

Part 2:
Existing Context Analysis



Strategy and Policy Context

This vision has been prepared with reference to other relevant Council strategies and plans. A summary of each is below.

Enfield Council Plan 2020-2022

The Corporate Plan is the Council's most important strategic document that will frame policy development and resource allocation, setting the vision for the borough. The Plan makes it clear how we will deliver a lifetime of opportunities for everyone in Enfield, working within four overarching themes. We seek to build a modern Council, that will be bold, make a difference and show we care; to take climate action, that creates a carbon neutral organisation by 2030 and a carbon neutral Borough by 2040; to create a fairer Enfield, where everyone can shape decisions and fulfil their potential; and to provide early help, to tackle problems before it is too late.

Enfield Climate Action Plan (CAP) 2020

The Enfield Climate Action Plan 2020 provides a framework on how Enfield will become a carbon neutral organisation by 2030, and a carbon neutral borough by 2040. It sets out our current carbon emissions (baseline) and the action we need to take to achieve net zero targets. The CAP does not set policy but rather provides a framework to guide other policies, so that Enfield can deliver against its carbon reduction targets, for example around low carbon development, active and sustainable transport, waste management, renewable energy and blue-green infrastructure.

A Cultural Strategy For Enfield 2020-2025

This strategy sets out a robust framework to strengthen and enrich culture across the borough of Enfield. It also embraces the varied beneficial impacts of arts and culture from place-shaping and tourism, to economic development, employment, lifelong learning and health, and for the sheer pleasure and social benefit of being part, through all stages of life.

Culture Connects - A Cultural Strategy for Enfield 2020-2025

This strategy focuses on how culture can connect, it provides the following three aims:

- To gain a clear view of Enfield's cultural strengths and weaknesses to enable strategic support and planning
- To harness the power of culture to support key Council agendas across all policy areas
- To make more of Enfield's cultural offer by providing a focus for prioritised projects and collaborative networks

Enfield Blue and Green Strategy 2021-2031

This strategy sets out Enfield Council's ten-year strategy to protect, maintain and enhance the borough's network of blue and green assets.

Enfield's Economic Development Strategy 2021

This strategy sets out how we will create the right conditions for businesses to develop and grow, and through partnering with local businesses to support our residents into meaningful, secure work, the Council can help to build a stronger and fairer economy. It also considers the impact of the global pandemic on Enfield, by recognising the need to provide a robust and efficient business response and support service. The Economic Development Strategy contains the following four objectives for economic development:

- Create more high-quality employment
- Enhance skills and connect local people to opportunities
- Develop town centres that are vibrant, safe and inclusive
- Craft a cultural offer for Enfield to support London's status as a world class city

Draft new Enfield Local Plan

The Council will deliver a new Enfield Local Plan covering the plan period up to 2039, which will replace the existing Development Management Document (2014) Core Strategy (2010). The Core Strategy establishes the existing vision for the borough and the core policies that delivered this vision. A new Local Plan is required to address the challenges and opportunities over the next 10 to 15 years. The new Local Plan will set out the policies and proposals that will guide development, which will address priorities such as housing, affordable housing, employment, public health, town centres, safety and design quality.

Edmonton Leaside Area Action Plan (ELAAP) 2020

The Area Action Plan for the Edmonton Leaside Area is continuing to progress and will be supported by additional master planning SPD. The ELAAP is a Planning Framework to support the delivery of the first set of new homes at Meridian Water – this is Enfield's flagship regeneration project. Additionally, the area will accommodate new employment, a new train station, supporting infrastructure and other facilities required to support housing growth.

Enfield's Heritage Strategy (SPD) 2019-24

The Heritage Strategy: Making Enfield sets out the Council's aspirations for heritage planning over the next five years. The document is consistent with current national and Council policies and can be used to support bids for inward investment and to direct resources. The Heritage Strategy is concerned with heritage planning, museums and local studies and archives. It embraces the Council's growth agenda, recognises the importance of heritage to a sense of place and identity and highlights how heritage can be a positive factor in securing high quality placemaking.

Good Growth Strategy for Fore Street in 2020/2021

The Good Growth Strategy led by Enfield Council's Town Centres Team, is an exciting project seeking to lay the foundation for sustainable growth and placemaking and unifying the Angel Edmonton area into the future. The Good Growth proposals will deliver two innovative, meanwhile spaces; an Urban Room and a Garage Yard Workplace hub (on the Joyce & Snell's site), together with targeted public realm interventions and a new school street.

The project will seek to directly tackle some of the key socioeconomic issues so that the community can realise the full long-term benefits of the area's regeneration. The proposals are intrinsically linked to the Joyce and Snell's regeneration and the meanwhile interventions and initiatives will be used to engage the community, test potential for innovative spaces, uses and interventions and will ultimately be incorporated in a more permanent capacity within the new J&S development. Bridport Road Tottenham Hotspur Stadium Snell's Park Joyce Avenue Claremont Street Tottenham High.

Enfield Joint Health and Well-being strategy 2020-2023

This strategy sets out our long-term vision for reducing health inequalities in Enfield. Over the next three years, we are focusing our partnership work on making the healthy choice the first choice for everyone in Enfield. Key to this is developing, aligning and coordinating preventative actions and services across the system to maximise impact and tackle the barriers to healthy behaviours. The places we live in and how we work with our communities are vital in supporting good health. While this strategy focuses on how behaviours like smoking, lack of exercise, poor diet and drinking cause preventable deaths, we know that the conditions in which people live, work and age can make it harder for people to live healthier lives and drive these huge differences in avoidable deaths. Dealing with these issues can only be achieved by changing the local environment so that we

remove barriers to healthier behaviours.

Education strategy- 2018- 2021

This strategy sets out how we will support our educational settings and increase access to school education, to support children and young people with special educational needs and disabilities to meet their full potential.

Infrastructure Delivery Plan (IDP)

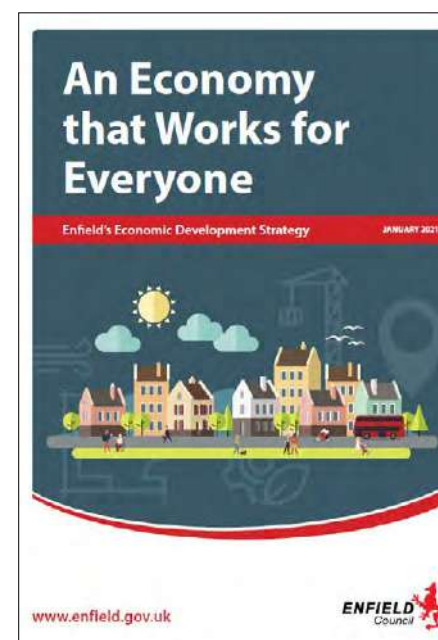
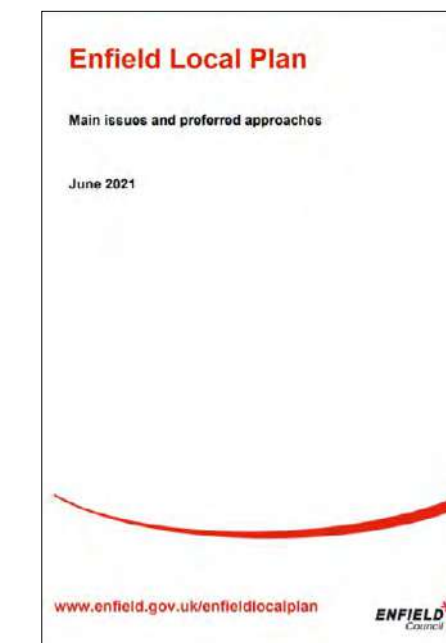
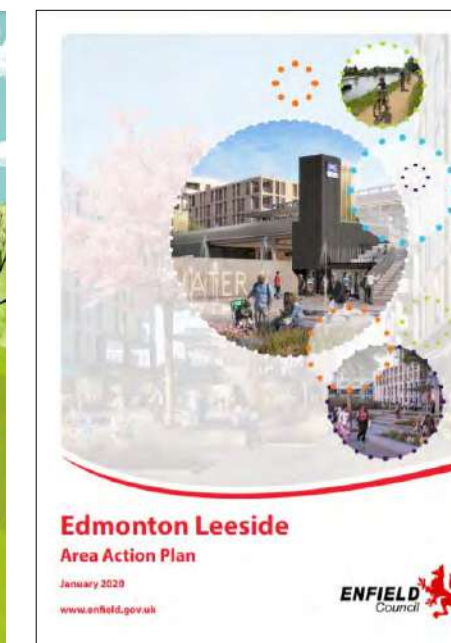
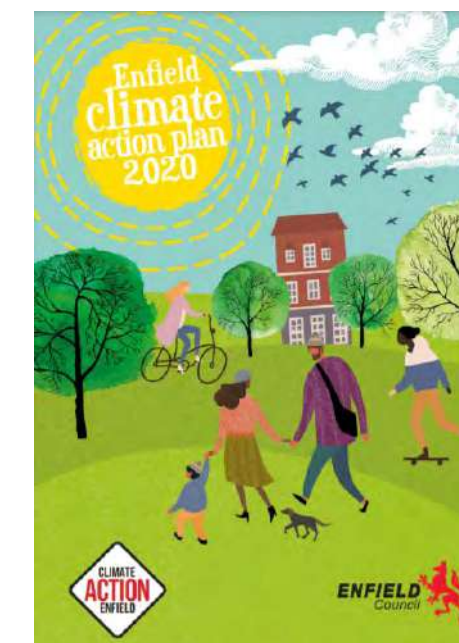
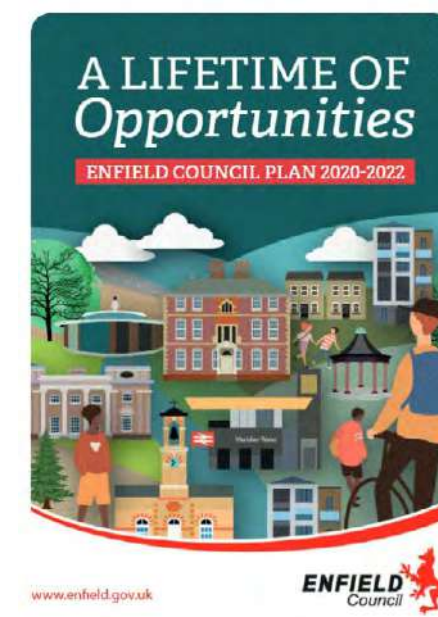
The Infrastructure Delivery Plan (IDP) is a document that supports Enfield's growth. It identifies areas where investment will be needed to meet the additional demand from population and housing growth over the plan period. It also sets the basis for policies for developer contributions to meet future need and where applicable identifies gaps in existing provision to form a platform for future development, project delivery and funding bids.

The IDP is a 'live' document that is reviewed periodically so that the Council can monitor progress on infrastructure delivery and have in place an up to date schedule of infrastructure requirements. It will review existing provision for all infrastructure including social infrastructure such as health and education facilities, as well as physical infrastructure such as transport and utilities, and green and blue infrastructure such as parks and open spaces – to support housing delivery.

Conservation Area Character Appraisals and Management Plans

Each of Edmonton's three conservation areas benefit from a character appraisal and management plan. These are listed below but also taken into account throughout the study.

