

Part 3:
**Potential Improvement
Projects**



Draft Projects Map

Through analysis and workshops we have identified a series of potential and emerging projects that could help deliver the vision for Edmonton. A number of key projects have been identified and are illustrated on the map beside. A full database of projects is included within the appendix.

Projects have been grouped into themes to help formulate programmes which could help aid implementation and delivery of different projects, as well as to help identify relevant funding streams that could help deliver projects.

Strong and Resilient Communities

1. Edmonton Charity School for Girls
- 2.
- 3.

Town Centres and High Street

1. Fore St Good Growth
2. Angel Edmonton Urban room
3. Leeds St market

Culture and Heritage

1. Edmonton Charity School for Girls
2. Fore Street conservation area
3. Tottenham Cemeteries Project

Intergenerational Edmonton

1. Unity Hub
2. Intergenerational Housing

Healthy Edmonton

1. NNUH hospital
2. Bull Lane playing fields
3. Edible Edmonton
4. Water-sports on the reservoir

Inclusive Economy

1. Skills Academy
2. Afro Caribbean Cultural Centre
3. Digital Inclusion
4. Industrial Intensification/Improvements
- 4a. Montagu Industrial Estate
- 4b. Claverings Industrial Estate
- 4c. Ely Industrial Estate
- 4d. Pretoria Road Industrial estate

Deeply Green Edmonton

- Areas of green interventions
- 2a. Deculvert Salmon's Brook (Edmonton Green)
- 2b. Deculvert Salmon's Brook (Montagu Road)
- 3. Deculvert Pymmes' Brook (Meridian Water)
- 4. Wetlands programme
- 5. Meridian Water Heat Network - Energy Centre

- North Circular Crossings
- East West Connections
- Existing Active Travel Links
- Future Planned Active Travel Links
- Proposed Active Travel Links
- Enfield green loop
- Open Space improvements
- Proposed area of greening
- Proposed Wetlands /Deculverting
- Area of industrial improvements
- Inclusive Economy opp sites
- New housing
- Improved or new community facilities
- Fore Street Improvements
- Town Centres and High Streets
- Heritage led improvements
- Cultural Infrastructure Focus
- Intergenerational Housing
- Public Toilets
- Skills and Learning
- Sport and Leisure Facilities
- Improved Health Facilities

Project Map



Well Connected Places - North Circular Crossings

Strategic design to improve permeability between areas of transformation, encouraging active travel with improved public realm and connectedness alongside integrated sustainable transport systems.

- Amelioration of existing movement barriers

Project 1/2 - Bull Lane Underpass/ Sterling Way Underpass



Existing condition

Project Description

Vital pedestrian and bike underpass providing north / south access from North Middlesex Hospital to the Haselbury and Pymmes Park. Currently very well used due to proximity to the hospital entrance. Currently planned to be upgraded as part of the cycle route upgrades.

Opportunities include:

- Public art and lighting improvements
- Upgrade of material finishes
- Improve signposting and adjacent public realm to encourage active travel usage.

Priority : Essential

Scale : S

Partners : LBE Transport, LBE Healthy Streets

Timeline / Status / Funding Status : Short/Feasibility/N/A

Project 3 - Sterling Way / Fore Street / Silver Street Station



Existing condition at Sterling Way

Project Description

Sterling Way, part of the TfL road network, is a serious barrier to direct movement from the Joyce & Snells area and North Middlesex University Hospital to Silver Street Overground station and Pymmes Park. Improving it will provide a quiet route, building an active travel link helping people access green space and public transport. The route would have less traffic and pollution, so is very important for families and people with health issues.

One Public Estate funding is helping us develop walking and cycling access options, and design work is underway so a scheme is ready to implement as funding becomes available. There are three distinct zones to consider. The issues and opportunities for each are explained below.

- West of Silver Street Issues:
- East of Silver Street Station Issues:
- Fore Street Crossing Issues:

Opportunities:

- Provide a visual screening to the north circular
- New pedestrian focused traffic calmed square or at least shorted crossing point to facilitate pedestrian movements
- Removal of majority of feeder traffic if feasible.
- Screen or "cap" the opening of the north circular with a substantial structure in order to recreate the street line and join the gap - as well as hide the NC.
- New pedestrian focused traffic calmed square or at least shorted crossing point to facilitate pedestrian movements

Priority : Critical

Scale : L

Partners : TfL

Timeline / Status / Funding Status : Longterm/Opp-Pipeline/One Public estate bid

Project 4 - Raynham road pedestrian bridge



Existing pedestrian crossing in Kenninghall underpass looking North

Project Description

Key pedestrian and cycle link across A406 from Aberdeen road (Craig Park/Shires Estate) to Raynham Road (Raynham Primary School). Bridge is heavily used by pedestrians especially for access to school from residential communities North of A406. Upton and Raynham housing development for approx 151 units will transform site adjacent to bridge on the South side around Scott house. Current bridge is functional but lacking in inviting public realm, any improvement in colour, materiality, public art perhaps in conjunction with primary school. Both entrances to the bridge could also be sites for public realm improvement; community planting, Natural noise and air pollution buffering of A406.

Priority : Important

Scale : M

Partners : TfL

Timeline / Status / Funding Status : Important/ Opportunity/N/A

Project 5 - Kenninghall Underpass



Existing pedestrian crossing to Kenninghall Open Space

Project Description

Existing pedestrian and cycle access N-S under the North Circular flyover is hostile and car dominated. Large heights under existing road infrastructure provide good opportunity for public realm improvements and traffic calming to encourage people to walk, cycle and take public transport.

Project 6 - Albany Road Underpass (Meridian Water)



Existing NC Flyover and underpass condition

Project Description

No existing access through between Albert Works and Meridian Water Phase 1. Large heights under existing road infrastructure provide good opportunity for an active travel link, public realm improvements and insertion of social infrastructure such as skate park / climbing walls / green walls / streetscape lighting. Meanwhile projects could also activate spaces in short to Medium term.

Project 7 - Conduit Lane Flyover / Underpass Project 8 - Ravenside retail park bridge

Well Connected Places - North Circular Precedents

Key Precedents



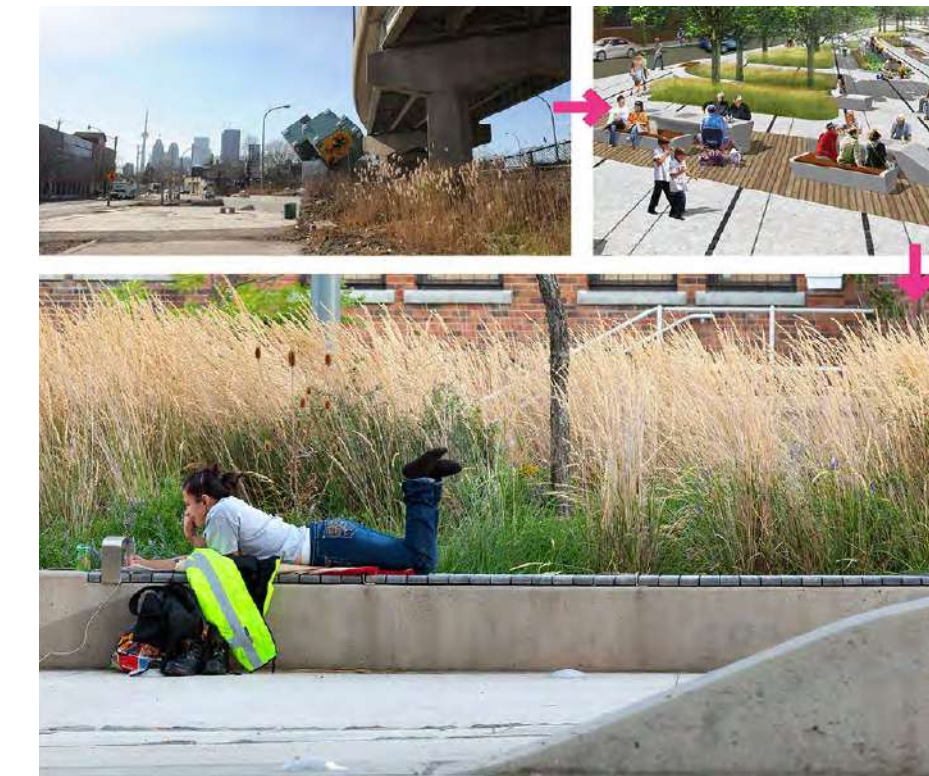
Bow underpass - Adams and Sutherland



Les Corts - skatepark underpass



Toronto underpass park - 7NArchitects



Vision precedent : Toronto Underpass Park. Regeneration of underpass into 2.5 acre park strategically linking 2 neighbourhoods utilising street lighting, public art, grey to green planted zones and activation of 'left-over spaces' into areas for basketball, roller hockey, skateboarding, play.



Glasgow underpass - 7NArchitects



Glasgow underpass - 7NArchitects

Well Connected Places - Active Travel Infrastructure

Strategic design to improve permeability between areas of transformation, encouraging active travel with improved public realm and connectedness alongside integrated sustainable transport systems.

- Amelioration of existing movement barriers
- Active travel links
- Network of transport interchanges
- Support shift to sustainable modes of transport
- Expanding boundaries to Civic buildings and places

Angelic Streets



Existing Upper Edmonton

Project Description

This programme will increase active travel in line with Mayoral targets by encouraging more people – especially children – to walk and cycle, and reducing the number of car trips on residential roads. Working with strategic partners and the community, including schools, the Council is delivering a phased programme of Healthy Streets and other transport interventions to support active and sustainable travel in Edmonton West which includes:

- Cycle link between North Middlesex University Hospital to Meridian Water station
- Grove Street restricted access "school street"
- Fore Street south of A406 bus priority scheme
- Edmonton East area low traffic neighbourhood

Outputs / Outcomes

- High-quality walking and cycling routes linking development sites and local services
- Reduced traffic volumes in residential areas
- Improved public transport experience

Priority : Important

Scale : M

Partners : Mayor of London, Transport for London, North Middlesex University Hospital

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Enhancing Green Loop



Link to Silver Street station

Project Description

The concept behind the 'green-loop' is to create a continuous arc of active travel infrastructure and open space from the Green Belt/Lee Valley Regional Park into the main urban area along the river corridors and existing routes that will connect the east and west sides of the borough and beyond, ensuring that areas of natural beauty and heritage are within walking distance of most homes and businesses. The green-loop will act as an 'urban promenade', drawing people from around the borough and adjoining areas to a different kind of recreational destination: an urban trek through the heart of the borough - safe, green, active, vibrant and fun to all ages and abilities.

