



Chase Park - South

Land South of Enfield Road, Enfield

Masterplan Framework

1.0 Introduction

This masterplan framework sets out a development design strategy for this site. It demonstrates how the site can deliver the Council's objectives for the release of the land by delivering its blue and green strategy and the principles of the Chase Park Placemaking Strategy.

By developing an initial masterplan we demonstrate the potential capacity and deliverability of the site.

Chase Park South has received a draft allocation in the Regulation 18 consultation version of the Local Plan. This document seeks to demonstrate how the site can contribute to meeting the Council's housing need, particularly for affordable family housing.










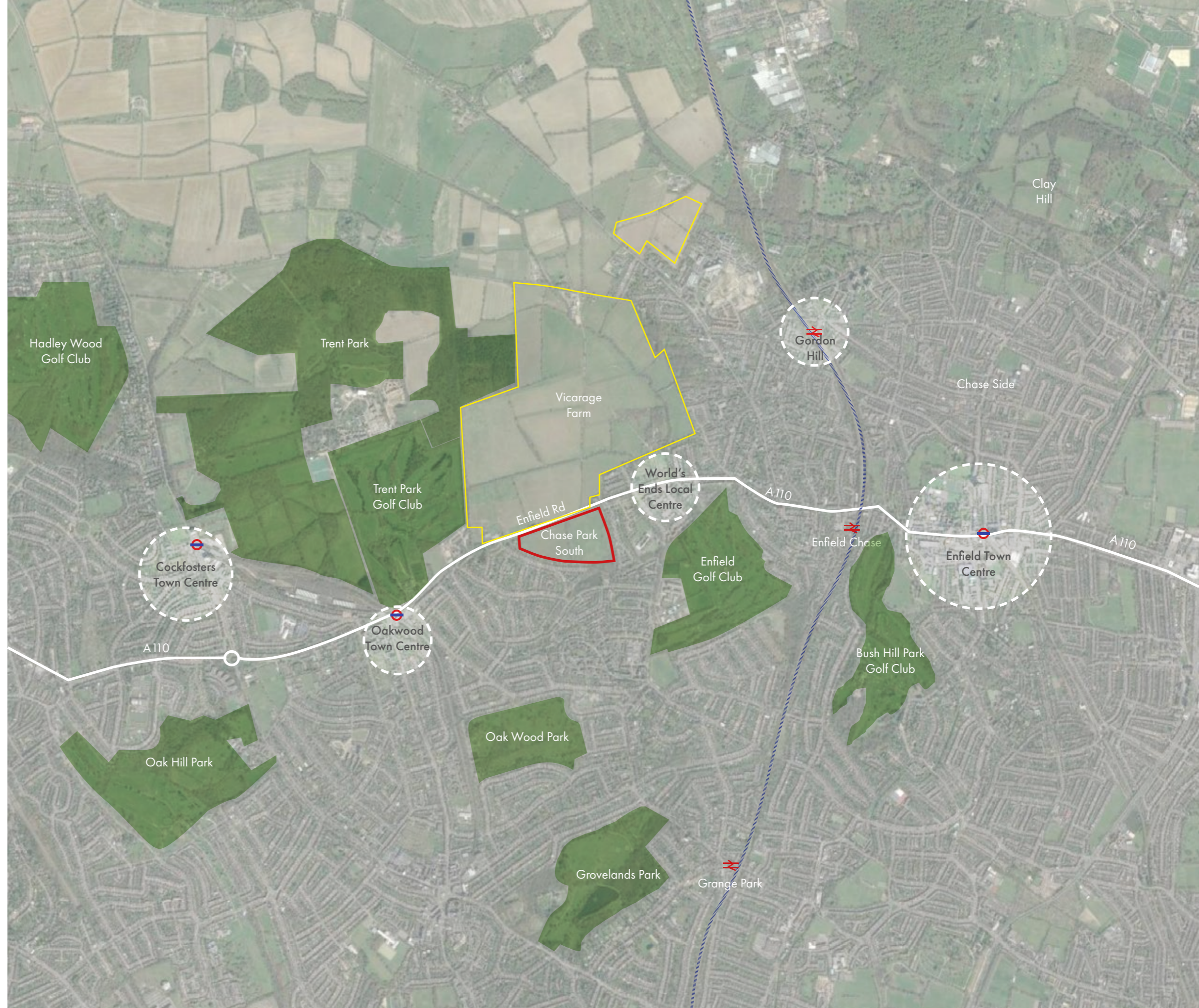
2.0 Site Location

2.1 Enfield Road

The site is 13.2 hectares to the south of Enfield Road. To the north is Vicarage Farm which completes the proposed Chase Farm allocation.

Key

-  Site Boundary
-  Underground Station
-  Train Station
-  Rail Line
-  Open Space / Park
-  Vicarage Farm Site
-  Local Centre



3.0 Planning

3.1 London Plan 2021 - Objective - 'A good growth approach'

This masterplan framework has been prepared in accordance with the full hierarchy of planning and design guidance from the National to the Local level.

The NPPF establishes the importance of design and this masterplan has followed the guidance given by the National Design Guide, The Building Better Building Beautiful Commission Report and the National Design Code.

The potential allocation of the site and the need for this masterplan vision for the site arises from a plan-led context and the process for the emerging Enfield Local Plan. The London Plan good growth strategy includes important principles that the masterplan seeks to deliver including

GG 1 Building strong and inclusive communities

GG2 Making the best use of land

GG3 creating a healthy city

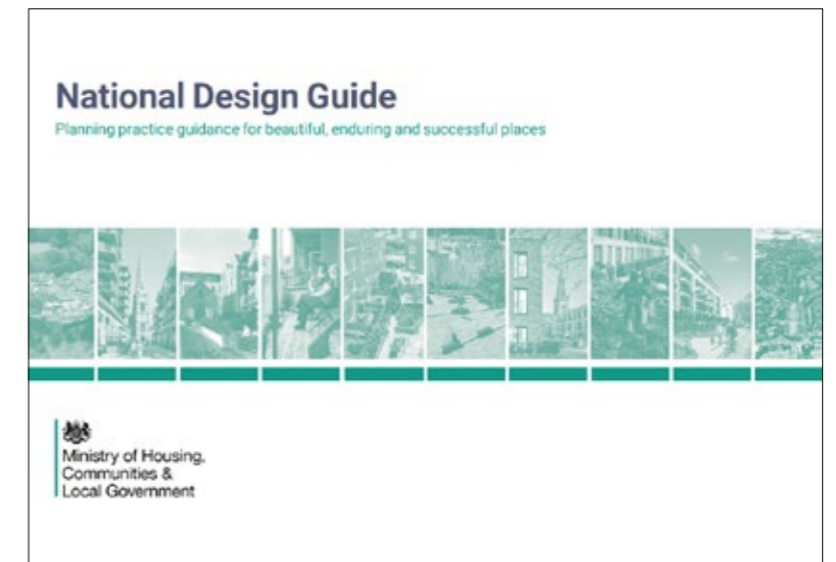
GG4 delivering the homes that Londoners need

And GG6 increasing efficiency and resilience to climate challenges

In particular Policy G1 encourages working with the green infrastructure and a network of green and blue spaces with natural or semi-natural drainage. It also results from an assessment of local capacity and character undertaken by the Borough in its emerging Local Plan.



The London Plan (March 2021)



National Design Guide (January 2021)



National Model Design Code (January 2021)

3.0 Planning

3.2 Enfield Local Plan

The emerging Local Plan identifies Chase Park as a sustainable location for additional housing as a part of strategic Policy PL10 and place-making initiative. The green infrastructure is a key aspect of the Local Plan objective for Chase Park.



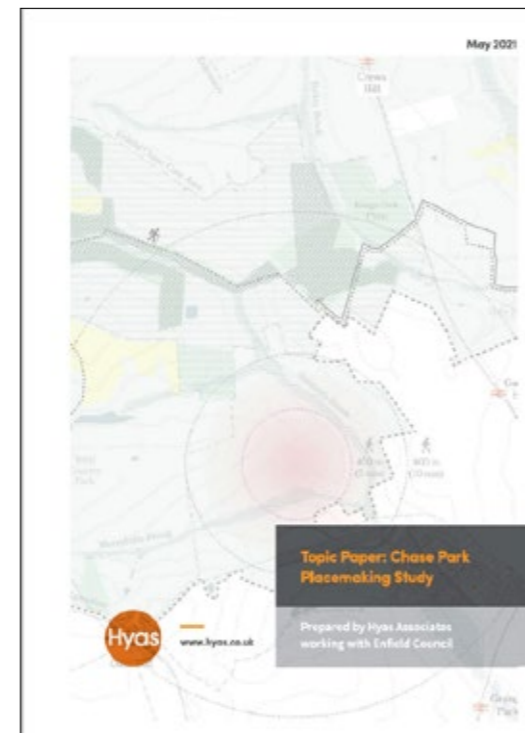
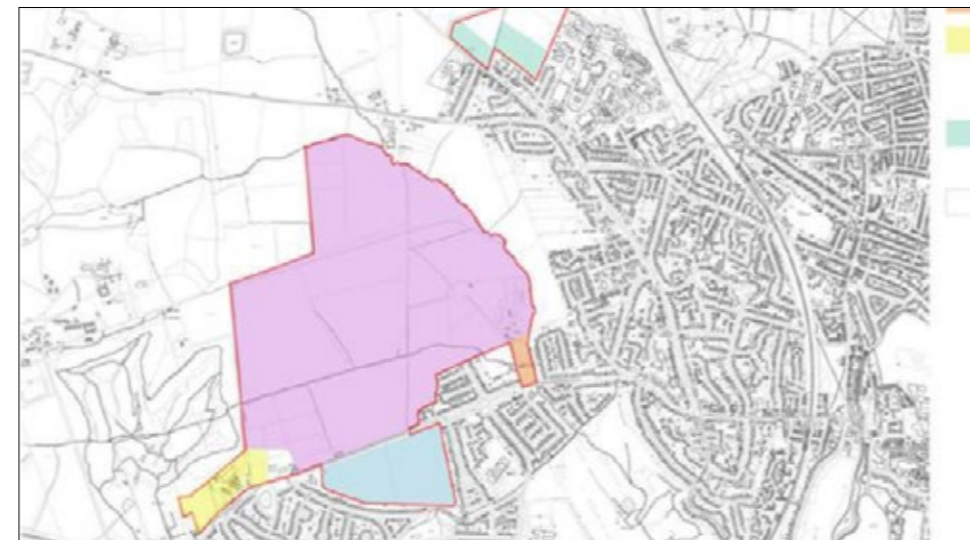
“Chase Park will provide a deeply green extension to the urban area accommodating residential uses, facilitating improved access to the countryside and drawing the rewilding areas of Enfield Chase into the urban areas.”

Chase Park Placemaking Vision

Chase Park will become an exemplar development which, through careful attention to its townscape and landscape setting, density and high-quality design, creates a new neighbourhood that positively addresses the relationship between the existing urban area and its rural landscape setting. Shaped by the brooks, woodlands and green spaces that define the area, and its relationship to the adjoining historic landscape at Trent Park, Chase Park will provide a mixture of homes supporting people through all stages of their lives. Provision of doorstep workspaces and links to existing employers such as Chase Farm hospital to the north will provide employment opportunities for new and existing residents. Located on the main east-west route through the Borough to Enfield Town, with access to Oakwood, Enfield Chase and Gordon Hill stations, the National Cycle Network and London Loop, Chase Park will facilitate access to the rural landscape and London National Park City initiative in north west Enfield, prioritising active travel modes and benefitting the health and well-being of residents and visitors alike. It will provide opportunities to link the wild places within the site and in Enfield Chase to the north, down into the urban areas to the south – extending green and blue infrastructure networks, improving their quality and access to nature, benefitting existing residents in the Borough and new residents alike.

