

# Edmonton Vision

Draft



Revision D - 03.01.23

Prepared by LBE Strategic Planning and Design

## Document Control

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Revision	Issue Date	Purpose
A	18/12/20	Initial draft issue for officer comments.
B	27/08/21	Interim Draft
C	17/09/21	Final Interim Draft
D	03/01/24	Publication for New Local Plan Evidence Base

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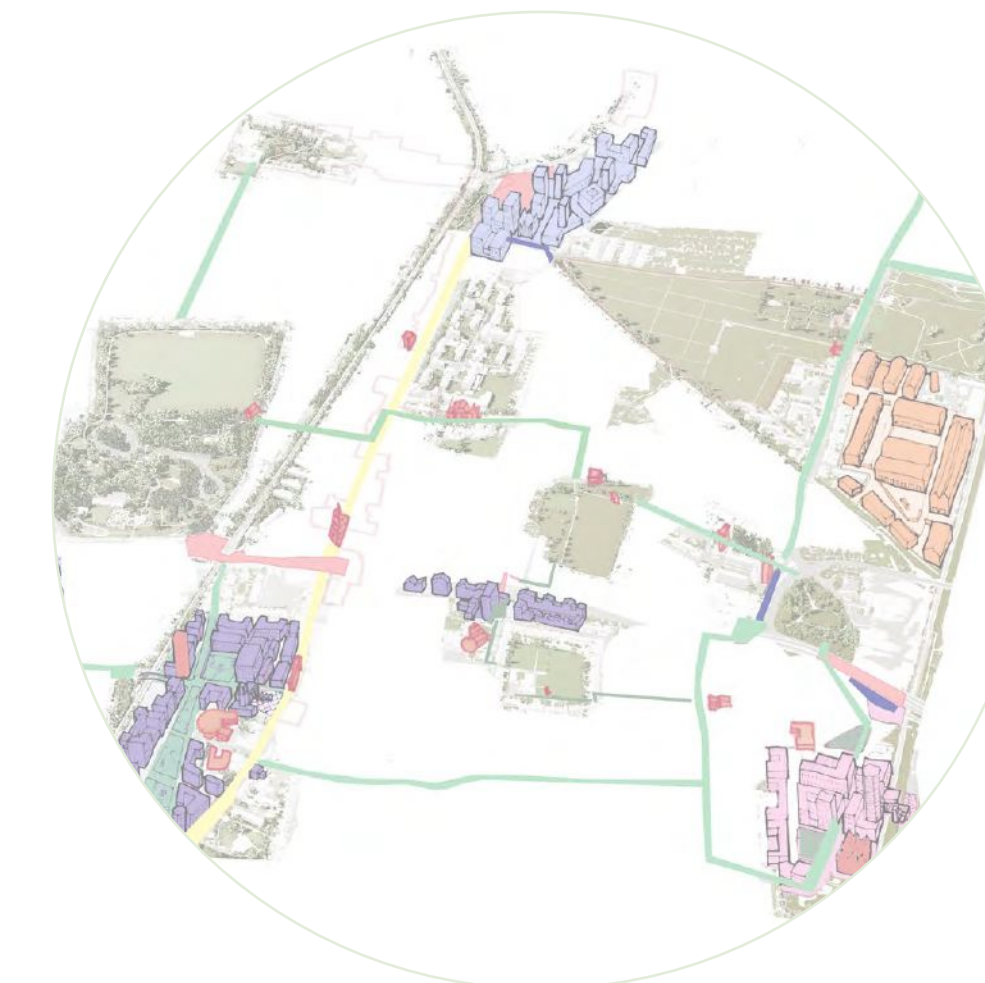
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# Introduction





# Introduction

Edmonton is expected to see transformational change come forward in the near future - as significant development and regeneration is planned here. As the area changes the Council wants to capture the benefits of growth to deliver improvements to the local area for the existing community.

This vision for Edmonton sets out the Council's aspirations for how the area will accommodate **inclusive growth** and indicates how this might be delivered.

## Why create a Vision for Edmonton?

Creation of an Edmonton Area Vision will help to meet the following objectives:

### 1) Creating a comprehensive vision for the area

There are several proposed developments coming forward within Edmonton Green district centre, Angel Edmonton and Meridian Water and the vicinity which are led by different parties. As a result, there is an opportunity for creating a joined-up approach to how this development comes forward. This will be done through producing a comprehensive vision for the whole area that takes a holistic view on how sites might be connected and the transformation that will happen between them. This will help to formalise a single consolidated vision for the area that combines and represents all the interests and aspirations from across the Council and other key stakeholders.

### 2) Coordinating Infrastructure delivery

The significant amount of growth coming forward in Edmonton should deliver meaningful benefits to the existing community. The vision will help to identify where social infrastructure improvements or expansion might be needed for the benefit of the existing residents. Identifying the infrastructure improvements and additions needed will then inform the borough-wide Infrastructure Delivery Plan (IDP) that will support the new Local Plan, which will facilitate bringing this infrastructure forward.

### 3) Assist with guiding decision making

The vision will be used to guide decision-making within the council on prioritisation of projects within the area, and to ensure that the nature of projects taken forward aligns with the strategic ambition for the area as a whole.