Projects & initiatives ;

- Distinctive street design, landscaping, tree plantings and sequences of parks along the greenways will extend the experience of open spaces and nature into the streets of neighbourhoods;
- Appropriate signage will be provided along the existing routes it follows and nearby off-route railway stations, with information boards.

Priority : Important

Scale : M

Partners : Lee Valley Regional Park Authority, Natural England, Environment Agency, Sustrans, Canal & Rivers Trust, GLA, TfL, Heritage England, landowners, developers & local community representatives.

Timeline / Status / Funding Status : Medium/Opportunity/N/A

Public Toilets



Existing Public toilets/Changing rooms in Pymmes Park, Craig Park, Florence Green park

Project Description

The existing public toilet facilities in several open spaces have been closed and are in need of repair to reopen. Provision of well maintained toilet facilities are an important facility for people to utilise public space; in particular women, those with children, elderly and disabled people. Existing Public toilets & Changing room blocks in Pymmes Park, Craig Park and Florence Green Park are closed and in need of maintenance for reopening, alongside managed ongoing cleaning and maintenance programme for the continuation of future use.

Priority : Essential

Scale : S

Partners : N/A

Timeline / Status / Funding Status : Short/Opportunity/N/A

Active Travel Infrastructure - Precedents

Active Travel Infrastructure

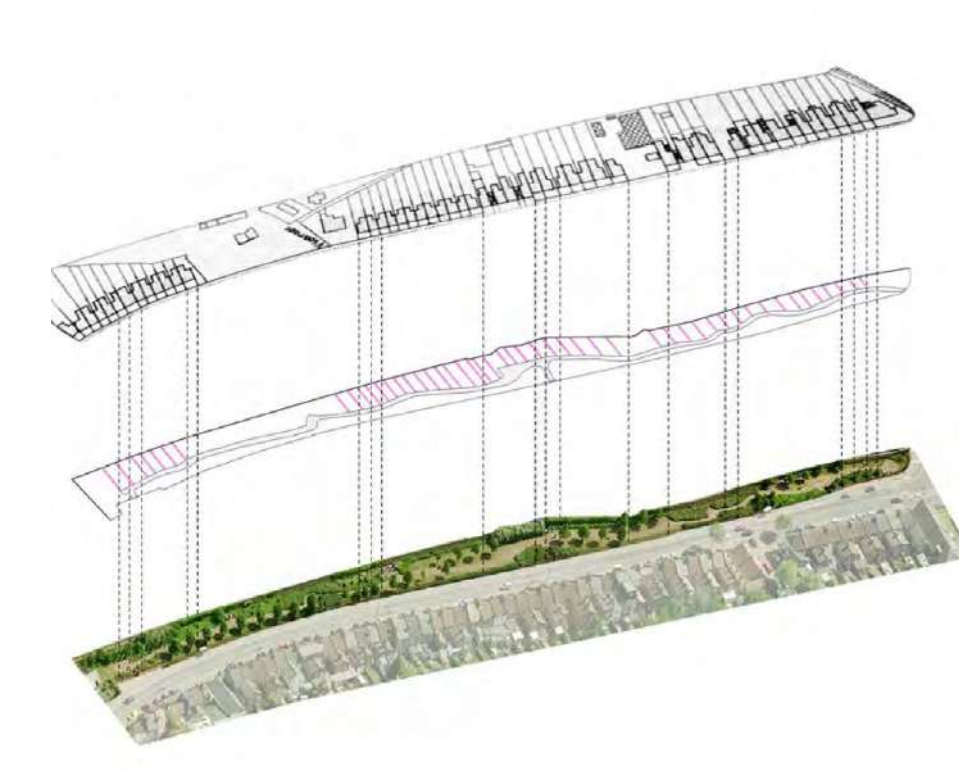


Cycle infrastructure



Connecting Colliers Wood - Gort Scott

Enhancing Green Loop



Linear park : plot lines - Lucy Harrison and Matter Architecture



Secure Bike Hub - Cycle Enfield

Public Toilets



Tottenham public toilets - Gort Scott



Bruce Grove public conveniences visualisation - DKCM

Deeply Green Edmonton

Tackle climate and ecological emergencies through strategies for greening, bluing and retrofitting of existing infrastructure. Linking green spaces to areas of transformation with active travel links.

- Biodiversity net gain
- Future proofed buildings
- Integrated flood risk management

Project 1 - Retrofit

Project Description

- Test new housing retrofit approaches with a view to scaling up: As lead Borough with Waltham Forest, establish 'Retrofit London' as a coordinated, coherent and consensual programme of interventions across all tenures, which eradicates fuel poverty for Londoners and ultimately means we all live in carbon neutral homes.

1 A. Pilot 1 : 36 homes, funded by £3.3m BEIS grant + Council HRA: Delivery of whole-homes retrofit via the Energiesprong model, with major fabric improvements and related quality control. Partnership approach with eight local housing providers in wider project, with shared learning & innovation across the partnership. Established approach to delivering whole-house retrofit which includes a return on investment directly related to improvements.

Priority : Essential
Scale : M
Partners : BEIS, GLA
Timeline / Status / Funding Status : Medium/Pipeline/N/A

1 B. Pilot 2 : 22-storey residential block, funded by £12m Council HRA: Integrated programme of new cladding, fire safety works & environmental improvements, including provision of lower-carbon heat sources. Combines a range of previously distinct works to deliver a single programme of interventions which minimises future need for additional retrofit or resident disruption. Assessing combined design and delivery approach to speed up process and limit contractor conflict by establishing responsibility

Priority : Essential
Scale : M
Partners : BEIS, GLA
Timeline / Status / Funding Status : Medium/Pipeline/N/A

Greening



Stockton road

Project Description

Protecting and Enhancing the urban tree canopy
Tree canopy coverage across Edmonton is largely retained within the main parks (Pymmes, Craig and KOS) Along edges of infrastructure (North Circular road, trainlines, edges of Tottenham cemeteries), and within private gardens to residential zones. There are very few TPOs within the Edmonton area, where appropriate increasing the TPOs within Edmonton to protect existing mature trees.

Focusing enhancing the urban tree canopy within key zones of enhancements. Strategies such as widening existing tree planter beds allowing the existing trees to flourish and SuDs to be inserted alongside improving the biodiversity of existing planted spots, and focusing new tree planting along public facing residential streets, or astride existing road infrastructure to ameliorate existing noise and air pollution.

Project 2a/2b/3/4 - Bluing



Salmons Brook

Project Description

2a. Deculvert Salmons Brook (Edmonton)
Deculverting and Naturalising Salmons Brook to improve water quality, reduce flood risk, improve biodiversity highlight heritage assets. Deculverting in town centre alongside Edmonton Green area astride major development. Salmons Brook currently runs from Edmonton Green to Montagu road and south under Montagu road to Pymmes Brook.

Priority : Essential
Scale : M
Partners : Environment Agency, GLA, TfL, Canal and Rivers Trust
Timeline / Status / Funding Status : Medium/Pipeline/N/A

4. Wetlands programme

A series of planned wetland interventions across Edmonton, including Albert Walk wetlands, Meridian Water wetlands, Edmonton Green Wetlands. Works will include the creation of new rain gardens, reedbeds and rain planters to improve water quality and reduce flood risk (especially downstream) as well as deliver other multiple benefits, such as habitat restoration and flood plain naturalisation.

Priority : Essential
Scale : M
Partners : Thames 21 (with assistance from Thames Water and the Environment Agency) and local community representatives.
Timeline / Status / Funding Status : Medium/Pipeline/N/A

Deeply Green Edmonton - Precedents

Retrofit



Le Lignon, Jaccaud Spicher Architectes Associés



Green Rooftops - Brooklyn Grange productive rooftops

Greening



Green Walls - Cheshire oak green walls



Lyon green network

Programme of green infrastructure interventions resulting in 68% more diverse tree diversity since 1990s, with 80% of new trees of local provenance.

Bluing



Firs Farm wetlands, Enfield



Haselbury neighbourhood improvements, Enfield

Inclusive Economy

Foster the growth of a diverse range of employment opportunities. Enhance skills and connect local people to high quality employment opportunities. Harness and intensify existing employment floorspace and nurture new sectors of employment in areas of transformation

- Diversified business base
- Increased employment floorspace
- Affordable and diverse workspace
- Digital Inclusion and connectedness

Project 4a, 4b, 4c, 4d - Industrial Intensification



Montagu Road Industrial Estate

Project Description

A number of council owned industrial sites including; Montagu Road, Claverings, Pretoria road industrial sites have the potential for significantly more and better jobs and room for small businesses in the borough to grow, in much greener and more vibrant surroundings.

Priority : Important
Scale : M - L
Partners : N/A
Timeline / Status / Funding Status : - /Pipeline/N/A

Project 1 - Enfield Skills Academy



Existing site at Meridian Water

Project Description

Provide skills, experience and jobs in the build environment to Edmonton Residents

- Build a new employment skills academy with classrooms, workspace and a visitor centre for schools and college students
- Train 800 local people a year in construction skills, digital skills and ESOL
- Use social value in procurement to support 25% local labour and 5% skilled apprenticeships through employment generated by council capital investment
- Potential to expand provision to emerging green jobs arising from housing retrofit programmes

The Enfield Skills Academy is a new facility being built in Meridian Water to provide skills and experience in the built environment professions, with an initial focus on ensuring the borough optimises the employment and skills potential from its own significant capital programme, focused on Edmonton residents.

Priority : Important
Scale : M
Partners : CONEL College, Barnet & Southgate College, Vistry, Vinci
Timeline / Status / Funding Status : 2021 ongoing/Pre Planning/N/A

Project 2 - Afro Caribbean and Cultural Centre



123 Fore Street

Project Description

LBE is putting forward two council-owned meanwhile sites on Fore Street to be developed as proactive and experimental economic infrastructure, allowing us to nurture local enterprise, test approaches and support the future economy of the area. LBE is offering a vacant shop unit at 123 Fore Street as a workspace and cultural venue to cater specifically to the local Afro-Caribbean community.

