

ENFIELD COUNCIL

The London Borough of Enfield (Meridian Water Strategic Infrastructure Works) Compulsory Purchase Order 2020

Appendix 3

Peter George

24 March 2021

Ref: PCU/CPOP/Q5300/3258664

A stylized, light blue map of the Meridian Water area is positioned on the left side of the page. It shows various land parcels, roads, and a prominent road running vertically. The map is rendered in a simplified, line-art style.

Meridian Water



Aerial view over Meridian Water across the Lea Valley into Central London



Our Mission

A unique site on the cusp of inner London and the Lea Valley Regional Park, in a landscape rich in wildlife as well as industry, Meridian Water will be a distinctive neighbourhood designed to nurture economic, environmental and social sustainability. Over 10 000 new homes, 6000 jobs and at least 6.4 hectares of new parkland in the Lea Valley will be created over the course of the 25 year development.

Enfield Council has taken the bold decision to reject the usual generic house-building masterplan for this brownfield site in favour of something far richer and more particular to the site's unusual setting and qualities. Bounded by the beautiful Lea Valley Regional Park, the site is strategically located along the London-Stansted-Cambridge growth corridor.

We see its current characteristics - a longstanding industrial presence, combined with abundant wild nature - as an opportunity rather than a challenge. With an experimental, holistic approach to architecture, landscape, programming and economic enrichment, it will become an exemplar of city redevelopment, combining nature and production with sustainable living. Meridian Water will be a benchmark for innovative 21st century city-making.

Location

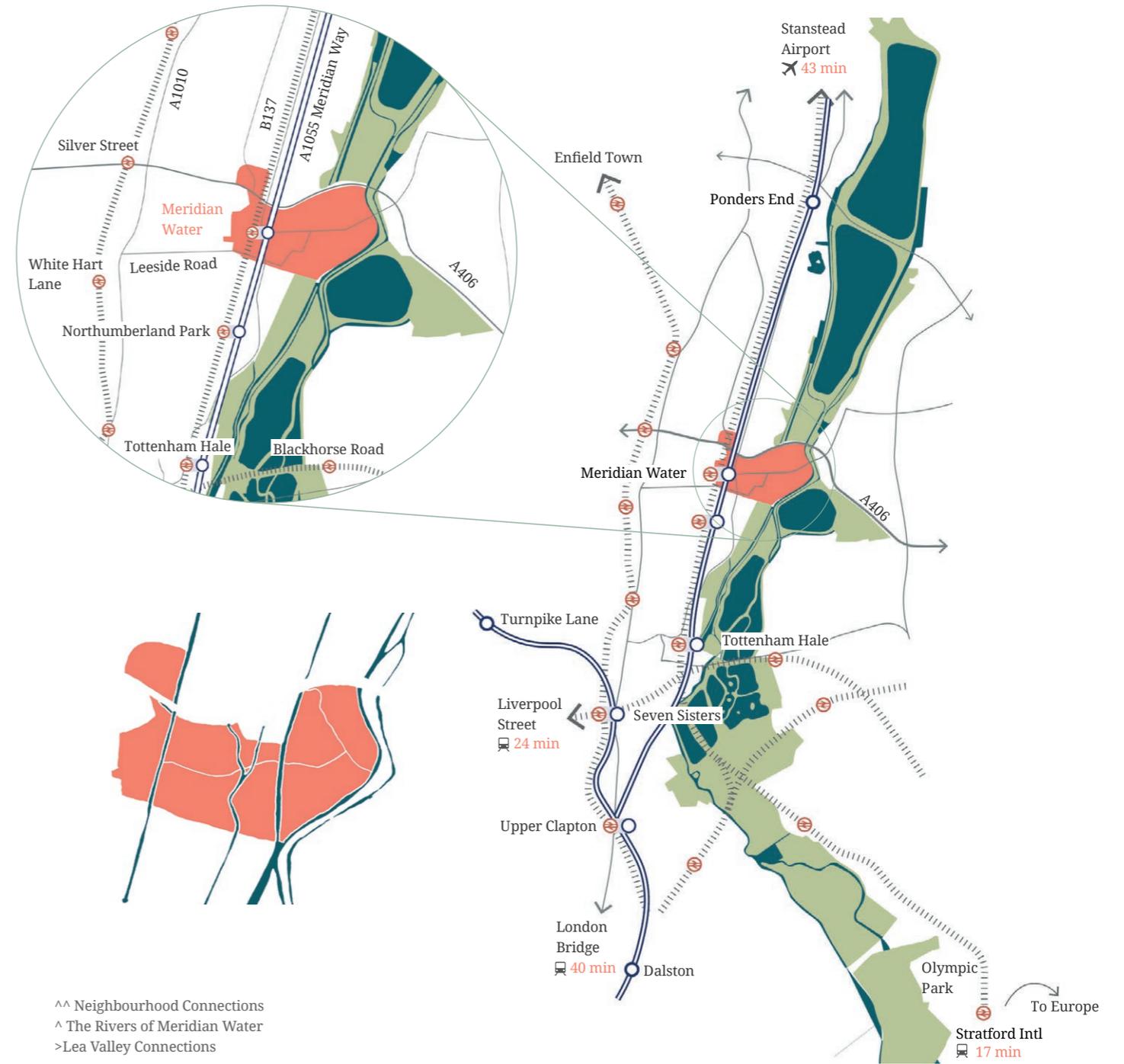
Meridian Water is one of London's largest regeneration opportunities. Located between Edmonton, Tottenham and Walthamstow, it is ideally placed to deliver the spatial, sustainable growth and economic resilience objectives of the London Borough of Enfield.