3.3 Chase Park Place Making Study

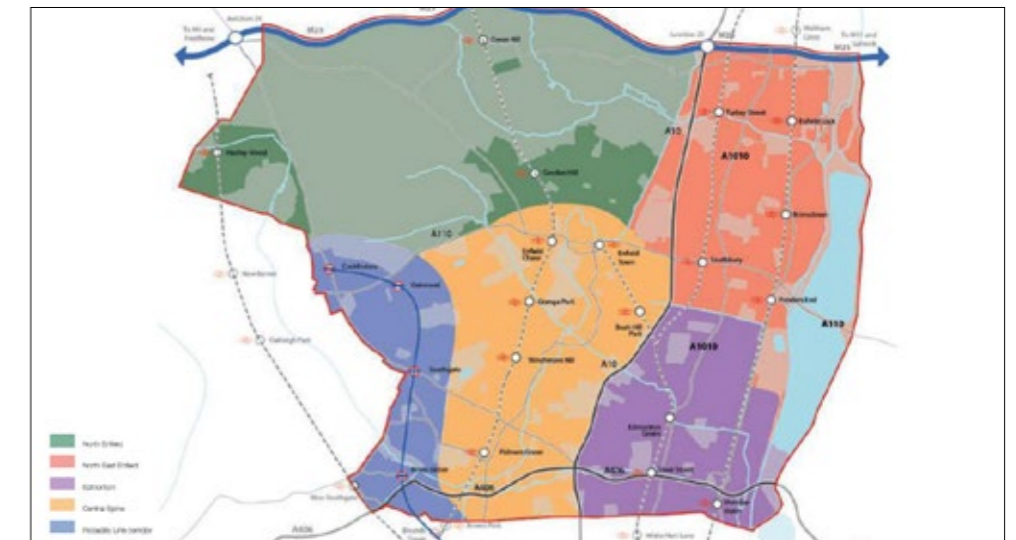
The Chase Park Placemaking Study sets out the approach to Chase Park setting out the placemaking policy for ensuring that the strategic site is planned holistically and on a placemaking basis.



3.4 Enfield’s Blue and Green Strategy (2021-2031)

The adopted Blue and Green Strategy sets out Enfield’s ten-year strategy to protect, maintain and enhance the borough’s network of blue and green assets in response to the challenges ahead.

It aims to use a green and blue strategy to benefit the Borough’s residents and its response to climate change by creating more publicly accessible green spaces and areas of woodland than anywhere else in London, as well as new blue features, waterways and wetlands.



3.0 Planning

3.5 National Design Guide & Model Design Code

We have structured this framework in accordance with the principles established in the National Design Guide, the findings of the Building Better, Building Beautiful Commission and the Model Design Code. These set out a hierarchy of design objectives and principles which establish the basis of designing and delivering successful places to live. They are each based around the ten characteristics of well-designed places and this framework refers to each of these as appropriate.

This is an initial master planning exercise and as further design guidance / coding is developed by the Council through the local plan process so it will be used to guide the development of this masterplan.



Context		
C.1.i	Character Types	✓
C.1.ii	Site Context	✓
C.1.iii	Site Assessment	✓
C.2.i	Historic Assessment	
C.2.ii	Heritage Assets	
Movement		
M.1.i	Street Network	✓
M.1.ii	Public Transport	✓
M.1.iii	Street Hierarchy	✓
M.2.i	Walking + Cycling	✓
M.2.ii	Junction+Crossings	✓
M.2.iii	Inclusive Streets	✓
M.3.i	Car Parking	✓
M.3.ii	Cycle Parking	✓
M.3.iii	Services + Utilities	
Nature		
N.1.i	Network of Spaces	✓
N.1.ii	OS Provision	✓
N.1.iii	Design	✓
N.2.i	Working with Water	✓
N.2.ii	SUDS	✓
N.2.iii	Flood Risk	✓
N.3.i	Net Gain	✓
N.3.ii	Biodiversity	✓
N.3.iii	Street Trees	✓

Built Form		
B.1.i	Density	✓
B.1.ii	Party Wall	
B.1.iii	Types and Forms	✓
B.2.i	Blocks	✓
B.2.ii	Building Line	✓
B.2.iii	Height	✓
Identity		
I.1.i	Local Character	✓
I.1.ii	Legibility	✓
I.1.iii	Masterplanning	✓
I.2.i	Design of buildings	
Public Space		
P.1.i	Primary	✓
P.1.ii	Local+Secondary	✓
P.1.iii	Tertiary	✓
P.2.i	Meeting Places	✓
P.2.ii	Multi-functional	✓
P.2.iii	Home Zones	✓
P.3.i	Secured by Design	✓
P.3.ii	Counter Terrorism	
Uses		
U.1.i	Efficient Land Use	✓
U.1.ii	Mix	✓
U.1.iii	Active Frontage	✓
U.2.i	Housing for All	✓

U.2.ii	Type	
U.3.i	Schools	
U.3.ii	Community Facilities	
U.3.iii	Local Services	
Homes and Buildings		
H.1.i	Space Standards	✓
H.1.ii	Accessibility	
H.2.i	Light, Aspect, Priv.	✓
H.2.ii	Security	
H.2.iii	Gardens+Balconies	✓
Resources		
R.1.i	Energy Hierarchy	
R.1.ii	Energy Efficiency	
R.1.iii	N'hood Energy	
R.2.i	Embodied Energy	
R.2.ii	Construction	
R.2.iii	MMC	
R.2.iv	Water	
Lifespan		
L.1.i	Management Plan	
L.1.ii	Participation	
L.1.iii	Community	

Key
 ✓ Primary Considerations at this stage










4.0 Context

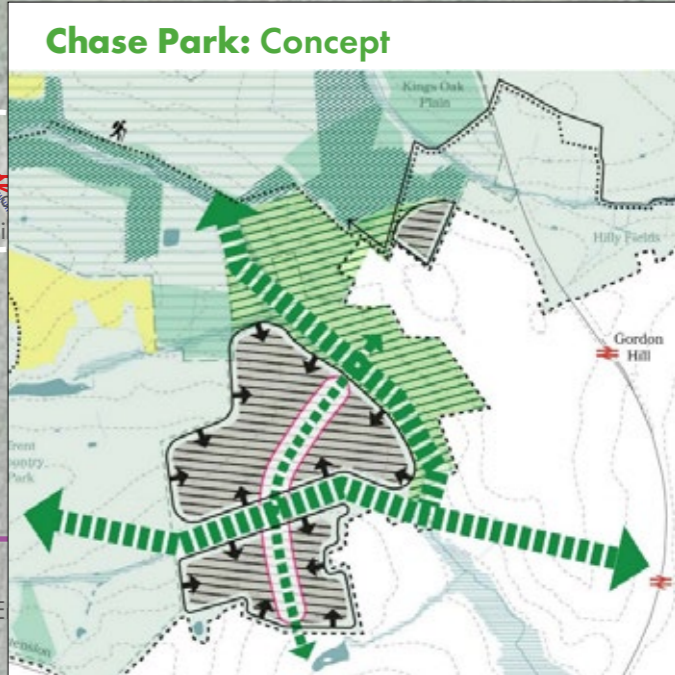
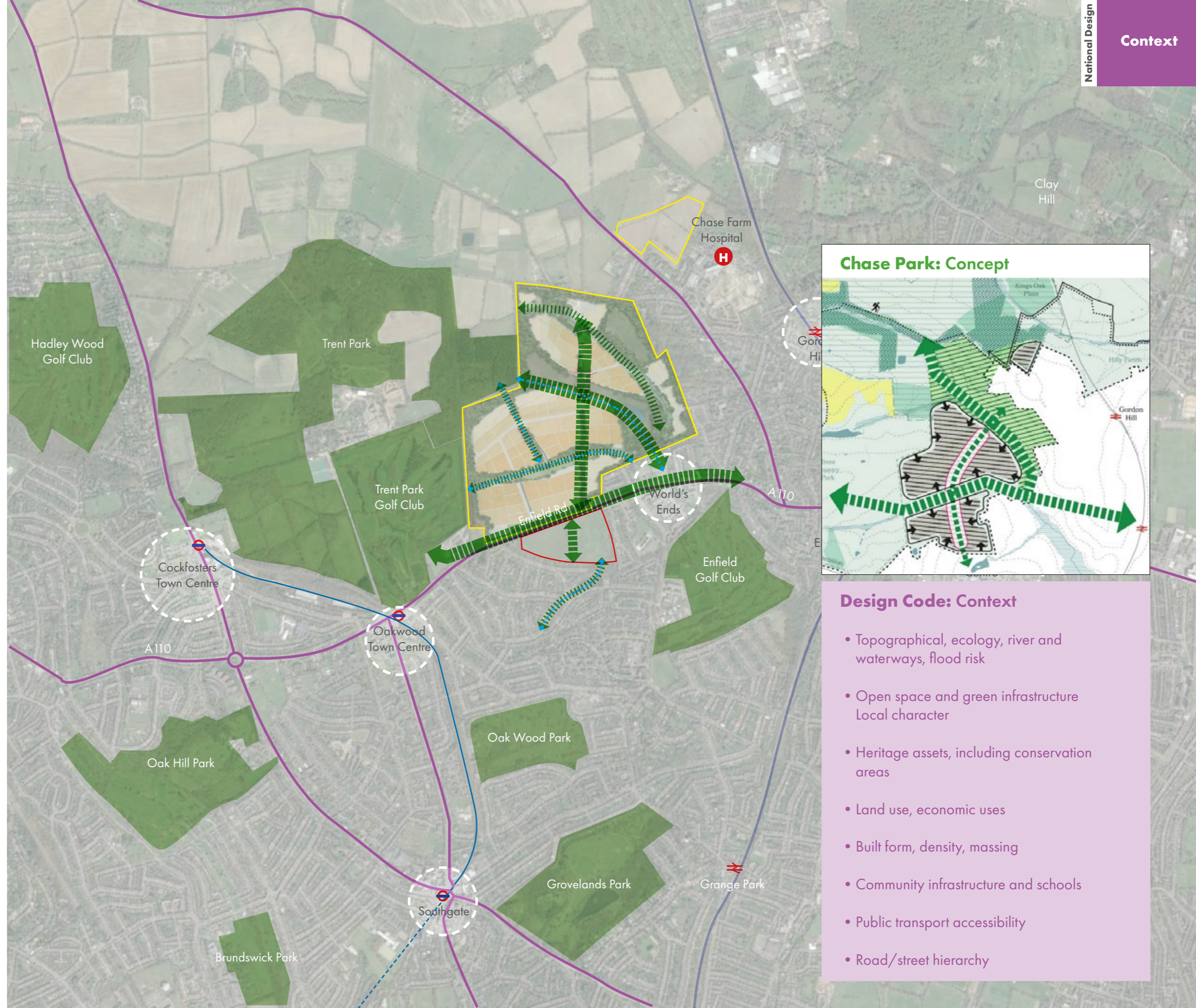
4.1 Area Analysis

The strategy and opportunity identified for Chase Park has emerged from a comprehensive analysis of the context of this part of Enfield, undertaken by the Council which has assessed, its strengths and weaknesses.