## Status of the document

It will act as an evidence base document that underpins and informs the area-based planning policies within the new Local Plan relating to the Edmonton area. This will inform the relevant emerging Local Plan area-based policies which, once adopted, will be a material consideration in decision-making of planning applications.

At this stage the document will be a non-statutory planning document, underpinning the emerging Local Plan. Formulating an area vision as underpinning evidence has enabled a strategy to be produced at pace, alongside the numerous planning applications that are coming forward, to ensure that it can help to shape these. However, this draft vision has broadly followed the approach set out by the National Model Design Code.

### Local Plan

- Placemaking Policies:**
- Angel Edmonton
  - Edmonton Green
  - Meridian Water

### Evidence Base

- **Edmonton Vision**
- Capacity Study
- Character of Growth
- Infrastructure Delivery Plan

### Future

- Supplementary Planning Document
- Adopted Corporate Strategy

*Relationship with the Local Plan*

## Structure of the document

The document is divided into four sections:

- Part 1 sets out the vision and summarises the key findings of the analysis that has informed this
- Part 2 sets out the detailed analysis that has informed the vision
- Part 3 sets out the potential improvement projects that can help deliver the vision
- Part 4 sets out next steps and indicates how the vision might be delivered.

### Part 1: Spatial Vision

This section sets out the draft spatial vision, themes and key projects. This will need to be developed through engagement with the local community and other stakeholders but represents the direction of travel for the vision for Edmonton.

### Part 2: Existing Context

This section sets out an understanding of the existing context of the vision area and wider context beyond which influences it. It also contains a detailed analysis including how the drivers of change and projects were identified.

### Part 3: Potential Improvement Projects

This section proposes potential improvement projects that have been identified through the detailed analysis as well as engagement across the Council.

### Part 4: Next Steps

This section sets out the intended next steps including how the vision might be implemented.

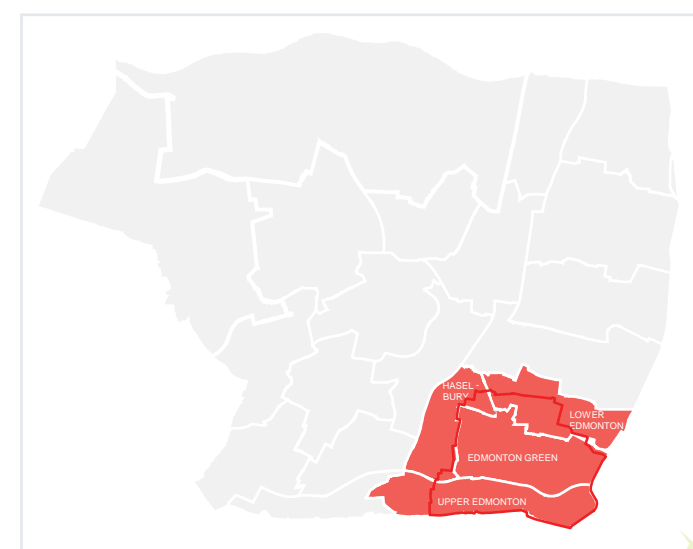
*Structure of this document*

## The Edmonton Vision Area

The Edmonton Vision area lies in the south-eastern corner of the borough. It comprises parts of the wards of Haselbury, Upper Edmonton, Edmonton Green and Lower Edmonton.

The area is situated in a unique context - located at the intersection of places with vastly contrasting characters:

- To the south it is bounded by the Tottenham area within LB Haringey, where significant regeneration is taking place. This includes Tottenham Hotspurs' White Hart Lane Stadium which is intended to be a catalyst for growth in the wider area, as well as surrounding high density residential-led development.
- To the east it is bounded by the Lee Valley Park and its reservoirs which are located within LB Waltham Forest.
- To the north is the suburban neighbourhood of Ponders End, primarily comprised of two storey terraced housing and Picketts Lock including the Athletics Centre, Golf Course and Leisure Complex.
- To the west are the suburban areas of Bowes Park, Palmers Green and Winchmore Hill which are primarily residential.



*Wards within the Vision Area - Upper Edmonton, Edmonton Green, Lower Edmonton and Haselbury Wards.*



- Key**
1. Oswald and Newdales Estate
  2. Edmonton Green Shopping Centre
  3. Edmonton Green Town Centre
  4. Montagu Industrial Estate
  5. Camden Plant
  6. Meridian Water Masterplan
  7. The Shires
  8. Upton & Raynham Estate
  9. Fore Street
  10. Joyce Avenue and Snells Park Estate
  11. Selby Centre
  12. Cycleway 1 - City - Edmonton Green
  13. Edmonton Eco Park
  14. Claverings Industrial Estate
  15. North Middlesex University Hospital





# Part 1: Spatial Vision





## Summary of Analysis

A detailed analysis of the existing area has been undertaken and is set out in full later in the document. The key findings from the analysis are summarised here, which has informed the vision.