^ London Connections

Connectivity is a key asset: directly bordering the North Circular, and with the new Meridian Water station on the planned Crossrail 2 route, it has excellent rail and road links to London and its surrounding airports.

Nestled within the Upper Lea Valley, Meridian Water offers a new community at the heart of the Lea Valley Regional Park. The site enjoys large areas of natural grassland, trees and vegetation, left undisturbed for decades. Characterised by a historic network of waterways - canals, brooks and reservoirs, high quality design and landscaping will ensure that these assets are celebrated and augmented.

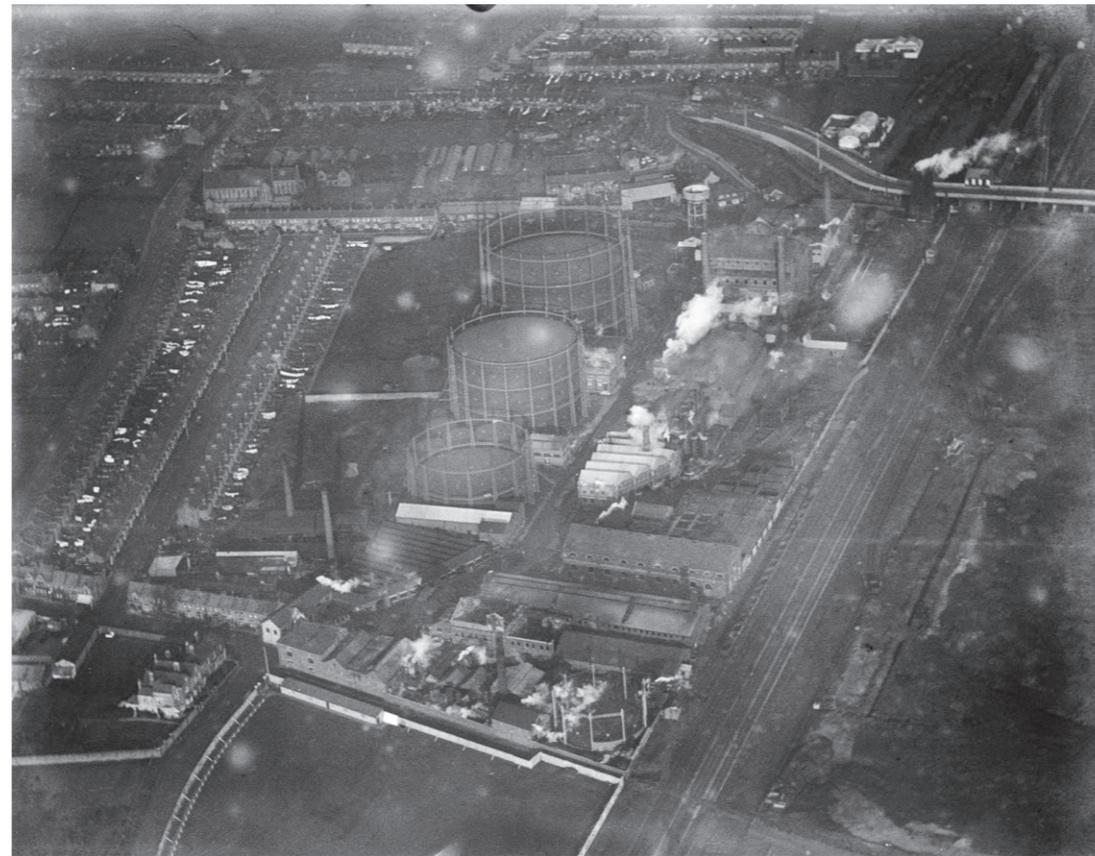


An Industrial Heritage

The Meridian Water site has a long history of industrial production, pre-dating the industrial revolution in it's early establishment of the railway line, first factories and mills. T Glover & Co.'s Gothic Works, once the largest producer of gas cookers in the UK, occupied the large area east of the railway from 1897 until it's demolition in the late 20th century.

The industrial revolution brought heavy canalisation to the banks of the Lea, shaping the constructed character we recognise today. Dating back to 1767, the Lee Navigation provided a vital artery transporting essential crops and construction materials downstream.

Enfield has always been attractive due to it's transport links and ample space. The borough played a major role in the industrial expansion of the late 19th century Lea Valley, contributing a great number of local inventions from the halogen cooker to digital telephone equipment.



^ The Former Gasworks, Upper Edmonton 1923

^ > The Lea Towpath, PE Lock 1950

> Angel Road, Culverting Pymmes Brook, 1921