The diagram opposite shows the Council's ambition for the draft allocation and the particular focus on green infrastructure also providing permeability throughout the new community.

Key

-  Site Boundary
-  Underground Station
-  Train Station
-  Rail Line
-  Open Space / Park
-  Vicarage Farm Site
-  Local Centre
-  Primary Roads
-  Potential Green/Blue Connections



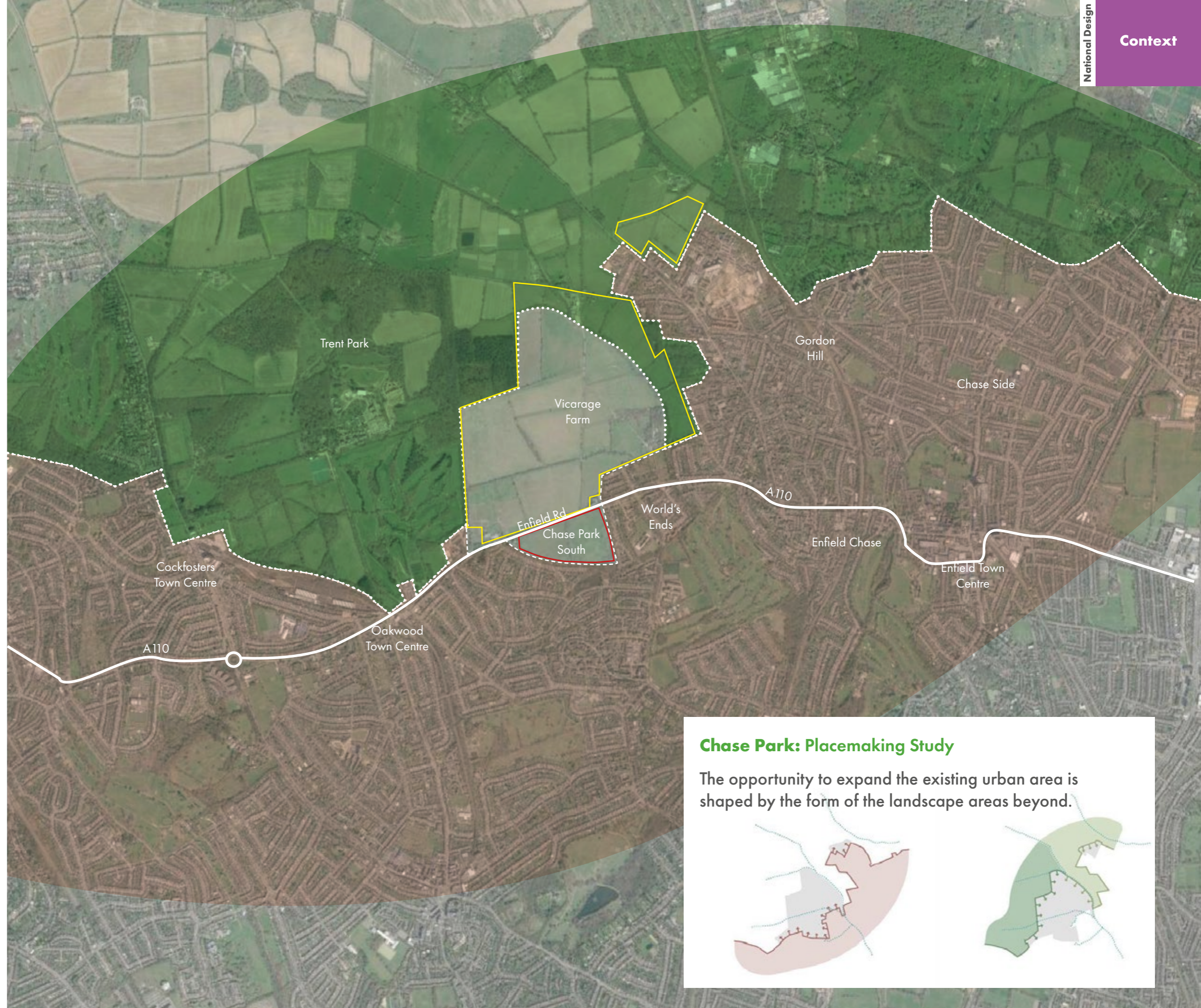
- #### Design Code: Context
- Topographical, ecology, river and waterways, flood risk
 - Open space and green infrastructure Local character
 - Heritage assets, including conservation areas
 - Land use, economic uses
 - Built form, density, massing
 - Community infrastructure and schools
 - Public transport accessibility
 - Road/street hierarchy

4.0 Context

4.2 Chase Park Opportunities - Completing the Urban Edge

The opportunity has been identified to work to restore Enfield Chase which, in association with Trent Park, would boost the special landscape character of the arc of land to the north of Vicarage Farm. The Vicarage Farm site and this site then combine to into Chase Park as an extension to the north west urban edge of Enfield which is based on working within the natural green and blue infrastructure already present.

This would capitalise on the joint vision of Fairview and the Council for delivering a high quality and well designed residential community with ecological enhancements and high quality green space.

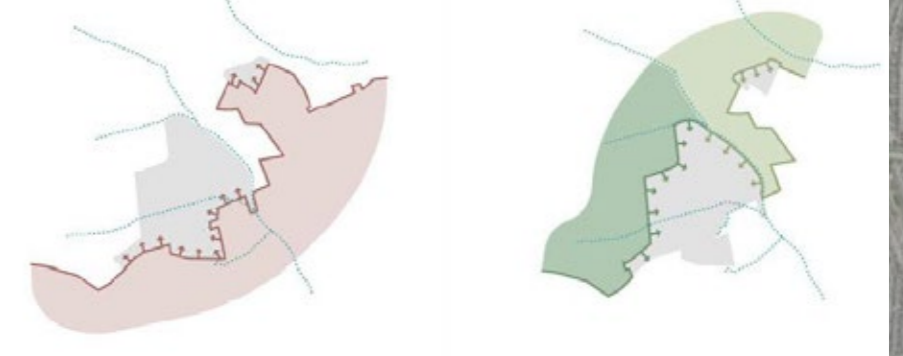


Key

- Existing Urban Area
- Vicarage Farm
- Site Boundary

Chase Park: Placemaking Study

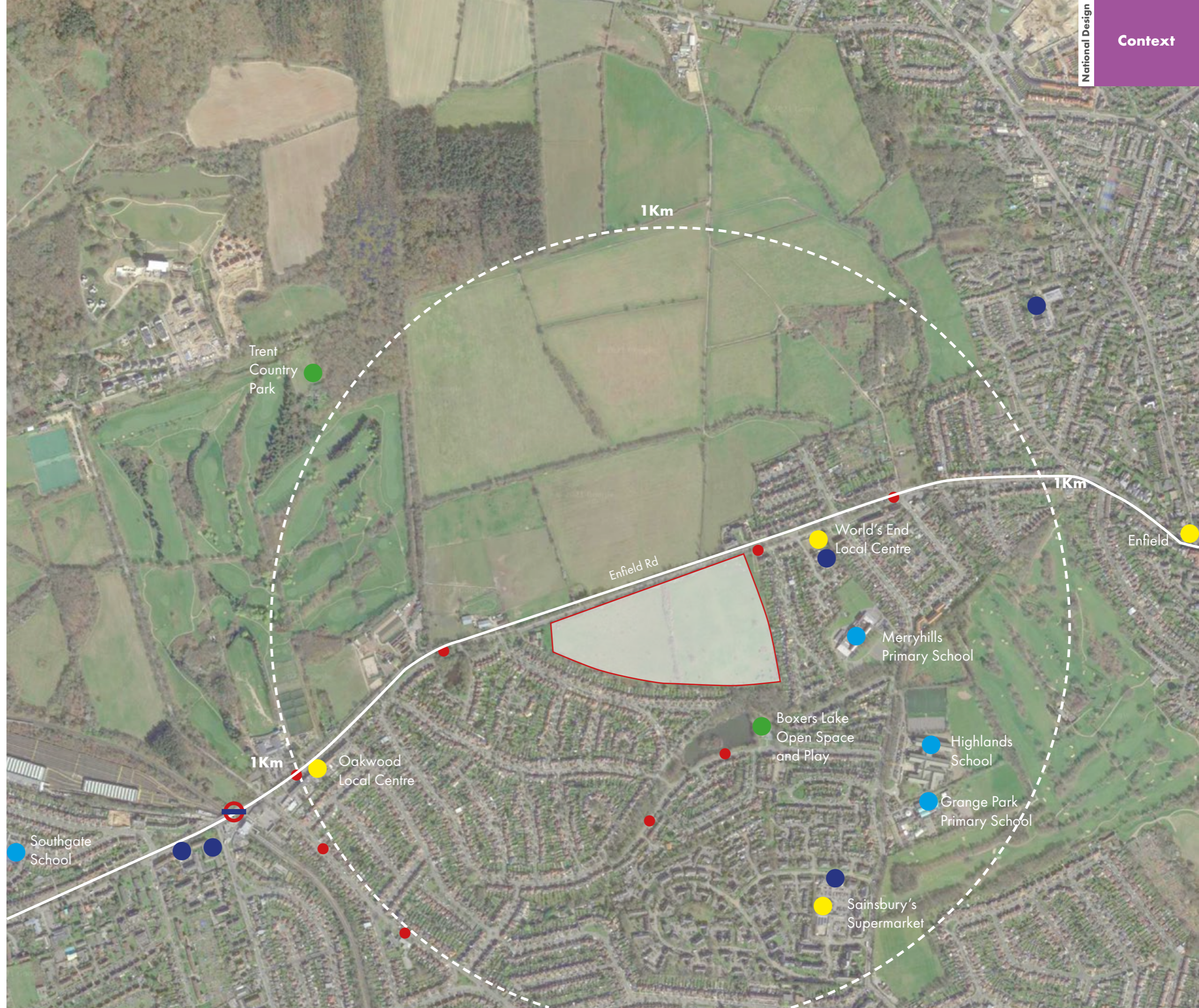
The opportunity to expand the existing urban area is shaped by the form of the landscape areas beyond.



4.0 Context

4.3 Site Opportunities Sustainable Location

The southern part of Chase Park is well placed for walkable access to the local area and is bounded by the existing urban area on all sides with Enfield Road forming the northern boundary.



Key

- Local Centre
- School
- Park
- GP Surgery
- Bus Stop
- Underground Station

4.0 Context

4.4 The Site & Surrounding Area

In 2011 Urban Practitioners were commissioned to produce a Characterisation Study of Enfield. This study provided an analysis of the borough's overall pattern and highlights some of its unique characteristics. The key aim of the urban characterisation study was to describe the form, character and special attributes of Enfield borough.

