



**Enclosure 2**

**Parkview Nursery Supporting Document**



**Parkview Place**  
CREWS HILL

**Supporting document**  
September 2021



# Project design team



## Client

Landvest Crews Hill Limited

## Design team

hgh Consulting

Patel Taylor

BDP

Ardent

Quatro



Patel Taylor

**BDP.**

**ARDENT**  
CONSULTING ENGINEERS





# Context plan



-  Retail / High street
-  Educational
-  Cultural / heritage
-  Healthcare
-  Recreational

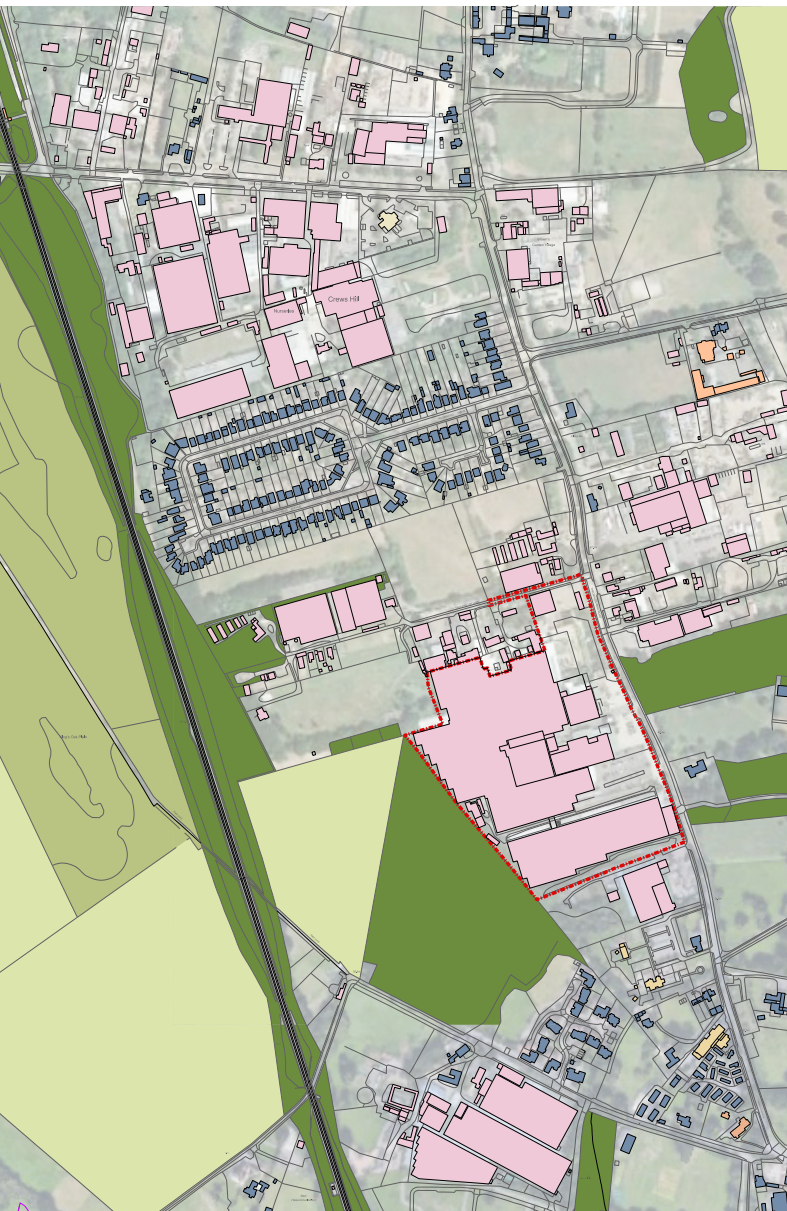


# Location plan





# Existing site land uses and open space



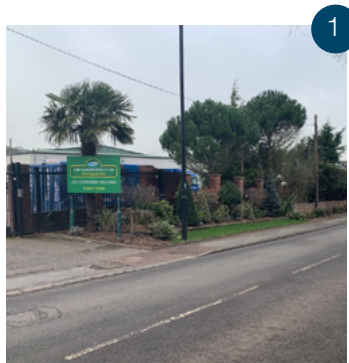
- Residential
- Local retail
- Educational
- Cultural / Religious
- Commercial / Light industry
- Agricultural land
- Recreational land
- Woodland setting

- Built area**
- 4.32 ha / 62%
  - Soft landscape 1.28 ha / 18%
  - Hard landscape 1.35 ha / 20%





# A visually constrained site within the green belt



Existing green edge and dense vegetation between Theobalds Park Road and the site  
Existing enclosed and undulating landscape



# Our Vision

Our Vision is for Parkview Place in Crews Hill to be allocated in the new Local Plan for a high-quality residential-led new community, with new homes and opportunities for leisure, recreation and ecological enhancement within a landscape-led design masterplan.