- Montagu Road Cemeteries
- Church Street
- Fore Street Edmonton



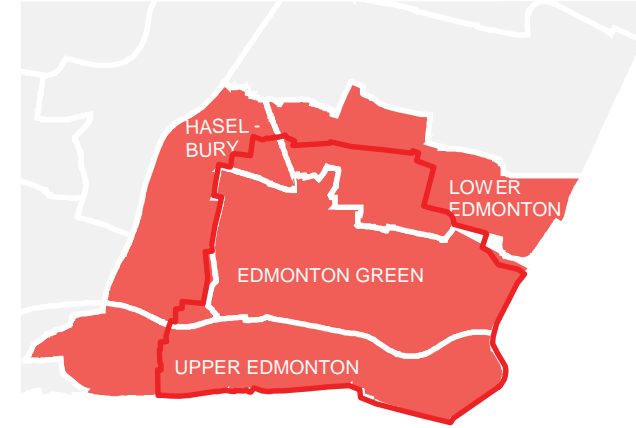
Various strategy and policies which have informed this vision

People: Demographics

Whilst the area covered by the Edmonton Vision does not follow ward boundaries it is primarily comprised of the four wards of Edmonton Green, Upper Edmonton, Haselbury and Lower Edmonton. This section seeks to understand the demographics of the people who live in the Vision area.

The levels of inequality between the east and west of the Borough exhibit a stark contrast. Local communities in Angel Edmonton, in particular, are negatively impacted from historic underinvestment in social housing, high levels of crime, poor health and wellbeing, barriers to education and training and income deprivation. Average household income in the ward is below the median level for the borough as a whole and lower than the London average.

Map of wards

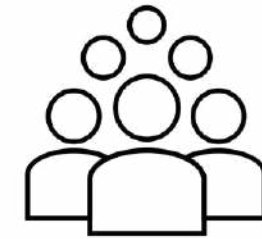


Key Statistics

- Within top 5% most deprived wards in England
- 37.9% claiming universal credit
- Upper Edmonton has the lowest life expectancy of 75.6 for men and 80.9 for woman almost 5 years below the borough average.
- Crime rate of 162 (Upper Edmonton) - 65.9 (Lower Edmonton) per 1000 residents (89.6 LBE)
- Male life expectancy is 79 (compared to 80.3 LBE) Female: 84 (compared to 84.5)

Conclusions

- Edmonton has a young, diverse community - the most in the borough.
- Some of the highest levels deprivation in London can be found in Edmonton.
- There is a low level of car ownership for the borough, suggesting a reliance on public transport.
- A high amount of flat living suggests a need for good quality, public facilities.



74,675

Population of the four wards (2019 est)



37%

People under the age of 25 (2011 Census)



46%

Of households own no car (2011 Census)



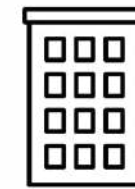
27%

Households single occupancy (2011 Census)



21%

English as a second language (2011 Census)



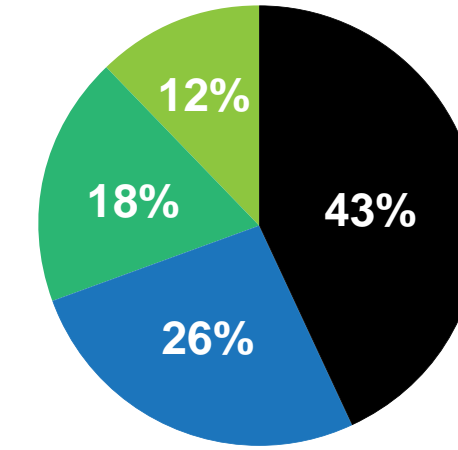
41%

Households are flats (2011 Census)

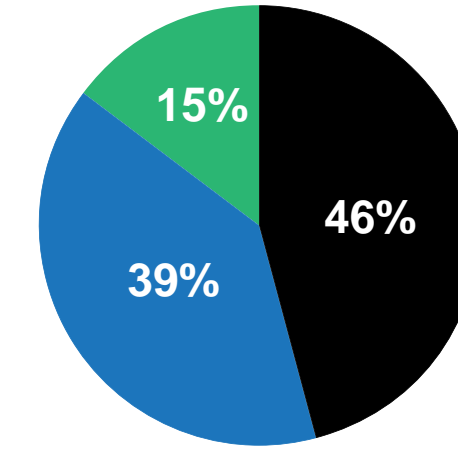


22no.

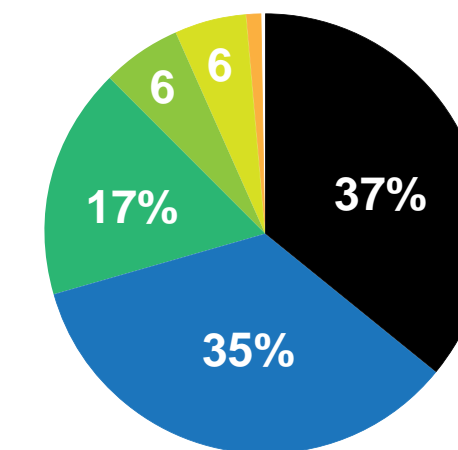
Distinct ethnic groups (2011 Census)



Housing Tenure (2011 Census)



Car Ownership by household (2011 Census)

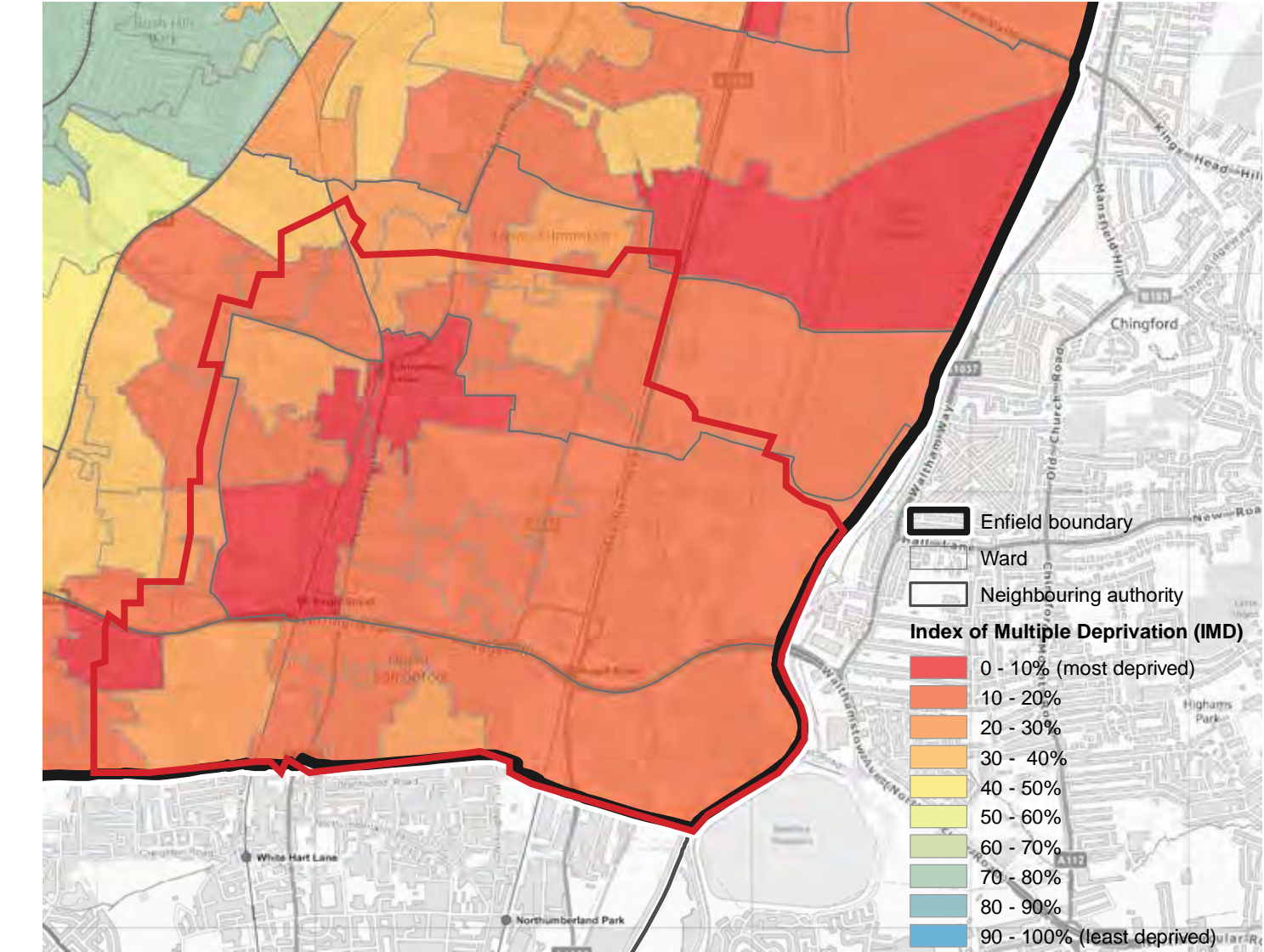


Housing Type (2011 Census)

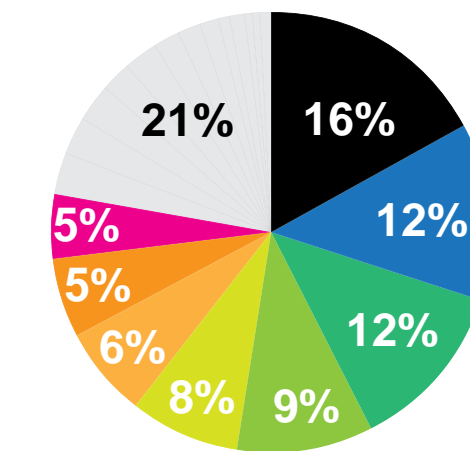
- Owner Occupier
- Private Rented
- Council Housing
- Registered Provider

- No car
- 1no.
- 2no.

- Terraced
- Flat (Purpose Built)
- Semi Detached
- Detached
- Flat (Shared House)
- Other



Index of Multiple Deprivation



Ethnicity (2011 Census)

- White British
- Turkish
- Black African
- Black Caribbean
- White Other
- Somali
- Other Asian
- Other Ethnic Group
- Others (less than 5% each)

Place: The Wider Context

The area is situated in a unique context - located at the intersection of places with vastly contrasting characters. The study covers a defined boundary it must be understood within its wider context. There are several key surrounding features and areas that have an influence on Edmonton. In particular, LB Haringey lies to the south containing the districts of North Tottenham and Bruce Grove. In reality people do not perceive the borough boundaries in a meaningful sense and Edmonton blurs into the continuous and interlinking communities to the south.

To the east there are the natural assets of the Lee Valley Regional Park and its reservoirs. These provide north-south leisure routes that allow opportunities to enjoy nature.

To the south, White Hart Lane station is more convenient to people in the south of Edmonton than Silver Street. The Tottenham Hotspur stadium and retail uses along the high street have a strong influence. This is an area that is changing rapidly. Further south, railway and road links lead to central London.

To the north lie further residential areas in Enfield as well as Enfield Town itself and routes out to Hertfordshire. Leisure facilities at Picketts Lock lie to the north east.

To the west the A10 creates a barrier to movement and marks the east / west split in the borough. The North Circular provides a vehicle link onwards to Palmers Green and Barnet.



