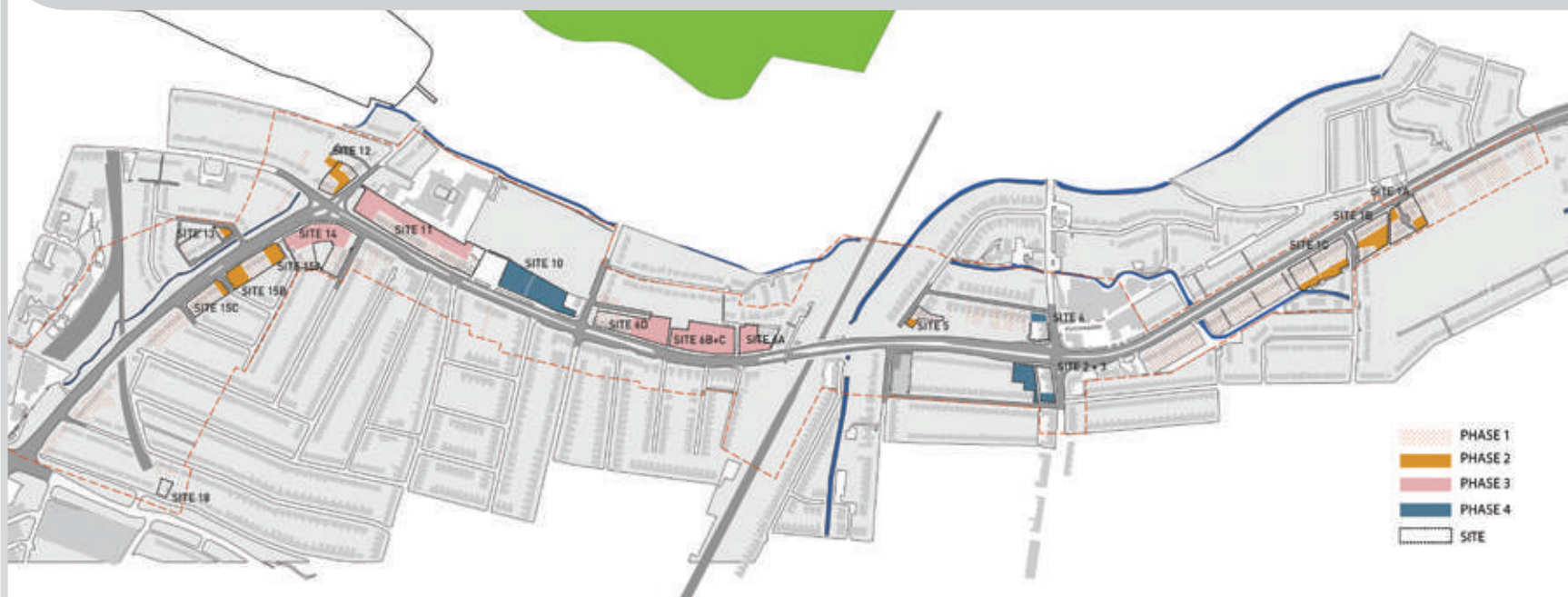


## NORTH CIRCULAR ROAD – REGENERATION IN ACTION

Notting Hill Housing is a housing association which has been at the forefront of urban regeneration since 1963. Notting Hill has over 25,000 homes across London and the South East and employs 800 staff. Affordable homes for rent or part-ownership as well as homes for sale are provided.



### ● NOTTING HILL HOUSING – PHASING OF REGENERATION OF NORTH CIRCULAR ROAD

In 2010, Notting Hill took on the renovation and regeneration of a number of sites along the North Circular Road and is meeting the aspirations of Enfield Council's North Circular Area Action Plan (adopted 2014), which has set a target of 1,400 new homes within the Plan area.

Much has been achieved by Notting Hill in regenerating an area that has suffered decades of neglect, including:

- The delivery of 297 new build homes at various sites;
- £16 million spent to refurbish 257 homes;
- The eviction of a large number of squatters with the local police reporting a 50% drop in crime locally as a result; and
- The major clean-up of derelict properties & rear gardens including hazardous waste & asbestos – costing over £450,000.



### ● DELIVERY OF LARGER SITES

At the outset, Notting Hill set out a comprehensive vision for the North Circular Road:



- The refurbishment programme, has improved existing residents' homes and also brought vacant and derelict houses back into use. This has transformed the feel of the North Circular Road.
- The regeneration of smaller sites and these have now been developed with new housing;
- The delivery of larger sites and these are close to completion or under construction;
- Bowes Road/Ritz Parade represents one of the final stages of redevelopment. Today's exhibition shows emerging plans for two of these sites adjacent to the Ritz Parade.



### ● BEFORE REFURBISHMENT

### ● AFTER REFURBISHMENT



NottinghillHousing



# RITZ PARADE – OPPORTUNITY FOR FURTHER REGENERATION

In November 2015, Enfield Council published The Draft Ritz Parade Opportunity Site Development Brief – a consultation document which provides concepts for the redevelopment of sites along the Bowes Road.

The Brief covers an area which includes both of the sites featured at this exhibition today as well as the whole of Ritz Parade itself including the Assembly Hall (Jehovah's Witness building), the car park area and the narrow site at the junction with Powys Lane.

The Brief presents options and describes the key design and development principles which will be taken into account when considering new proposals for sites in this area. These principles include:

- A mixed-use community hub – the aspiration is for a local district centre providing a broad range of uses and amenities, particularly community uses and retail uses;
- High-quality design – a strong frontage along the North Circular with appropriately scaled buildings incorporating quality materials, detailing and landscaping;
- Improved routes and connections – securing the east/ west route which runs parallel with the North Circular road, providing a safer route between the district centre and Wilmer Way; and
- A flexible development framework – acknowledgement that there are complex land ownership and access arrangements across the sites.