Meridian Water Today

The Meridian Water site is perhaps best known today for IKEA and Tesco, which currently occupy the brownfield post-industrial patchwork of industrial plots and estates that time has largely forgotten.

The Lea Valley Navigation Channel, although currently publically accessible, is largely forgotten and underutilised in contrast to the surrounding lush greenery of the Lee Valley Regional Park. Bound by the North Circular and the Railway Line, the intricate network of waterways are concealed, underused and culverted in places.



^ Eastern site, and location of the new Meridian Water station
^ < Industrial lots around IKEA and the North Circular
< Industrial patchwork surrounding the River Lea

Future Meridian Water

Meridian Water plants the seeds for a new green community through a patchwork of thoughtfully designed and socially driven green public realm.



01 Meridian Water Station



02 Meridian Mews



03 Brooks Park



04 The Greenway



05 The Towpath



06 The Central Spine



Three Placemaking Pillars

Meridian Water is founded on three key notions of sustainable placemaking, tying together local communities, natural values and sustainable productivity for future generations to come.

The Three Placemaking Pillars are:

1. Parklife on Your Doorstep
2. Your Place to Make and Create
3. Mixing Uses Animating Streets



Parklife on your Doorstep

— The Greenest Development in London

The Lea Valley Regional Park is characterised by waterways, marshlands, wild nature, biodiversity, recreational diversity and production. Through green infrastructure design, thoughtful architecture and enlightened enterprise and land management, this unique character will be expanded throughout the site.