Tottenham Hotspur Stadium



The River Lea and Lee Valley Regional Park



Brantwood Road Industrial Estate, Haringey



Indicative view of central London to the South



Enfield Town Major Centre located to the north



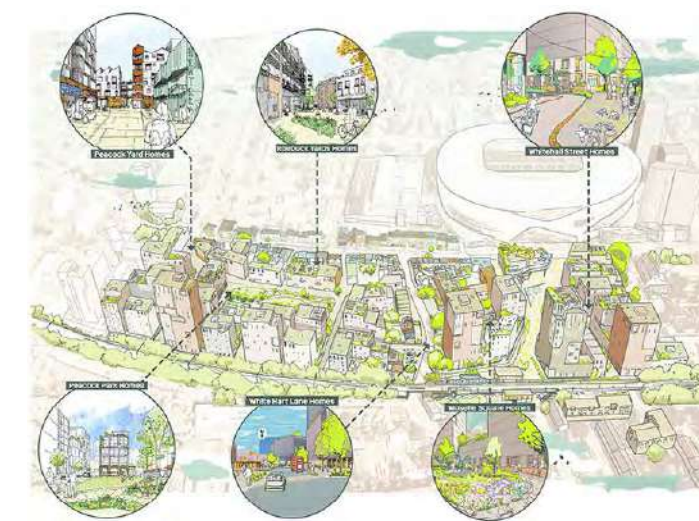
Lee Valley Leisure Facilities at Picketts Lock



Banbury and William Girling Reservoirs



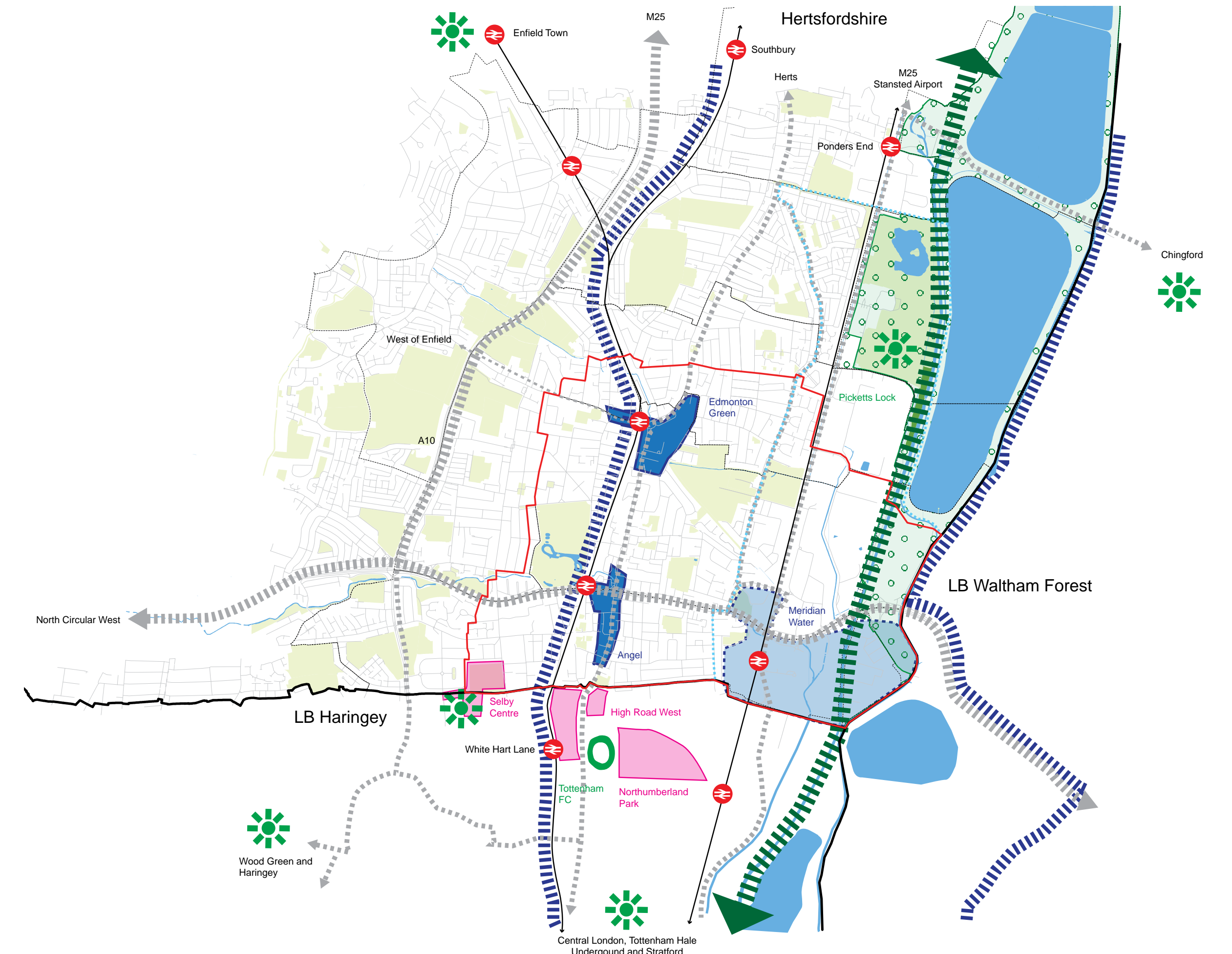
Bruce Grove and North Tottenham



High Road West Proposed Regeneration

- Key
- ULVOAPF
 - ELAPP Boundary
 - Lee Navigation Walk
 - Current and Future Town Centres
 - Development Sites
 - Green Belt
 - Lee Valley Regional Park
 - Destinations

N



Place: Built Typology

The following map contains an extract from the updated Characterisation Study (2011-updated 2021) that describes the predominate building typology of areas.

- Edmonton is home to a variety of typologies built around a historic core of Linear development along the historic north south route of Hertford Road
- There is a large amount of good quality dense terraced housing
- A small amount of greenery and parks exist in relation to the amount of urban area.
- There is a large amount of free form and street based estate often in council ownership.
- Since 2011 some new development has come forward along the north circular and on Fore Street .



Historic Centres



Urban Centres



Linear Centres



Big Box Retail



Institutions



Large Scale Industry



Small Scale Industry



Urban Terrace



Classic Suburban



Street Based Estates



Free Form Estates



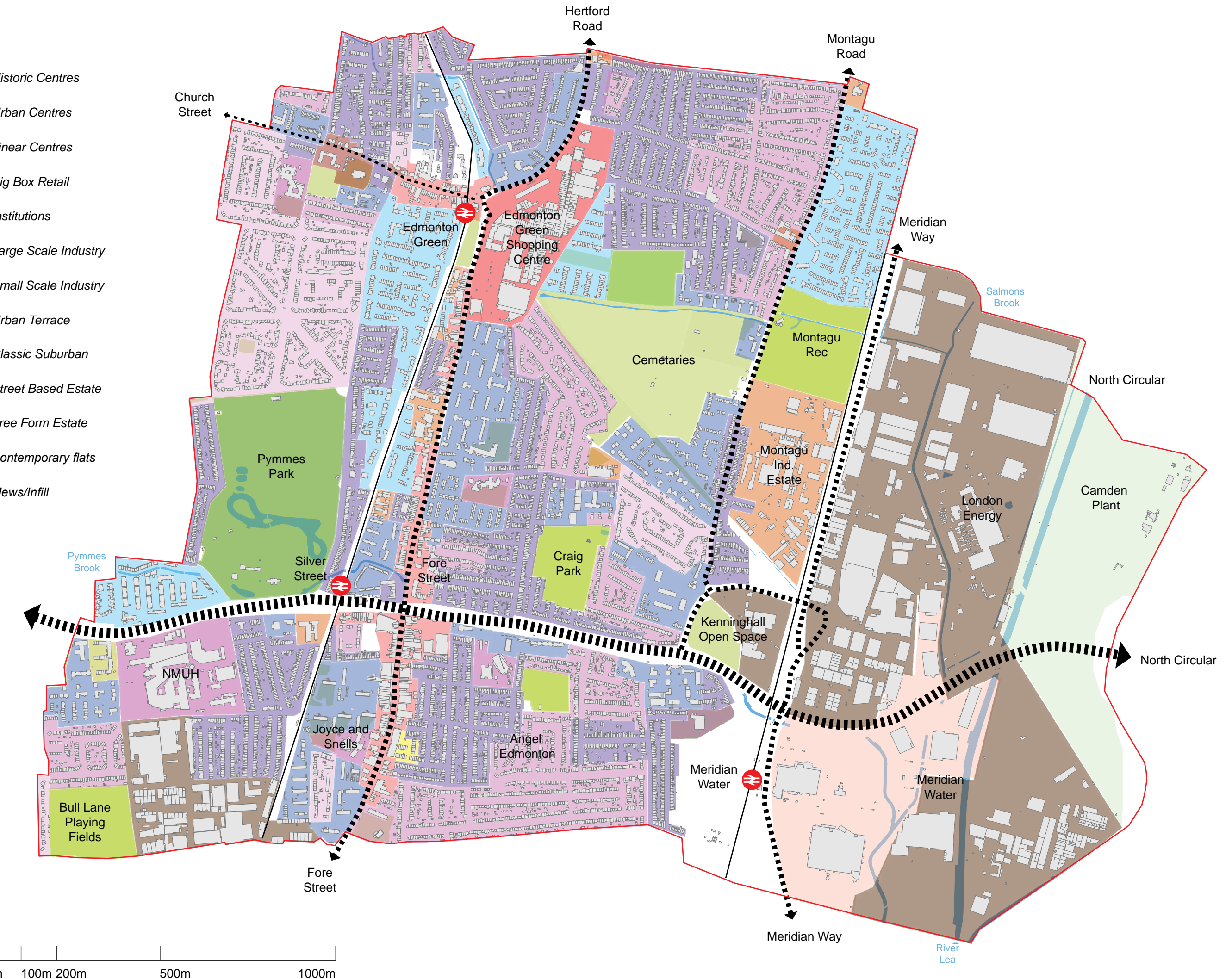
Contemporary Flatted



Mews/infill

Key

- Historic Centres
- Urban Centres
- Linear Centres
- Big Box Retail
- Institutions
- Large Scale Industry
- Small Scale Industry
- Urban Terrace
- Classic Suburban
- Street Based Estate
- Free Form Estate
- Contemporary flats
- Mews/Infill



Emerging Development

This table and diagram explain 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.

Project	Type	Lead	New Homes	Stage	Timescale
Meridian Water Masterplan	Masterplan led regeneration	LBE (MW)	10,000	Live	25 years
Meridian Water Phase 1	Mixed use development	LBE (MW) / Vistry	900	Planning partially approved	2021-24
Employment and Skills Centre	Employment / Education	LBE (MW) / Vistry	N/A	Pre-Planning Application	2021-22
Joyce and Snells	Estate Renewal	LBE (Housing)	1825	Pre-Planning Application	2020-2035
Upton and Raynham	Estate Renewal	LBE (Housing)	136	Pre-Planning Application	2021-23
Montagu Industrial Estate	Masterplan	LBE (Property) / Henry Boot	N/A	Pre-Planning Application	2021-23
Edmonton Green Shopping Centre	Masterplan led regeneration	Crosstree Real Estate Partners	1468	Planning Application	2021-2026
Selby Centre / Bull lane	Housing / Social Infrastructure	LB Haringey / The Selby Trust	N/A	Pre-Planning Application	2021-24
(2) 50-56 Fore Street	Housing (Build to Rent)	Social Capital Partners	68	Planning Application	2021-22
(6) Methodist church	Housing / Social Infrastructure	Methodist Church	24	Planning Approved	2021
London Energy	Infrastructure	London Energy	N/A	Construction	2021-23
(10) Meridian Grand	Hotel / Entertainment	Meridian Grand	N/A	Planning	2021-22
Building Bloqs	Employment	BLOQS	N/A	Construction	2021
(1) Langhedge Lane Estate (3) ICMG Edmonton (4) Park Road (7) TFC Fore Street (8) Town Road Lane (9) 434 Montagu Rd	1) Workspace 3) Social Infrastructure 4) Housing 7) Housing and retail 8) Housing 9) Housing and retail	Various local developers	1) N/A 3) N/A 4) 10 7) 28 8) 7 9) 55	1) Pre-Planning Application 3) Pre-Planning Application 4) Construction 7) Pre-Planning Application 8) Pre-Planning Application 9) Planning Refused	1) TBC 3) TBC 4) 2021 7) 2022 8) 2022 9) TBC
North Middlesex University Hospital Housing	Housing / Social Infrastructure	NHS / GLA	300	Potential	2021-26
Good Growth	Social and Economic Regeneration	LBE (Economic Development)	N/A	Pre-Planning Application	2021--22
Hazelbury "Improvements"	Public Realm Improvements	LBE (T+T)	N/A	Construction	2021
The "Hinterland"	Public Realm Improvements	LBE (MW)	N/A	Feasibility	Dormant
Kenninghall Masterplan	Masterplan	LBE (Housing + MW)	TBC	Potential	Horizon
Liveable Neighbourhoods	Infrastructure Plan	LBE (T+T)	N/A	Feasibility	2021-23

Key Points

- The Council plays a leading role in the development of Edmonton with control of a large amount of investment.
- There are several regional actors and institutions (NHS, property developers) who are exploring large projects. There is the opportunity to coordinate this investment.
- Many local developers, entrepreneurs are investing in the area as well.

