of enclosure around a more formal green space of the park** in the middle.
- Corner feature buildings mark the intersection of the primary routes and green links down the valley view neighbourhoods.

## Valley View - the intimate green-blue corridor

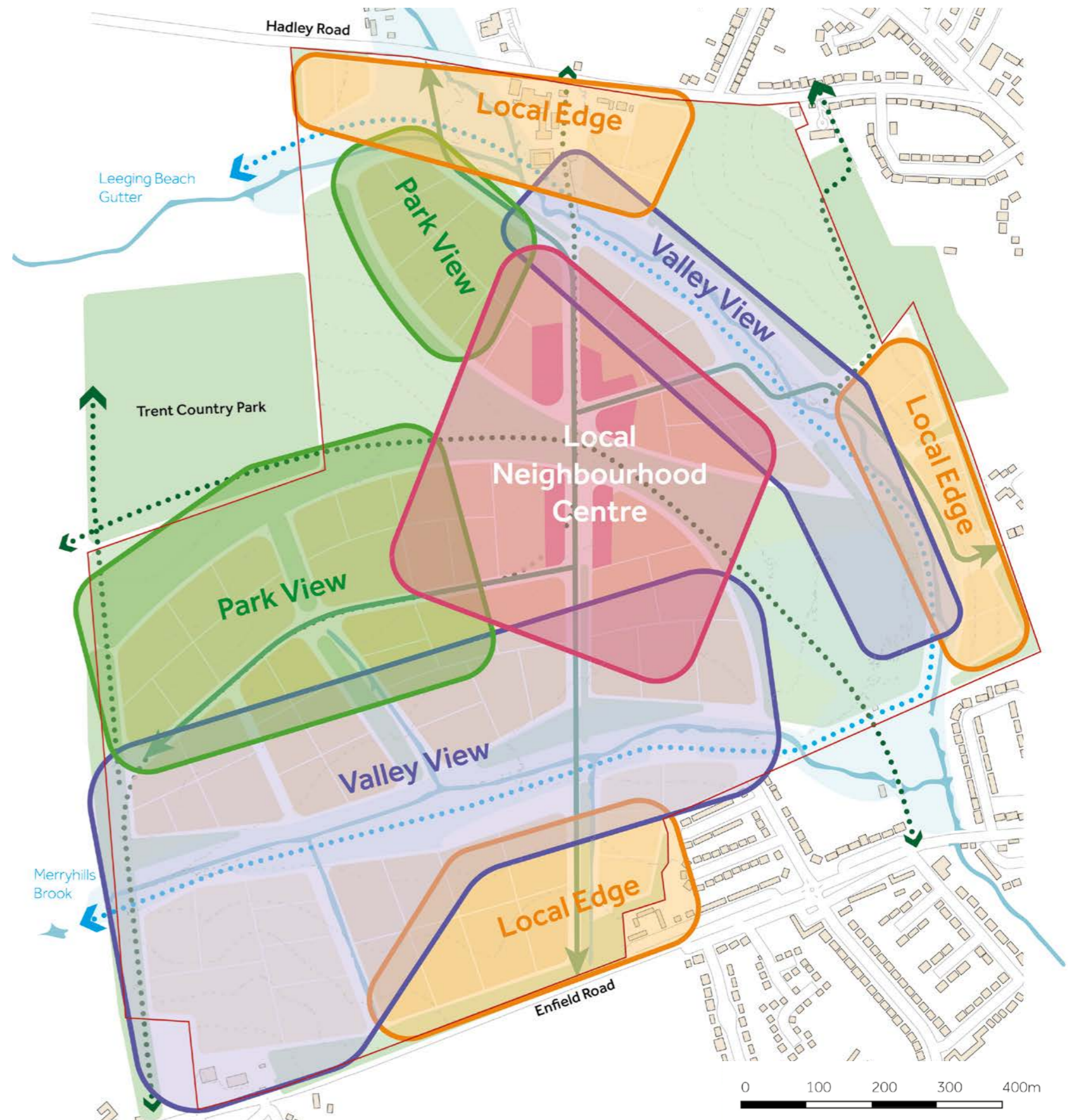
- New neighbourhoods in the areas in the **lowest points of the site**, along the two brooks of water, Salmon's and Merry Hill's Brook.
- Apartment block and maisonettes **front the green-blue links** interrupted by intimate courtyards and incidental green spaces
- Units fronting the waterways ensure natural surveillance to exiting and planned footpaths.
- Typologies and mix interspersed to create **a varied and rich street scene with a focus around the natural landscapes**.

## Park View - uninterrupted views of green

- Terraced houses, semi-detached houses and maisonette **facing and framing the extended Trent Country Park**, creating **a gentle transition from the park** to the new neighbourhoods.
- Continuous street frontage along edges of the park promoting sense of enclosure and **optimised views of the open space open space and across the two valleys**.
- New residential areas developed around existing natural boundaries, allows for **existing vegetation, trees and hedgerow to be preserved and enhanced**.

## Local Edge - gradual sensitive transition

- Home zones in the east and south of the site with terraced and semi-detached houses set back from the site's edge **responding to surrounding context**.
- Green buffers along with hedgerows **screening the development from existing street views** and neighbouring properties
- Houses overlooking the **green buffer along the site edge** provide natural surveillance to the footpaths and landscaped corridors.