It identified local places and neighbourhoods characterised by the following elements:

- An emerging pattern of **higher density development** including Victorian terraces, inter-war Garden City style housing and later freeform and street-based housing estates
- A mix of older **suburban and urban housing**
- A pattern of **lower density suburban housing**, including classic inter-war suburbs, large suburbs with more generous housing

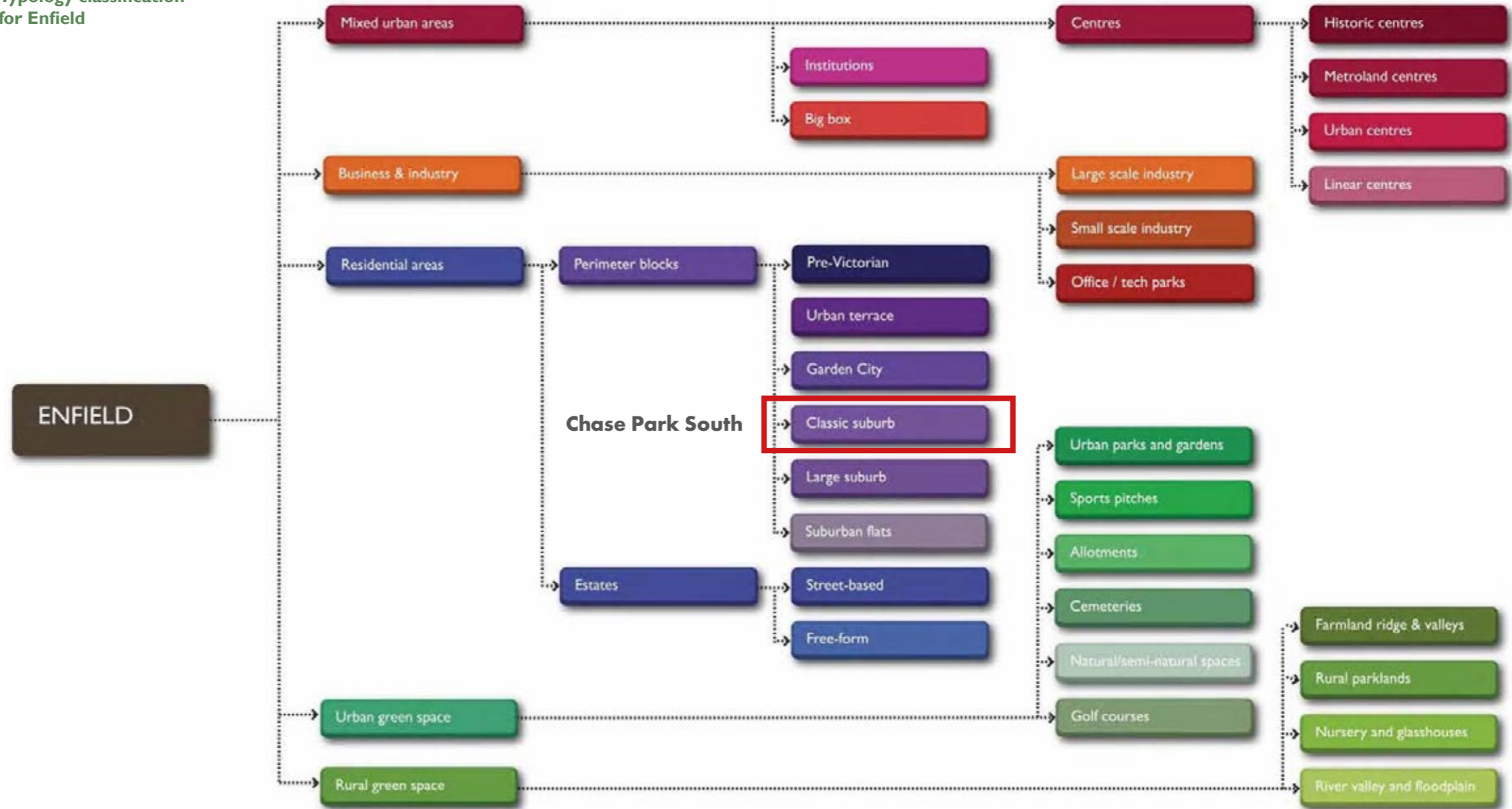
Chase Park South is shown neighbouring an area characterised as being a Classic Suburb.



Enfield Characterisation Study
Final Report | February 2011

Typologies that characterise Enfield

Typology classification for Enfield



4.0 Context

4.5 The Site & Surrounding Area Perimeter Blocks - Classic Suburb

The report provides a description of the Classic Suburb typology, including a review of the key features of urban and landscape form and streetscape. It describes these characteristics of these areas as:

- Pavements are often separated from the road by verges which are either grassed or planted with shrubs.
- Street trees are accommodated in these verges with a range of ornamental species (including a large number of evergreen trees).
- Front gardens are typically neatly planted gardens with ornamental shrubs and herbaceous planting.
- Gardens are frequently framed by low brick walls
- Incorporated driveways and garages
- Streets follow a perimeter block
- Small Cul-de-Sacs

High quality and archetypal suburbs which have a distinct style and architectural quality with generous streetscapes and a clear overall composition.

2011 Urban Practitioners
Characterisation Study



Typical figure ground of the urban grain of the Classic Suburb



Images shown within the Characterisation Study typifying the Classic Suburb



4.0 Context

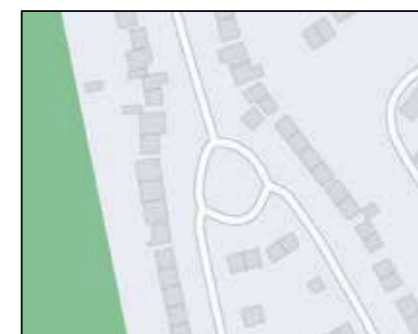
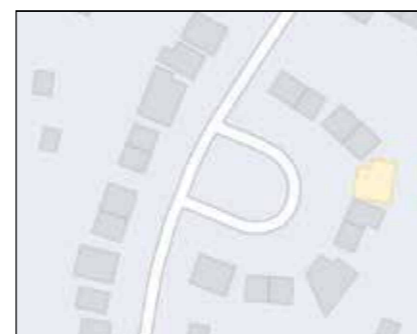
4.6 The Site & Surrounding Area

The existing site context offers two clear opportunities to work with its existing characteristics.

The first is to work entirely within the remaining field hedgerows and boundary vegetation and their links to the green and blue corridor around Boxers Lake. By working with these they can each be boosted and used to form the character and form of the masterplan.

The second is to work with the character of the adjoining residential neighbourhood which has a strong Garden Suburb character in which nature is integrated into the layout and gives it a strong well liked sense of place.

In this way the development can work from the cues provided locally to create a character that belongs to the area.



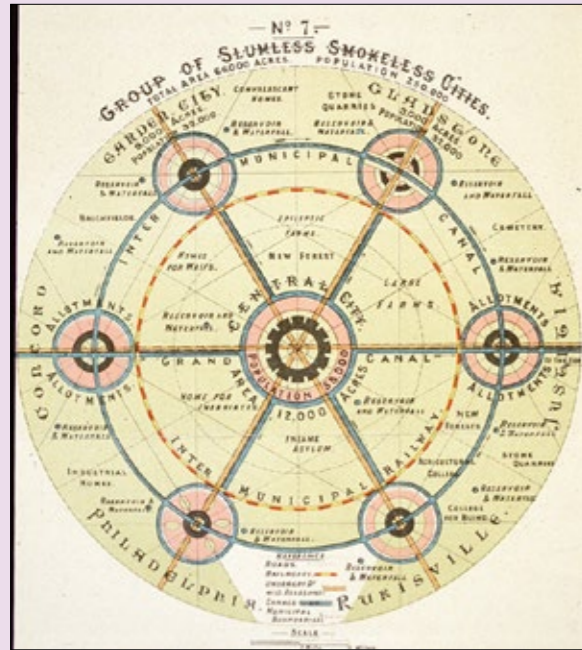
Chase Park: Placemaking Study

“Overall, the story of Chase Park has emerged from the desire to create a high quality and liveable **new suburb that takes the best of the existing 1930s suburbs and combines it with a highly green environment** where the environment is protected, conserved, and enhanced. It has shaped a place which can act as the gateway to the parkland landscapes of north Enfield while also being a great place to live sustainably.”

4.0 Context

4.7 Site Area Analysis - Photos

Context: Garden Suburb



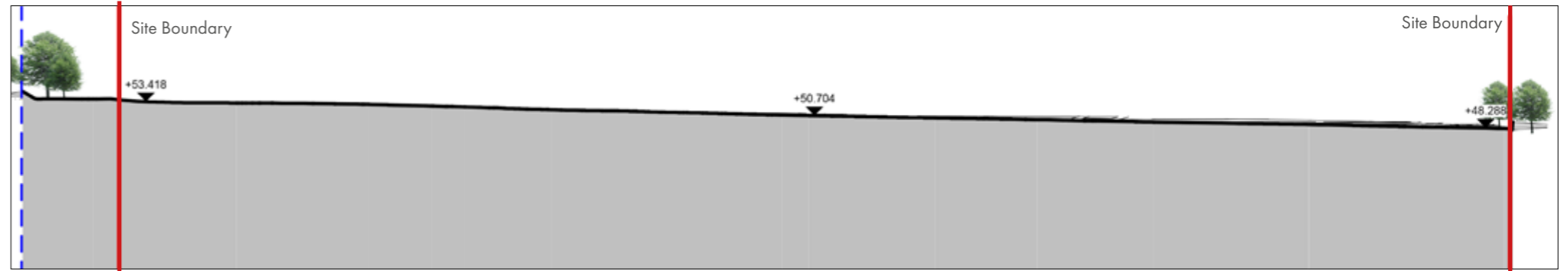
4.0 Context

4.8 Site Topography

There are natural slopes across the site which can be used to develop a blue strategy of sustainable drainage and wildlife corridors that work naturally with the contours.

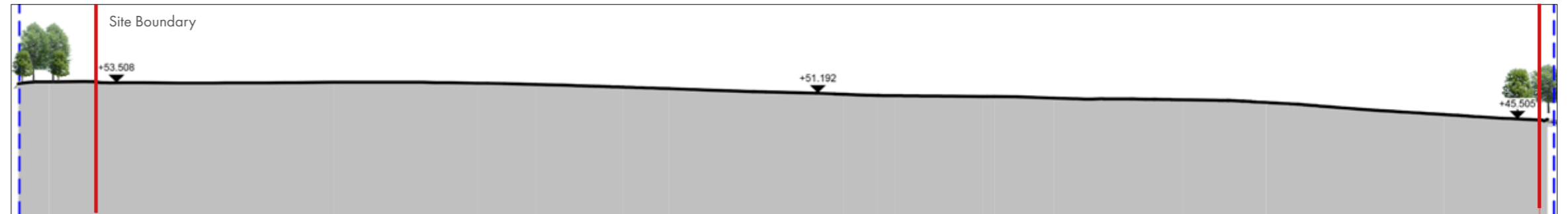
The slopes can also add character and distinctiveness to the development adding interest as it changes in level.