## Strengths

- Multiple railway stations with connectivity to central London, Enfield Town and Hertfordshire along two railway lines
- Edmonton Green Bus station served by 13 bus routes Proximity allows for active travel to key nodes in central London - Liverpool Street and Kings Cross (~7 miles / 40 min cycle)
- Strong distinctive character and sense of place
- Rich cultural legacy and pockets of high quality heritage assets
- Popular and successful market hall at Edmonton Green adjacent to successful shopping centre with low vacancy rates
- Successful locally operated high street (Angel Fore Street) with low vacancy rates
- Excellent large blue and green spaces – Lee Valley, Pymmes Park, reservoirs and waterways
- Many active community and faith organisations
- Emerging active travel network (Cycle Enfield) in Edmonton Green with direct Cycle
- Strategically located within the UK Innovation Corridor to support further industrial growth
- Successful industrial estates with very low vacancy rates



Pymmes Park - currently the area's largest park

## Weaknesses

- North Circular is a major barrier, both physically as well as creating a mental divide between parts of Edmonton.
- High levels of noise and air pollution from North Circular
- Poor pedestrian environment across much of the area with pedestrian and cyclist movement limited by:
  - Many crossings and bridges in poor condition
  - Inaccessible public realm around Silver Street Station
  - Railways, industrial estates and some waterways form a barrier
- Lack of life and activity in the evenings meaning many areas feel unsafe, limiting residents from moving around freely
- High levels of crime in some areas
- Potential of waterways and other natural features are not realised
- Very poor East-West connectivity to the Lee Valley Poor accessibility of urban green spaces such as Pymmes Park, Montague Recreation Ground, Craig Park and others.
- Town centres are traffic dominated.
- Inward-facing shopping centre which lacks integration with surroundings.
- Poorly maintained housing stock in many parts.
- Some industrial areas in poor state of repair and underused.
- Heritage at risk in some areas.



The North Circular - a major physical barrier and negative influence generating lots of noise and air pollution.

## Opportunities

- Significant investment coming into the area through regeneration (LBE, Crosstree, NHS, GLA) presents an opportunity to deliver enhancements
- Create a more diverse mix of uses within the town centres, including a greater mix of non-residential uses together with residential uses to sustain these. Build on existing assets such as rich heritage, underused and poorly accessible open spaces and abundant waterways to increase quality and accessibility of these
- Integrate natural flood risk management into new landscaping proposals
- Sensitive redevelopment can build on the existing characteristics of the conservation area
- Address barriers created by infrastructure
- Encourage more leisure and cultural activities
- Intensify and increase the amount of industrial space to generate more local employment opportunities
- Support local entrepreneurship to create bottom up employment opportunities
- Upgrade streets to become more green and accessible for all
- Integrate climate resilient interventions to minimise impacts of climate change



Industrial uses within Ely Industrial Estate - opportunities for local jobs

## Threats

- Relatively successful retail centres may suffer as a result of market uncertainty due to economic fallout of Covid-19.
- Reduction in inward investment interest to help deliver new office growth due to economic uncertainty
- Wider economic circumstances and political uncertainty may reduce funding available to invest towards heritage/placemaking initiatives
- The future funding and delivery for the planned Crossrail 2 rail improvements to the area are currently unclear.
- Potential loss of existing cultural institutions following forced closures throughout Covid-19 pandemic
- Loss of distinctive historic character and sense of place.
- High risk of flooding from surface water and river flooding as lies in a low lying area at the convergence of multiple tributaries of the River Lea.
- Threat that poor quality housing accommodation could exacerbate health issues.



Silver Street Station - an important asset to help lever growth, stymied by the barrier created by the North Circular road



## Existing Edmonton Illustrated

The following images provide a visual summary of the strengths and weaknesses of the existing Edmonton area.



Newly Opened Meridian Water Station with improved frequency to inner London



Recently upgraded cycle infrastructure and SUDS along Fore Street



Residential streets between town centres are dominated by car parking



Large expanses of space are occupied by surface level car parks which are an inefficient use of space. (Raynham Road Car Park)



Public realm improvements around Silver Street station remain disconnected from the surrounding area by the North Circular road.



The Joyce Avenue and Snells Park estate located along the high street is planned for comprehensive regeneration



View towards developments in Tottenham



Pedestrian underpass near Warnier Drive



Angel Community Centre offering space for local community organisations, including fitness classes and faith groups



Dedicated cycle routes, here from Edmonton Green to Angel walk



Clues to importance of Edmonton's cultural past - A mosaic on the side of Lidl heralding it's more glamorous past



Walkways along the River Lea provide popular leisure routes, but are poorly accessible from the surrounding area.



The North Circular and overpass create a significant physical barrier



Road infrastructure around Kenninghall Open space makes the open space highly inaccessible and discourages its use.



View towards developments in Tottenham



Successful independent shops along Fore Street within characterful buildings



Building Bloqs - London's biggest makerspace



Creative meanwhile installations near Meridian Water encourage biodiversity



Cemeteries concealed by large brick wall, hiding a priceless of local heritage



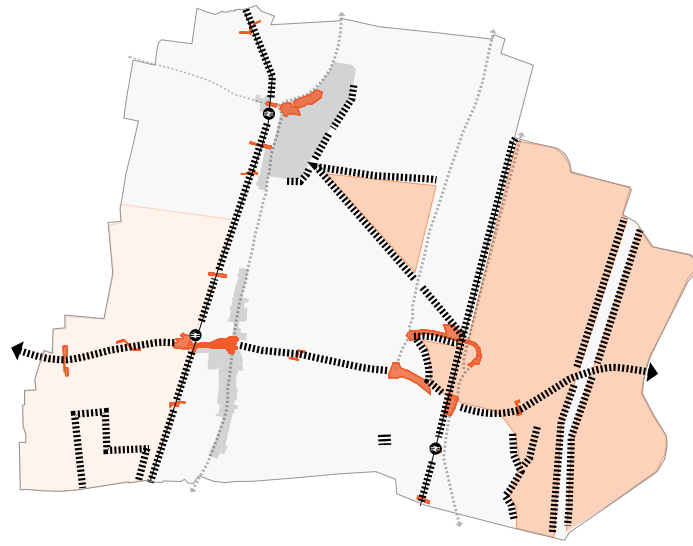
Many parts of the area are characterised by emblematic high rise tower blocks



