

Members Briefing Note - 5th July 2022

Joyce and Snell Estate Regeneration

The Site: The Site is Joyce Avenue and Snell's Park Estate (known as Joyce and Snell's Estate), formed primarily of a 1950s residential housing estate. Part of the site extends northwards to include College Close, part of Sterling Way, and the area to the front of Silver Street Overground Station. The application site lies at the southern end of the Borough and directly adjoins the London Borough of Haringey.

The application site is bounded by Fore Street, which is a busy commercial thoroughfare running north to the south. To the west is an overland railway line. The north of the site is bounded by two storey terraced dwellings along College Gardens and College Close, and beyond is the A406 North Circular Road and Silver Street Overground Station. To the south, the site is bound by Langhedge Lane and the associated industrial estate and Brook House Primary School immediately beyond this.

There are 795 existing residential dwellings (Use Class C3) on the site, of which, 414 of the are affordable tenure (394 social rented housing and 20 homes managed by various housing associations). The existing housing varies in style and height from 2 storeys to 9 and 15 storey blocks. There are a range of retail, civic, community, employment, and other town centre uses (Use Class E, F, and Sui Generis) within the site, primarily located along Fore Street.



Proposal: The scheme proposes the demolition and phased comprehensive redevelopment of the estate via a hybrid planning application (part detailed/ part outline). This would provide the following:

- approximately 1,983 homes.
- buildings ranging in height from 1-19 storeys.
- approximately 2,164sqm of civic and community uses including a new nursery and a 'civic hub' incorporating new community and learning spaces and the re-provision of Fore Street Library.
- over 1,200 sq.m. workspace.
- Approximately 2,149sqm of new and re-provided commercial/retail floorspace
- approximately 6 hectares of open space and public realm including two new public parks, play space and landscape.
- associated highways and transport works, including new bridge and pedestrian crossing over A406 and new roads, pedestrians and cycling routes and car parking.

The hybrid application would comprise two parts:

- The Detailed Application (Phases 0-3) would comprise the demolition of 12 existing residential blocks and associated structures and the construction of five new blocks ranging from 2- 19 storeys comprising of up to 600 new homes, approximately 515sqm of retail floorspace and 13,254sqm of open space, temporary relocation of boundary hall.
- An Outline Application (Phases 4-10) for the demolition of all remaining buildings and structures and delivery of the remainder of the masterplan including the provision of c.1,400 homes, commercial and retail floorspace, community uses, open space and public realm and highways works) with all matters reserved.

Proposed Submission of Hybrid Application: The applicant is aiming to submit a Hybrid Application in September 2022.

Planning Designations/Constraints: Designated Local Open Space / Wildlife corridor / Church Street, Edmonton and Fore Street Edmonton Conservation Area and (North Tottenham Conservation Area) / Angel Edmonton District Centre / Area of Archaeological Importance / Rail Land Ownership / Principal Road - Fore Street /TLRN – North Circular / Adjacent to Locally Significant Industrial Site / Strategic Growth Area / Flood Defence 100 year- 1000m / Flood Zone 2 & 3 / Listed Building: 236 Fore Street; Angel Place; 258 & 260 Fore Street / With 50m of Locally listed buildings: 58 Fore Street; 60 Fore Street; 134 Fore Street; 169-171 Fore Street; 170-172 Fore Street; 196 Fore Street; 198 Fore Street / 182 trees, 6 Grade A, 44 Grade B. Please refer to Appendix D for map of site constraints.

Design Review Panel: There have been six Design Review Panels of the Joyce and Snells Estate proposals. The first DRP was held in September 2019. The most recent was held in April 2022.

Key Planning Issues

Estate regeneration: The scheme is expected to ensure the like for like replacement of existing affordable housing floorspace and enable existing social rent tenants on secure tenancies to take up the right to return/ remain. Single Decant of residents on the estate is expected in Phases 0-3.

Land Use: Commercial uses are proposed outside of the district town centre. These uses will need to be justified by sequential testing and retail impact assessment. A new nursery is proposed within the outline element of the masterplan. The social infrastructure report

prepared indicates extra early learning places are required. A new civic hub is proposed to replace Boundary Hall and the existing library. A continuation strategy will be required to ensure this is delivered. Please refer to Appendix D.