Section BB



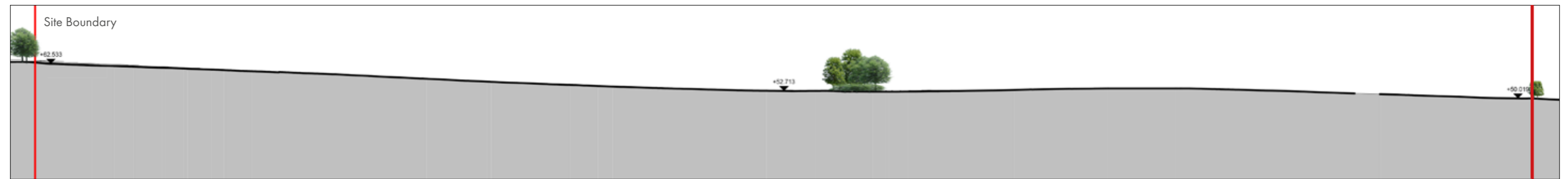
Section showing a level change of approximately 5m from north to south

Section AA



Section showing a level change of approximately 8m from north to south

Section CC

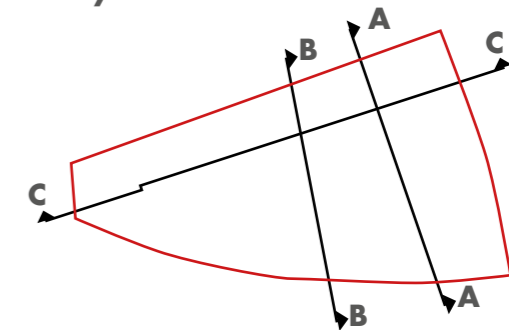


Section showing a level change of approximately 12.5m from west to east

Site Aerial



Key



4.0 Context

4.9 Site Opportunities - Working with the natural context

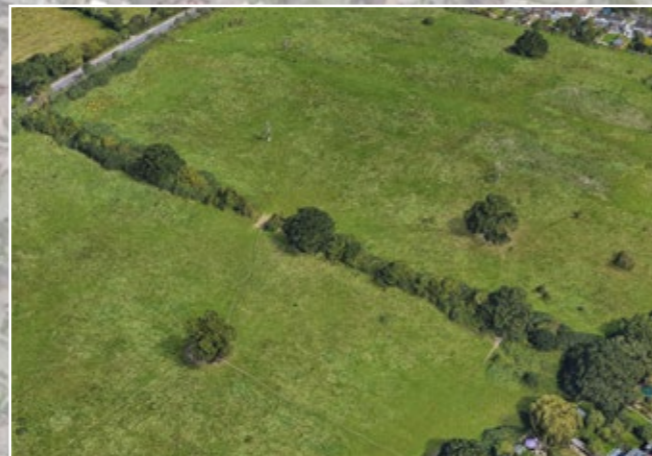
The starting point for the masterplan is the retention and enhancement of the key natural elements inherited by the site. These can be strengthened and most importantly linked together into natural corridors and use the natural topography for drainage.

There is then the opportunity to extend the continuity of these green corridors into the very heart of the new neighbourhood. Wherever there is an opportunity to work with existing isolated trees the scheme will do so.

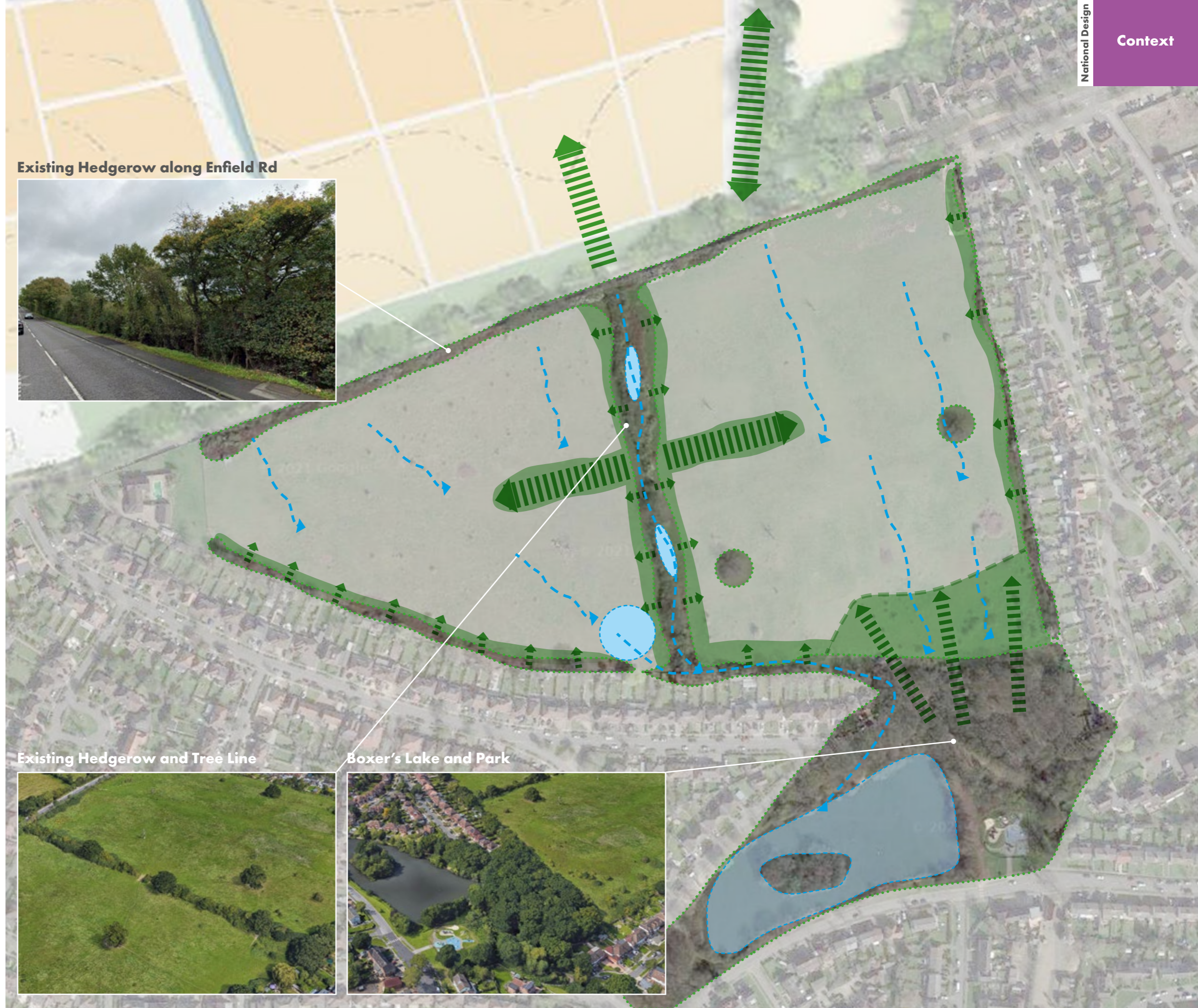
Existing Hedgerow along Enfield Rd



Existing Hedgerow and Tree Line



Boxer's Lake and Park



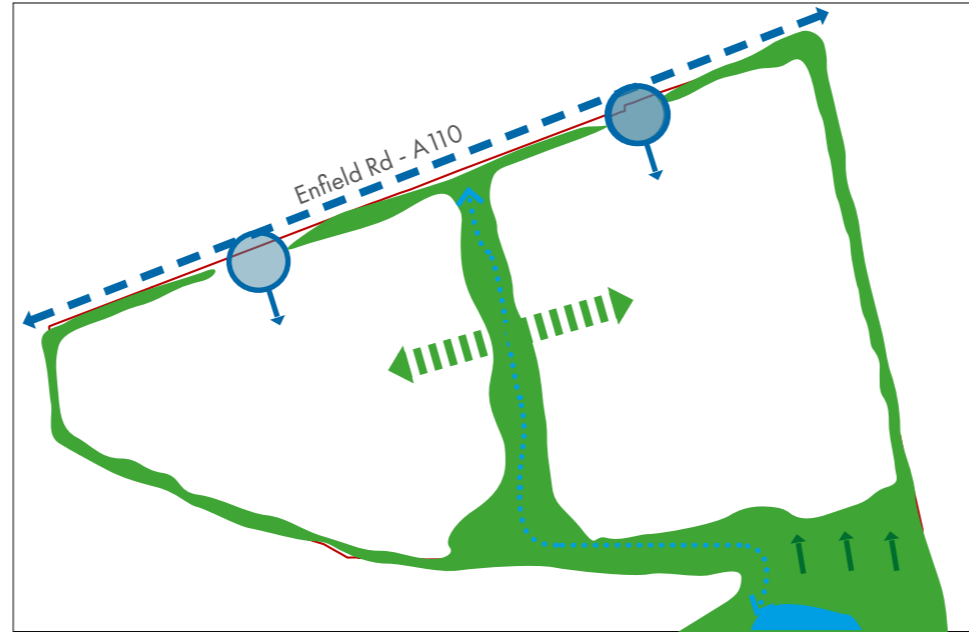
5.0 The Vision - Masterplanning

5.1 Enhancing the Green Legacy



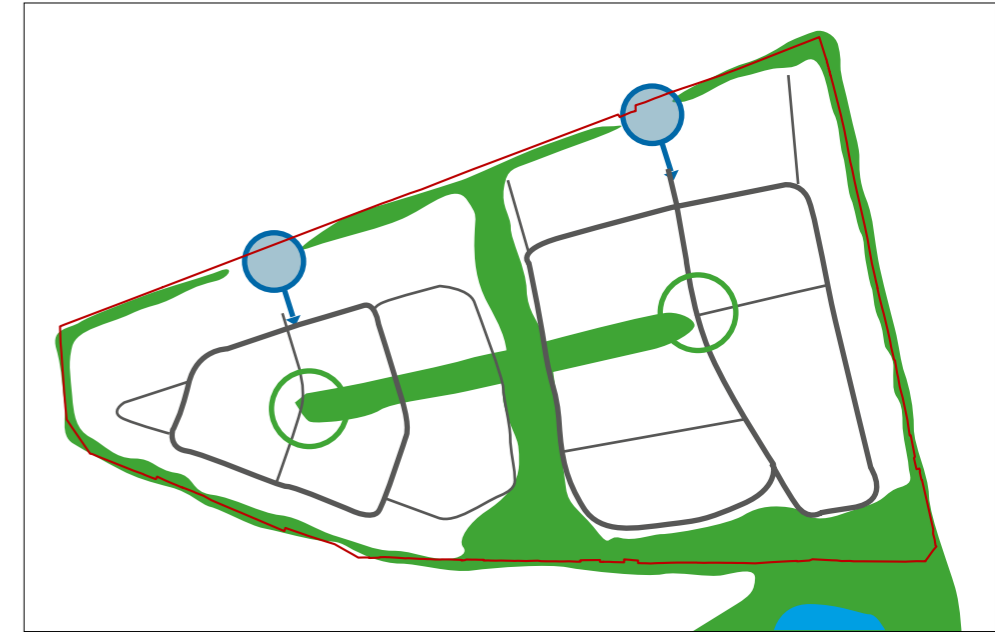
- The masterplan is created by working with the existing green and blue infrastructure.

5.2 Points of Access



- The continuity of natural green space is then extended into the heart of the masterplan.

5.3 Extend Green Corridor



- The access points from Enfield Road offer the opportunity for two interconnected neighbourhoods formed by the existing hedgerows and original field pattern.

Design Code: Masterplanning

- The landscape strategy, taking account of existing natural features and new structural elements.
- The amount and position of open space provision.
- The number of homes and other uses (from the local plan allocation).
- The points of access and connection to the wider street network.
- The broad position of the primary and secondary streets but not local streets.
- The position of the local centre if relevant.
- The area types that will apply to different parts of the site (which will in turn reference rules on density, height, street building line etc.)



5.0 The Vision - Masterplanning

5.4 Neighbourhoods



- The green link can be expanded to create focal green amenity spaces with the green link having its own spatial character with apartments creating a central spine.
- The neighbourhood will consist of a mix quality family homes and apartments.

5.5 Linking Places



- The neighbourhood is structured on walkable routes through natural corridors with the main links being car free.
- This masterplan has been designed to complement that by Comer Homes at Vicarage Farm. Together they deliver the principles of the Chase Park Concept Plan, retaining the existing hedgerows and creating Green/Blue corridors for car free routes through the combined development.

5.6 External Connections



- The natural and the human links and corridors are designed to make connections to the surrounding area.