The distinctive neighbourhoods, homes, shops and businesses will feel as if embedded into the park setting. Access to nature will be part of everyday life. There will be a choice, through placement and design of homes, about how residents wish to connect with this natural setting, from closely nested communities adjacent to amenities and transport to more spacious living, stretched out along the waterfront.

The landscape will play an active role in defining movement and activities: green streets, linear parks, pocket parks, allotments, water features and play spaces are just some of the elements planned. Green education will be a priority, from environmental awareness to food growing, healthy lifestyles and sustainable transport. Meridian Water will be climate change resilient.



Your Place to Make and Create

London's New Home for Production

The site's history is one of industry and innovation. We see Meridian Water as an opportunity to bring back production and making in a 21st century context, building resilience and diversity of people into the mix of office and workspaces.

We hope to turn Meridian Water into London's new home for production, offering an ideal environment for strategic business occupiers as well as small scale businesses and start-ups. With both its enterprise and housing programme, the Council is committed to addressing deprivation and reducing inequality in the borough. Attracting and nurturing companies that pay higher salaries will be central to creating a prosperous community. Providing benefits to local people will be at the heart of all decision-making at Meridian Water.

Meridian Water will seek to retain our meanwhile pioneers, creative makers, local artists and manufacturers in the Lee Valley as well as attract strategic businesses from further afield to enrich the mix. Our masterplan will foster connections and opportunities within the local economy and wider, international networks.



Mixing Uses: Animating Streets

London's Most Active Public Realm

We want to harness the dynamics of a truly vibrant street network in Meridian Water, programming a rich mixture of SME retail and business activities on the ground floor, and infusing the streets with a sense of local activity and diversity of people throughout the day.

Through symbiotic adjacencies and serendipitous encounters, communities are created and sustained, providing multiple opportunities for people to live active, sociable and meaningful lives. Within each neighbourhood, there will be a variety of high quality public spaces activated by diverse uses across two thirds of the available ground floor space. A sense of shared community between all age groups, demographics and abilities, will be reinforced by support for co-operatives and social enterprise.

A rich cultural offer combined with light manufacturing, retail and offices creates a 24/7 bustling, vibrant community. Attractive parks, public squares, sports grounds, pubs, bars and restaurants will be strategically woven in, to draw people through the area, populate the streets and encourage encounters. Meridian Water will offer so much more than housing alone.



01

Putting local people first

Meridian Water will prioritise benefits for local people and reduce inequality in Enfield.

Our Eight Principles

The Placemaking Pillars are achieved through a set of integrated development principles.

02

A thriving new economy for the Lea Valley

A destination for strategic business occupiers as well as small businesses, Meridian Water will be a new economic centre.



05

A New Lea Valley Destination

Meridian Water will be a memorable place bursting with character and fun, day and night.



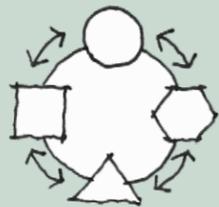
06

New models of living

Meridian Water will offer a great choice of homes, designed to suit a full range of budgets and aspirations.



03



A breath of fresh air

Climate resilience, clean energy and high quality parks are our vision. We will take great care over the life cycle of materials, embedding habits of recycling and re-use. We commit to bettering local energy provision through Energetik, our new energy company.

04



A vibrant mix of uses

Meridian Water will be a safe and inclusive place to live, for all ages and life stages. With community participation we will co-design active, social and meaningful streets and neighbourhoods, improving health and wellbeing for all.

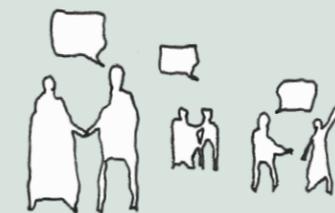
07



Almost car-free

We will support healthy lifestyles by making it easy and attractive to walk and cycle, accommodating all levels of mobility.