Housing Mix: The detailed application covering phase 0-3 is proposed to deliver 530 homes, of which 173 (33%) would be family sized homes. Within the later phases, 198 homes would be family-sized (14% of all homes within these phases).

Existing Housing Mix					
	1b	2b	3b	4b	5b
Units	239	434	116	6	0
%	30%	54.5%	14.5%	1%	0%
Total	795				

Proposed Housing Mix - Detailed					
	1b	2b	3b	4b	5b
Units	165	192	162	10	1
%	31%	36%	31%	2%	0%
Total	530				

Proposed Housing Mix – All Phases					
	1b	2b	3b	4b	5b
Units	720	892	350	20	1
%	36%	45%	18%	1%	0%
Total	1,983				

Proposed Housing Mix – Outline					
	1b	2b	3b	4b	5b
Units	555	700	188	10	0
%	38%	48%	13%	1%	0%
Total	1,453				

Affordable Housing: The applicant's proposal is for 50% affordable housing (gross) based on habitable room (48% based on unit) with a 50:50 tenure split (social rent / intermediate). As an estate regeneration scheme, the application will need to follow the Viability Tested Route to demonstrate maximum affordable housing provision.

Affordable Housing Tenure:

Proposed Tenure Split – All Phases			
Tenure	Affordable		Market
	Social	Intermediate*	
Total Units	620	342	1,021
Total %	48%		52%

Design / Height: A range of perimeter block typologies are proposed with taller towers located to west and south of the site. There would be a variation in heights across the scheme ranging from 1- 19 storeys.

Tall buildings are proposed in a location which current policy does not identify as a suitable location for tall buildings. However, the emerging Enfield Local Plan does identify the site as appropriate for tall buildings, albeit the proposed heights exceed those specified (14/15 storeys). Please refer to Appendix B.

Heritage: The massing and initial views studies suggest less than substantial harm to heritage assets within Enfield and Haringey, notably given the heights proposed to the southern end of the site. This harm will need justified when balanced against the public benefits associated with the scheme.

Transport: A proposed parking ratio of 0.2 is proposed. This would mean the new development is car free, with reprovision for existing residents. A CPZ would be required to control parking. The majority of parking would be located within podiums. Improvements are proposed to bridge over the railway and pedestrian crossing to A406. These would need to be secured by planning obligation.

Phasing: The proposed application consists of 10 phases. The detailed element of the application comprises phases 0-3. The outline element comprises phases 4-10 and would be subject to reserved matters applications. Please refer to Appendix C.1 and C.2.

Open Space: Approximate increase from 10,800sqm of designated open local space to 20,000sqm. This would be located across two landscaped public open spaces proposed at the centre of the scheme (circa 90 x 45 metres and 60 x 90 metres). These two spaces would be linked to create a green spine through the site. Please refer to Appendix E.