Key

- LBE - Live
- LBE - Pipeline
- Other - Live
- Other - Pipeline
- Plans - Confirmed
- Plans - Not funded
- Greening / Public Realm - Live
- Greening / Public Realm - Pipeline
- Site Specific Projects



Climate and Environment

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

The maps on this page have three examples:

- **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.

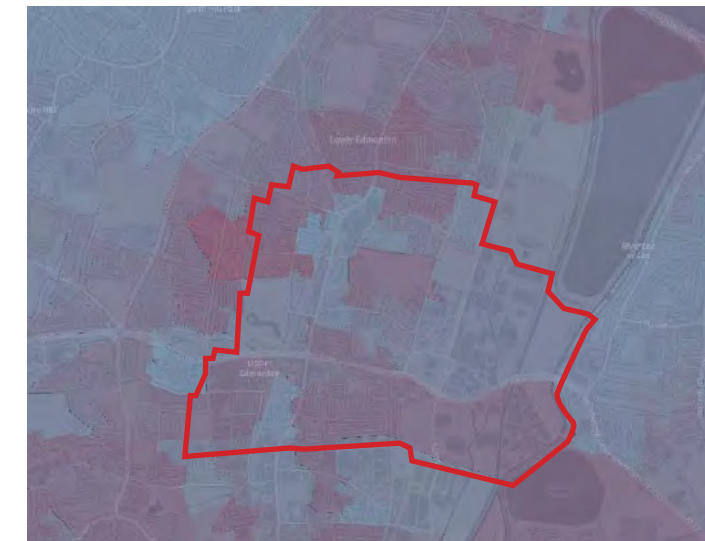
In terms of meeting these challenges, climate action and sustainability is a cross cutting theme which permeates throughout the Edmonton Vision. Delivery of the Edmonton Vision will involve an holistic approach which will create a sustainable and climate resilient future neighbourhood, some key points are listed below.

Key Points

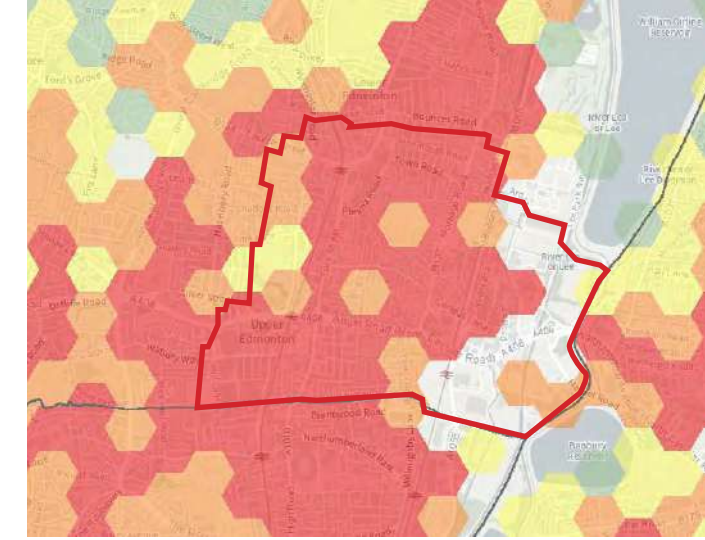
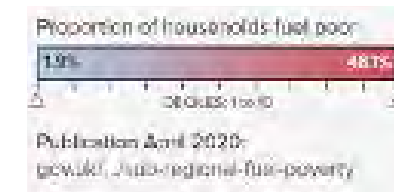
- Addressing connectivity and movement barriers will reduce carbon emissions and improve air quality
- Flood risk maps highlight development risk with associated flood management precautions necessary for any new development within flood risk zones. It also highlights opportunities for SuDS and opps for de deculverting.
- Providing more blue and green infrastructure, including new parks and open waterways, reduces climate risk.
- Low carbon new homes and retrofit of existing stock will reduce fuel poverty.
- Protecting and enhancing the urban tree canopy can be expanded throughout Edmonton to ameliorate air pollution, urban heat climates and improve active travel routes



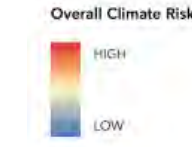
Air pollution as mapped by London Air, Modelled annual mean NO2 air pollution, based on measurements made during 2016, methodology can be found <https://www.londonair.org.uk/london/asp/annualmaps.asp>



Fuel Poverty - 2018 sub regional fuel poverty data by Lower Super Output area for England. Low Income high costs indicator published by Department for Business, Energy and Industrial strategy



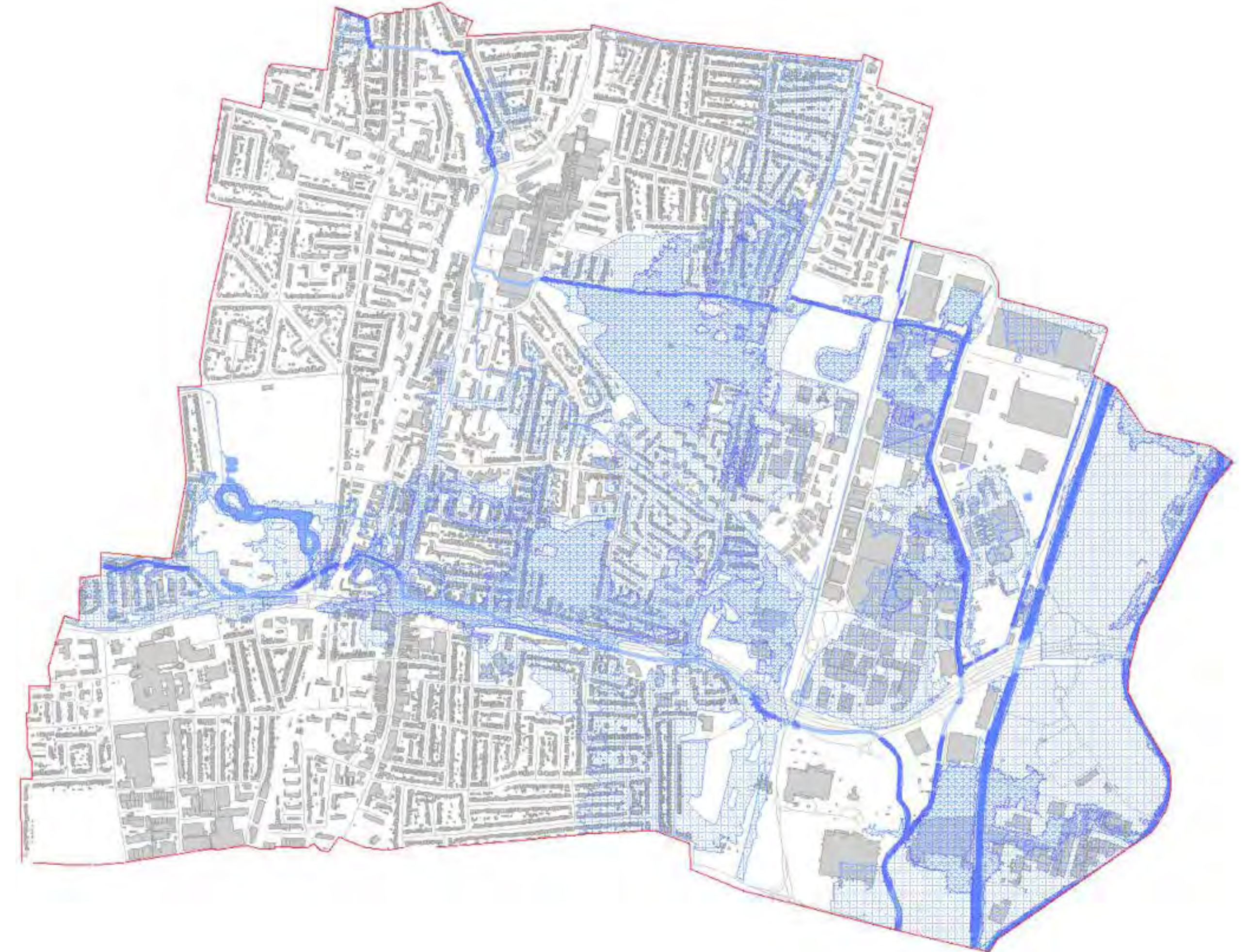
Climate Risk as mapped in March 2021 by Greater London Authority and Bloomberg Associates - methodology can be found here <https://data.london.gov.uk/dataset/climate-risk-mapping>



Edmonton urban tree canopy, map from Enfield Green and Blue Infrastructure audit,

Key

- Flood Risk Level 2
- Flood Risk Level 3
- Flood Risk Level 3b



Movement

There are many long standing barriers in Edmonton which separate residents from centres, workplaces and natural amenity.

Positives

- Early stage work is underway to address some issues.
- Some crossing have been upgraded already

Challenges

- Railway infrastructure creates east west barriers
- The North Circular creates a north south barrier
- The infrastructure around Kenninghall creates a large no go area
- The rears of industry and Edmonton Green Shopping Centre create barriers to movement
- The valley and industrial parks are very hard to access by foot
- Pymmes park is cut off from the main residential areas.