Chase Park: Concept



Comer Homes Masterplan



6.0 Place Making

6.1 Character Areas - Landscape

Blue / Green Legacy Corridors

At the top of the masterplan landscape hierarchy are the legacy elements consisting of the southern woodland, the main hedgerow, and the boundary vegetation and hedgerows. These form the foundation of the whole masterplan and will be boosted as natural areas. They will be joined together to form a continuous interconnected wildlife corridor. An equally natural blue network will be integrated into these areas.

The Blue / Green Spine

The new east west green corridor is formed to connect with the legacy corridor to prove a Green Spine that is literally and characteristically the heart of the masterplan. This is a car free green walk connecting the two neighborhoods and providing continuity for landscape and biodiversity. It is natural in character but less 'wild' than the legacy corridor.

At each end the Green Spine is terminated by focal green spaces. These are placed on the arrival routes into the site and offer a destination and sense of place at each end of the Spine. There are opportunities to have complementary but distinctive landscape strategies for each of these greens. A blue strategy of swales can be integrated into this spine to add interest and variety for pedestrians together with incidental play and social landscaping.

Boulevards

The green frontage of the site can be brought into the site on the entrance routes with street trees and planted verges leading to the focal green spaces. The trees and verges separate the pedestrian and cycle route from the carriageway to continue a pedestrian network that is not in close proximity to the car.

Streets

All streets have a natural element deploying well liked Garden Suburb elements of street trees hedges and planted from garden areas. The street pattern will also include incidental green swards and pocket landscape areas following the pattern in the established neighbourhood adjoining.



Key

- Ecological Corridor Green/Blue Link
- Tree Lined Boulevard
- Pocket Parks / Incidental Open Spaces
- Green Link / Car Free
- Gardens
- Street Trees

6.0 Place Making

6.2 Character Areas - Family Homes and Apartments

Streets - Tree lined intimate streets / Family Homes

The street hierarchy complements the green strategy, it prioritises walking and cycling and suppress the effect of the car in the public realm.

The streets which provide the vehicular entrance to each neighbourhood are in a boulevard typology with street trees and verges that separate cars from people with nature.

All smaller neighbourhood streets are low traffic pedestrian cyclist and child friendly spaces. There is no residents on street parking.

The Green Spine is entirely traffic free (except emergency access) and is mainly fronted with apartment / mansion house buildings that overlook the green link.

Local Example: Tree Lined Street



Apartments



Green Link



Family Homes



Key

- Family Homes
- Apartments

6.0 Place Making

6.3 Green / Blue Legacy and Woodland Extension



Additional tree planting expanding the existing woodland habitat

Wild Flower Meadows

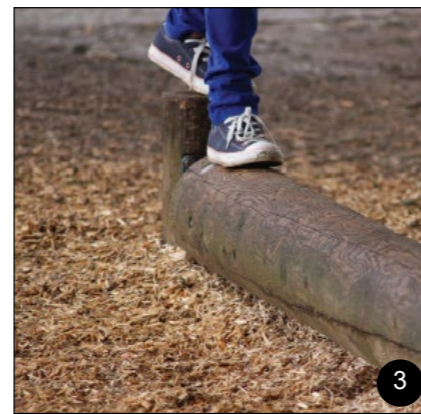
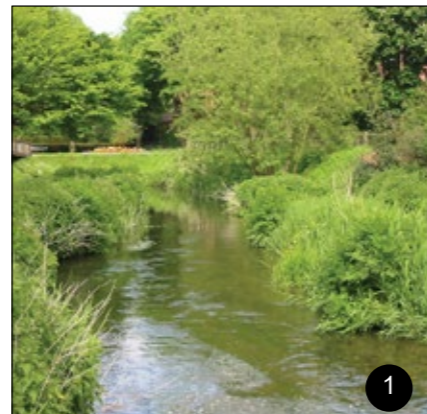
Swales and SUD's integrated into the design as part of the Blue Green Strategy

Meandering foot and cycle path

Wild flower and Grasses encouraging biodiversity

Legacy Hedgerow retained and enhanced

Illustrative Images



6.0 Place Making

6.4 Green / Blue Legacy and Woodland Extension

This is the vision for the character of the extended natural green corridor which provides continuity for nature and bio-diversity and a pleasant context for people moving around on foot.

This has the following advantages :-

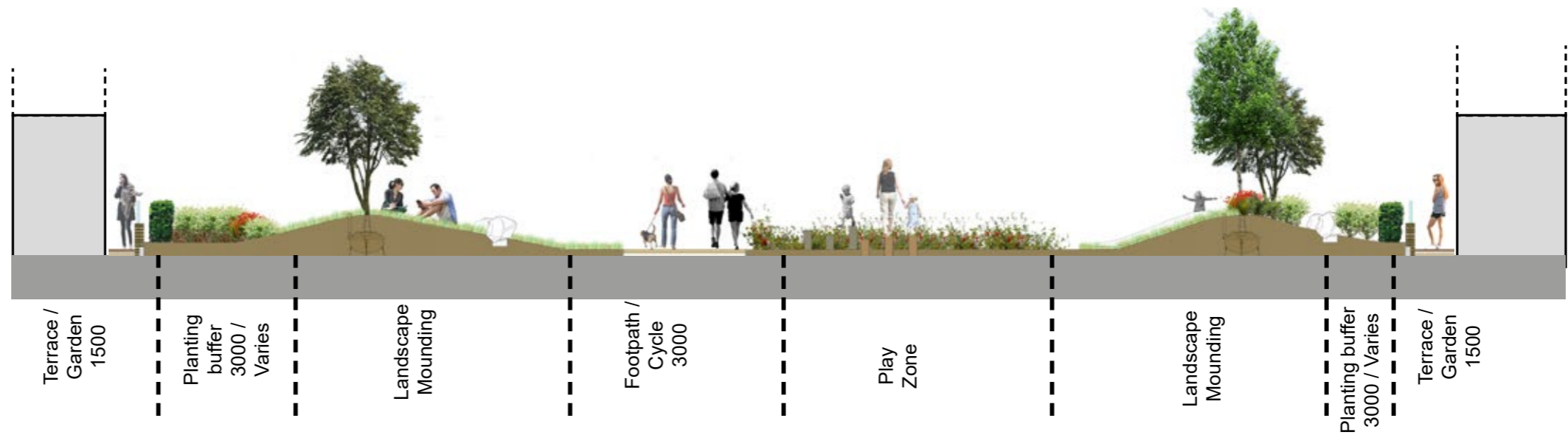
- Achieving increase in blue-green infrastructure in Enfield, whilst protecting and improving existing asset.
- Ensuring residents can access blue and green spaces within 15minutes walking distance of their homes.
- Making places more distinctive, healthier, attractive and culturally inclusive.
- Achieving a suitable distribution of blue green infrastructure to overcome deficiencies.
- Creating wilder, more natural spaces to enable biodiversity, support restoration of ecosystem.



Illustration: Green / Blue Legacy Corridor

6.0 Place Making

6.5 Green Spine - Walking and Cycling

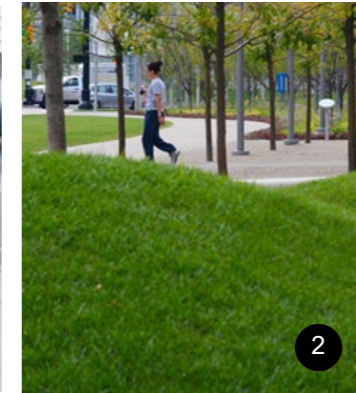
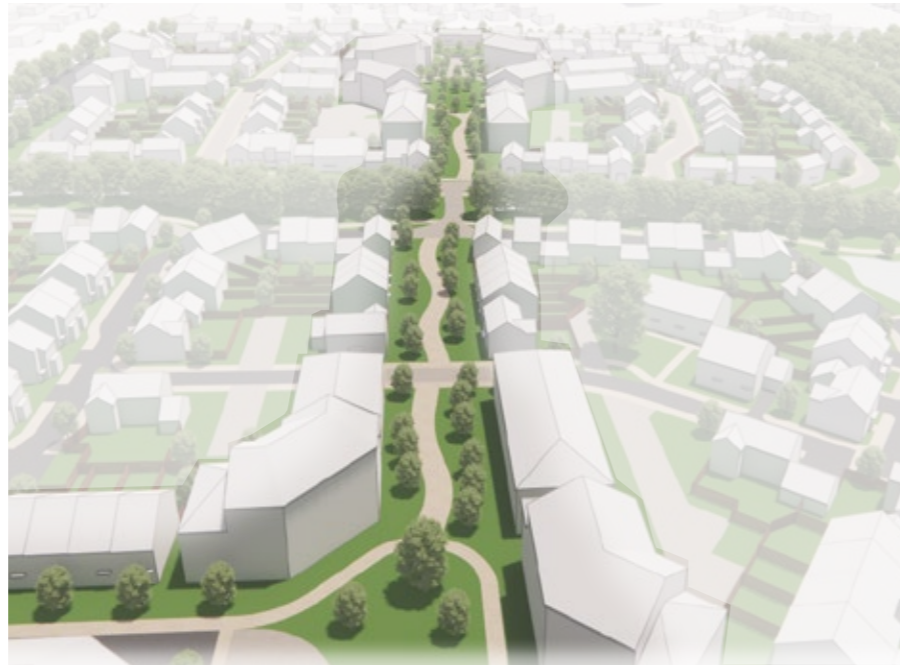


6.0 Place Making

6.6 Green Spine - Walking and Cycling

This is the vision for the character of the Green Spine. It crosses the legacy corridor and extends the continuity of green space whilst also joining the two neighbourhoods with a traffic free amenity route.

Illustrative Images



6.0 Place Making

6.7 Boulevards

Framed vista creating legibility and welcoming entrance

Swales within the Grass Verges

Large separation between the building line and highway

Wild Flower and Grass to promote biodiversity

Grass Verge

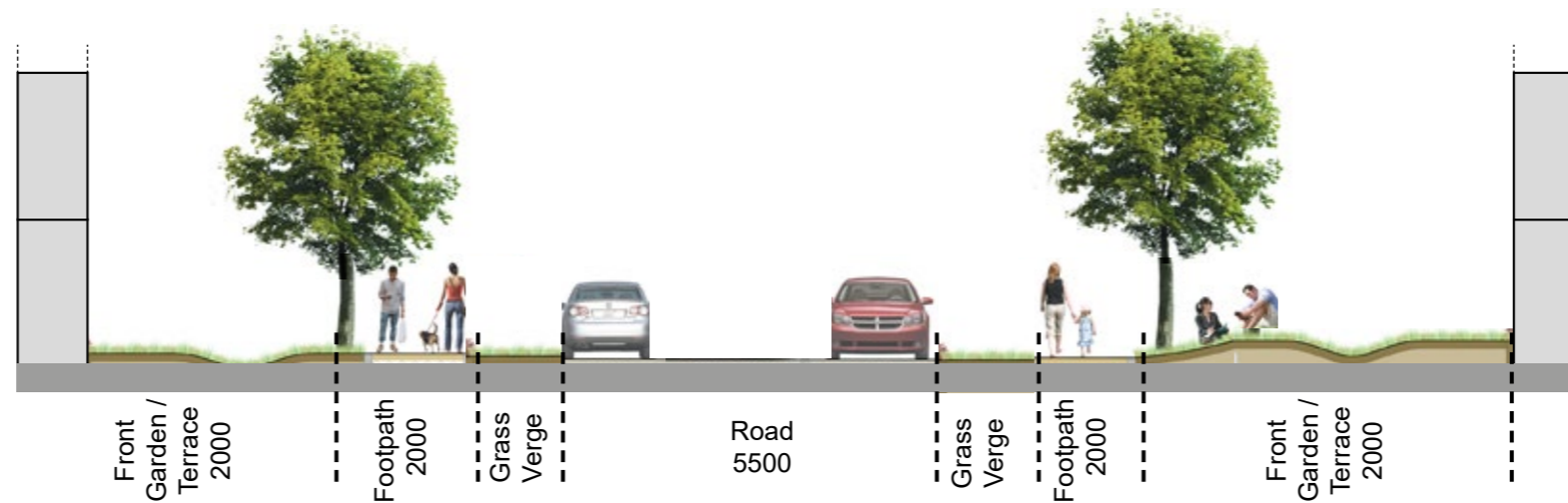
Varied Massing used at key locations to provide interest

Formal Tree Planting

Dedicated footpaths



Key

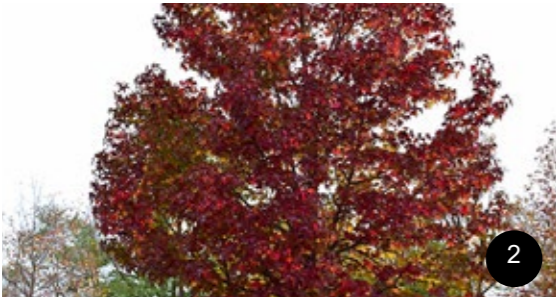


6.0 Place Making

6.8 Boulevards

This is the vision for the character of the boulevards that enter the site. Pedestrians are separate from the carriageway by trees and verges and the arcadian character of the site is evident on arrival.