123 Fore Street will connect with Good Growth Fund spaces and initiatives to strengthen community engagement, cultural and business support and to help inform the development of Fore Street work/retail space as part of Joyce & Snells regeneration. It will also test approaches to using council property to develop social value leases and outcomes, which can be shared with the GLA and other councils.

Outputs / Outcomes

- Repurpose 150sqm of retail space into work / cultural space and digital inclusion for businesses
- Provide ~10 SMEs at a time with space and business support

Priority : Important
Scale : M
Partners : TBD
Timeline / Status / Funding Status : Spring 2021/ Pipeline/N/A

Project 3 - Digital inclusion



Fore street Library

Project Description

The Council is in the early stages a digital inclusion strategy and would benefit from expertise and best practice to accelerate. Among other things, there is a real opportunity to use the Edmonton Green and Fore Street Libraries as hubs for digital inclusion. The libraries have good links to local colleges and employment agencies and run some of their own training, e.g. coding for girls.

Opportunities:

To encourage people to learn digital skills and access support at these natural hubs, with adequate funding and good partners the council could:

- Place digital champions in each library as informal go-to educators.
- Coordinate more formalised training and access to equipment based on the emerging strategy.
- With partners, set up a digi-bus for digital learning and access (a bus equipped with ICT tools)

The council could extend our Edmonton Green offer as a pilot for a modern council approach to ICT, e.g. wireless printing for residents; reducing paper; supporting schooling; and ideally upgrading infrastructure to provide free high-speed wi-fi outside the building 24/7.

Priority : Important
Scale : M
Partners : Maximus, Girls Who Code, Over 50s Forum, Citizens Advice, Enfield Connections, Age UK
Timeline / Status / Funding Status : Medium/Feasibility/ N/A

Inclusive Economy - Precedents

Industrial Intensification



Industrial high tech industrial workspace offering variety and flexibility in types of workspace with associated community spaces providing a public face to workspaces - Be First - Dagenham



Caxton Works - light industrial with residential - Studio Egret West

Diverse and integrated uses



Energy Hub and Nursery - Elephant Park - Morris and Company



Energy Hub and Nursery - Elephant Park - Morris and Company

Upskilling and diversifying employment



Meridian Skills Academy, employment, training, mentoring and engagement with local communities at an on-site hub with classrooms and practical working spaces - Hawkins Brown



Building Blocs, Meridian Water - London's largest maker-space with workshops for metal, wood, fabric and paint studios alongside cafe - 5th Studio

Strong and Resilient Communities

Addressing inequality and instigating inclusive growth shaped through empowering communities with space and resource to develop the future of Edmonton

- Supporting a diversity of housing delivery and ownership models

- Shared community facilities

- Active Stewardship

Meridian Water Community Chest

Project Description

This project seeks to support marginalised communities through the creation of an £800,000 grant fund shared over four years with the local community & voluntary sector in the three Edmonton Wards.

Launching in Autumn 2021, this new fund, realised by Meridian Water development agreements, will share approx. £800,000 over four years amongst Voluntary & Community Sector organisations in the Upper Edmonton, Edmonton Green and Lower Edmonton wards. The biannual fund will be supported by Enfield Voluntary Action and assessed by LB Enfield officers, with funding recommendations made to a community-led panel, supported by NHS/Public Health community champions and chaired by a council cabinet member. Offering grants up to £25,000, the fund will support marginalised communities by inviting bids that address key recommendations from 2020's Enfield Poverty & Inequality Commission Report.

Priority : Essential

Scale : M

Partners : Enfield Voluntary Action, NHS/Public Health Community Champions

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Edmonton Community Capacity-Building

Project Description

Led by a collaboration of NHS and Enfield Council, this programme will work with the Edmonton Green Community Hub and the community panel (above) to identify individuals and groups who want to work together to meet a local social and/or health need and help them implement their ideas through access to resources and skills. Using an asset-based community development approach, it will strengthen community networks so local people can create and deliver their own solutions, with our support.

Priority : Essential

Scale : M

Partners : Enfield Voluntary Action, NHS/Public Health Community Champions

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Diverse housing delivery and ownership

Project Description

Supporting a diversity of housing delivery and ownership models, including self-build and custom-build models, potentially provided as serviced plots, affordable housing which is integrated with other tenures and housing types and includes accessible homes, housing specifically designed for older people and those with disabilities, and co-housing.

Priority : Essential

Scale : S - L

Partners : N/A

Timeline / Status / Funding Status : N/A

Strong and Resilient Communities - Precedents

Community Review panel



OPDC

Community lead / affordable / self build housing



RUSS - Church Grove, community led, self build affordable housing - Lewisham

Shared community spaces



Trio, garden shed, community space and store on exiting housing estate - the drawing shed - Walthamstow



Waterloo city farm, community farm and studio located on previously waste land site - Feilden Fowles



Older Women's Co-Housing (OWCH) - senior co housing



Erith Lighthouse, a Thames side pavilion that hosted community events to explore Erith's connection to the river - the Decorators

Town Centres and High Streets

Activate high streets day and night.
Deliver new enhanced public spaces supported by a range of integrated uses that accommodate a diversity of lifestyles and needs.

- Lively local and welcoming centres

- Expanded public realm connecting nodes along high street

Project 1 Fore Street Good Growth Fund



Fore Street

Project Description

This project is based along Fore Street in Angel Edmonton. Delivered in partnership with the GLA with support of the Good Growth Fund, this meanwhile project uses council property to transform an underused garages site into affordable workspace; refurbish a library as a community 'living room'; and enhance public realm areas in innovative ways.

The project plays a strategic role in building civic capacity and social, economic and physical infrastructure in the area to secure inclusive growth and make sure existing and new communities benefit from area regeneration.

Outputs / Outcomes

- Urban Room: enhanced library services, digital inclusion for residents, engagement, business support and cultural space
- 400sqm new and improved public realm
- 600sqm new affordable workspace

Priority : Essential

Scale : M

Partners : Mayors Good Growth, Jan Kattein, Fisher Cheng

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Project 2 - Angel Edmonton Urban Room



Jan Kattein imagery for Urban Room

Project Description

Supported by the Mayor's Good Growth Fund, LBE's Town Centre team is developing a versatile space within the existing Fore Street Library. This 'Urban Room' will be a home for community activities, driving the regeneration of Angel Edmonton via a physical hub where LBE teams and partner organisations can connect with residents and traders right on the high street. The space will also help the community recover from the pandemic; provide a meeting hub for all the area projects herein; and host a programme of business, employment and skills opportunities."

Priority : Essential

Scale : M

Partners : Mayors Good Growth, Jan Kattein, Fisher Cheng

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Project 3 - Leeds St market

Project Description

Engaging with Leeds street market to develop immediate pop up markets in locations such as Silver Street station forecourt and LIDL car park with ambition for long term development of street market on Fore street in future contained within new public square on Fore street.

Priority : Important

Scale : M

Partners : Leeds St Market, LIDL

Timeline / Status / Funding Status : Medium/Pipeline/N/A

Town Centres and High Streets - Precedents

Digital inclusion on high streets



Our local high street online, collating local business info for collaboration and digital visibility - DKCM



East street exchange - extension to library to create wider public benefit and shared community facilities - We made that

Local markets



Sharrow Vale - Sheffield



turf projects - meanwhile arts workspace and exhibition - Croydon

Lighting led public improvement strategy



enhance visibility and character of building frontages

routes that feel safe to inhabit day and night

Greenleaf illuminations - Publica



Southall great streets - public realm improvements - DKCM

Intergenerational Edmonton

Improving facilities and access to local sports, leisure, culture, education, spaces for play
Supporting a diversity in housing delivery and ownership models including selfbuild and custom build

- Youth Hubs
- Play as civic infrastructure
- Shared community spaces for young and old
- Intergenerational Housing pilots

Play Infrastructure



Florence Green Park

Project Description

Opportunities for informal play as children move through spaces. This allows young children to remain active and encourages social interaction outside of dedicated play space areas; for example on play streets and community parklets.

Opportunity for Play on the way route linking Brettenham/Fleecefield/Raynham road primary schools. Also linked to Craig Park improvements and Raynham road pedestrian improvements

Priority : Desirable
Scale : S
Partners : N/A
Timeline / Status / Funding Status : Short/Opportunity/
N/A

Project 1 - Unity Hub



Existing Unity Hub

Project Description

Expanding existing youth hub / sports facilities, linking to proposed active travel links and improvements of Craig Hill Park. Improving the civic and public realm boundary treatment. Existing facilities are fenced off from park with hostile fence system, this could be greatly improved with meaningful connection to park.

Priority : Desirable
Scale : S
Partners : N/A
Timeline / Status / Funding Status : Short/Opportunity/
N/A

Project 2 - Intergenerational Housing



Winner of LBE / MTVH Housing Comp

Project Description

Supporting a diversity of housing delivery and ownership models including self-build and custom-build models, potentially provided as serviced plots, affordable housing which is integrated with other tenures and housing types and includes accessible homes, housing specifically designed for older people and those with disabilities, and co-housing.

Building local-level community infrastructure with and for the communities it will serve, using participatory models and with funding in place to support community groups and individuals through the process, and create approaches that give communities the opportunity to take ownership of engagement and toward long-term local stewardship

Priority : Desirable
Scale : S - L
Partners : N/A
Timeline / Status / Funding Status : Short/Opportunity/
N/A

Intergenerational Edmonton - Precedents

Play



Play on the way route, playground and main thoroughfare linked to new housing development - Kings Crescent estate - muf



Play storage, informal play equipment - Gillett square - muf

Skills training / Building



Build Up - social enterprise engaging youth into the design and construction of the built environment. Projects include bike workshops (as pictured), playground, shelter, furniture builds



Phoenix school sensory playground designed and built with a team of schoolchildren, volunteers - Matt & Fiona - Bow

Intergenerational co housing



Marmalade Lane, 42 homes with common house (pictured), including communal kitchen, lounge, laundry facilities, children's play room, meeting and wellbeing rooms, guest bedrooms - Mole architects



Humanitas care home/co housing - free housing accommodates student housing in exchange for time spent with older residents - Netherlands

Healthy Edmonton

Improved health and wellbeing facilities connected to a network of social infrastructure to support mental health and well being

- Better health facilities
- Productive landscapes

Project 1 - NNUH Hospital



Existing condition

Project Description
Improved Health facility

Improved healthcare facilities, details to be provided.