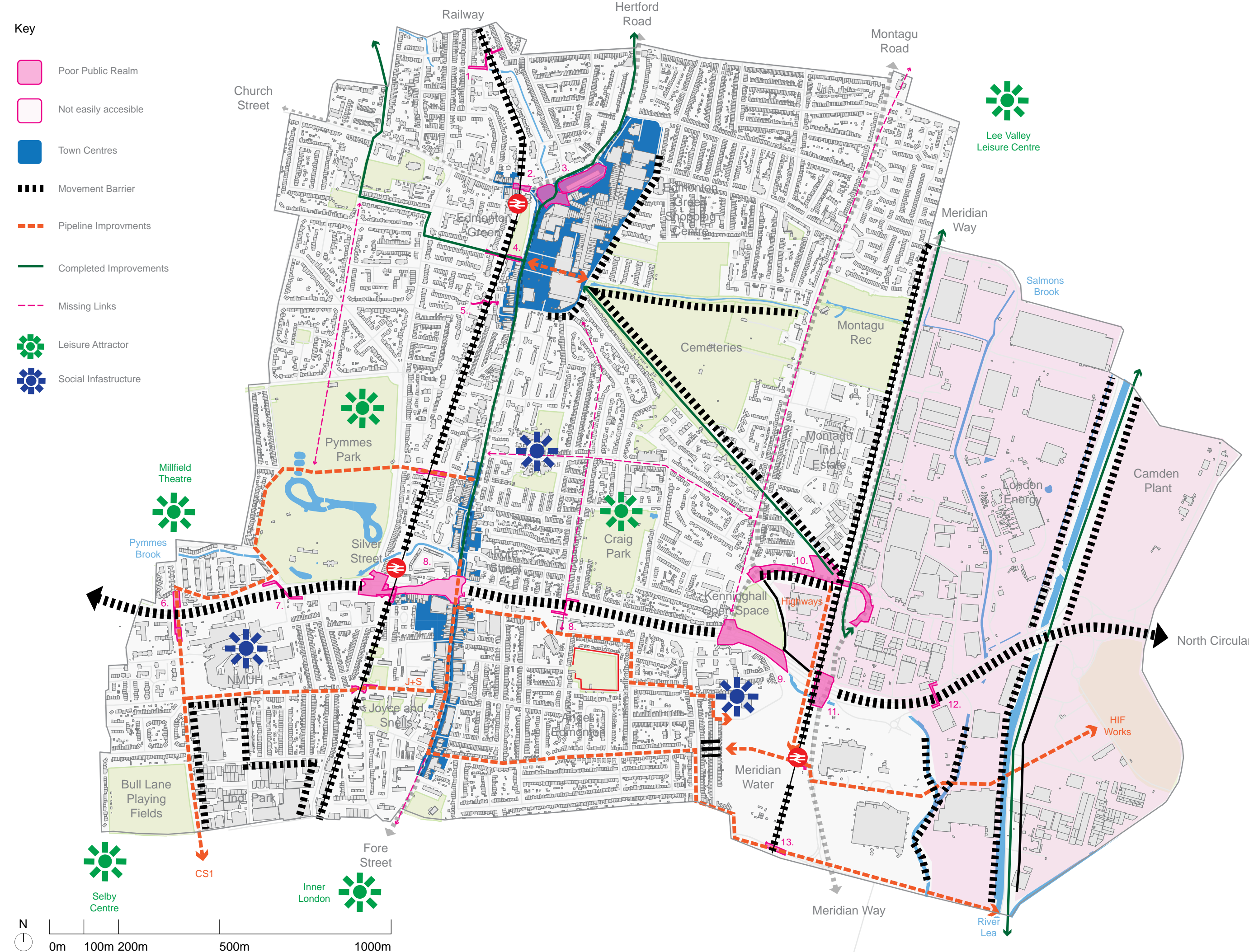
No.	Name	Impact	Associated Project
1.	Chichester Road Railway Bridge	Low	
2.	Edmonton Green Station Bridge	High	
3.	Edmonton Green Roundabout / Bus	High	Edmonton Green Shopping Centre
4.	Bridge Road Underpass	Low	
5.	Warnier Drive Ped underpass	Low	
6.	Bull lane Underpass	High	CS1, Selby, NMUH
7.	Sterling Way Underpass	High	NMUH
8.	Silver Street / NC	Very High	Joyce and Snells
9.	Kenninghall Underpass	High	Meridian Water, Shires
10.	Conduit Lane	High	Meridian Water, Shires
11.	NC / Meridian Way Underpass	Medium	Meridian Water
12.	NC Pedestrian Bridge	Low	Meridian Water
13.	Raynham Road Pedestrian Bridge	High	Upton and Raynham

Key Points

- Long term projects are needed to deal with Kenninghall Open Space, Fore Street crossing
- Bridges and underpasses should be improved
- Routes through the shopping centre should be created
- The cemeteries could be made more accessible
- East West route to Meridian Water is blocked by terraced housing. Potential for CPO and new direct route.

Key

- Poor Public Realm
- Not easily accessible
- Town Centres
- Movement Barrier
- Pipeline Improvements
- Completed Improvements
- Missing Links
- Leisure Attractor
- Social Infrastructure



Transport

Edmonton's Transport Vision

Edmonton will be a series of connected communities where people can access services and opportunities using safe, convenient and direct active and sustainable travel routes and services.

The development of a coherent travel network will support long term sustainable growth, access to employment and a wide range of cultural and leisure activities.

These links will allow for both push and pull trips, with people moving between them to access different offers, which they are drawn to by their unique nature or by proximity to where they live and work.

The key transport elements of the Edmonton Vision are:

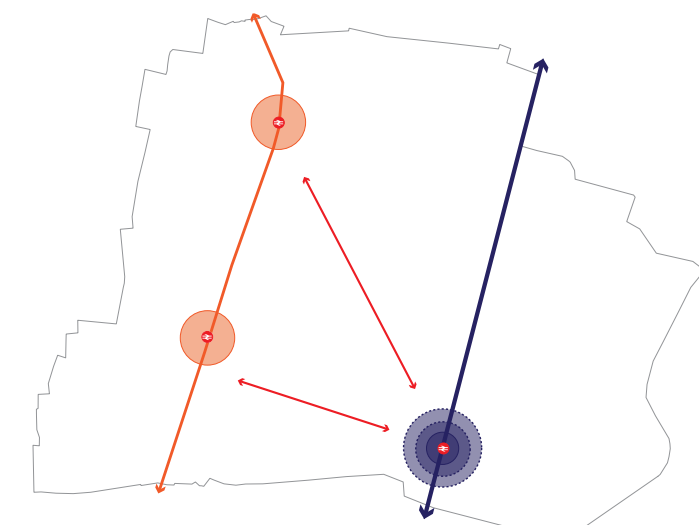
- Deliver committed schemes which improve active and sustainable travel links between existing sites with capacity to support growth.
- Secure investment and implement interventions which improve access to existing and new areas and opportunities.

Individual elements to achieve the transport vision could include:

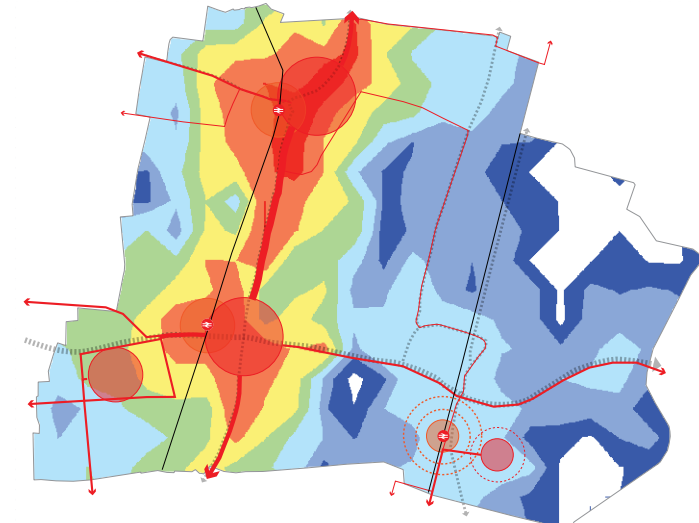
- Angel Edmonton public realm and public transport improvements – Good Growth bid with supporting investment in bus reliability.
- Edmonton Green to Tottenham Stadium active travel link – filling a gap with a cycle link via Pymmes Park which joins two strategic cycle routes.
- Meridian Water strategic infrastructure works – walking and cycling friendly spine routes with new bridge across the railway.
- North Mid to Meridian Water – strategic link from the hospital to one of Edmonton's gateways.
- Safe route to Silver Street station – walking and cycling access improvements which directly link the station to the communities that it serves.
- Upton Raynham low traffic neighbourhood – reducing traffic volumes and making streets feel safer for walking and cycling.

Key Points

- North / South public transport will improve over time with increased number of train services
- There is a well developed active travel network evolving around Edmonton Green. However this needs to be expanded to the south and east.
- East west connections need to be improved to promote sustainable development.
- If it happens, Crossrail 2 will put a further pressure on east west connections as the new travel corridor will be more attractive.



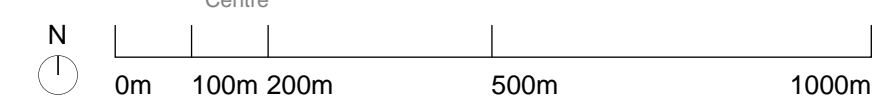
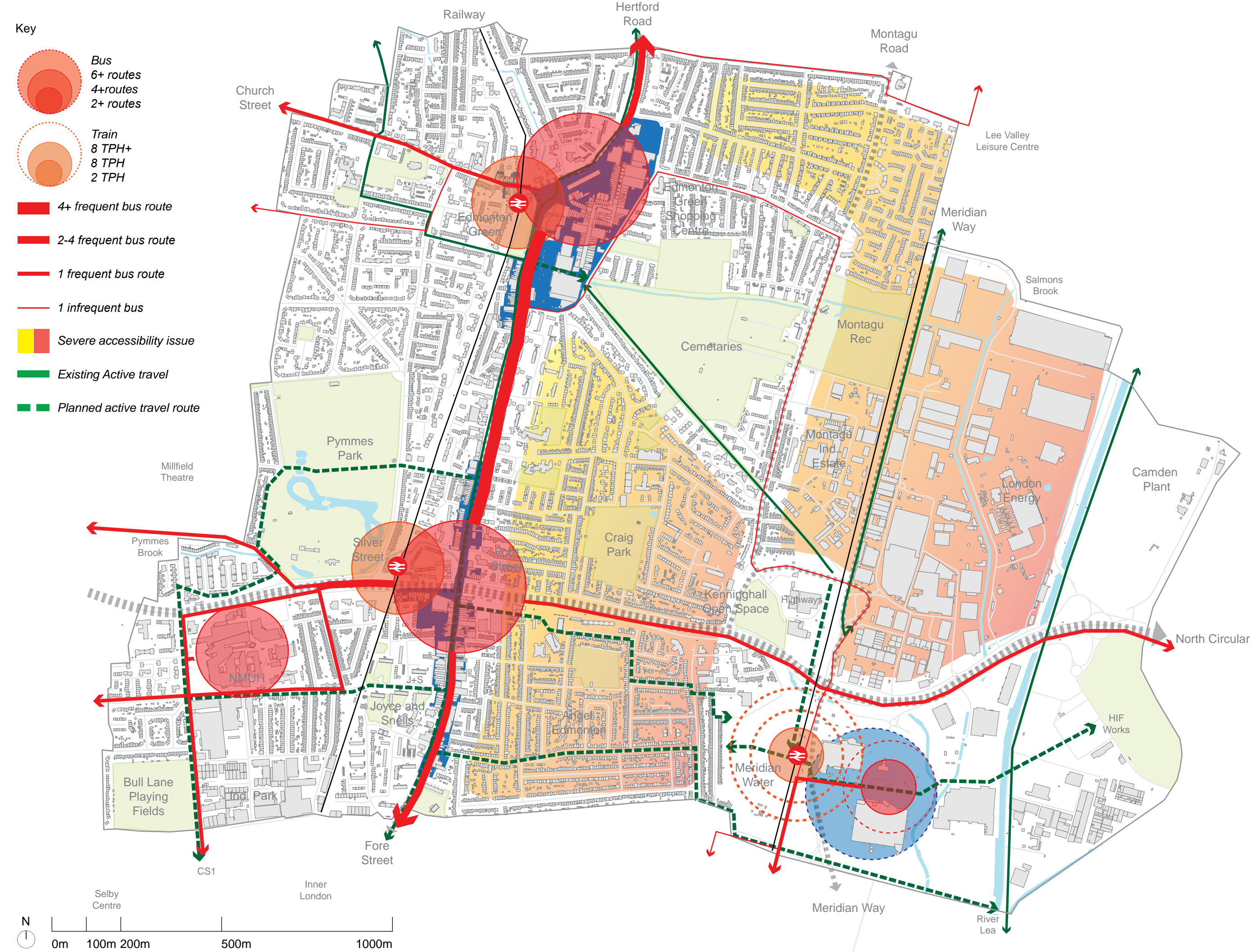
North south links in development - need for EW links



Current PTAL overlay - higher connectivity along Fore Street / A1010 but decreasing connectivity beyond this.