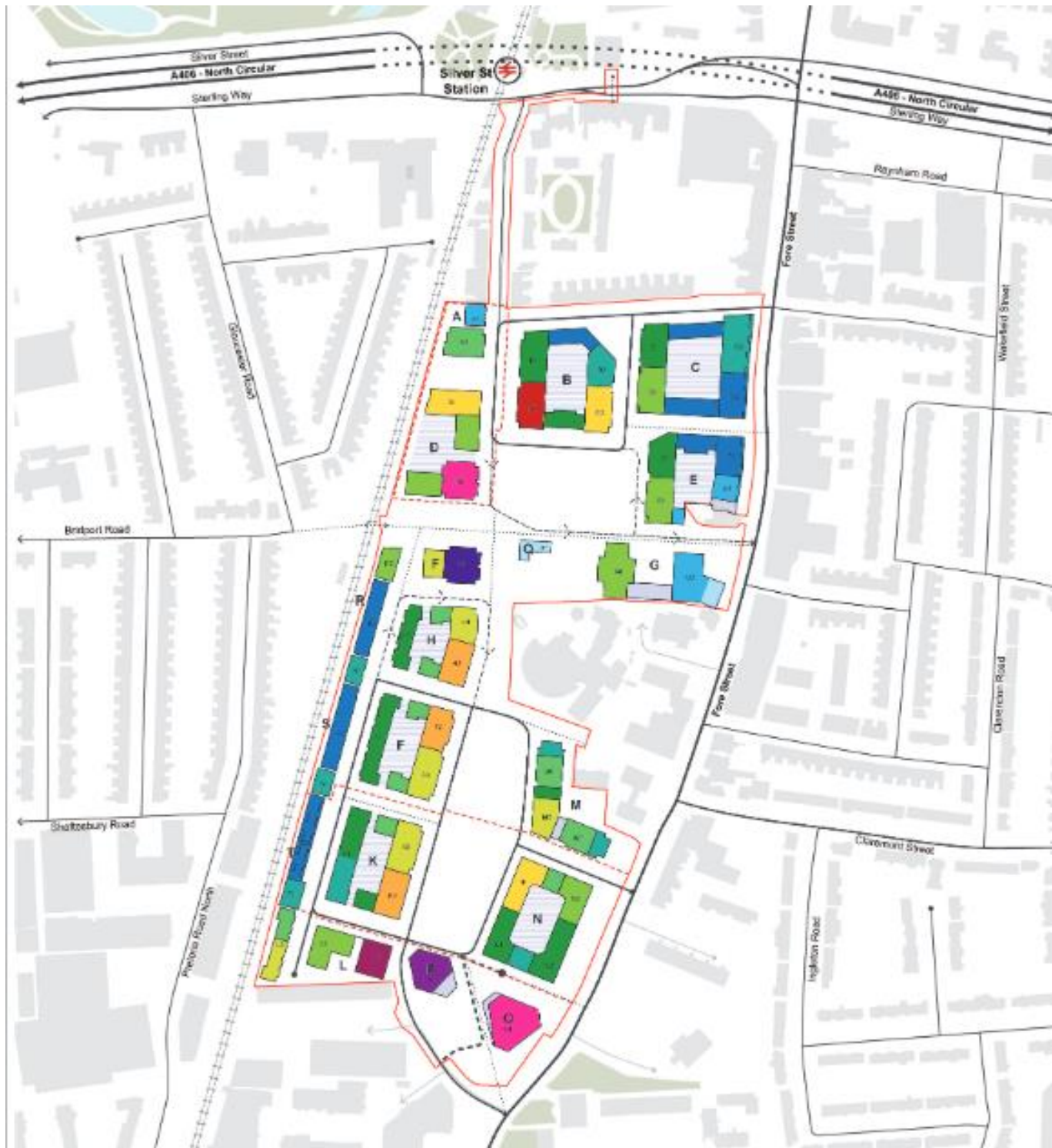
Sustainability: The scheme is expected to join the Decentralised Heat Network (Energetik). The proposal would be expected to comply with the energy hierarchy in the London Plan.