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Maisonettes facing green links and terraced houses on residential streets



Maisonettes fronting a green space



Formal green space surrounded by houses with ground floor for community supporting uses



Variety of housing typologies with space for community gathering along the park, Dujardin Mews, Enfield

# Valley View - Intimate Green-Blue Corridor



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View of apartment buildings and maisonettes from Merry Hills Brook



Apartment buildings along the green corridor, Gorlestone Street



Living with nature, Barking Riverside



Intimate courtyards, Trent Park, Enfield

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Terraced and multi-family houses fronting green buffers on the edges of the development



Terraced housing fronting a green space, Ponders End, Enfield



Continuous street frontage along the edges of the park



Accidental green spaces, Prows Court, Enfield

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Semi-detached homes on quiet residential streets



Home zones with quiet streets, Muswell Hill

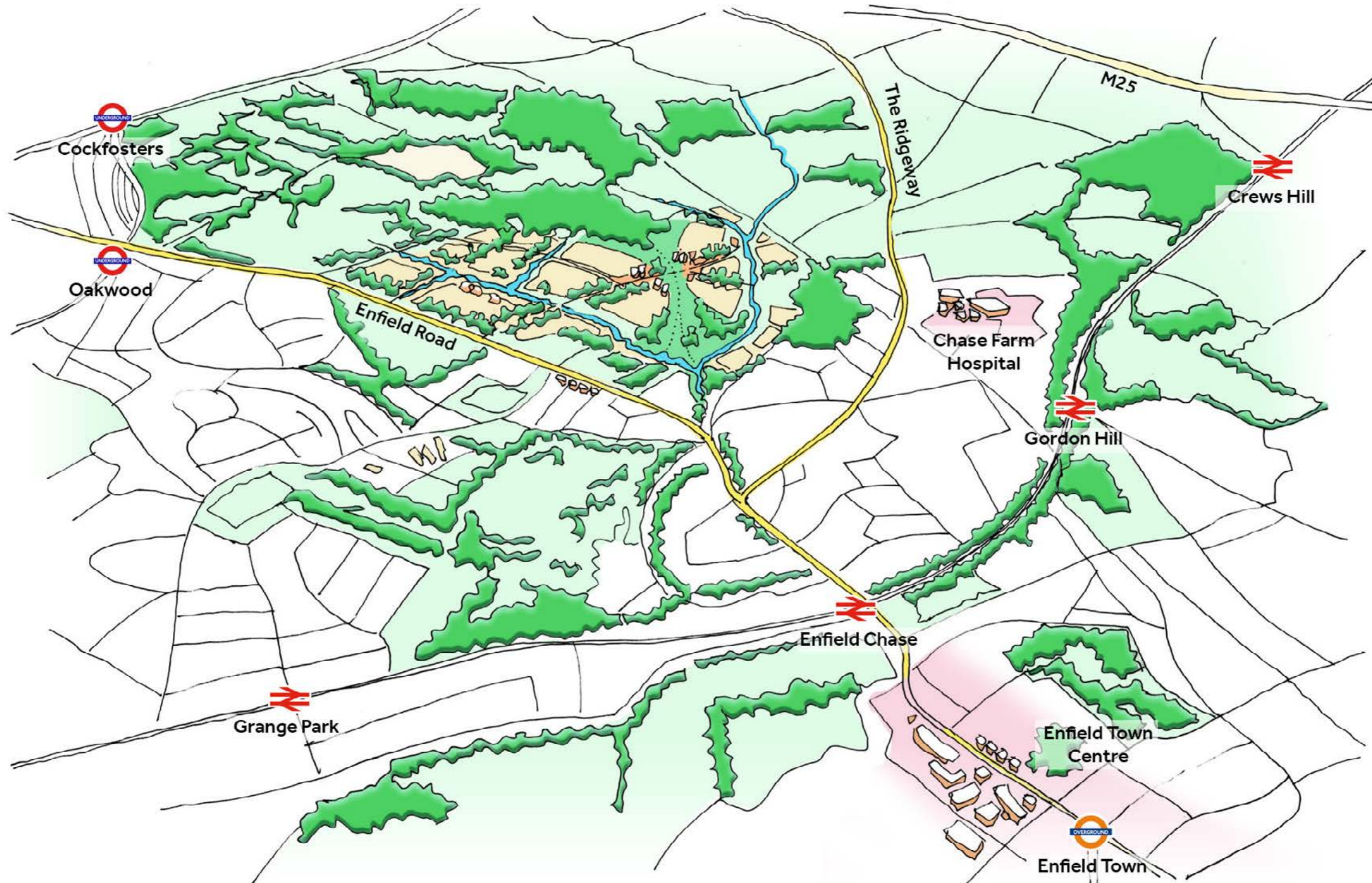


Housing in green setting, Bury Street, Enfield



Increased level of privacy on the residential street, supported by landscaped defensible space

# Vicarage Farm Vision - a liveable, well connected, and sustainable neighbourhood



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# Comer Homes

An established housebuilder with a proven local and national track record of delivering high quality homes and places





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