Large areas of two-storey terraced suburban housing with residential streets dominated by car parking



## Summary of Analysis



### Movement

Physical infrastructure, in particular road, rail and the Tottenham cemeteries, create barriers which separate residents from town centres, workplaces and access to natural amenities.

#### Positive change to build on

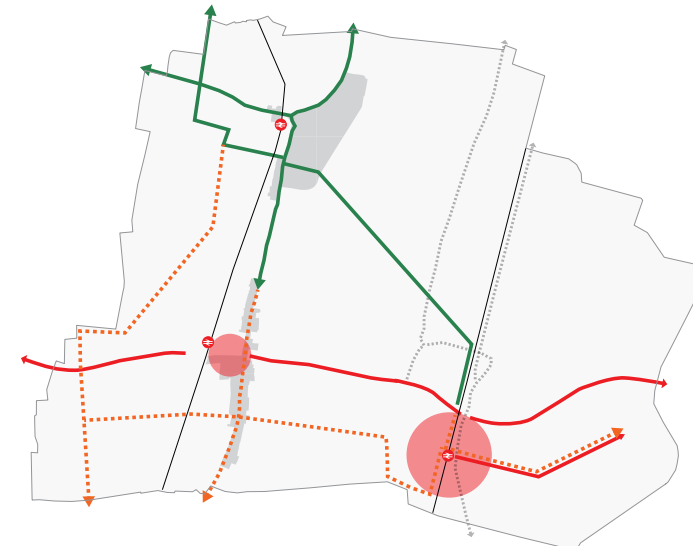
- Early feasibility work is underway to address some issues.

#### Challenges still to address

- Railway infrastructure creates east-west barriers
- The North Circular creates a north-south barrier
- Large scale industrial estates in the East do not invite movement east to west.
- The existing layout of Edmonton Green Shopping Centre is inward looking and prevents easy movement through to surrounding areas.
- The Lee Valley and industrial parks are very hard to access by foot.
- Pymmes Park is cut off from the residential areas by road infrastructure to the south and east.
- Tottenham Cemeteries acts as a movement barrier and could be made more accessible

#### Potential for future work/improvements

- Long term projects are needed to ameliorate North Circular crossings such as Sterling Way (Fore Street) and North Circular underpasses (Kenninghall Open Space)
- Bridges and underpasses should be improved
- Routes through Edmonton Green shopping centre should be created (being delivered as part works)
- Footbridges crossing railway lines to improve access into industrial estates



### Public Transport

There are strong north-south links and growing provision at Meridian Water. However, east-west links are poor.

#### Positive change to build on

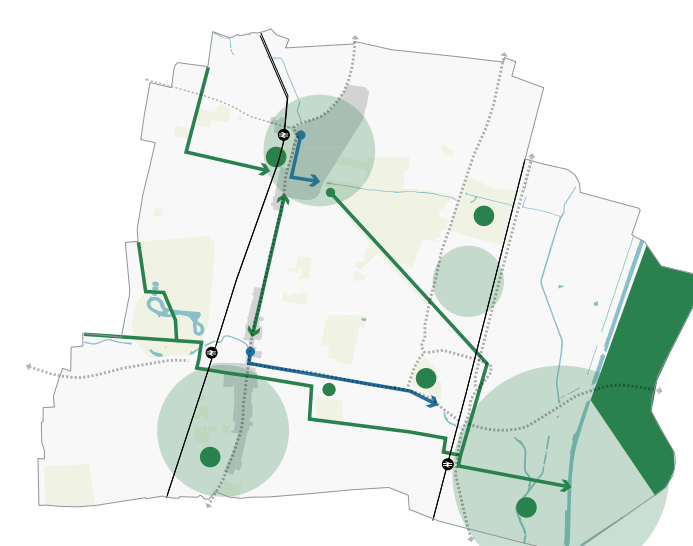
- New Meridian Water Rail Station is now open with 4tph towards inner London
- Proposals for increased train frequency in future
- Existing cycle infrastructure around Edmonton Green has been delivered with future pipeline connections

#### Challenges still to address

- Poor east-west bus and rail connections
- South Edmonton suffers from poor active travel and cycle connections.
- Challenging active travel junction on North Circular junction with Fore Street

#### Potential for future work/improvements

- Bus improvements needed, including to connect to railway stations
- Potential for assessing feasibility of north circular usage for bus rapid transit or other use.
- Opportunity for feasibility to improve Fore Street crossing of North Circular to be progressed.
- Public transport improvements into and through industrial estates



### Green and Blue Network

The existing green and blue network is fragmented but has great potential with concrete proposals at Meridian Water in the pipeline.