Project 2 - Bull Lane Sports and Leisure



Bull Lane Playing fields

Project Description
Restoration of Bull Lane to provide a new park with 3G floodlit pitch, indoor sports hall, cricket field and running track. New planting, SuDS and other biodiversity improvements Also linked to Craig Park improvements and Raynham road pedestrian improvements

Priority : Essential
Scale : L
Partners : LB Haringey / Selby
Timeline / Status / Funding Status : 2022-25/Pipeline/Yes

Project 3 - Enfield Food Alliance & Edible



Colthurst Drive allotments

Project Description
The Enfield Food Alliance, established to tackle food poverty in the borough, is improving crisis provision to communities most affected by Covid-19; these communities are also most affected by poverty and obesity. The Alliance is eager to move people out of crisis and start building resilience at individual, community and food system levels. To do this, we want to expand projects that have had an impact, such as food growing via the Edible Playgrounds initiative and community gardens.

Many children in Edmonton don't have access to private gardens or the opportunity to learn about growing and where food comes from. Community gardens help develop long-lasting healthy food environments as well as educational spaces.

The Edible Playgrounds initiative is a two-year project, which takes a whole-school approach to food growing, offering an engaging, multi-sensory way to teach children about growing and eating healthy food. We currently have four Edible Playgrounds in Enfield, three of which are in Edmonton. Another is about to launch at a school on the Joyce & Snells estate and at Meridian Water school, linked to the Meridian One Community Garden (see Building Strong Communities, above).

Healthy Edmonton - Precedents

Improved Health facilities



Inpatient facilities at St Anns hospital Haringey, people focused health care facilities including Adult Acute ward, Eating Disorders ward, with shared accommodation including visiting space, staff rest room and a multi-faith room - Medical Architecture



Selby Centre proposals

Improved Sports facilities



Memorial MUGA - dual use MUGA - muf



Selby Centre proposals

Productive Landscapes



Waterloo City Farm - Fielden Fowles



Community Growing - NYCHA Farms

Culture and Heritage

Enhancing existing local assets and knitting in the cultural programming of existing spaces to nurture distinctive places

- Cultural programming of existing underused buildings and spaces
- Public art
- Showcase diverse businesses
- Heritage and art trails

Edmonton Charity School for Girls



Existing Photo

Project Description

Edmonton Charity School for Girls has lain empty and underused for many years. As part of a community / landowner and council enabled project the intention is:

- Celebrate a local heritage asset and put to a new use that is complementary to its form.
- Creation of a new cafe space for use by the local community.
- Collaboration between the council and other community bodies.

Heritage lottery fund



Existing

Project Description

Enfield Council has been allocated the status of a "funding focus area" meaning that increased funding is available for heritage projects in the borough.

This funding is used to partner with communities and enable both built and intangible heritage to be uncovered and celebrated. Some potential projects in Edmonton are:

- Cowpers Poem
- Gilpens Bell

Culture strategy



Example of new public art on Fore Street.

Project Description

Supporting and commissioning Local Artists, as only one part of the wider heritage strategy, to make interventions into the public realm and lasting cultural benefit for communities. Other schemes in the strategy include:

- A month of Sundays - cultural recovery from Covid-19.
- Cultural and community offer at a new Joyce and Snells civic centre.
- Emergent film and nightlife industries at Meridian Water.
- New creative workspaces throughout Upper Edmonton.

Culture and Heritage - Precedents

Culturally programmed heritage spaces



Beckenham Place Park - Lewisham



White House Dagenham - Culture programmed heritage buildings

Child led tours



City Club - Playing Out 2 year programme - Milton Keynes



Higham Hill Theatre - outdoor flexible social infrastructure

Affordable artist workspace



Turf projects meanwhile space - Croydon



Making Places - Eleanor Hill - Waltham Forest

Part 4:
Next Steps



Summary & Next Steps

Summary

The draft interim document represents a step along the process, to help deliver the vision for good and inclusive growth in the Edmonton area. Further work will be needed to gather wider inputs to help shape the vision, as well as to help realise its delivery and implementation.

This document has drawn together an initial baseline analysis to assess the strengths and weaknesses of the area and to identify areas for improvement. These have been formulated into a draft vision:

To deliver inclusive growth to capture benefits and deliver improvements for existing communities in Edmonton.

The vision has built around themes which arose from the analysis:

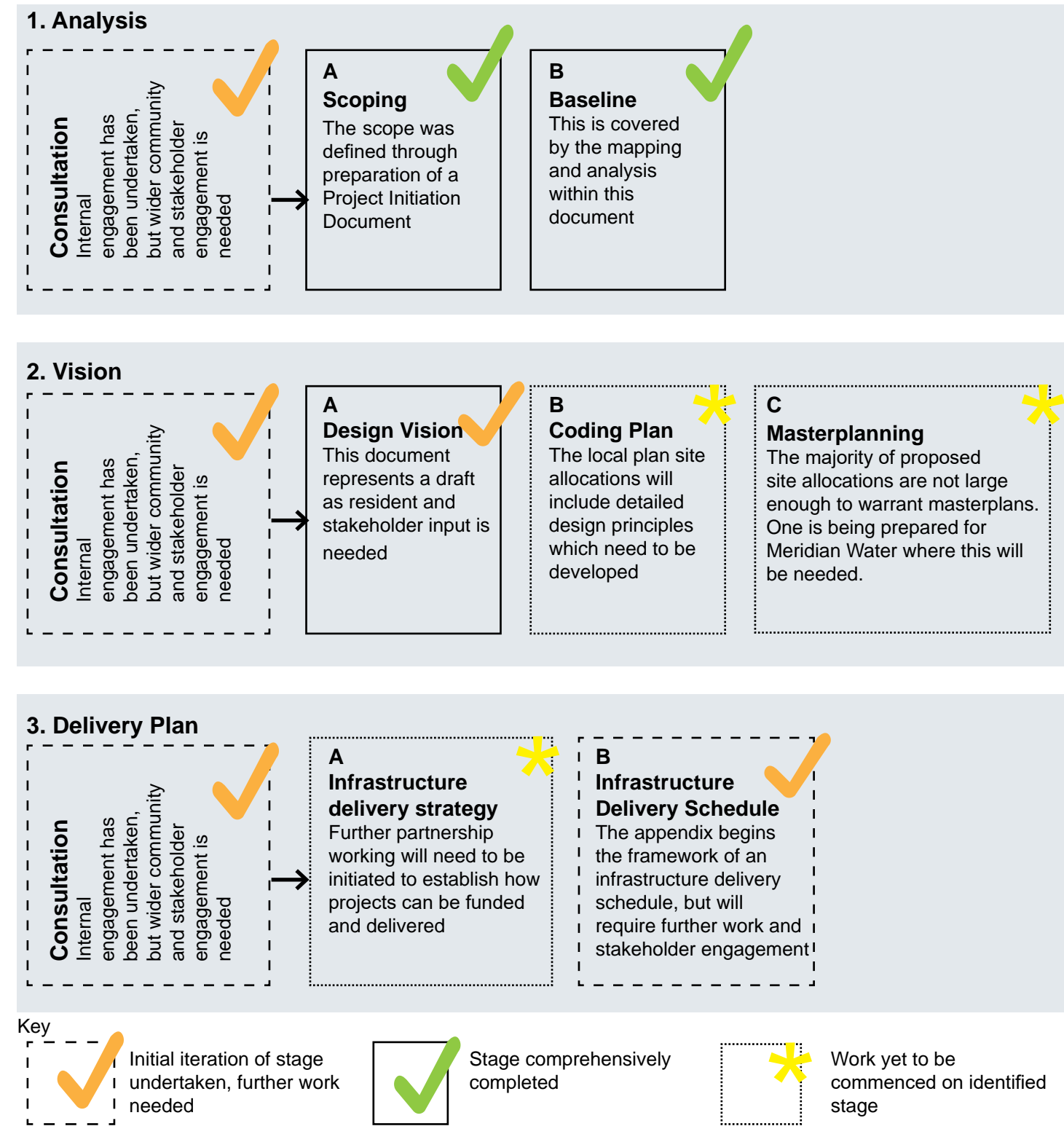
- Well connected places
- Deeply Green Edmonton
- Inclusive Economy
- Strong and Resilient Communities
- Town Centres and High Streets
- Culture and Heritage
- Intergenerational Edmonton
- Healthy Edmonton

Next Steps

Further baseline analysis will be required to fill in gaps or add further information to particular areas where it has only been possible to gather limited evidence. Evidence has been gathered from across the Council, but we will need to work with neighbouring boroughs and other key partners and stakeholders to develop and refine the vision, as well as to establish how the vision can be implemented through delivery of specific projects.

It is intended that the vision will evolve and be developed further and it is proposed that the next steps could include:

- Engaging with local communities and businesses to help inform the analysis and shape the vision
- Engaging with neighbouring authorities Haringey and Waltham Forest on the vision to establish strategic cross-boundary linkages
- Gathering further information on community safety
- Gathering further information on social infrastructure requirements
- Collating further potential improvement projects to help deliver opportunities for young people in Edmonton
- Developing design principles for individual proposed site allocations and progressing a masterplan for the Meridian Water area
- Preparing a delivery plan to establish how the aspirations of the vision can be delivered and implemented.
- Develop time based visions on short median and long term timescales.
- Investigate political buy in through cabinet and the leader.