Key

- Bus
 - 6+ routes
 - 4+ routes
 - 2+ routes
- Train
 - 8 TPH+
 - 8 TPH
 - 2 TPH
- 4+ frequent bus route
- 2-4 frequent bus route
- 1 frequent bus route
- 1 infrequent bus
- Severe accessibility issue
- Existing Active travel
- Planned active travel route



Green and Blue

The 2020 Green and Blue Infrastructure Strategy has informed the detailed analysis of this section. The map overleaf illustrates the specific proposals for the area.

Positives:

- Proximity to the Lee Valley Regional Park
- Pymmes Park is a high value urban park
- Extensive waterways provide strong character potential
- Proximity to reservoirs

Challenges:

- Lack of green space for residents
- Lack of access to the Lee Valley
- Developments could enhance SuDS potential of the area.

The map beside illustrates additional areas where missing active travel links could be completed. These could potentially be added in order to complete the network of green links.

Key Points

- New east west green links are needed to encourage and allow residents to use the Lee Valley Park.
- The Enfield Green Loop is a key strategic project that should be supported.
- SuDS should be incorporated into all developments coming forward. Upton and Raynham and Meridian Water are key to delivery of east to west links.



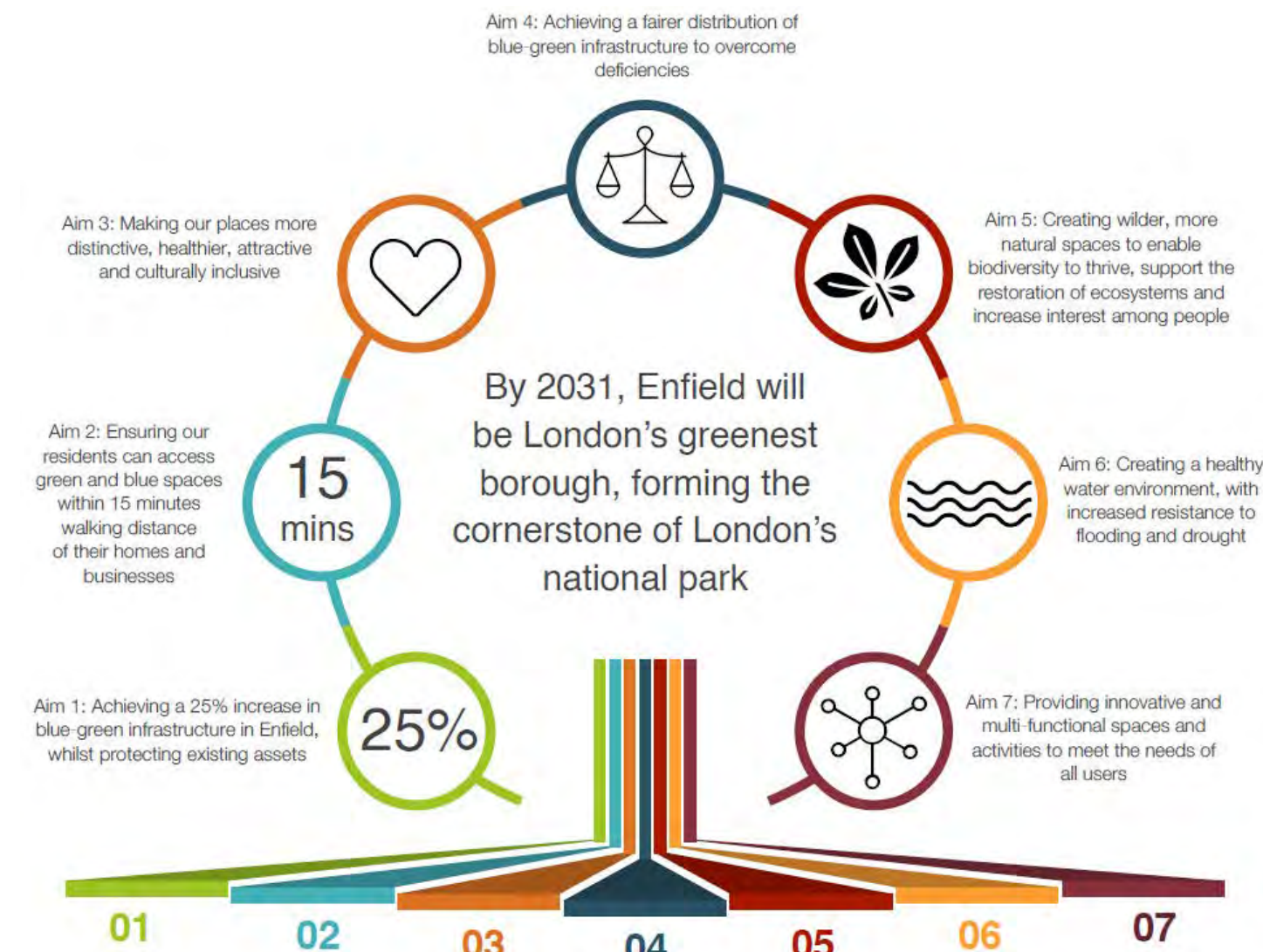
Haselbury Pocket Park



New SuDS feature at Grovelands Park



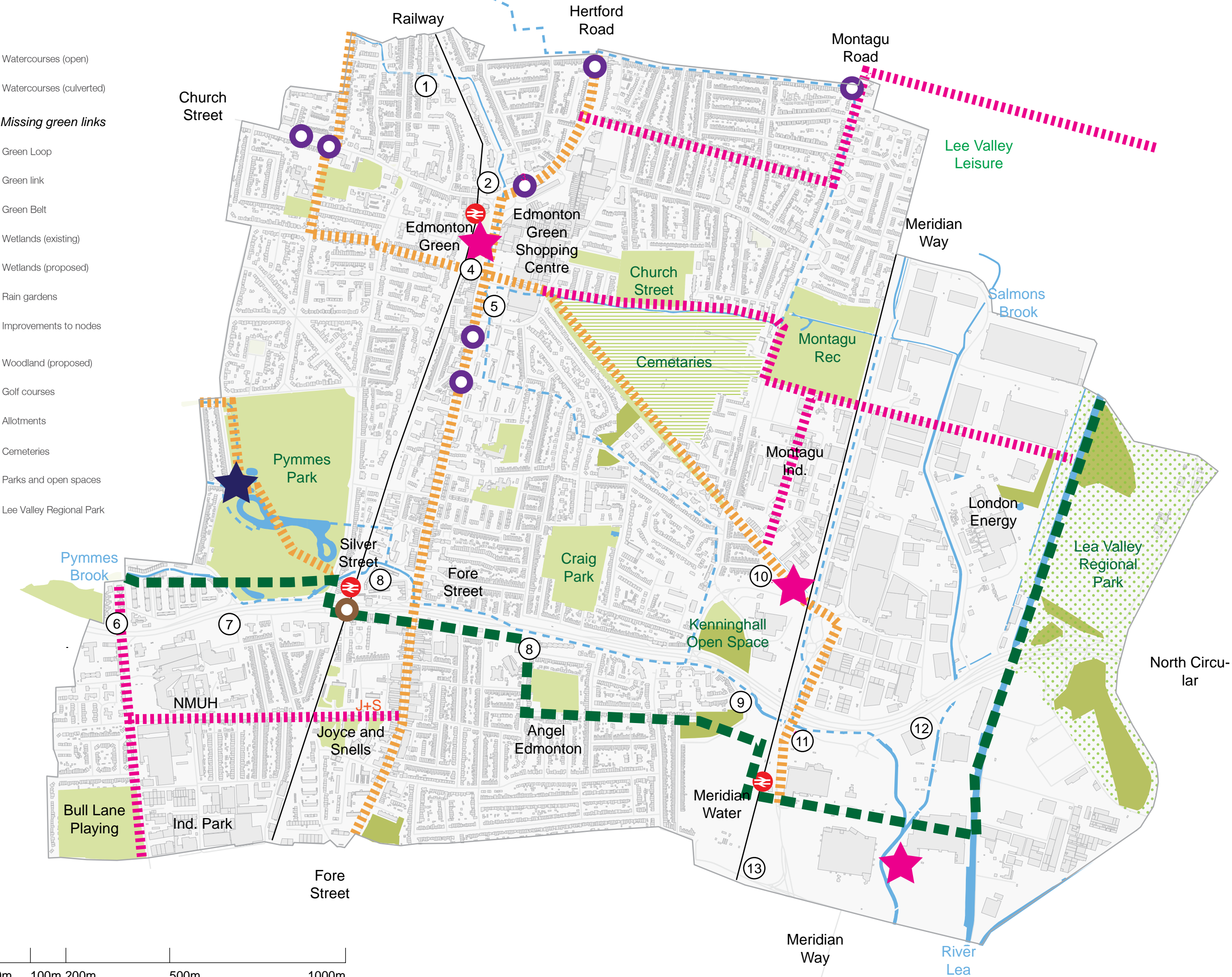
Example of wayfinding in Winchmore Hill



Shared aims and strategic objectives from the Enfield Blue and Green Strategy

Key

- Watercourses (open)
- Watercourses (culverted)
- Missing green links
- Green Loop
- Green link
- Green Belt
- Wetlands (existing)
- Wetlands (proposed)
- Rain gardens
- Improvements to nodes
- Woodland (proposed)
- Golf courses
- Allotments
- Cemeteries
- Parks and open spaces
- Lee Valley Regional Park



Heritage

The 2019 Heritage Strategy has informed the detailed analysis of this section. The map overlaid illustrates the specific concerns.

Positives:

- Rich history evident in buildings, parks, waterways and uses, with Fore St providing an important continuation of Tottenham High Road to the south
- Concentration of listed buildings, four conservation areas as well as heritage assets on the local list and areas of archaeological interest
- Emergent heritage value of post-war housing estates
- Three private cemeteries at the core of the area are significant for Christian, Jewish and Muslim communities and form the Montagu Road Cemeteries Conservation Area
- Cultural activities have centred around the principal routes for millennia

Challenges:

- Pressure on conservation areas (Church St and Fore St are on Historic England register of Heritage at Risk)
- Effects of North Circular and post-war development on sense of enclosure
- Listed buildings on Historic England register of Heritage at Risk
- Quality of public realm
- Disconnected 'islands' of designated conservation area along Fore St and how to conserve and enhance their setting

Impact of the North Circular

The north circular upgrade has had a severe and lasting impact on Angel Edmonton:

- Loss of "places of fun" cinemas, pubs etc and the lack of these uses being re purposed elsewhere
- Loss of civic infrastructure such as public WC and park house.
- Loss of "Silver Street Square" a meeting of roads and historic centre of activity as well as route to the train station and on Fore Street.
- The impact of the north circular has been to break the connection to Lower Fore Street. Historic connections have been broken leading to material issues in the urban environment.