08



Proactively engaging

Empowering communities and growing together by responding to the changing needs of local people.

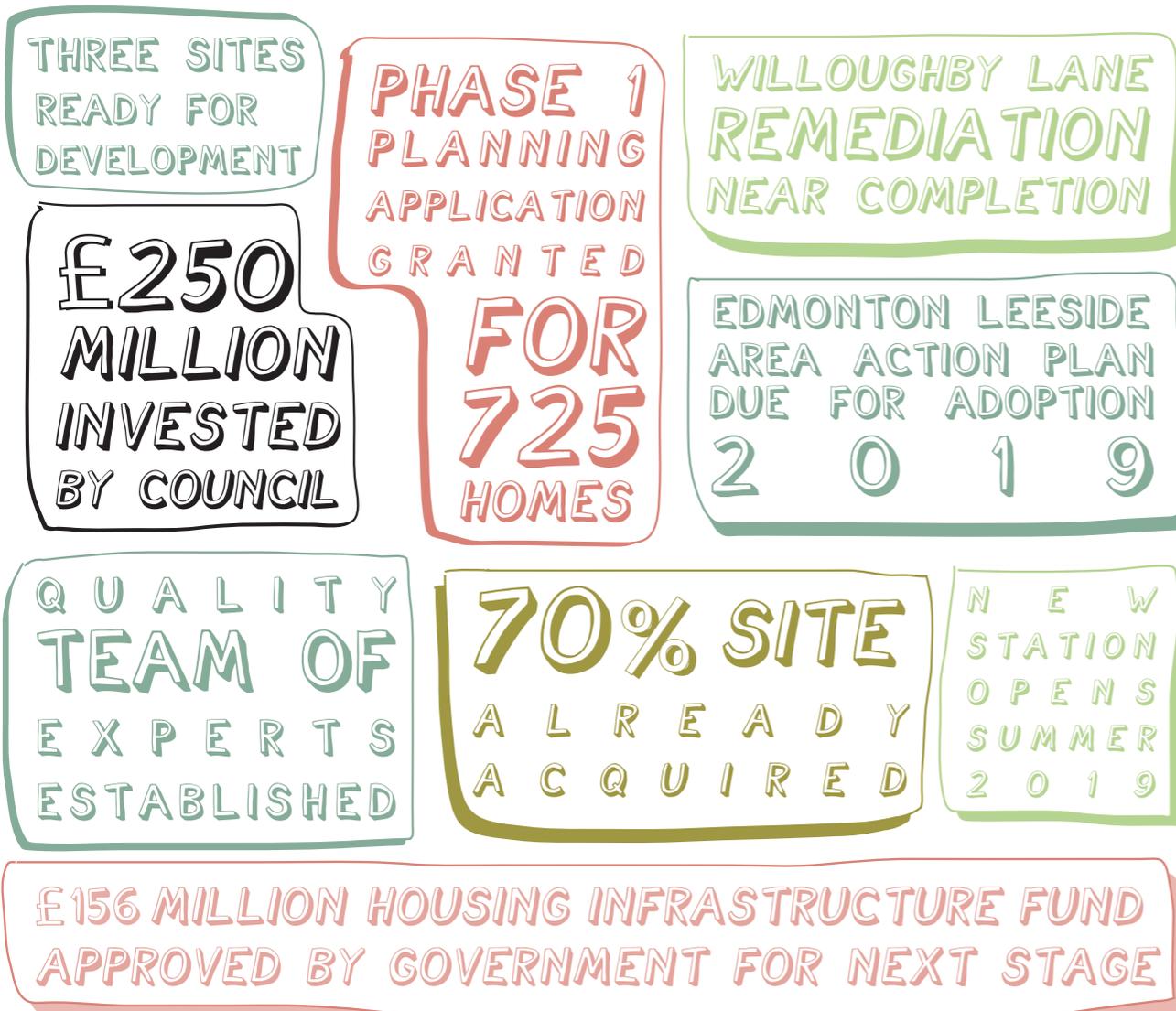


Delivery

Meridian Water is being actively led by Enfield Council, showcasing the public sector at its pioneering best.