Appendix A - Proposed Masterplan Layout / Arial Images



Proposed Arial View - looking west

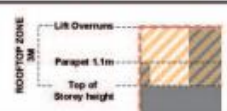
Appendix B - Proposed Heights Plan



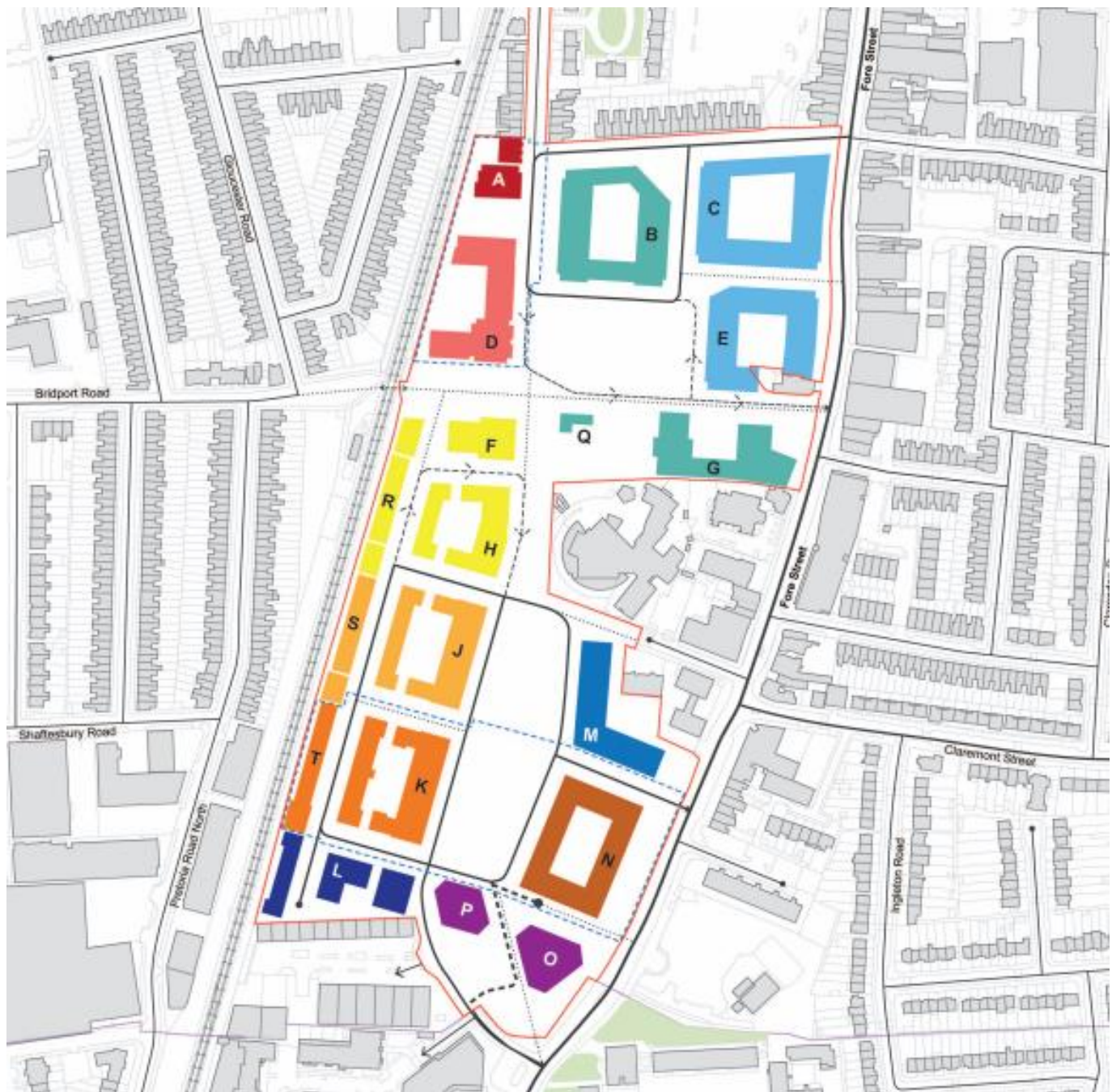
Key

- Hybrid Planning Application Site Boundary
- Extent of Detailed element of hybrid application
- Extent of Plot Boundary
- A Plot letters
- 1 Storey (7.50m + AOD)
- 2 Storey (10.65m + AOD)
- 3 Storey (13.80m + AOD)
- 4 Storey (16.95m + AOD)
- 5 Storey (20.10m + AOD)
- 6 Storey (23.25m + AOD)
- 7 Storey (26.40m + AOD)
- 8 Storey (29.55m + AOD)
- 9 Storey (32.70m + AOD)
- 10 Storey (35.85m + AOD)
- 11 Storey (39.00m + AOD)
- 12 Storey (42.15m + AOD)
- 13 Storey (45.30m + AOD)
- 14 Storey (48.45m + AOD)
- 15 Storey (51.60m + AOD)
- 16 Storey (54.75m + AOD)
- 17 Storey (57.90m + AOD)
- 19 Storey (64.20m + AOD)
- Flexible plot - the 15 st element can be used in either the east or west plot but not both. Otherwise max height is 9st

All maximum heights include a 3m tolerance zone for overruns / plant / parapets / equipment etc
SEE DESIGN CODE