#### Positive change to build on

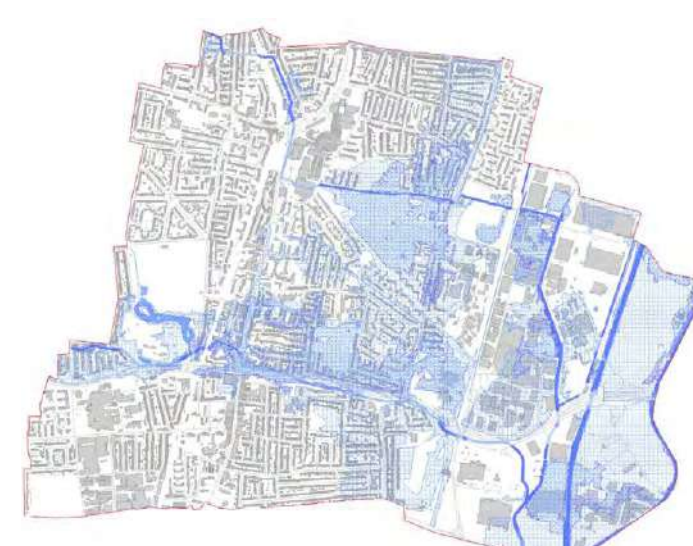
- Lee Valley Regional Park is a high quality asset.
- Pymmes Park is a high quality urban park with heritage value.
- There is an extensive waterway network.
- The Council has adopted a Green and Blue strategy to guide positive enhancements
- Meridian Water will provide enhanced access and new green space.

#### Challenges still to address

- Much of the natural environment is disconnected and hard to access for residents
- The local plan evidence indicates a deficit in open space in this area
- Quality of much of the green space in South east of Edmonton is poor
- The area is of high flood risk.
- Kenninghall Open Space is an underutilised asset with poor accessibility by pedestrian and severed off from nearby communities by major road infrastructure
- Proposed projects have not received funding

#### Potential for future work/improvements

- Green infrastructural links connecting to Bull Lane and Selby Centre new park and sport facilities
- Proposals could be explored for greening of residential areas to deliver environmental improvements and help alleviate flood risk.
- Greening of industrial estates.



### Climate Emergency

There are a number of climate change and environmental challenges in the Edmonton area.

#### Positive change to build on

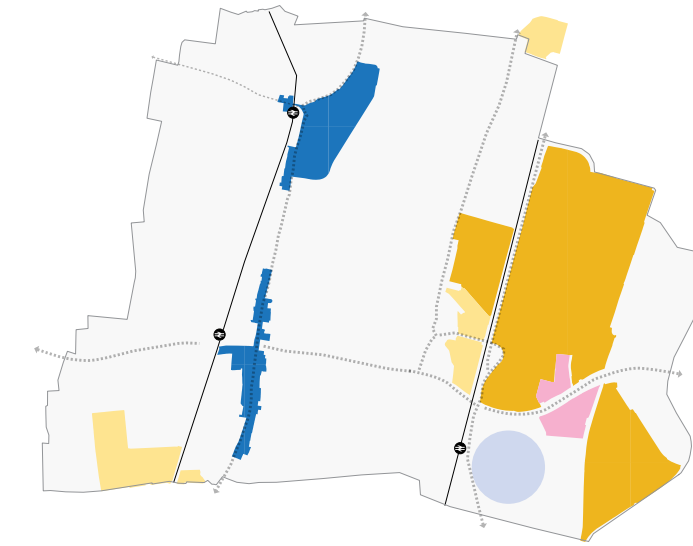
- District Energy network initiated at Meridian Water energy to ameliorate fuel poverty and reduce energy use across Edmonton
- SuDs wetlands programme initiated to alleviate flood risk
- 

#### Challenges still to address

- Air quality : Existing road infrastructure plays a significant role in damaging the air quality across Edmonton
- Climate risk : overall climate risk high across majority of Edmonton
- Fuel poverty : Proportion of households fuel poor across Edmonton is high
- Flood risk : A large proportion of Angel Edmonton sits within Flood risk 2 and 3 zones.

#### Potential for future work/improvements

- Development of District Energy Network
- Proactive green and blue infrastructure networks connecting places
- Retrofit and creation of green homes.



### Economy

A varied but geographically separate series of centres exist within the study area.

#### Positive change to build on

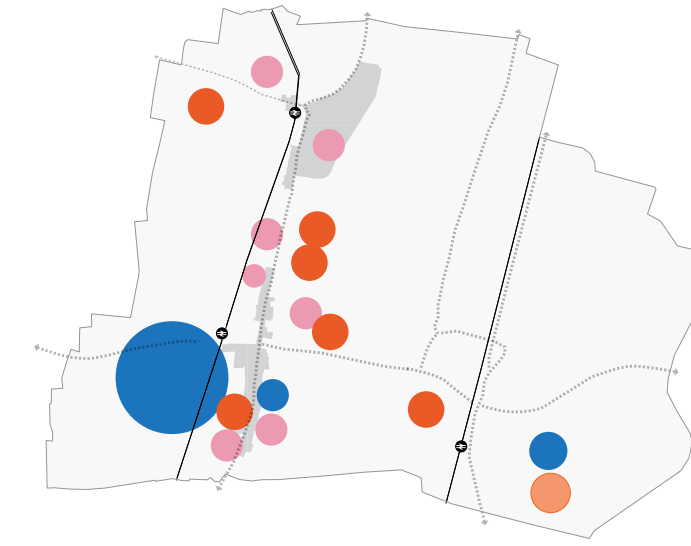
- Angel Edmonton is a low vacancy, community orientated high street.
- Edmonton Green serves an important retail and civic function with the library and LBE offices.
- Meridian Water is an emergent multi use centre.
- Large industrial workspace in existence with a regional significance.