“Going forward we will be in control and we will be the custodians of the place Meridian Water will become; investing council money and resources to ensure that local people are the principal beneficiaries of the new homes and jobs that will be created.”

Cllr Nesil Caliskan, Leader of Enfield Council



Achievements

The approach taken by Enfield Council is unprecedented. The Council together with placemakers across the country are taking control of the vision for Meridian Water and overseeing its delivery, selecting development and other partners to bring forward specific parts of the regeneration, whether for housing delivery, new employment spaces or meanwhile uses.

As part of this approach, the Council has acquired 87 acres (35 hectares) of land at Meridian Water since April 2014. It currently owns 70% of all developable land within the red line boundary of the site and has to date committed £157m to land acquisition.

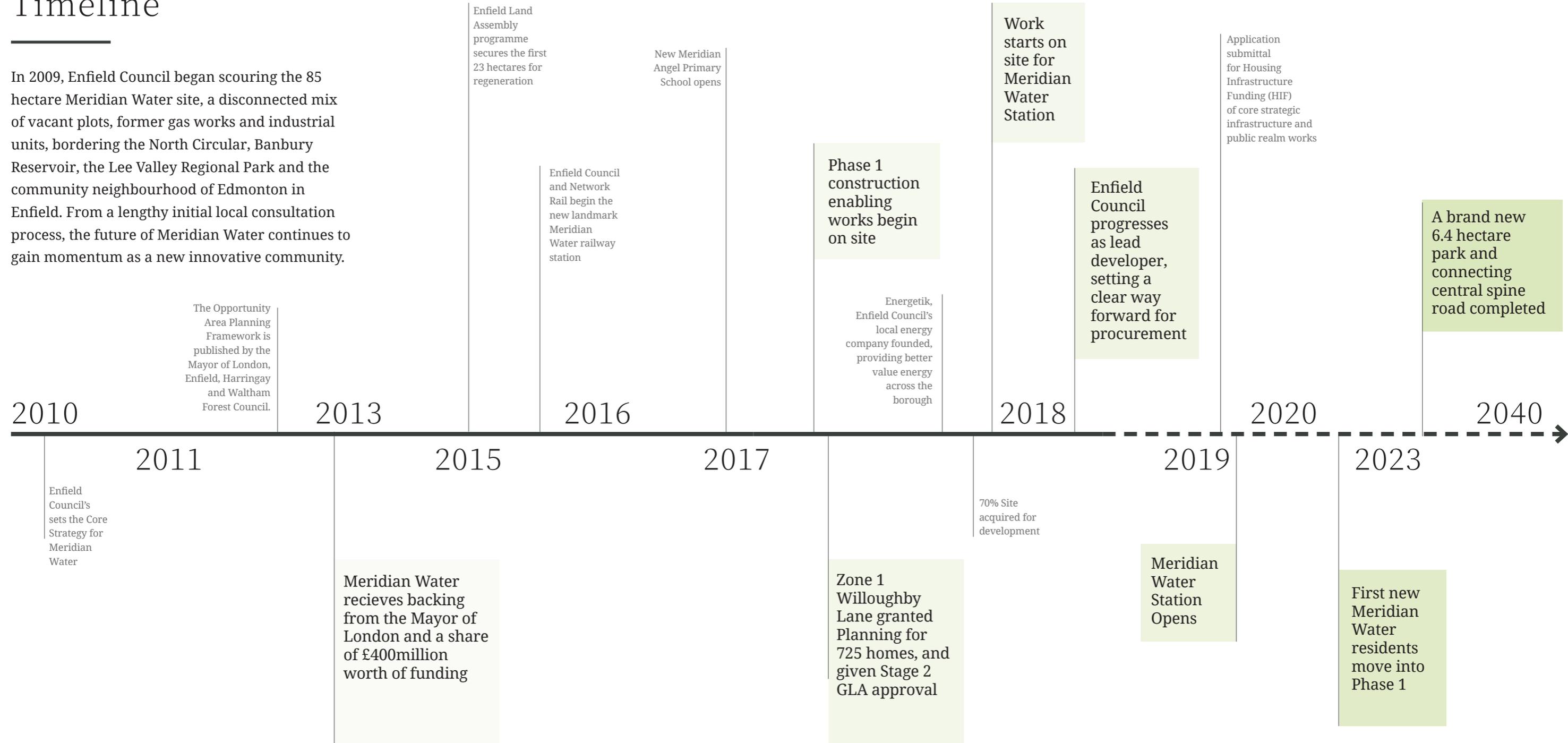
Three new development sites are being offered on the basis of a Development Agreement rather than the sale of land, allowing the Council to retain control to ensure the quality of design and build, accelerate delivery, as well as prioritise the sale of new homes to local people first.