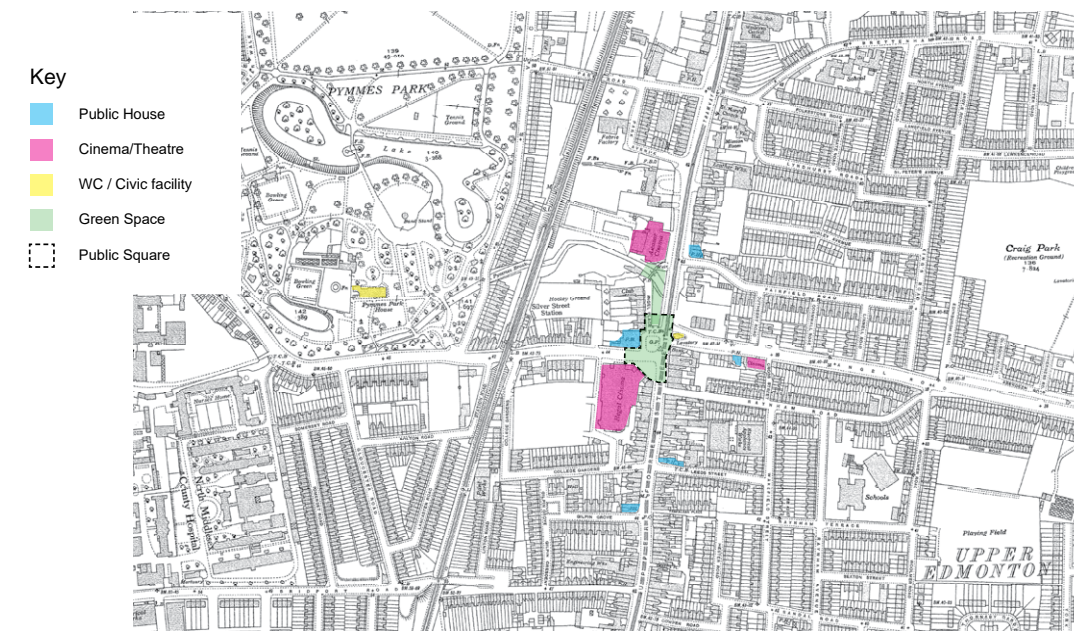
1940's historic map showing Edmonton before North Circular and estate development.

Key Points

- Reknit the conservation area along Fore St with appropriate contextual development
- Use history of waterways, entertainment and industry to inform new development
- Celebrate extensive intangible heritage through cultural and community initiatives.
- Explore the value of the mid C20 heritage and enhance as appropriate
- Significant potential to improve public realm and integrate cultural initiatives
- Explore the value of the mid C20 heritage and enhance as appropriate
- Significant potential to improve public realm and integrate cultural initiatives
- Strength of the heritage of markets and food production (markets at Edmonton Green, Leeds St.

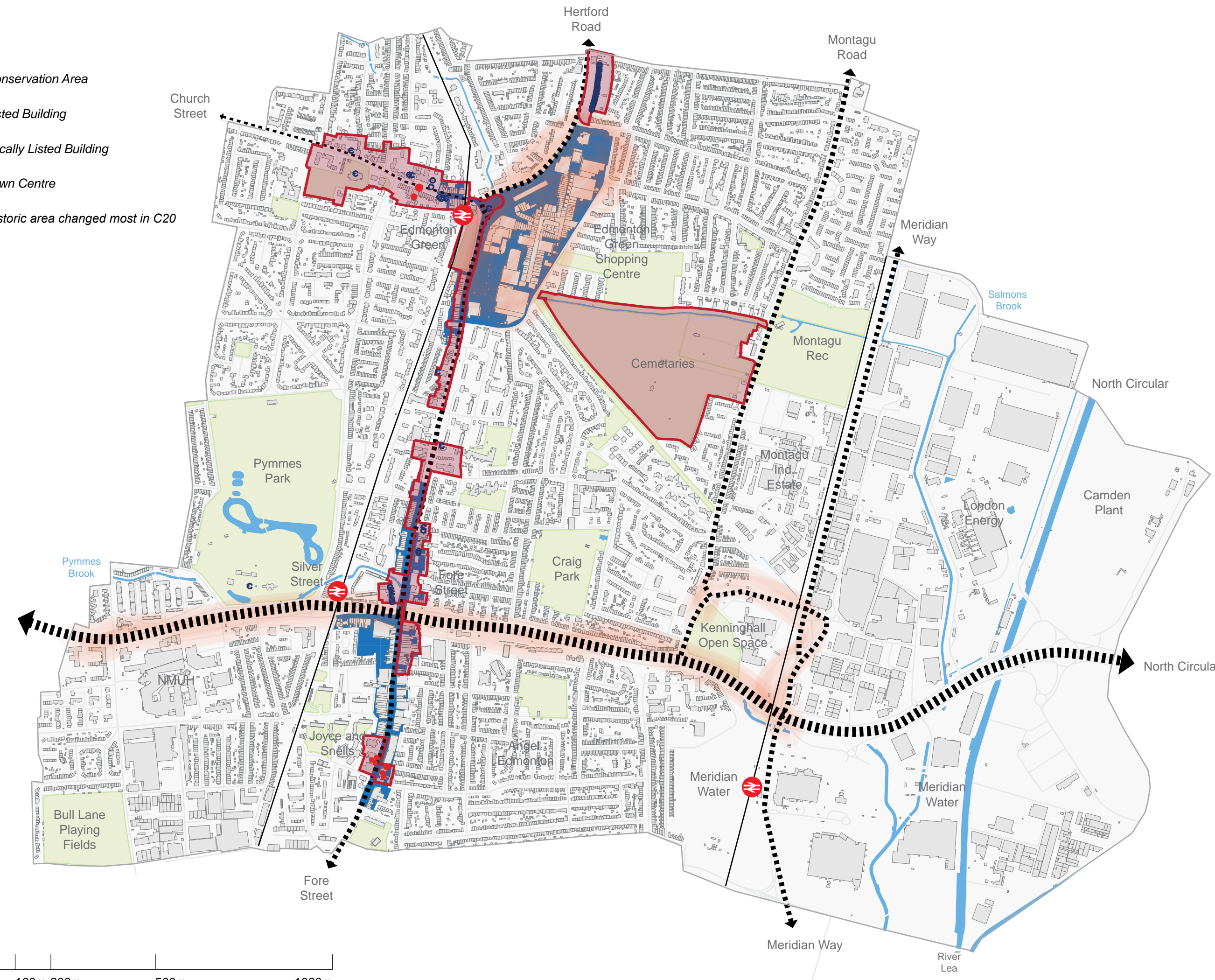
Place	Type	Retained	Note
Regal Cinema	Place of fun	No	Now Lidl
Alcazar Cinema	Place of fun	No	Demolished
Angel Road Cinema	Place of fun	No	North Circular
Silver Street Pub	Place of fun	No	North Circular
The White Horse	Place of fun	Yes	
Leeds Street Pub	Place of fun	No	Bookmakers
Angel Road Pub	Place of fun	No	North Circular
Crown and Anchor	Place of fun	Yes	
Public Toilet	Civic Facility	No	North Circular
Pymmes Brook House	Civic Facility	No	?
Regal Square	Open Space	No	North Circular
Pymmes View	Open Space	Yes	Not accessible

Edmonton's lost cultural heritage



Key

- Conservation Area (Red outline)
- Listed Building (Red dot)
- Locally Listed Building (Blue dot)
- Town Centre (Blue circle)
- Historic area changed most in C20 (Orange shaded area)



Culture and Leisure

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

Positives

- Lee Valley regional park and Pymmes Park are potentially high quality leisure amenities.
- Strong religious community comprising many faiths
- Wedding venues are a growth business but located in poorly fitted and located buildings.

Challenges

- 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 is very popular but has out stripped the buildings and car parking available.

Gap Analysis

- More engagement with the needs of the community is required.
- Wedding venues could be encouraged to relocate to Fore Street to increase footfall.



Public art on Fore Street



Cultural Heritage in Angel Edmonton

Key

- Town Centres
- ⊗ Cinema
- ⊗ Cultural Centres and Theatres
- ⊗ Independent Cultural Venues
- ⊗ Historic Houses
- Community Libraries
- Community Centres
- Hub Libraries



Social Infrastructure

There is a mixed and varied array of social infrastructure in Edmonton.

Positives

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

Challenges

- Social infrastructure is clustered around Fore Street.
- Evidence of religious uses within industrial areas.
- Need for more school places and medical facilities to serve new residents incoming to the area.

Gap Analysis

- Further work needed to identify school need in future
- Further work needed to identify health needs.
- Further work needed to identify "soft" social infrastructure such as those identified in diagram to the right.

Key Points

- Opportunity to better accommodate religious uses outside of the industrial areas.
- Further work needed to identify soft and informal social infrastructure and find ways to facilitate.