#### Challenges still to address

- Montagu Road Industrial estate is currently underdeveloped and underused.
- Each centre needs to interconnect with the others as well as play to own unique strengths.
- Retail parks are redundant for modern needs.

#### Potential for future work/improvements

- Fore street between the two centres is undefined and has an unclear function.
- The workplace centres should be recognised and given distinct identities that link to wider area. Improving visibility of manufacturers
- Potential for a more localised circular economy, in particular with proximity of incinerator to industrial zones. Manufacturing plays a crucial role in the transition to the circular economy.
- New development near manufacturing areas could increase opportunities for mixed use development and build good transition spaces towards mono-functional areas to strengthen a compatible mix of land uses
- Opportunity to re-purpose retail parks to a more urban and sustainable form.



### Social Infrastructure

There is a mixed and varied array of social infrastructure.

#### Positive change to build on

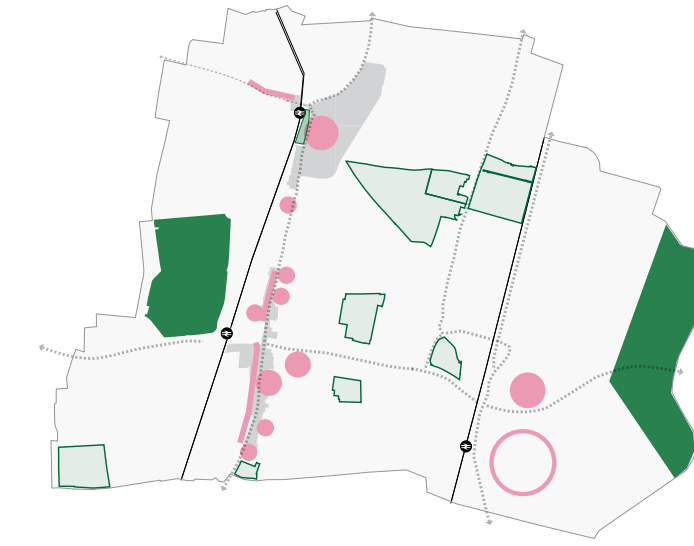
- North Middlesex University Hospital is an important centre for healthcare in North London.
- Several GP surgery
- Several schools
- Over-provision of community space

#### Challenges still to address

- Many community facilities are clustered around Fore Street with fewer elsewhere
- Industrial zones lacking in meaningful social infrastructure

#### Potential for future work/improvements

- Further work needed to identify school need in future
- Further work needed to identify health needs.
- Opportunities for social infrastructure in industrial zones to address and nurture existing and future employment skills



### Culture and Leisure

There is strong potential and legacy to build on but deficits in current provision.

#### Positive change to build on

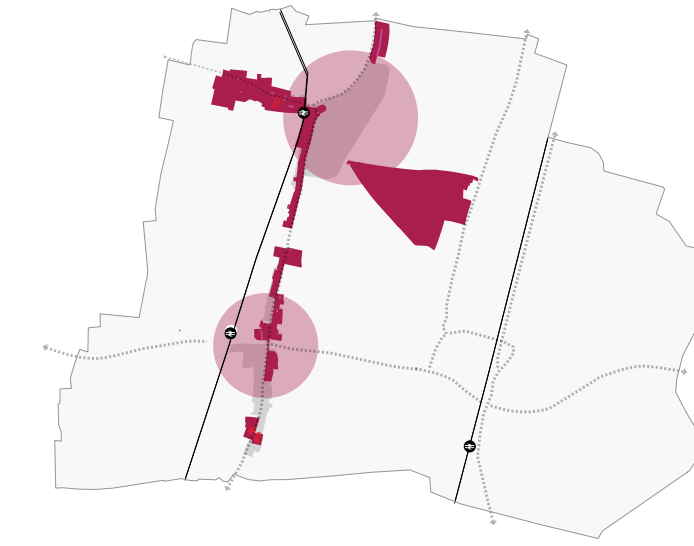
- Lee Valley Regional Park and Pymmes Park are high quality leisure amenities.
- Active religious community comprising many faiths
- Wedding venues are growing businesses but many are located in poorly fitted and located buildings.
- Millfield Theatre and Arts centre is a highly successful cultural venue

#### Challenges still to address

- Historically Angel Edmonton was seen as a place of theatre, cinema and entertainment. This has declined in recent decades.
- Many green spaces are of low quality and could be improved to further their use to the community
- The mosque in Angel Edmonton is very popular but has outstripped the buildings and car parking available.
- Though valued, Millfield Theatre and Arts centre are under threat post-pandemic due to closures

#### Potential for future work/improvements

- More engagement with the needs of the community is required.
- Implement the cultural strategy.
- Connect to new sports facilities at the Selby Centre.