# Parkview Place garden street

Sustainable living  
for all



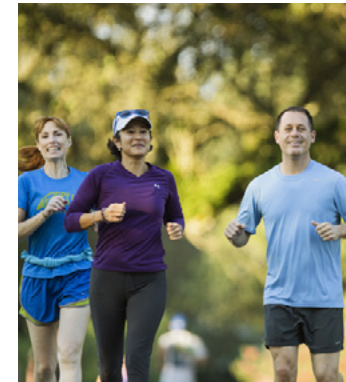


# Parkview Place Creating a new community



A place to work, meet, play,  
connect and live

- Domestic co-working
- 100% broadband connectivity for all homes
- Cycle and pedestrian friendly routes
- Large spaces for outdoor activities
- Electronic charging points / charging bank(s)
- Electric bikes (mini hire scheme) to allow residents to cycle to the main retail/commercial hub or the train and return the bike





# New high-quality public open space

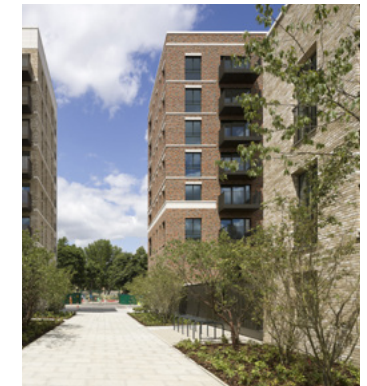
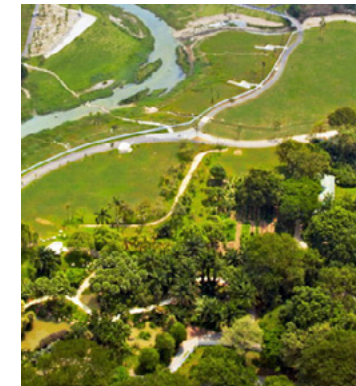
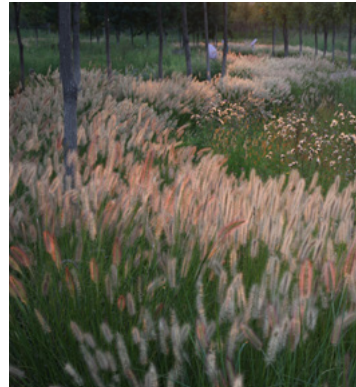
## Landscape improvement

Demolition and removal of the existing, substantial high bay buildings, greenhouses and extensive areas of hard standing;

Retention of existing mature trees and creation of a “green edge” providing a buffer between neighbouring sites and Theobalds Park Road;

Creation of a new publicly accessible park “Parkview Place park” and green spaces throughout the development;  
Native planting and biodiversity net gain;

Opportunities for children’s play, as well as formal and informal recreation areas to promote ecology and healthy living.





# Summary - Parkview Park

## A new community



Our Vision is for Parkview Place in Crews Hill to be allocated for a high-quality residential-led development of new homes creating a new community with a landscape-led design.

Providing a strategic housing opportunity for LB Enfield, Parkview Place would directly and positively respond to Enfield Council's own vision for the creation of a "new residential suburb" at Crews Hill, reflecting its good accessibility and opportunities for delivering sustainable, energy efficient, and high-quality and affordable new homes, alongside community, landscape, bio-diversity and well-being benefits.

Parkview Place is a demonstrably deliverable site with no major physical, ownership or legal constraints. It has the scope through masterplanning to be both self-sufficient, as well as also fully capable of integrating, complementing the existing community and enhancing local facilities and services in the Crews Hill area.

The Parkview Place site is being promoted as a Green Belt release site for a residential-led allocation in the emerging Local Plan.

**Parkview Place represents a major opportunity to deliver substantial numbers of much needed housing in a sustainable form of development, as an allocated housing site released from the Green Belt in the emerging Enfield new Local Plan.**



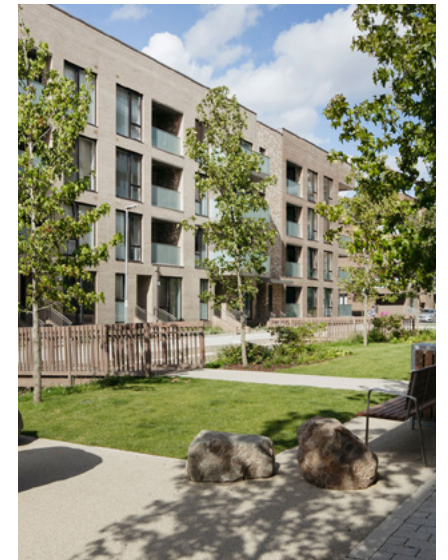
A place to enjoy



A place to meet



A place to play



A place to live



Proposed masterplan  
Green link option 1



- ① Boundary housing
- ② Parkland buildings
- ③ Market Square

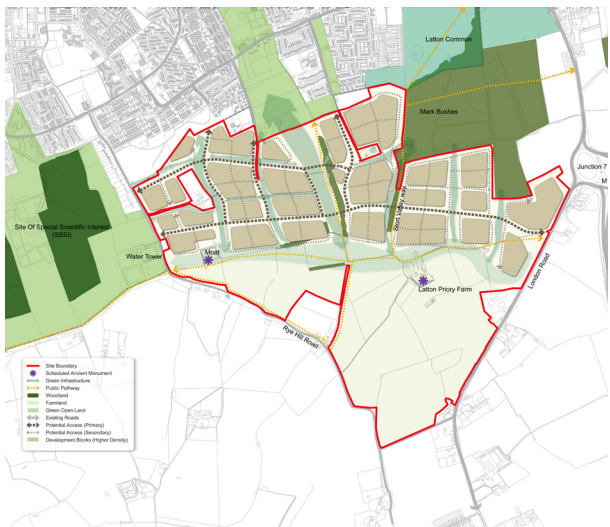




**Parkview Place, Crews Hill, Enfield  
East - West Green Corridor Study**



Canalside, Woking, Surrey  
BDP



Latton Priory Farm Masterplan, Harlow / Epping  
BDP



St Andrews, Uxbridge  
BDP