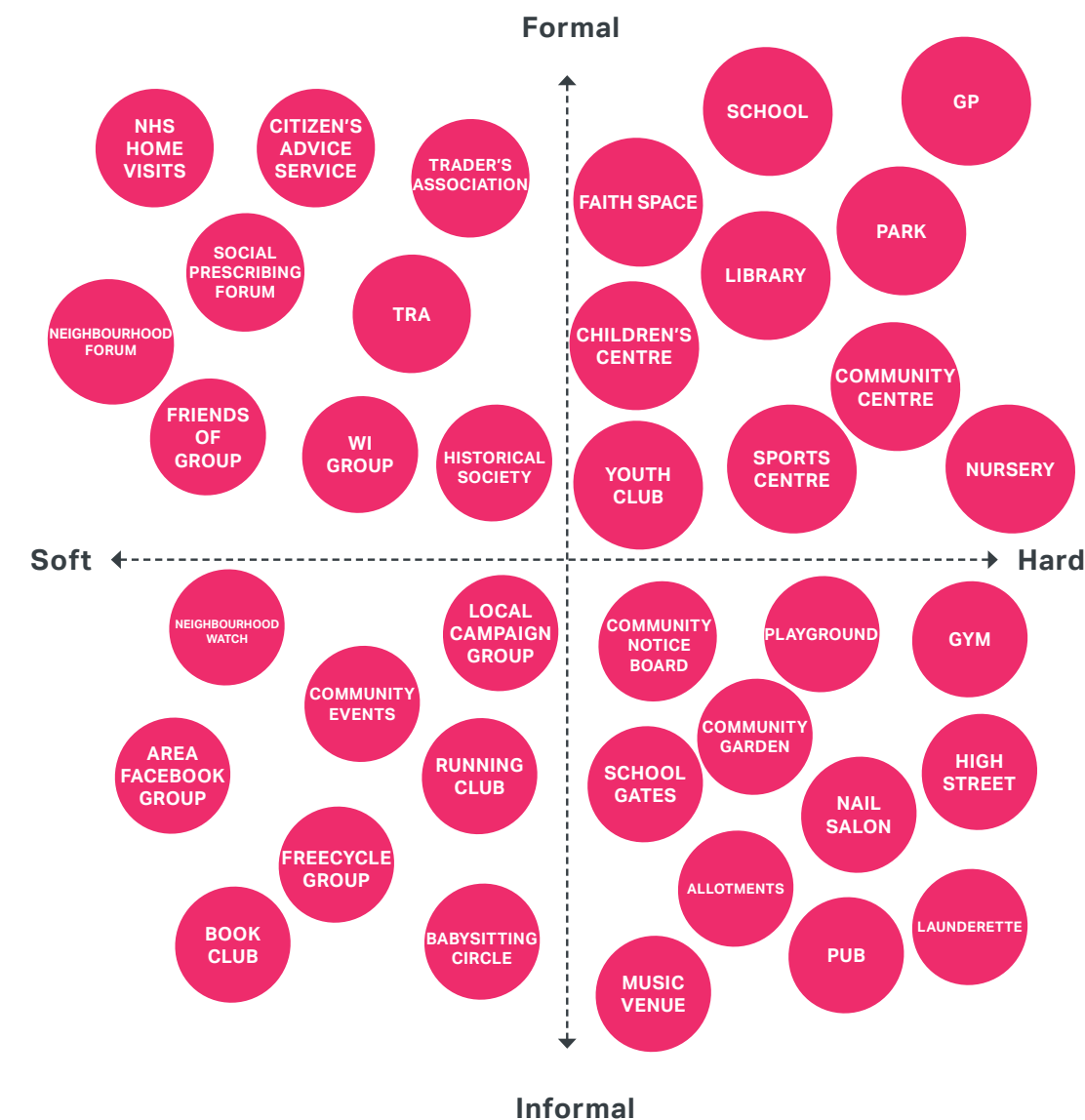


Diagram of Social Infrastructure from GLA Connective Social Infrastructure

Key

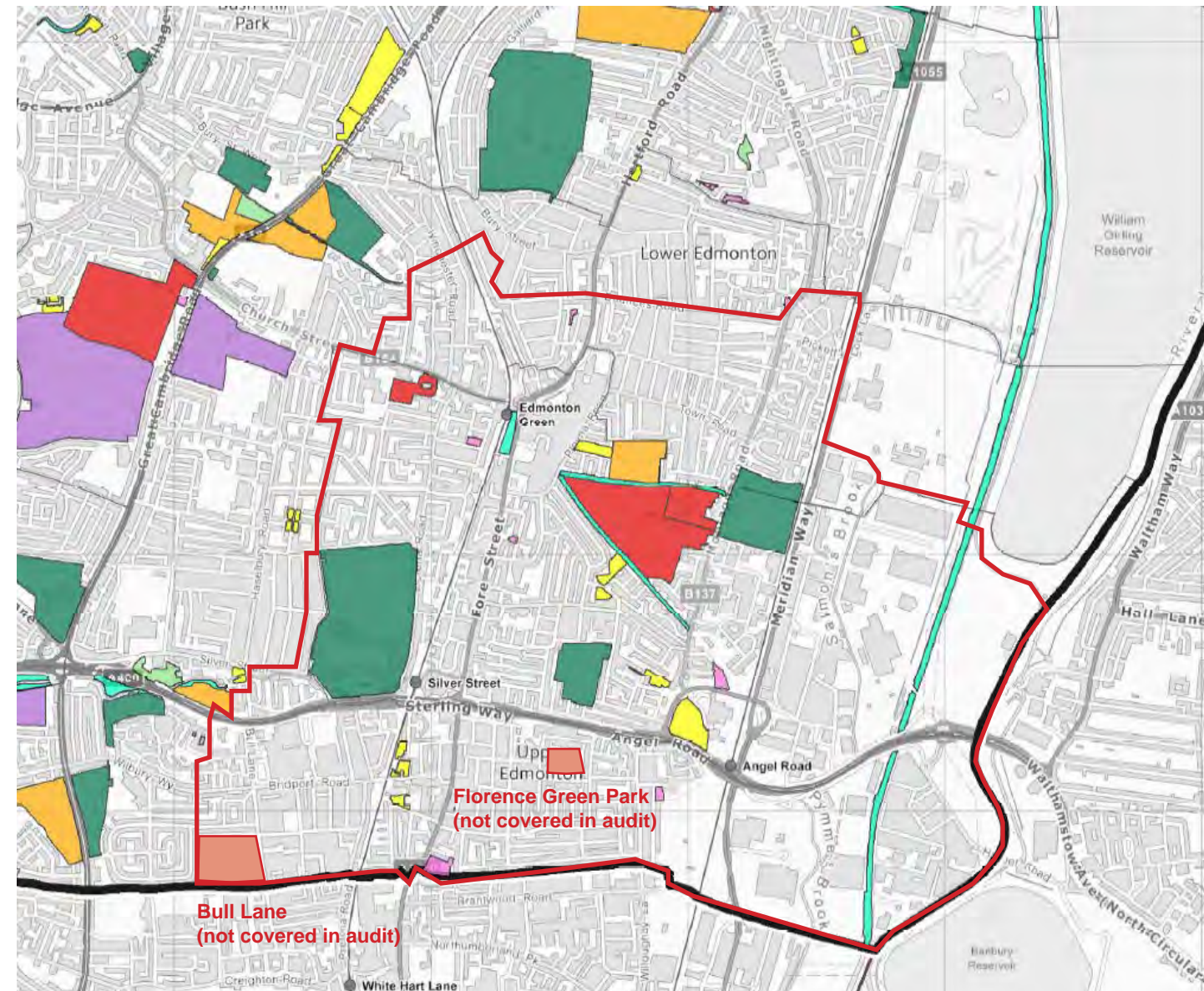
- Town Centres
- ☀ Religious Institutions
- Health Infrastructure
- Health Infrastructure (Planned)
- Education
- Education (Planned)
- Community Centres
- Community Library
- Hub Library
- ☀ Community Institutions



Access to Green Space

The relevant findings for Edmonton of the 2021 LUC Blue and Green Infrastructure Audit are summarised here:

- Propose that the requirement for access to local space is increased in line with the London Plan with 400m and 280m for local and small local parks and gardens.
- Propose a 2.15 ha per 1000 population or 21.5m² per person requirement.
- Edmonton Green WARD - 2020 - 1.71ha - Review
Edmonton Green WARD - 2041 - 1.64ha - Review
- Haselbury WARD - 2020 - 0.27ha - Review
Haselbury WARD - 2041 - 0.27ha - Review
- Lower Edmonton WARD - 2021 - 0.12ha - Review
Lower Edmonton WARD - 2041 - 0.12ha - Review
- Upper Edmonton WARD - 2020 - 0.28ha - Review
Upper Edmonton WARD - 2041 - 0.17ha - Review
- The study recommends that Edmonton significantly falls below the proposed quantity standard for public open space should be considered as priority areas for open space enhancement.



Extract map showing open space by type

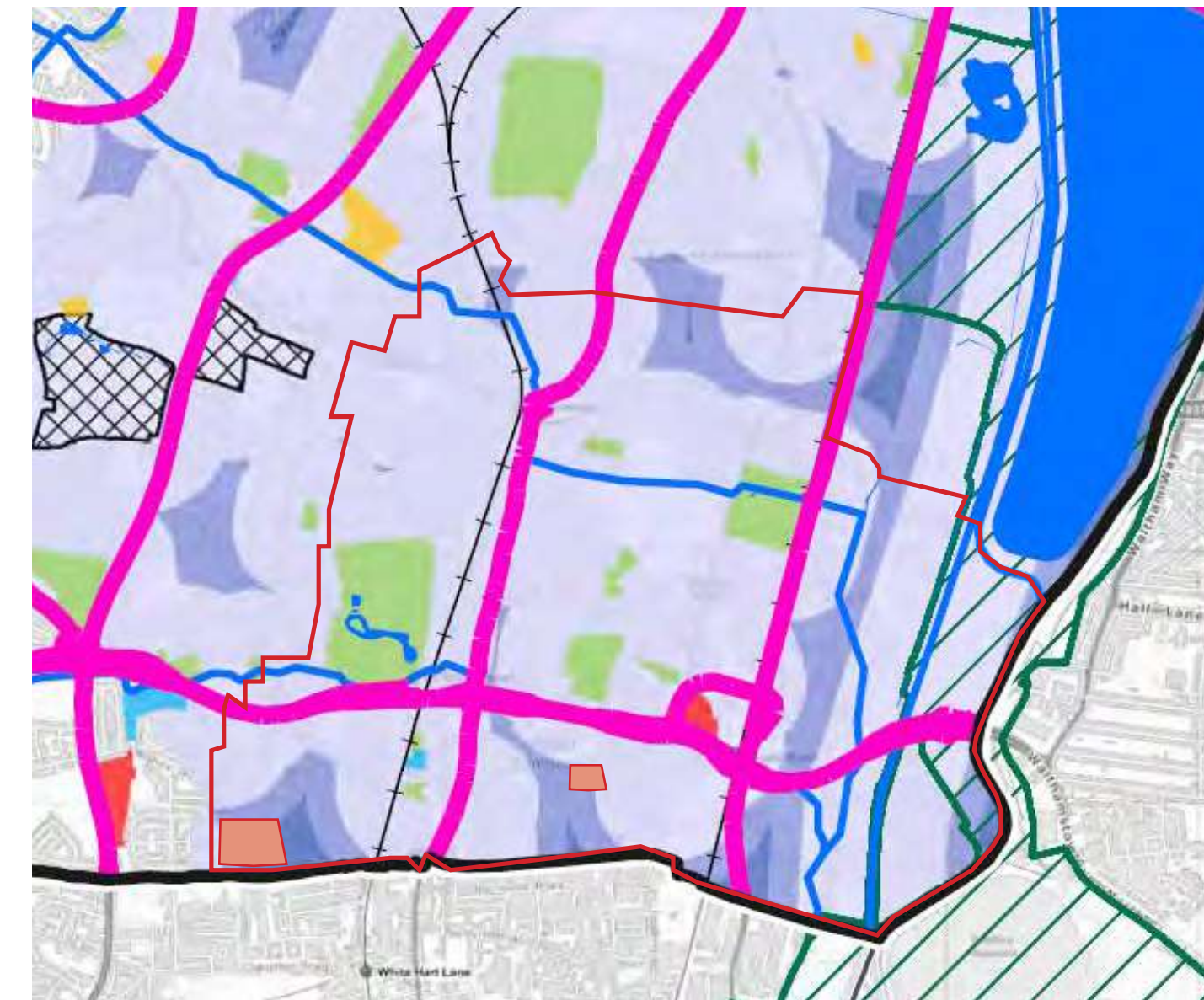
Key

Open space primary typology

- Park and garden
- Natural and semi natural green space
- Amenity green space
- Green chain or corridor
- Allotment or community garden
- Cemeteries and churchyards
- Provision for children and teenagers
- Outdoor sports facility

Key Points

- There is a deficiency in access to and quality of open space. Large barriers prevent access.
- There are several areas that were not audited but are known to be poor quality. These could help to address the area through improvement.
- Public Art and a programme of cultural activity should be implemented.
- Access to Meridian Water and the Lea Valley are a priority to meet needs.
- Florence Green Park and Bull Lane should be improved and included.
- Kenninghall Open Space should be improved to address the deficient.



Extract map showing deficiency in access to open space

Key

- Enfield boundary
- Neighbouring authority
- Publicly accessible outdoor sports facility
- Lee Valley Regional Park
- Public open space**
 - Higher quality, higher value
 - Higher quality, lower value
 - Lower quality, higher value
 - Lower quality, lower value
 - Not audited
- Combined deficiency**
 - Deficient in access to 1 level of the hierarchy
 - Deficient in access to 2 levels of the hierarchy
 - Deficient in access to 3 levels of the hierarchy
- Barriers to open space**
 - Waterbody or watercourse
 - Railway
 - Motorway
 - A road/ primary road



Extract map showing proposed opportunities and issues to address.

Key

- Public open space
- Priority open space for enhancement
- Enfield Chase restoration
- Priority areas to address barriers to access
- Open watercourse
- Proposed 'Green Loop'
- Proposed 'Green Spurs'

Economy

The economy of the Edmonton area is diverse with distinct geographical zones of activity.

1. Town Centres

- Edmonton Green - district centre
- Angel Edmonton - district centre
- Nearby is North Middlesex Hospital, a major employer.

2. Industrial / employment centres

- Montagu Road
Mix of small and medium businesses providing local jobs with waste works.
- Claverings
Small and medium businesses providing local jobs.
- Pretoria Road
Small and medium businesses providing local jobs.
- Aztec and Ely Estates
Strategic employment uses with national logistics and manufacturing.

3. Emergent Centres

- Meridian Water
New community and current film and other meanwhile use.

Key Points

- Edmonton has several geographically distinct centres that serve different purposes.
- Further detailed work is required to understand the specific needs of these economies in order to propose specific interventions or projects



Angel Edmonton District Centre



Emerging Centre - Meridian Water



Edmonton Green District Centre



Claverings Industrial estate



North Circular Retail Park



IKEA, in retail park



Pretoria Road Estate - Dense Small Businesses



Montagu Industrial Estate - New Medium Size Units



Ely Estate, Large Units with some smaller mixed in

Key

- Town Centres
- Strategic Industrial Land
- Locally Significant Industrial Land
- Retail Parks