Analysis against the National Model Design Code - identifying next steps - given the nature of growth coming forward in the area a delivery plan would be more appropriate than detailed design coding for individual sites

Appendix A:
**Potential Improvements
Project Database**



Projects List - pg1

Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, S, XS)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity	Timeline	Funding Status	Good Precedents * Micro board	Additional Notes/Comments
Well-Connected Places											
Improve permeability and encourage active travel with improved public realm and connectedness between areas of transformation. Link green spaces to areas of transformation with active travel links. Improve boundaries to civic buildings and improve places of rest within the public realm.											
Ar Crossings - healing specific and key strategic North Circular crossings to ameliorate severance of North and South communities by major road in											
								Short (0-5 year)	Medium (5-10 year)	Long (10-20 year)	
1	Bull Lane underpass	Vital pedestrian and bike underpass providing north / south access from North Middlesex Hospital to the Hazlebury and Pymmes Park. Currently very well used due to proximity to the hospital entrance. Currently planned to be upgraded as part of the cycle route upgrades. Opportunities include:	Essential	S	LBE Transport, LBE Healthy Streets	TfL	Feasibility			Short	Secured
2	Sterling Way Underpass	Vital pedestrian and bike underpass providing north / south access from North Middlesex Hospital to the Hazelbury and Pymmes Park. Currently very well used due to proximity to the hospital entrance. Opportunities include:	Important	L	LBE, traffic and transportation	TfL, NHS (North Mid Hospital)	Feasibility			Medium Term	Not secured - One Public Estate Bid being assembled
3	Sterling Way / Fore Street / SilverStreet Station	Sterling Way, part of the TfL road network, is a serious barrier to direct movement from the Joyce & Snells area and North Middlesex University Hospital to Silver Street Overground station and Pymmes Park. Improving it will provide a quiet route, building an active travel link helping people access green space and public transport. The route would have less traffic and pollution, so is very important for families and people with health issues.	Critical	L	LBE	TfL	Opportunity (some parts pipeline)			Longterm	One public estate bid submitted The big dig, Boston. https://www.bostonglobe.com/magazine/2015/12/29/y-ears-later-did-big-dig-
4	Raynham road pedestrian bridge	Key pedestrian and cycle link across A406 from Aberdeen road (Craig Park/Shires Estate) to Raynham Road (Raynham Primary School). Bridge is heavily used by pedestrians especially for access to school from residential communities North of A406. Ipton and Raynham housing development for approx 155 units will transform site adjacent to bridge on the South side around Scott house. Current bridge is functional but lacking in inviting public realm, any improvement in colour, materiality.	Important	M	LBE, traffic and transportation	TfL	Opportunity			Medium Term	Unknown
5	Kenningshall Underpass	Existing pedestrian and cycle access N-S under the North Circular flyover is hostile and car dominated. Large heights under existing road infrastructure provide good opportunity for public realm improvements and traffic calming to encourage people to walk, cycle and take public transport.	Important	M	LBE, traffic and transportation	TfL	Feasibility - OKRA Landscape, Montagu Road Area Plan	public realm improvements		Medium Term	Unknown
6	Meridian Water / NC underpass.	No existing access through between Albert Works and Meridian Water Phase 1. Large heights under existing road infrastructure provide good opportunity for an active travel link, public realm improvements and insertion of social infrastructure such as skate park / climbing walls / green walls / streetscape lighting. Meanwhile projects could also activate spaces in short to medium term.	Important	M	LBE, traffic and transportation	TfL	Opportunity			Long Term	Unknown
7	Conduit Lane	Conduit Lane flyover connects NC feeder roads to Montagu road (Montagu Industrial estate). It provides important road infrastructure link E-W across existing trainline and also links a cycle lane from NC to Meridian Way. The existing cycle lane is currently disjointed at KOS end and hostile to use with proximity to heavily utilised road particularly by HGV. A new ramp links down to Angel Gardens and Angel walk cycle lane. Potential for active travel link utilising unused space below flyover with opportunities for further public realm improvements to activate and passively surveil the underpass.	Important	M	LBE, traffic and transportation	TfL	Opportunity			Medium Term	Unknown
8	Ravenside Retail Park bridge	Useful crossing between Meridian and the Ely Estate. However this could benefit from improvements as part of a wider study	desirable	S	LBE, traffic and transportation	TfL	Opportunity				
Active Travel Infrastructure / Grey to Green Corridors											
XX	Angelic Streets	This programme will increase active travel in line with Mayoral targets by encouraging more people – esp. children – to walk and cycle, and reducing the number of car trips on residential roads. Working with strategic partners and the community, including schools, the Council is delivering a phased programme of Healthy Streets and other transport interventions to support active and sustainable travel in Edmonton West which includes: • Cycle link between North Middlesex University Hospital to Meridian Water station • Grove Street restricted access "school street" • Fore Street south of A406 bus priority scheme • Edmonton East area low traffic neighbourhood Outputs / Outcomes • High-quality walking and cycling routes linking development sites and local services • Reduced traffic volumes in residential areas • Improved public transport experience	Important	M	LBE Healthy Streets	Mayor of London, Transport for London, North Middlesex University Hospital	Pipeline				
XX	Enhancing and connecting to the Green Loop	The concept behind the 'green-loop' is to create a continuous arc of active travel infrastructure and open space from the Green Belt/Lea Valley Regional Park into the main urban area along the river corridors and existing routes that will connect the east and west sides of the borough and beyond, ensuring that areas of natural beauty and heritage are within walking distance of most homes and businesses. The green-loop will act as an 'urban promenade', drawing people from around the borough and adjoining areas to a different kind of recreational destination: an urban trek through the heart of the borough safe, green, active, vibrant and fun to all ages and abilities. Projects & Initiatives: • Distinctive street design, landscaping, tree plantings and sequences of parks along the greenways will extend the experience of open spaces and nature into the streets of neighbourhoods; • Appropriate signage will be provided along the existing routes it follows and nearby off-route railway stations, with information boards.	important	S	LBE Transport, LBE Healthy Streets	Lea Valley Regional Park Authority, Natural England, Environment Agency, Sustrans, Canal & Rivers Trust, GLA, TfL, Heritage England, landowners, developers & local community representatives.	Opportunity				
Public Toilets											
/	Reopening and upgrading existing public toilet and changing room facilities to Parks	The existing public toilet facilities in several open spaces have been closed and are in need of repair to reopen. Provision of well maintained toilet facilities are an important facility for people to utilise public space; in particular women, those with children, elderly and disabled people. Existing Public toilets & Changing room blocks in Pymmes Park, Craig Park and Florence Green Park are closed and in need of maintenance for reopening, alongside managed ongoing cleaning and maintenance programme for the continuation of future use.	important	S			Opportunity			Short Term	
/	High Street facilities	Improving public toilets provision on high streets, in particular along Fore Street.	Important	S			Opportunity			Short Term	
/	Expanding existing Library/Civic public toilet facilities.	Can existing public toilets be improved to be more public facing? have longer opening times?	Important	S			Opportunity			Short Term	
East to West Crossings											
1	Chichester Road railway bridge	Existing pedestrian bridge across trainline is utilised locally and provides a pedestrian route. The footbridge and surrounding public realm is in a poor state of repair and uninviting. Opportunities could include, new lighting, public art, restoration and planting.	Desirable	S	TfC	TfL	Opportunity				
2	Edmonton Green Station bridge	An existing railway viaduct carrying the railway over Church Street. This is the main entrance to Edmonton Green from the west. It is currently non-descript but could benefit from small improvements that would have an outsized impact on the perception and accessibility of the area. Opportunities include: - Public art and lighting to give railway bridge an identity and encourage use at night. - Public realm improvements to enhance access for disabled users.	Important	S	LBE	TfL	Opportunity				Hackney Central Station Viaduct Brixton Railway viaducts

Projects List - pg2

Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, S, XS)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity	Timeline	Funding Status	Good Precedents * Micro board	Additional Notes/Comments
3	Edmonton Green roundabout / bus	The existing roundabout whilst benefiting from a new cycle route remains a barrier to movement from the station towards the shopping centre and the bus station. This undermines the objectives of the development of creating a new and improved centre which is integrated into the surrounding urban grain. Opportunities to address this issue include: Detailed study needed to assess feasibility of changing traffic flows - Creation of a "peninsula" (see elephant and castle, Highbury and Islington) and public square which creates an entrance to both the bus station and the new shopping centre.	Essential	L	LBE	TfL	Opportunity				Highbury Corner Roundabout Old Street Roundabout Elephant and Castle Roundabout
4	Bridge road underpass	Pedestrian underpass benefitting from recent enhancements. Opportunities include new public art, lighting.	Desirable	S	LBE	TfL	Opportunity				
5	Warrier Drive pedestrian underpass	Small pedestrian underpass providing an alternative route to Fore Street from the west of the railway. This route is poorly lit, badly overlooked and poorly trafficked. Opportunities to improve the quality of this connection include: Public realm upgrade - New lighting and public art - Planting - Enhanced maintenance regime									
6	Montagu Rec - New Active travel Crossing	Proposed area in ELAPP for a new active travel route over the railway line which would help provide active travel from Edmonton Green through to the Ely Industrial estate and the Lea Valley Regional Park.	Important	M	LBE	Network Rail	Opportunity			Long	
7	Bridport Road - Joyce and Snells pedestrian rail crossing and public realm on Bridport road	Existing pedestrian bridge across trainline is well utilised and provides key pedestrian route from Fore Street through to North Middlesex Uni Hospital. On the western side of the trainline (Bridport road) is an opportunity site for public realm improvements. Currently utilised as a vehicle turning circle, limited parking and heavily protected by bollards. Opportunities could include, community gardens, landmark spot for public art commission.	Desirable	S	LBE Transport, LBE Healthy Streets		Opportunity				
2	Expanding the public realm to existing Libraries	Access and boundary treatments improved to existing Libraries (Fore St, Edmonton Green, Millfield).	Desirable	S							
3	Expanding the public realm to existing Schools	Brettenham Primary, Fleecefield Primary, Raynham Primary, Meridian Angel, St John & St James Cof E Primary (Joyce and Snells)	Desirable	S							
PUBLIC TRANSPORT											
/	Upgrading external shelter at existing Bus stops.										
/	Providing cycle infrastructure to proposed active travel routes										
/	Potential Shuttle bus / BRT route along North Circular										
/	Improved train capacity and frequency on Lee Valley Line (Meridian Water)	Annual increases in train frequency to 4tph then 6tph (turn up and go frequency). Potential future Crossrail 2 stop with step change in frequency and connectivity as well as shift in centre of gravity to Meridian Water.									
/	Improved train capacity and frequency on Lee Valley Lines (Enfield town and Waltham Cross Lines)										
/	New Bus links - east and west	New bus routes that links east to west from North Middlesex University Hospital to the emergent town centre at Meridian Water (and the station)									
Deeply Green Edmonton											
Tackling the climate and ecological emergencies through greening, blueing and retrofitting of existing infrastructure and improvements to existing industrial land, Delivering low carbon, sustainable development.											
Greening											
/	Greening Rooftops	A number of existing buildings around the Edmonton area could retrofit greening systems onto existing flat roofs. These could include green roofs to help slow the flow of surface water runoff alongside providing potential biodiversity benefits and improving the streetscene. Or diversify use by providing spaces for rooftop community gardens and growing initiatives this may require temporary or light touch infrastructure. Potential locations include the XXXXX.	Desirable	S-L	LBE Suds		Opportunity				
/	Green Wall Acupuncture	A number of neighbourhood locations around the Edmonton area could retrofit green wall systems onto empty gable end walls, to help slow the flow of surface water runoff alongside providing potential biodiversity benefits and improving the streetscene. Potential locations include the zones of enhancements	Important	S-L	LBE Suds		Opportunity				
/	Protecting and Enhancing the urban tree canopy	Tree canopy coverage across Edmonton is largely retained within the main parks (Pymmes, Craig and KOS) Along edges of infrastructure (North Circular road, trainlines, edges of Tottenham cemeteries), and within private gardens to residential zones. There are very few TPOs within the Edmonton area, where appropriate increasing the TPOs to existing mature trees to protect. Focusing enhancing the urban tree canopy within key zones of enhancements. Strategies such as widening existing tree planter beds allowing the existing trees to flourish and SuDs to be inserted alongside improving the biodiversity of existing planted spots, and focusing new tree planting along public facing residential streets, or alongside existing road infrastructure to ameliorate existing noise and air pollution.	Essential	S-L	LBE Arboricultural team		Opportunity				
/	Streetscape Improvements	Small interventions into the streetscape in the residential areas - to include SuDs, redesign of parking spaces to improve tree coverage, public art / murals and play on the way features / electric charging. These are small accumulating interventions.		L	LBE Arboricultural team		Opportunity / Feasibility (OKRA), Live Hazel bury				
/	Greening of Industrial Land	Significant areas of S1 and L51 in east of Edmonton, and also pockets in West. Retrofitting existing rooftops towards productive spaces on roofs to complement the performance of a building or intensifying land use, allowing for climate adaptation, food and energy production.	Important								