### Heritage

There are concentrations of heritage assets and cultural heritage projects with huge potential for enhancement

#### Positive change to build on

- The area has many undesignated heritage assets which provide intangible heritage and community projects that could inform developments.
- Church St and Fore St Conservation Areas and statutorily and locally listed buildings.

#### Challenges still to address

- Fore Street and Church Street conservation area under pressure from development.
- The areas historic grain and uses removed by North Circular and the shopping centre.

#### Potential for future work/improvements

- Rich history could suggest ways forward for development and the community
- Access and boundary treatment to the Tottenham Cemeteries could be improved to make them more of a heart of the area.
- Address the issues of severance caused by the North Circular to create a cohesive Fore Street.



## Vision Themes

A series of key themes that form the vision have been identified. These connect to the draft Local Plan themes, as well as the GLA recovery missions. Potential projects and initiatives identified throughout the document are linked back to these themes, demonstrating how individual initiatives can contribute to achieving the overall vision and objectives.

### Well Connected Places

*Improving permeability between areas of transformation, encouraging active travel with improved public realm alongside integrated sustainable transport systems. Linking green spaces to areas of transformation with active travel links.*



### Deeply Green Edmonton

*Tackling the climate and ecological emergencies through greening, bluing and retrofitting of existing infrastructure and improvements to existing industrial land, Delivering low carbon, sustainable development.*



### Inclusive Economy

*Fostering 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 catalysing*



### Strong 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.*



### Town Centres and High Street

*Activating high streets day and night. Delivering new enhanced public spaces supported by a range of uses that create vibrant centres with unique offerings.*



### Culture and Heritage

*Enhancing existing local heritage assets and knitting in the cultural programming of existing spaces to enhance local distinctiveness.*



### Intergenerational Edmonton

*Improving the area for people of all ages, young and old by create new buildings and spaces that cater to a variety of needs and desires.*



### Healthy Edmonton

*Improved health and well-being facilities connected to a network of social infrastructure to support mental health and well being.*





# A Vision for Inclusive Growth

Edmonton will capitalise on its fantastic location with improved public transport services between the local centres and beyond. Active travel will be the primary means of movement along enhanced streets and green links, encouraging residents to lead active and healthy lifestyles. New pedestrian and cyclist connections across the North Circular will enhance connectivity.

The different parks and green space will become more accessible through improved connectivity, and new pocket parks will be created offering more green space on people's doorsteps. Waterways will offer key connections around the area with walkways that are open to the public. There will be excellent direct and safe access to the Lee Valley Regional Park from all parts of Edmonton.

Workplaces and industry will be at the heart of the community. A more just and equitable economy will create increased and more diverse employment with amenities for workers to develop a stronger character and identity that will be visible to the surrounding communities.

It will be a place where people can afford to live, providing opportunity for everyone. Large scale developments will catalyse positive change in the area including the transformation of a number of estates into high-quality mixed tenure neighbourhoods.

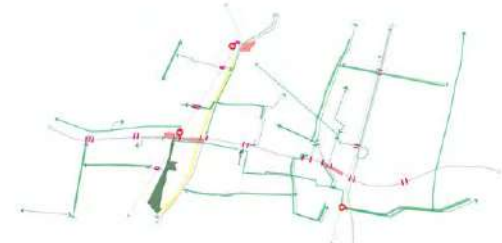
The Council will work with local people and businesses to ensure they have an active role in positively shaping growth and change in their area.

The areas transformation will be strongly rooted in its existing heritage, reigniting its rich cultural legacy and retaining the most valued aspects of its existing identity.

This interim vision should be broken into deliverable, time dependent portions.

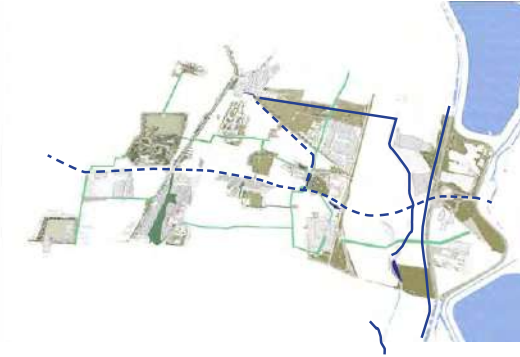
## Well Connected Places

Connect the green spaces, town centres and employment areas by healing movement barriers such as the North Circular and railway tracks. New active travel and public transport improvements.



## Deeply Green Edmonton

Improve the quality of existing green space as well as connect to the Lee Valley in order to reduce the deficit in access to green space. Reveal connect to the wealth of culverted waterways.



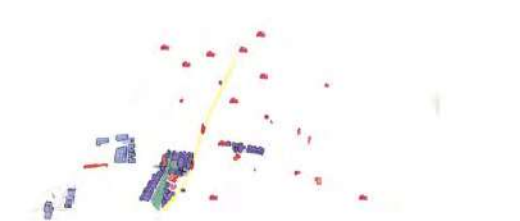
## Inclusive Economy

Promote affordable workspace through meanwhile use and a proactive industrial approach. Strengthen existing industry and use Meridian Water to encourage new sectors.