Illustrative Images

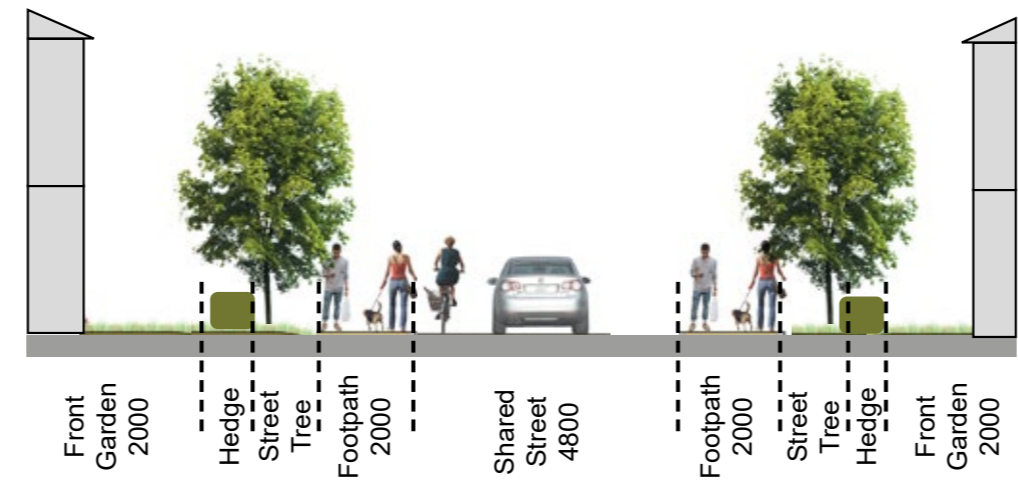


Illustrations: Central Green



6.0 Place Making

6.9 Neighbourhood Streets



6.0 Place Making

6.10 Neighbourhood Streets

This is the vision for the character of the neighbourhood streets which are low traffic pedestrian and child friendly with hedges and street trees. Occasional green swards and pocket landscaping are included in the garden suburb tradition.

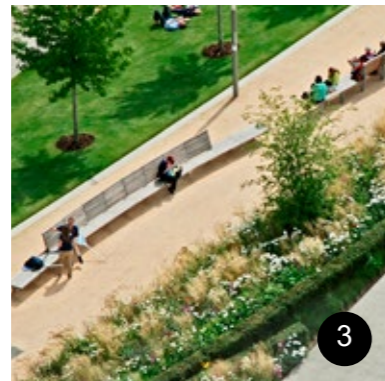
Illustrative Images



1



2



3



4

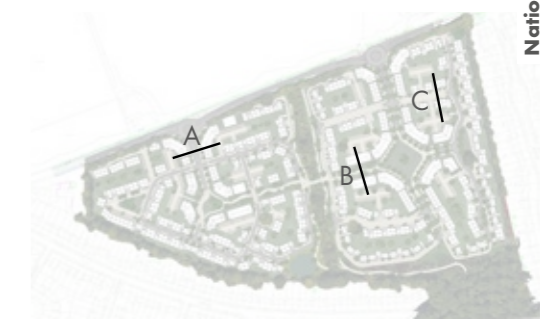


Cotswold Way -
Classic Suburban Perimeter Blocks

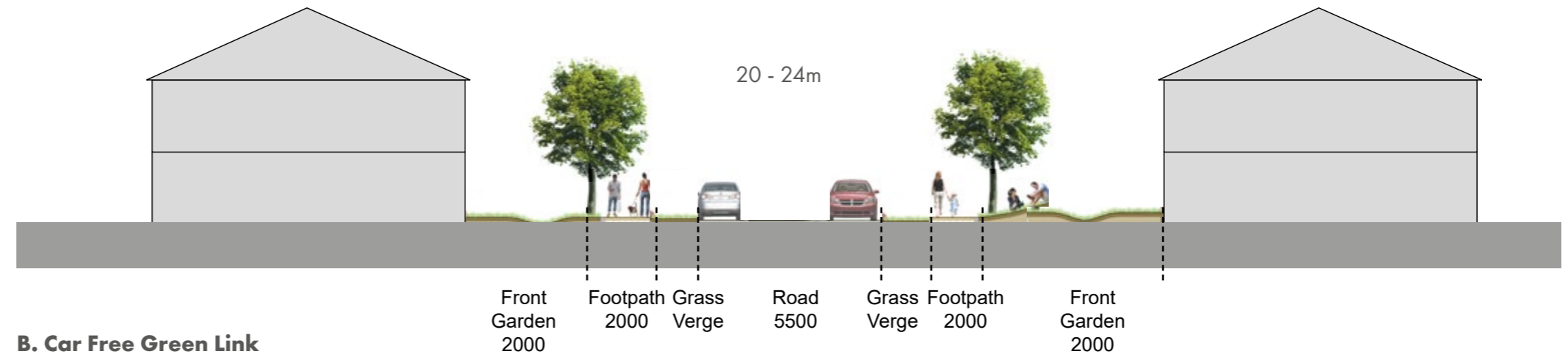
7.0 Design Code - Public Space

7.1 Public Realm -

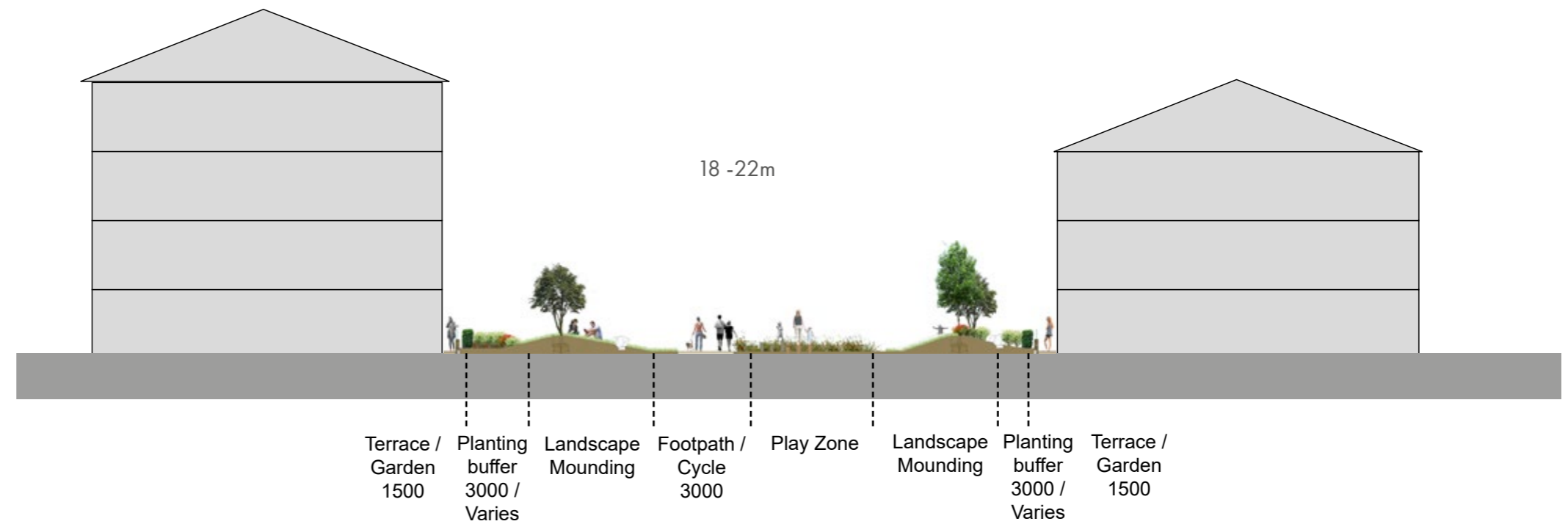
The spacing of buildings and streets adopts a proportionate relationship as shown in these sections.



A. Boulevard



B. Car Free Green Link

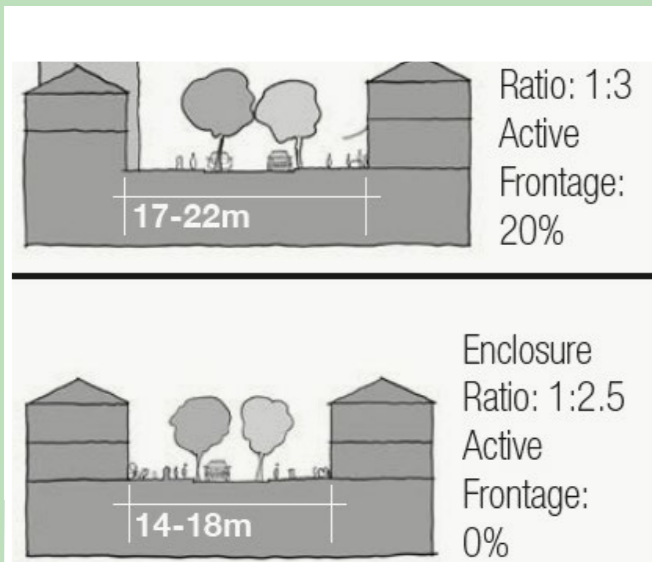


C. Street Trees



Street Hierarchy

Design Code: Public Space



Suburban Street

i Streets: The design of streets should be based on their place in the street hierarchy and their context.

ii Social interaction: Public spaces should encourage activity and social interaction.

iii Multi-functional streets: Streets should aim to accommodate a range of travel modes.

iv Secured by design: All schemes should aim to create a safe and secure

7.0 Design Code - Homes

7.2 Places to Live-

All houses and apartments will meet the objectives for high quality sustainable homes.

The proposal will deliver much sought after affordable quality family homes.