Projects List - pg3

Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, S, XS)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity	Timeline	Funding Status	Good Precedents * Micro board	Additional Notes/Comments	
Blue Infrastructure												
2a	Deculvert Salmon's Brook (Edmonton Green)	Salmons Brook currently runs from Edmonton Green to Montagu road and south under Montagu road to Pyms Brook. Deculverting and Naturalising Salmons Brook would improve flood risk mitigation strategies in the Edmonton Green area astride major development.	Essential	M	SuDs, Transport	Environment Agency, GLA, TfL Canal and Rivers Trust	Pipeline ?				Medium Term	
2b	Deculvert Salmon's Brook (Montagu Road)	Salmons Brook currently runs from Edmonton Green to Montagu road and south under Montagu road to Pyms Brook. Deculverting and Naturalising Salmons Brook would improve flood risk mitigation strategies in the Montagu road/Kenninghall Open Space area whilst also providing opportunities for managed wetlands and encouraging use of KGS. Kenninghall Open Space is currently underutilised and shut off from existing adjacent communities. It is within Meridian Water boundary but has potential wider benefits to many communities.	Essential	M	SuDs, Transport	Environment Agency, GLA, TfL Canal and Rivers Trust	Opportunity				Long Term	
3	Deculvert Pyms Brook (Meridian Water)	Deculverting and Naturalising Pyms Brook would improve flood risk mitigation strategies and create a more open and natural river environment and overcome flood risk from blockages in the Meridian Water Phase 1 area.	Essential	M	SuDs, Transport	Environment Agency, GLA, TfL Canal and Rivers Trust	Opportunity				Long Term	
4	Wetlands programme	A series of planned wetland interventions across Edmonton, including Albert Walk wetlands, Meridian Water wetlands, Edmonton Green Wetlands. Works will include the creation of new rain gardens, reedbeds and rain planters to improve water quality and reduce flood risk (especially downstream) as well as deliver other multiple benefits, such as habitat restoration and flood plain naturalisation.	Essential	S	LBE Watercourses team.	Thames 21 (with assistance from Thames Water and the Environment Agency) and local community representatives.	Pipeline		DEFRA, Thames Water, Environment Agency and GLA.		Short Term	
7	Rain Garden Apiculture	A number of neighbourhood locations around the Edmonton area could have rain gardens retrofitted into them, to help reduce surface water runoff alongside providing potential biodiversity benefits and improving the streetscene. Potential locations include Hertford Road, Fore Street, Church Street and more.	Important	XS - M	LBE Watercourses team.	TBC	Opportunity				TBC	
District Heating												
1	Retrofit London in Edmonton: Two Pilots – Different Routes, Same Destination	Test new housing retrofit approaches with a view to scaling up: As lead Borough with Waltham Forest, establish "Retrofit London" as a coordinated, coherent and consensus programme of interventions across all tenures, which eradicates fuel poverty for Londoners and ultimately means we all live in carbon neutral homes.	Important	L	LBE Housing & Regeneration	BEIS, GLA	Pipeline					
1a	Retrofit London in Edmonton: Pilot 1 – Different Routes, Same Destination	36 homes, funded by £3.3m BEIS grant + Council HRA: Delivery of whole-home retrofits via the Energising model, with major fabric improvements and related quality control. Partnership approach with eight local housing providers in wider project, with shared learning & innovation across the partnership. Established approach to delivering whole-house retrofits which includes a return on investment directly related to improvements.	Important	M	LBE Housing & Regeneration	BEIS, GLA	Pipeline					
1b	Retrofit London in Edmonton: Pilot 2 – Different Routes, Same Destination	22-storey residential block, funded by £12m Council HRA: Integrated programme of new cladding, fire safety works & environmental improvements, including provision of lower-carbon heat sources. Combines a range of previously distinct works to deliver a single programme of interventions which minimises future need for additional retrofit or resident disruption. Assessing combined design and delivery approach to speed up process and limit contractor conflict by establishing responsibility.	Important	M	LBE Housing & Regeneration	BEIS, GLA	Pipeline					
5	Meridian Water Energy Network	Community Heat network centre located in Meridian Water. Energy centres provide heating and hot water to new housing developments utilising a smaller carbon footprint and supplying homes with a cheaper more reliable heat and energy source. Waste heat from industrial processes harnessed to link into local economy.	Essential	L		Energetik	Pipeline				Short to Long term	
Inclusive Economy												
Fostering the growth of a diverse range of employment opportunities. Harness and intensify existing employment floorspace and nurture new sectors of employment catalysing people to start their own businesses and encourage new approaches to business.												
1	Enfield Skills Academy https://bit.ly/3k3edec	Provide skills, experience and jobs in the built environment to Edmonton Residents • Build a new employment skills academy with classrooms, workspace and a visitor centre for schools and college students • Train 800 local people a year in construction skills, digital skills and ESOL • Use social value in procurement to support 25% local labour and 5% skilled apprenticeships through employment generated by council capital investment • Potential to expand provision to emerging green jobs arising from housing retrofit programmes The Enfield Skills Academy is a new facility being built in Meridian Water to provide skills and experience in the built environment professions, with an initial focus on ensuring the borough optimises the employment and skills potential from its own significant capital programme, focused on Edmonton residents. Labour projections show that 28,000+ one-year FTE jobs will be supported by Enfield capital investment and the Centre will provide entry-level and higher-skilled learning and employment opportunities so at least 25% of the jobs created are taken up by residents, including 5% being residents on skilled trade apprenticeships. The Academy will also host adult digital and ESOL skills in the evenings and on weekends. Barnet & Southgate College are funding partners and CONEL will deliver skilled trade apprenticeships. The Academy visitor centre will host a schools engagement project with local primary and secondary schools and colleges, to promote the wide range of construction jobs and increase participation amongst underrepresented groups including women and BAME residents. Through procurement, social value commitments have been secured from developers, contractors and consultants to contribute to the Schools Engagement programme, providing visits, talks, paid work placements, mentoring and scholarships.	Important	M	LBE (MWE)	CONEL College, Barnet & Southgate	Fire Planning					2021 Ongoing
2	Afro-Caribbean Business + Cultural Centre – 123 Fore Street	LBE is putting forward two council-owned meanwhile sites on Fore Street to be developed as proactive and experimental economic infrastructure, allowing us to nurture local enterprise, test approaches and support the future economy of the area. LBE is offering a vacant shop unit at 123 Fore Street as a workspace and cultural venue to cater specifically to the local Afro-Caribbean community. 123 Fore Street will connect with Good Growth Fund spaces and initiatives to strengthen community engagement, cultural and business support and to help inform the development of Fore Street work/retail space as part of Joyce & Snells regeneration. It will also test approaches to using council property to develop social value leases and outcomes, which can be shared with the GLA and other councils. Outputs / Outcomes • Repurpose 150sqm of retail space into work / cultural space and digital inclusion for businesses • Provide 10 SMEs at a time with space and business support	Important	M	LBE Economic Development	TBD	Pipeline				Spring 2021	
3	Digital Inclusion Strategy – Local Support Hubs	The Council is in the early stages a digital inclusion strategy and would benefit from expertise and best practice to accelerate. Among other things, there is a real opportunity to use the Edmonton Green and Fore Street Libraries as hubs for digital inclusion. The libraries have good links to local colleges and employment agencies and run some of their own training, e.g. coding for girls. Opportunities: To encourage people to learn digital skills and access support at these natural hubs, with adequate funding and good partners the council could: • Place digital champions in each library as informal go-to educators. • Coordinate more formalised training and access to equipment based on the emerging strategy. • With partners, set up a dig-bus for digital learning and access (a bus equipped with ICT tools) The council could extend our Edmonton Green offer as a pilot for a modern council approach to ICT, e.g. wireless printing for residents; reducing paper; supporting schooling; and ideally upgrading infrastructure to provide free high-speed wi-fi outside the building 24/7.	Important	M	Economic Development???	Maximus, Girls Who Code, Over 50s Forum, Citizens Advice, Enfield Connections, Age UK	Feasibility					
Town Centres and High Streets												
Activating high streets day and night. Delivering new enhanced public spaces supported by a range of uses that create vibrant centres with unique offerings.												
1	Fore Street Good Growth Fund: Urban Room, Affordable Workspace, Public Realm	This project is based along Fore Street in Angel Edmonton. Delivered in partnership with the GLA with support of the Good Growth Fund, this meanwhile project uses council property to transform an underused garages site into affordable workspace; refurbish a library as a community "living room"; and enhance public realm areas in innovative ways. The project plays a strategic role in building civic capacity and social, economic and physical infrastructure in the area to secure inclusive growth and make sure existing and new communities benefit from area regeneration. Outputs / Outcomes • Urban Room: enhanced library services, digital inclusion for residents, engagement, business support and cultural space • 400sqm new and improved public realm • 600sqm new affordable workspace	Important	M	LBE Economic Development	Mayor of London, Jan Kettlein Architects, Fisher Cheng Architects Developed in direct response to community engagement and in collaboration across multiple council teams including Joyce & Snells and Meridian Water.						Spring 22
2	Angel Edmonton Urban Room	Supported by the Mayor's Good Growth Fund, LBE's Town Centre team is developing a versatile space within the existing Fore Street Library. This 'Urban Room' will be a home for community activities, driving the regeneration of Angel Edmonton via a physical hub where LBE teams and partner organisations can connect with residents and traders right on the high street. The space will also help the community recover from the pandemic, provide a meeting hub for all the area projects herein; and host a programme of business, employment and skills opportunities.	Important	S	LBE Economic Development							
3	Fore Street Focus	Connect the Ends of Fore Street	Important	L	LBE Economic Development	TBC	Opportunity					TBC
4	Fore Street Public toilets	Do we have any public toilets provision on Fore Street?	Important	S			Opportunity					
5	Permanent market reintroduced to Fore St in new public square	Engaging with Leeds street market to develop immediate pop up markets in locations such as Silver Street station forecourt and LIDL car park with ambition for long term development of street market on Fore Street in future contained within new public square on Fore Street.	Important	S	LBE Town Centres	Leeds St market/ LIDL /	Opportunity					TBC
6	New Public Square and Civic hub on Fore street as part of Joyce and Snells development											
7	New retail units within Joyce and Snells											
7	Relocated Wedding Venues	Work with local banqueting suites and wedding venues to bring this use to the high street and away from poorly located industrial estates. Outcome: - Improved footfall on the high streets - Capitalise on a successful use - Return industrial space to workspace use.	Desirable	M								
7	Shop front renewal	Engagement with existing retail units to develop shop front renewal along Fore Street.	Desirable	S-M								
7	Expanding the public realm to existing Libraries	Access and boundary treatments improved to existing Libraries (Fore St, Edmonton Green, Millfield).	Desirable	S								
7	Manufacturing visibility on the high street	Concentrations of mixed use activities along high streets can take advantage of the best regional accessibility and the highest amount of pedestrian flows, enhancing visibility. Connecting rich & diverse manufacturing zones to the local high street.	Desirable	S-M								