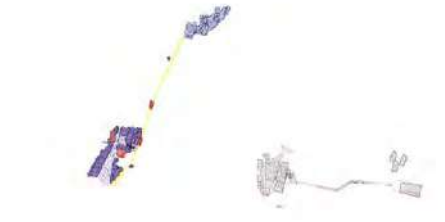
## Strong and Resilient Communities

Connect communities to the new Selby centre and provide new social infrastructure along Fore Street and Meridian water. Enhance existing community assets. Diverse housing need accommodated by the new council homes building.



## Town Centres and High Street

Boost town centres and the high street through meanwhile uses and an inclusive economic development programme.



## Culture and Heritage

Celebrate the areas heritage and culture through the lottery fund projects and encourage the nascent night time economy. Make culture a part of everyday life through a public arts programme.



## Intergenerational Edmonton

Build new intergenerational housing at Joyce and Snells and Meridian Water. Support creation of places of fun and education for the young and old.



## Healthy Edmonton

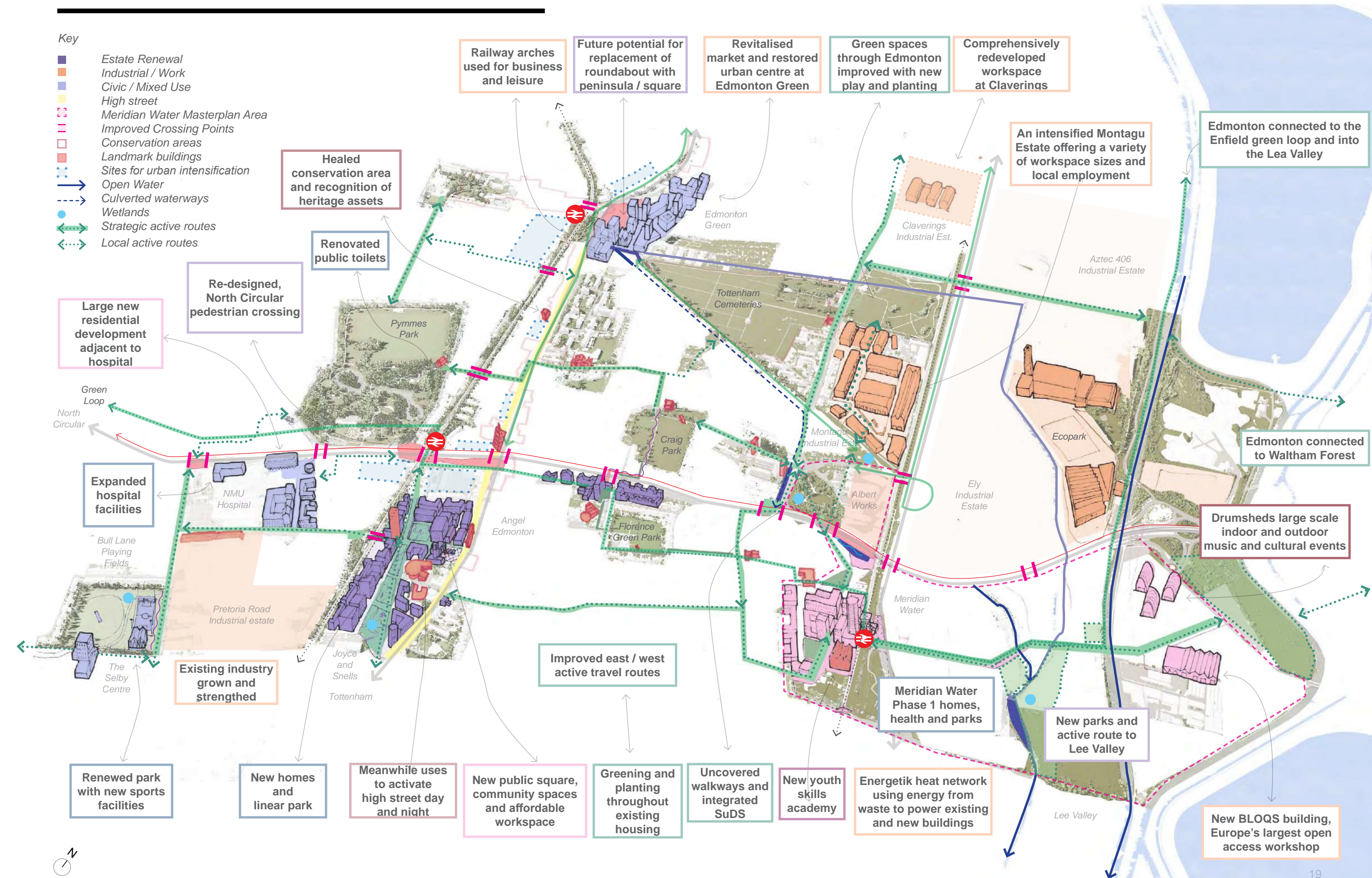
Provision of new sports and leisure at Bull lane as well as throughout Meridian Water. Improved healthcare facilities at NMU Hospital.



# A Vision for Inclusive Growth

Key

- Estate Renewal
- Industrial / Work
- Civic / Mixed Use
- High street
- Meridian Water Masterplan Area
- Improved Crossing Points
- Conservation areas
- Landmark buildings
- Sites for urban intensification
- Open Water
- Culverted waterways
- Wetlands
- Strategic active routes
- Local active routes





## Projects List

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

### 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