Design Code: Homes



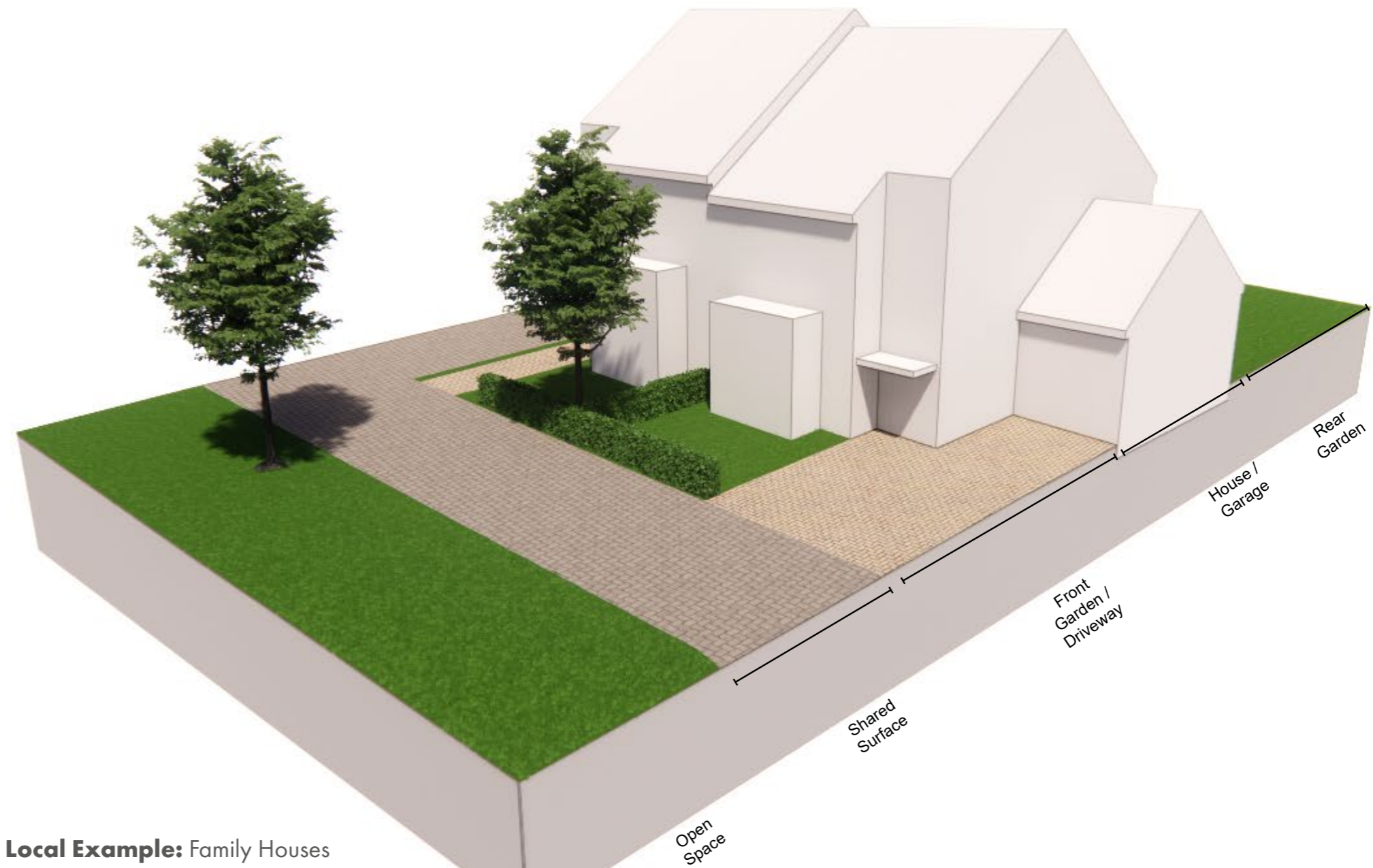
Gardens and Balconies

i Space standards: Nationally described space standards may be included in codes.

ii Accessibility: Codes can identify accessibility standards as set out in Part M of the Building Regulations.

iii Lighting, aspect and privacy: All habitable rooms should receive adequate levels of daylight. Single aspect north-facing dwellings should be avoided.

iv Secured by design relating to the home: Codes may incorporate guidance on the security of the home in accordance with Part Q of the Building Regulations.



Local Example: Family Houses



7.0 Design Code - Built Form

7.3 Neighbourhood layout

The masterplan provides informal perimeter blocks with private rear gardens and public fronts. Residents parking is off street in a variety of forms according to the design.

In addition to the hierarchy of streets, a legible and accessible network of dedicated footpath and cycle paths are provided within the green corridors to ensure that pedestrians and cyclists can move safely and conveniently throughout the proposal.

Local Example: Perimeter Block

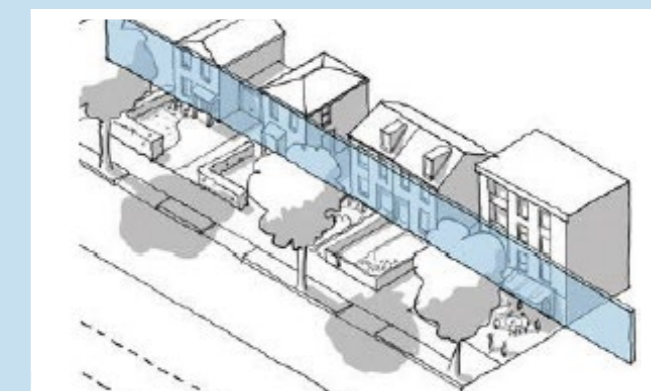


Typical Perimeter Block & Parking Arrangement

Key

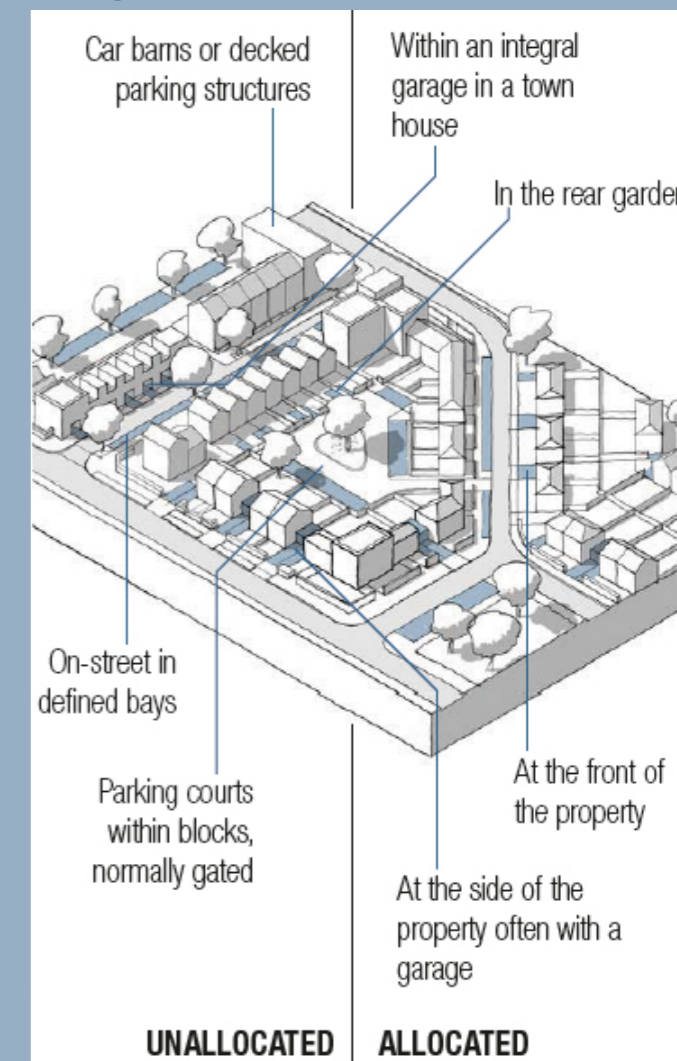
- Private Garages
- Off Street Parking and Driveways
- Parking Courts

Design Code: Built Form



Building Line

Design Code: Movement



Varied Parking

7.0 Design Code - Identity

7.4 Creating Character

The masterplan allows scope for variety in the form and character of the housing. The slopes of the site assist and the opportunity exists to deploy incidental green space to create a garden suburb character.



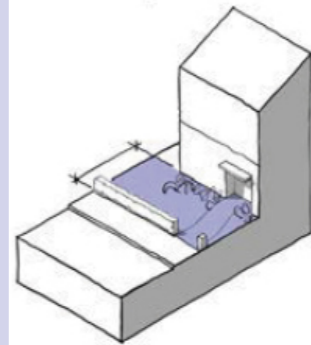
Local Example: Incidental Green Space



Image of neighbouring area

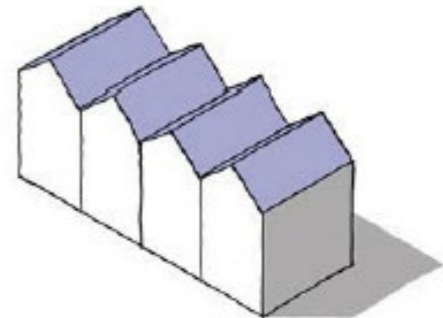
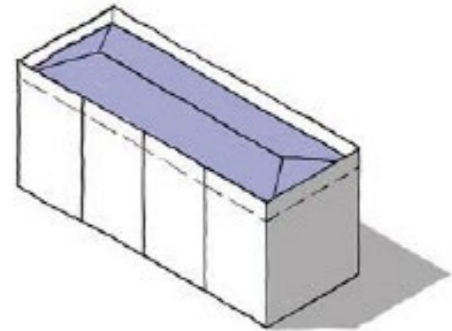
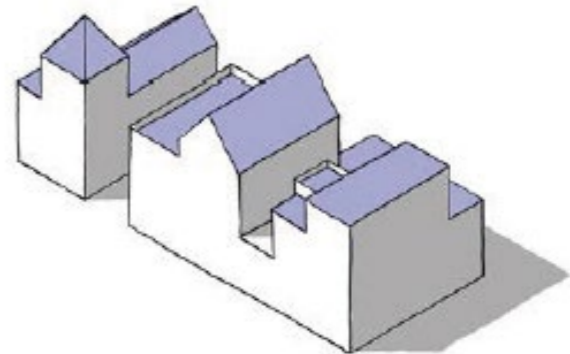
Varied Roof Scape and Enclosure used to create interest and spaces

Design Code: Identity



Suburb: May have a larger front garden with landscaped boundary treatment.

Front Garden



Varied Roof

8.0 The Masterplan Framework

8.1 The Proposal -


The masterplan is a sensitively designed, landscape-led development promoting sustainable living in a green setting.

- Landscape driven
- Allowance for sustainable drainage systems and flood mitigation
- Responding to character of existing built form
- Responding to the character of the existing landscape
- Opportunity to increase natural habitat and retain existing condition
- Extensive open space provision, extending the existing woodland habitat into the Chase Park South with improved access to the wider countryside and improved biodiversity.
- Landscape and ecological features to mitigate wider flooding and drainage issues
- c. 13 hectare of land, delivering up to 563 mix of quality homes.
- New access and desire lines into the site, completing local footpaths and cycle routes.
- A place defined by landscape and character.

Illustrative Schedule of Accommodation

Unit Mix	Total	%
1 bed Apartment	108	19%
2 bed Apartment	172	30%
2 bed House	89	16%
3 bed Houses	154	27%
4 Bed Houses	40	7%
TOTAL	563	100%

Key

-  Local Neighbourhood Centre
-  Neighbourhoods



Vicarage Farm

- c. 65 hectare of developable land, delivering between 3,000 and 5,000 quality homes.

Chase Park South

- c. 13 hectare of developable land, delivering up to 563 quality new homes.

8.0 The Masterplan Framework