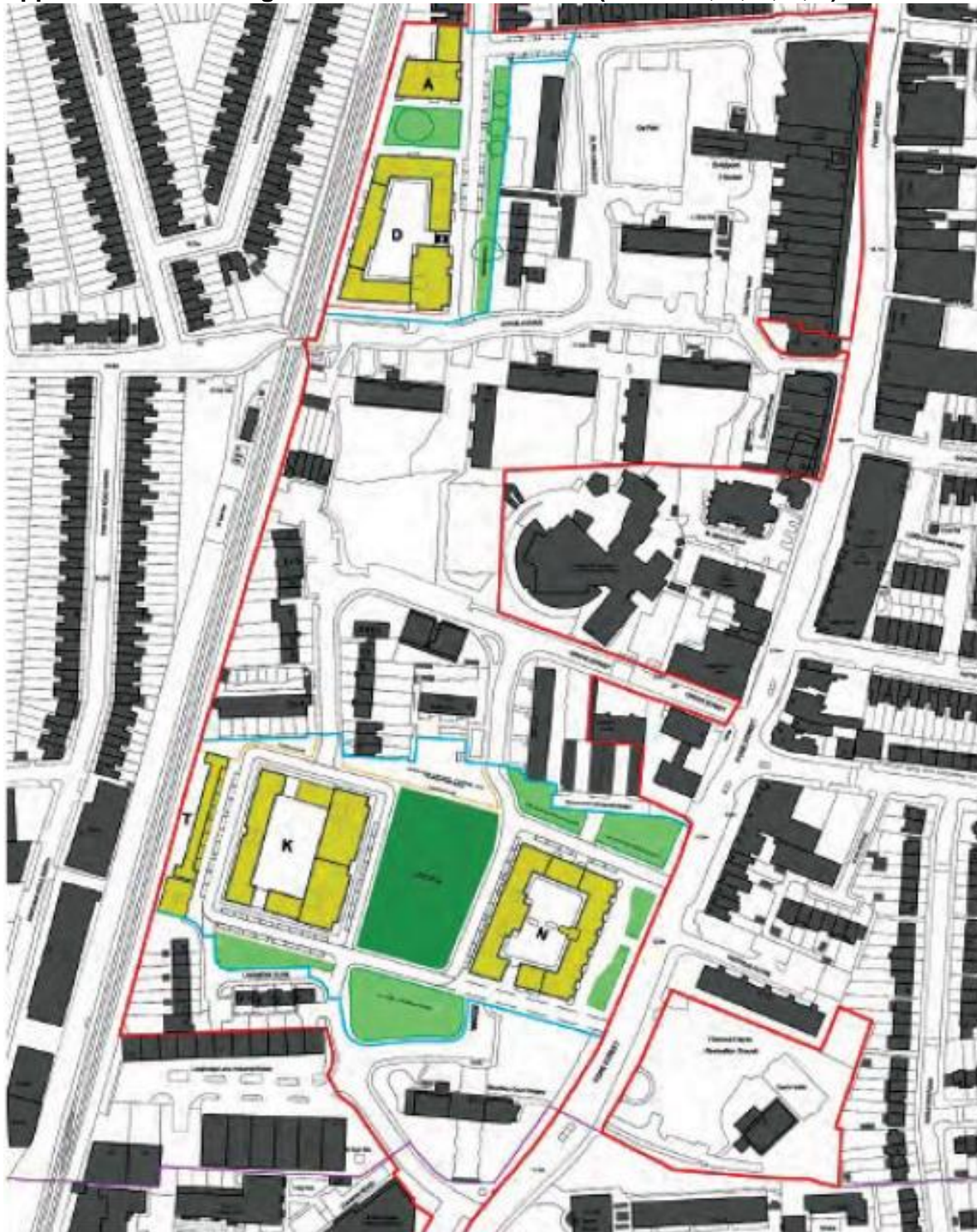


Appendix C.1 - Proposed Phasing Plan 1.