Projects List - pg4

Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, S, XS)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity	Timeline	Funding Status	Good Precedents * Micro board	Additional Notes/Comments
4a,4b,4c,4d	Industrial Intensification	A number of council owned industrial sites including: Montagu Road, Claverings, Pretoria road industrial sites have the potential for significantly more and better jobs and room for small businesses in the borough to grow, in much greener and more vibrant surroundings.									
5	Open up and utilise existing Railway Arches / the Broadway	Open up and utilise existing C20 railway arches for new workspaces, community spaces, retail. Utilising Edmonton Green pavillion as an initiation project to connect station and non center retail. Use as testbed to test workspace / retail / community space / urban growing									
7	New workspace in Joyce and Snells garages with associated cafe and community space										
7	Comprehensive redevelopment of Claverings Industrial Estate to provide a mixed use solution.										
7	New amenity facilities and public facing frontages in the industrial areas.	Activities which have a public interface achieve better integration into local surroundings, while improving exposure to clients. Provision of amenity buildings that have good food, places of rest and childcare facilities for the thousands of workers in the various industrial estates					Opportunity				
7	Pretoria Road Industrial land - diversified workspace										
7	Night time economy	Encourage both the creation of new late night leisure uses but also facilitate existing non leisure employment uses - such as in the industrial areas and service sector.									
Strong and Resilient Communities											
Addressing inequality and supporting inclusive growth by providing community spaces, facilities and resources for local people. Nurturing active stewardship and improving citizen agency through high quality secure employment.											
1	Meridian Water Community Chest funding	This project seeks to support marginalised communities through the creation of an £800,000 grant fund shared over four years with the local community & voluntary sector in the three Edmonton Wards. Launching in Autumn 2021, this new fund, realised by Meridian Water development agreements, will share approx. £800,000 over four years amongst Voluntary & Community Sector organisations in the Upper Edmonton, Edmonton Green and Lower Edmonton wards. The biannual fund will be supported by Enfield Voluntary Action and assessed by LB Enfield officers, with funding recommendations made to a community-led panel, supported by NHS/Public Health community champions and chaired by a council cabinet member. Offering grants up to £25,000, the fund will support marginalised communities by inviting bids that address key recommendations from 2020's Enfield Poverty & Inequality Commission Report.	Essential	M		Enfield Voluntary Action, NHS/Public Health Community Champions					2021-2025
2	Edmonton Community Capacity-Building (health & social infrastructure)	Led by a collaboration of NHS and Enfield Council, this programme will work with the Edmonton Green Community Hub and the community panel (above) to identify individuals and groups who want to work together to meet a local social and/or health need and help them implement their ideas through access to resources and skills. Using an asset-based community development approach, it will strengthen community networks so local people can create and deliver their own solutions, with our support.	Essential		NHS + Enfield Council	NHS	Pipeline				
3	Community Review Panel	Establish several community review panels to assess planning applications and developments that come through the system. These panels should also be involved with shaping the emergent visioning work and become its champions.	Essential		LB Enfield - Planning Department	Local community groups	Opportunity				
4	Intergenerational and diverse housing typologies	Supporting a diversity of housing delivery and ownership models, including self-build and custom-build models, potentially provided as serviced plots, affordable housing which is integrated with other tenures and housing types and includes accessible homes, housing specifically designed for older people and those with disabilities.	Essential	S-L							
Town Centres and High Streets											
Activating high streets day and night. Delivering new enhanced public spaces supported by a range of uses that create vibrant centres with unique offerings.											

Projects List - pg5

Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, M.S, X.S)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity.	Timeline	Funding Status	Good Precedents * Miro board	Additional Notes/Comments
\	Community House		desirable	S	LBE Heritage		Opportunity				White House Dagenham
\	A lifetime of sundays	Build on "A month of Sundays" Covid recovery programme into a lasting cultural programme.	desirable	S	LBE ED	Stakeholders	Opportunity				
\	Tottenham Cemeteries Project	The existing Christian, Muslim and Jewish cemeteries are a valuable piece of local heritage and a spectacular place in their own right. However they are literally walled off from the rest of the area presenting a barrier to the community as well as hiding their use. A community led project should be initiated to develop appreciation of the site and use spatial, artistic interventions to celebrate them.	desirable	M	LBE Heritage	Stakeholders	Opportunity				
\	Art trail	Link up and expand on existing public art, using wayfinding to encourage public to explore, see and interact with public art across Edmondton.	desirable								
\	Heritage trail	Expand on existing heritage trail with opportunity to link to any proposed public programming of existing heritage assets. White House in Dagenham is a good example of an existing heritage asset being used for public and cultural programming with artist residences within an area deficient in cultural spaces.	desirable		LBE Heritage					https://www.dugdalecentre.co.uk/media/761202/2024-report-on-2023-heritage-2023-1610A2%20web%20version-ct000m0.pdf	
MEANWHILE SPACES											
Cultural programming in opportunity sites											
\	Cultural programming in underpasses	A06 underpasses present opportunities for cultural programming with temporary infrastructure to activate underused spaces. Key precedents included; Holly for Flyover (assembly), making space in croydon (muf), Kings Cross ponds club (Doce architects).	desirable								
\	Meridian Water meanwhile space		desirable								
\	Joyce and Snells meanwhile space		desirable								
\	Fore Street meanwhile space		desirable								
\	Silver street meanwhile space	Develop meanwhile projects strategy for areas surrounding Silver street station, with workspace and F and B, linked to Good Growth 1.	desirable								
\	Place branding	social media campaign and use of other council communication channels to promote cultural programming									
Intergenerational Edmondton											
Improving the area for people of all ages, young and old by creating new buildings and spaces that cater to a variety of needs and desires											
Play Infrastructure											
\	Play on the Way - Raynham Road/Brettenham/Fleecefield primary schools	Opportunities for informal play as children move through spaces. This allows young children to remain active and encourages social interaction outside of dedicated play space areas, for example on play streets and community parklets. Opportunity for Play on the way route linking Brettenham/Fleecefield/Raynham road primary schools. Also linked to Craig Park improvements and Raynham road pedestrian improvements	Important	S		TBC	Opportunity			TBC	
\	Play on the Way - Craig Park to KOS	Opportunities for informal play as children move through spaces. This allows young children to remain active and encourages social interaction outside of dedicated play space areas; for example on play streets and community parklets. Play on the way route linking Craig Park and Kenninghall Open Space. Should link to improving play provision within existing Shires estate.	Important	S		TBC	Opportunity			TBC	
\	Play on the Way - Selby centre/Bull playing improvements	Opportunities for informal play as children move through spaces. This allows young children to remain active and encourages social interaction outside of dedicated play space areas; for example on play streets and community parklets. Proposed play on the way along Bull Lane as part of Selby Urban Village proposals.	Important	S		LB Haringey / Selby	Feasibility		2022-25	YES	Currently in pre app.
\	Meridian Water Phase 1 Skatepark and other play facilities		Important	S							
\	New play space in Joyce and Snells		Important	S							
Youth Hubs / Sport Infrastructure											
\	Bull Lane Sports and Leisure Facilities	Restoration of Bull Lane to provide a new park with 3G floodlit pitch, indoor sports hall, cricket field and running track. New planting, SuDS and other biodiversity improvements	Essential	L	LBE Planning - unknown if others	LB Haringey / Selby	Feasibility		2022-25	YES	Currently in pre app.
\	Boxing Club	Provide new boxing youth facilities (such as box up crime) either in a new centre or as part of the Selby Centre.	Desirable	S							
\	Unity Hub	Exploring and expanding public facing opportunity of the existing Unity Hub and its connection to Craig Park.	Desirable	S							
Intergenerational Housing											
\		Supporting a diversity of housing delivery and ownership models including self build and custom build models, potentially provided as serviced plots, affordable housing which is integrated with other tenures and housing types and includes accessible homes, housing specifically designed for older people and those with disabilities, and co housing. Building local level community infrastructure with and for the communities it will serve, using participatory models and with funding in place to support community groups and individual through the process, and create approaches that give communities the opportunity to take ownership of engagement and toward long term local stewardship	Essential								