As one of London's biggest regeneration zones, Meridian Water is backed by the Mayor of London, Enfield Council and local residents themselves. It is a designated Opportunity Area and a Housing Zone, which means that it has the political will and support required to succeed.

Local communities have welcomed the opportunities which will be created at Meridian Water. The Council is committed to continued consultation and engagement throughout the life of the regeneration programme and maximising the benefits for those people who already live and work in the area.

Timeline

In 2009, Enfield Council began scouring the 85 hectare Meridian Water site, a disconnected mix of vacant plots, former gas works and industrial units, bordering the North Circular, Banbury Reservoir, the Lee Valley Regional Park and the community neighbourhood of Edmonton in Enfield. From a lengthy initial local consultation process, the future of Meridian Water continues to gain momentum as a new innovative community.





The New Station

It is not very often London gets a brand new railway station, but construction work is well advanced on Meridian Water station, as momentum continues at Enfield' Council's £6bn regeneration. The new station, as the first public architecture in Meridian Water being delivered by Network Rail, will replace the nearby Angel Road station and is expected to serve up to 4 million passengers.

The modern station has been designed by a world class design team including Karacusevic Carson Architects, Atkins and Arup, and will include three platforms and a new footbridge accessed by lifts and stairs as well as new retail space. Provision for an additional fourth platform has also been made to accommodate proposed plans for Crossrail 2. The station is expected to open to the public in Summer 2019.



Evolution

Meridian Water will take shape over 20 years, during which the former industrial site will evolve to encompass future means of creativity, productivity and entertainment - a vibrant mix of communities in continuous transformation.

Neighbourhoods will expand and react to the moving in of residents and opening of new businesses, adapting in character over time. The early phases will nurture an exciting array of temporary uses including festivals, pop-up shops, music workshops and creative start-up studios, supporting 24/7 city life. Through supporting young businesses and families from the outset, the early stages pave the way for the future permanent inhabitants across generations.





Get Involved

By working together we will unlock ideas and investment, encouraging opportunity and entrepreneurialism.

To find out how your ideas and aspirations can help fuel this vision, contact info@meridianwater.co.uk or call 020 7612 8499.

Meridian Water Team

Sarah Cary, Executive Director - Place

Peter George, Director - Meridian Water
 Jennifer Price, Commercial and Development
 Clive Tritton, Employment
 David Duffield, Infrastructure
 Lisa Woo, Masterplan and Strategic Design
 Paul Gardner, Land Acquisition
 Oluyemisi Morgan-Raiwe, Programme
 John Baker, Rail

Periscope

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Aerial view over Meridian Water looking North



meridian
water

VER.03 JAN 2019

GREATER
LONDON
AUTHORITY

THE UK'S
INNOVATION
CORRIDOR