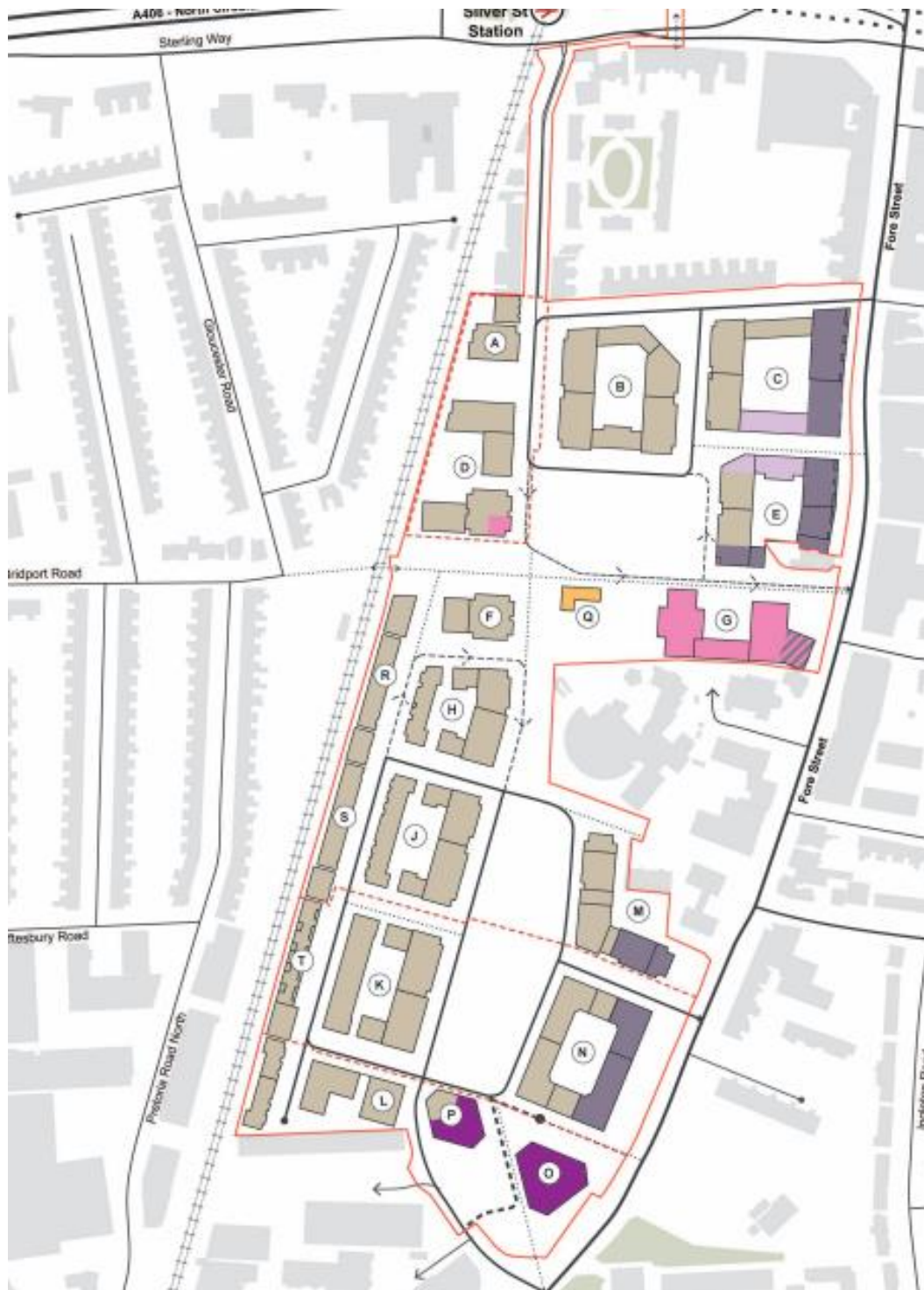


— Hybrid Boundary	■ Phase 5
■ Phase 0	■ Phase 6
■ Phase 1	■ Phase 7
■ Phase 2	■ Phase 8
■ Phase 3	■ Phase 9
■ Phase 4	■ Phase 10

Appendix C.2 - Phasing Plan. Detailed - Phases 0-3 (Blocks A, D, N, K, T)



Appendix D - Land Use Plan



Key

- Hybrid Planning Application Site Boundary
- Extent of Detailed element of hybrid application
- A Plot letters
- Extent of Plot Boundary