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Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Size (M, L, M.S, X.S)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity.	Timeline	Funding Status	Good Precedents * Miro board	Additional Notes/Comments
Healthy Edmondton											
Improved health and wellbeing facilities connected to a network of social infrastructure to support mental health and well being											
2	Enfield Food Alliance & Edible Playgrounds	The Enfield Food Alliance, established to tackle food poverty in the borough, is improving crisis provision to communities most affected by Covid-19; these communities are also most affected by poverty and obesity. The Alliance is eager to move people out of crisis and start building resilience at individual, community and food system levels. To do this, we want to expand projects that have had an impact, such as food growing via the Edible Playgrounds initiative and community gardens. Many children in Edmondton don't have access to private gardens or the opportunity to learn about growing and where food comes from. Community gardens help develop long-lasting healthy food environments as well as educational spaces. The Edible Playgrounds initiative is a two-year project, which takes a whole-school approach to food growing, offering an engaging, multi-sensory way to teach children about growing and eating healthy food. We currently have four Edible Playgrounds in Enfield, three of which are in Edmondton. Another is about to launch at a school on the Joyce & Snells estate and at Meridian Water school, linked to the Meridian One Community Garden (see Building Strong Communities, above).	Important	M	???	27 local organisations	Pipeline			Ongoing: Playgrounds initiative 2020-22	Incredible Edible https://www.incredibleedible.org.uk/
3	Edmondton City Farm	Opportunity for a City Farm developed on existing open space (Kenninghall Open Space) or underutilised land co-located with civic building (Hospital).	Desirable	M			Opportunity				Waterloo City Farm, Dalston Curve Garden, Places of Fun? Resilient communities Young Edmondton?
4	Outdoor Classrooms	Making space for existing schools to utilise local open space for outdoor classrooms. Requires safe and inviting spaces to be created.									Nomadic community gardens
5	Colthurst Drive Allotments	Access/Entrance improvements - connection to 'play.giggle.grow' nursery - connection to active travel link along Salmons Brook to South									
6	Open up access to the reservoirs for watersports	Introduction of watersports onto the reservoir	Desirable								
Open Spaces											
6	Bull Lanes Playing fields	Selby centre proposals: - MUGA, sports playing fields - New community facilities - play on way beside Bull Lane - Access improved through park to Selby Centre	Essential	M		Haringey Council	Pipeline				Pre application
7	Pymmes Park	Good Value and Good Quality Metropolitan Open Land. Council Owned Sport facilities. Public Toilets closed. Park Improvements include: - Reopen Public toilets - SINC opportunity site - Improving access along Southern edge which is blocked by road barrier of NC, reducing access to open space to communities south of road.	Desirable	L			Opportunity				
8	Florence Hayes Park	Develop community action plan for park improvements.	Desirable	S			Opportunity				
9	Florence Green Park	Existing park contains closed public toilets/changing facilities, play space and grassland Park improvements include: - Develop community action plan for park improvements. - Access and signage into park improved. Existing footpaths on entrance to southern boundary are hostile, large fencing and back of alley condition is hostile without any passive surveillance or appropriate lighting.	Desirable	S			Opportunity				
10	Craig Hill Park	Good Value and Good Quality Local Park. Council Owned Sport facilities. Public Toilets closed. Park Improvements include: - Reopen Public toilets - Opp to link to Unity Hub youth centre on Northern edge of park - Opp for green active link along desie line between Craige Park and KOS, through existing Shires Estate. - Opp for play on way route linked to Raynham Road pedestrian bridge. - Improve biodiversity	Desirable	M							
11	New Community Greenspace at Meridian One	Phase 1 lead developer Vistry will help the community design, build and manage a large community garden and flexible space to host food growing, gardening clubs and forest schools, with space for events and socialising. Working with a suitable conservation charity partner. Vistry will provide ongoing support for local volunteers, and is already seeking community input on the design and use of the space.	Important	S	Vistry	Vistry; Charity partner TBC	Pipeline				
12	Kenninghall Open Space	KOS currently offers a natural visual and noise buffer from the North Circular and industrial activities to the east at Albert Works. A number of mature deciduous trees line the edges to the park. The current quality of open space is poor and underutilised. Access and entrances to KOS are limited and obstructed by hostile and confusing road infrastructure networks and existing landscaping buffers to edges for park rendering open space underutilised and poorly surveilled. Any improvements linked to potential for deculverising Salmons Brook waterway which runs along the western edge of KOS under Montagu road, see Blue Infrastructure. Feasibility is being undertaken into the potential reconfiguring of Montagu Road (Montagu Road Area Plan) with importance of KOS as key strategic link between Edmondton Green and Meridian water train station and proposed development.	Important	M	Meridian Water		Feasibility - Meridian Water, Montagu Road Area plan				
13	Montagu Recreational Ground	Improve access to the park and continue to develop and improve amenity facilities in the park. Address boundary by improving lighting and connection to new active travel routes and the nearby cemeteries	Important								
14	General Project: Park improvements	Improve quality and range of services available in each green open space.									
15	Lee Valley Regional Park	Improve access to the park and continue to develop and improve amenity facilities in the park.	Important	XL		LEE Valley Regional Park					
HISTORIC OPEN SPACES											
1	Protect and Enhance Tottenham Cemeteries	Improvements to existing heritage landscape. Improvements could include Improved access along southern border, Access to Salmons Brook on Northern boundary, Volunteering and heritage engagement opportunities, improve condition of structures and monuments, Enhancing Heritage interpretation, new signage and directed routes, Opportunities to protect fragile ecologies, Protection and enhancement of key views	Desirable	M	Heritage	Historic England, Parks and Gardens Trust and private owners (Grovelands, Forty Hall and Trent Park).	Opportunity				National Heritage Lottery Fund; Heritage of London Trust, Historic England, Natural England
OPEN SPACES IN ESTATES											
1	Joyce and Snells park	Masterplan for redevelopment of Joyce and Snells estate to include linear N/S park linking Silver street to Hertford road near Florence Green park.	Essential	L	LBE Housing	HTA Architects	Pipeline				Residential Ballot Nov 2021
	Strategic Landscape improvements to existing housing estates	Upton and Raynham Shires estate - Brockfird Road - Copperfield Road - Beaconsfield Road - Stockton Road	Important	S-L	LBE Housing		Opportunity				

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Project No / Map Key	Project Name	Project Description	Priority - Critical, Essential, Important, Desirable	Site (N, L, M, S, X)	Lead Organisation / Council Department	Partners	Status - Pipeline, Feasibility, Opportunity	Timeline	Funding Status	Good Precedents * Miro board	Additional Notes/Comments
Emerging Development <i>This table lists the scale of the projects proposed in Edmonton, the timescales, lead promoters and estimation of number of homes. There is potential for approximately 15,000 new homes to come forward in the area. There is therefore a unique opportunity for the council to make use of its position as a key investor, landowner and stakeholder to not only develop its own sites but to coordinate development across the area for the benefit of the people of Edmonton.</i>											
	Meridian Water Masterplan	Masterplan led regeneration		10,000	LBE (MW)		Live	25 years			
	Meridian Water Phase 1	Mixed use development		900	LBE (MW) / Vistry	Vistry	Planning partially approved	2021-24			
	Employment and Skills Centre	Employment / Education		N/A	LBE (MW) / Vistry	Vistry	Pre-Planning Application	2021-22			
	Joyce and Snells	Estate Renewal		1825	LBE (Housing)		Pre-Planning Application	2020-2035			
	Upton and Raynham	Estate Renewal		136	LBE (Housing)		Pre-Planning Application	2021-23			
	Montagu Industrial Estate	Masterplan		N/A	LBE (Property) / Henry Boot	Henry Boot	Pre-Planning Application	2021-23			
	Edmonton Green Shopping Centre	Masterplan led regeneration		1468		Crostrree Real Estate Partners	Planning Application	2021-2026			
	Selby Centre / Bull Lane	Housing / Social Infrastructure		N/A		LB Haringey / The Selby Trust	Pre-Planning Application	2021-24			
	(2) 50-56 Fore Street	Housing (Build to Rent)		68		Social Capital Partners	Planning Application	2021-22			
	(6) Methodist church	Housing / Social Infrastructure		24		Methodist Church	Planning Approved	2021			
	London Energy	Infrastructure		N/A		London Energy	Construction	2021-23			
	Building Bloqs	Employment		N/A		BLOQS	Construction				
	North Middlesex University Hospital Housing	Housing / Social Infrastructure		300		NHS / GLA	Potential	2021-26			
	Good Growth	Social and Economic Regeneration		N/A	LBE (Economic Development)		Pre-Planning Application	2021-22			
	Haselbury "Improvements"	Public Realm Improvements		N/A	LBE (T+T)		Construction	2021			
	The "Hinterland"	Public Realm Improvements		N/A	LBE (MW)		Feasibility	Dormant			
	Kensington Masterplan	Masterplan		TBC	LBE (Housing + MW)		Potential	Horizon			
	Liveable Neighbourhoods	Infrastructure Plan		N/A	LBE (T+T)		Feasibility	2021-23			