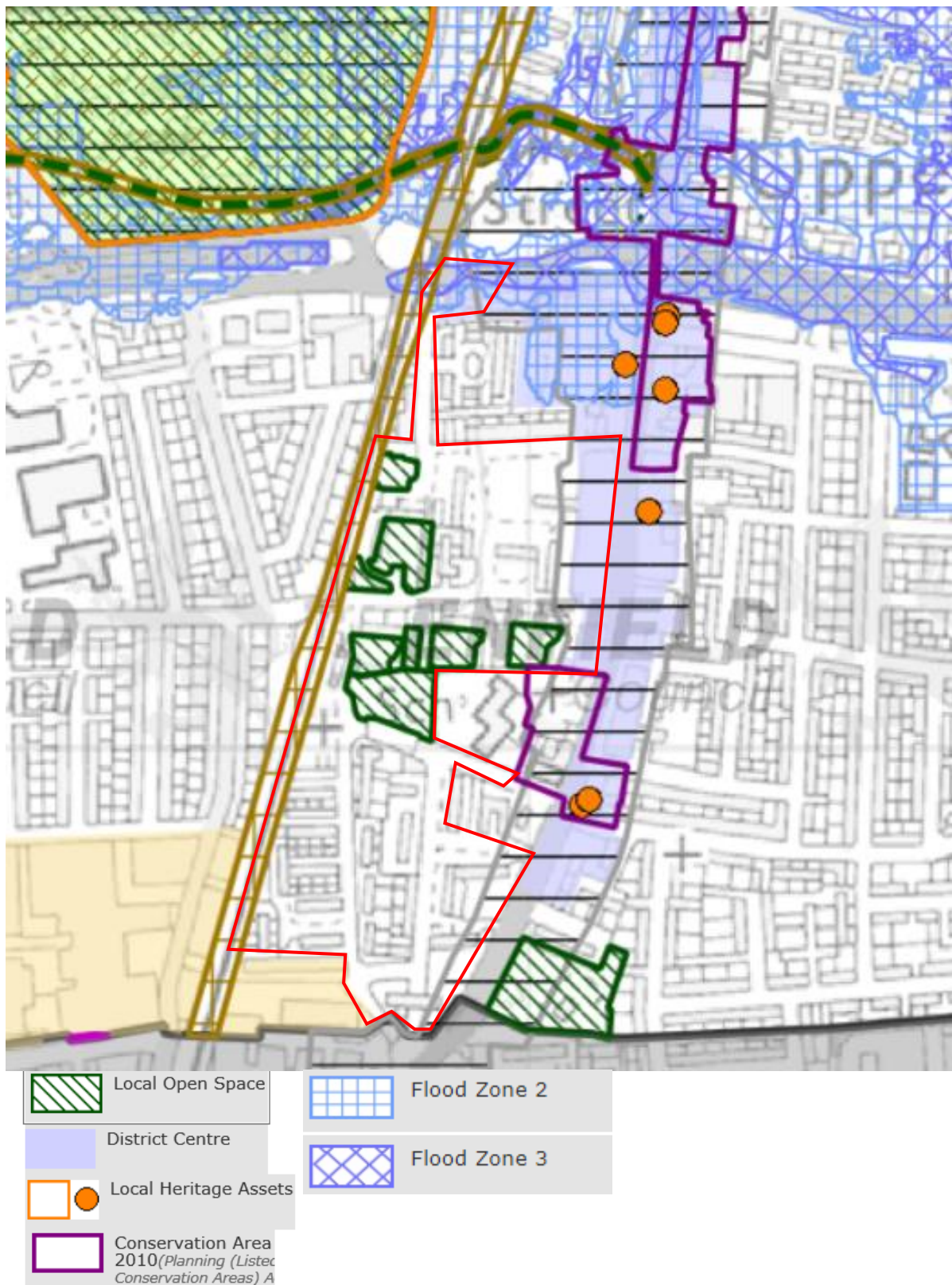
- C3 - Residential
- E
- E (a-b) / Sui Generis (p-q)
- E (g)
- E (f)
- F.1 (a-e) and F.2 (a-b)

Appendix E - Existing and Proposed Open Space



Open Space Typology	Existing (m ²)	Proposed (m ²)
Designated OS - Park	10,800	20,000
MUGA/Nursery Space	1,010	1,850
Soft Landscaping	19,720	8,930
Hard Landscaping	10,490	15,550
Shared Surface	0	3,275
Semi-Private Gardens	3,200	11,220
Private Amenity Space	6,935	1,425
Total OS (m²)	52,155	62,250

Appendix F Planning Designations / Constraints -



Appendix G - Proposed Images of Detailed element (Phases 0-3)



Block A – Detailed Application



Block K – Detailed application



Block N - Detailed Application



Block D – Detailed application