Comprehensive development of the sites identified within the Ritz Parade Brief would provide wide-ranging benefits to the local community and deliver much needed new housing and new facilities for the local community.



● BOWES ROAD AERIAL VIEW



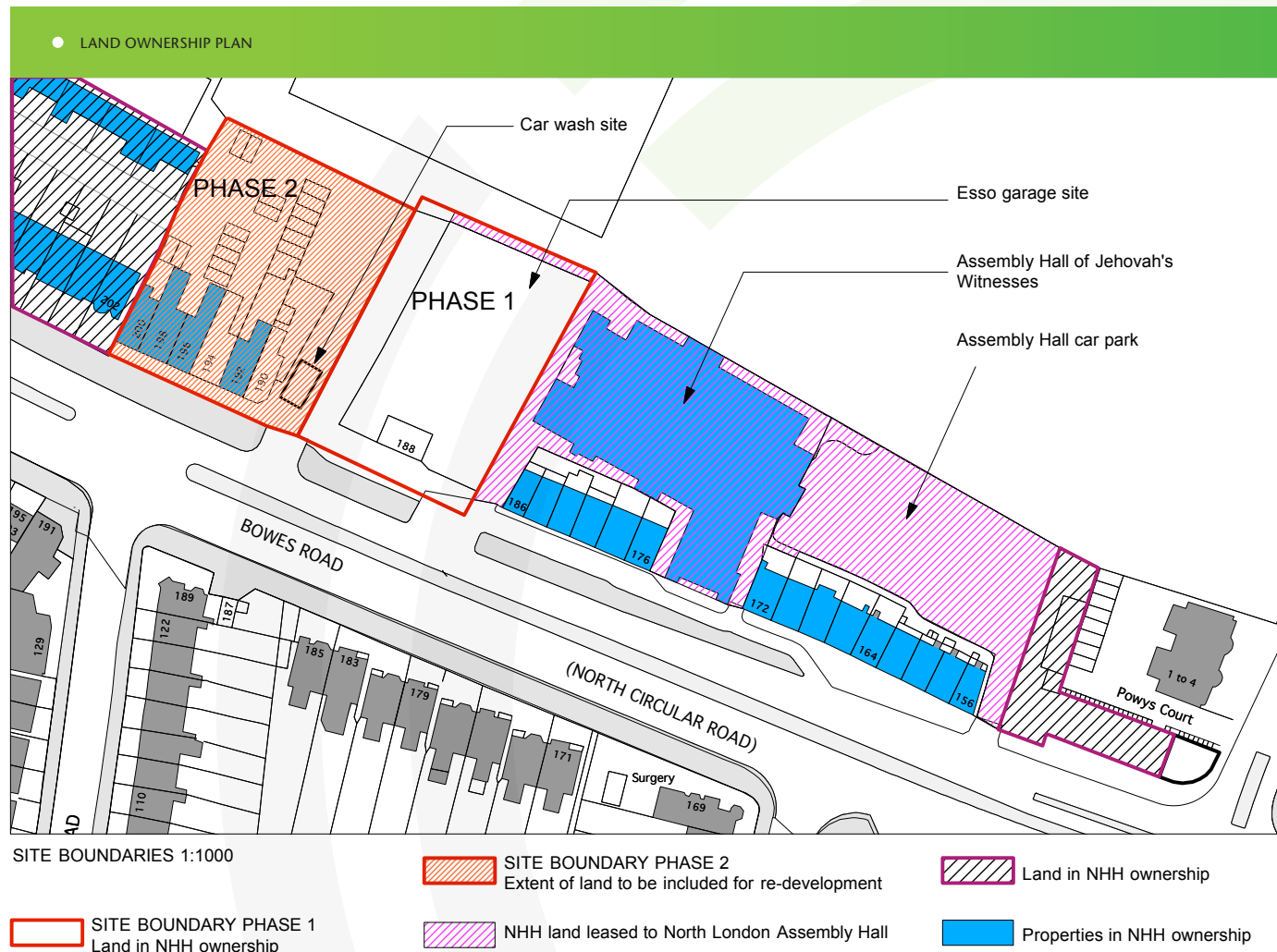
● RITZ PARADE – OPPORTUNITY SITE DEVELOPMENT BRIEF – OPTION A



● RITZ PARADE – OPPORTUNITY SITE DEVELOPMENT BRIEF – OPTION B

Land ownership issues mean that the potential level of change set out in the Brief will take time to achieve, in particular the Assembly Hall lease prevents the comprehensive regeneration of the area.

Given the constraints faced and the resulting need for a phased approach to the regeneration of the area Notting Hill Housing is focusing initially on sites where they have full ownership or significant landholdings.





## A TWO-PHASED APPROACH

Notting Hill have focused upon the two sites that could come forward in the next three to four years – 188 and 190-200 Bowes Road. This redevelopment would provide early delivery of some of the Council's key objectives for the Bowes Road district centre.



● COMPUTER GENERATED IMAGE OF BOWES ROAD REDEVELOPMENT

**188 Bowes Road** is the former Esso garage site and was acquired by Notting Hill in March 2016.

**190 – 200 Bowes Road** includes terraced houses and land to the rear which contains some parcels of land which are outside of Notting Hill's ownership.

Whilst proposals for the two sites must be planned as a whole, the proposals also need to be considered as two phases, with 188 Bowes Road being the first to come forward as it is completely in the ownership of Notting Hill.

Notting Hill intend to submit a hybrid planning application as follows:

### Phase 1 – 188 Bowes Road (detailed proposal)

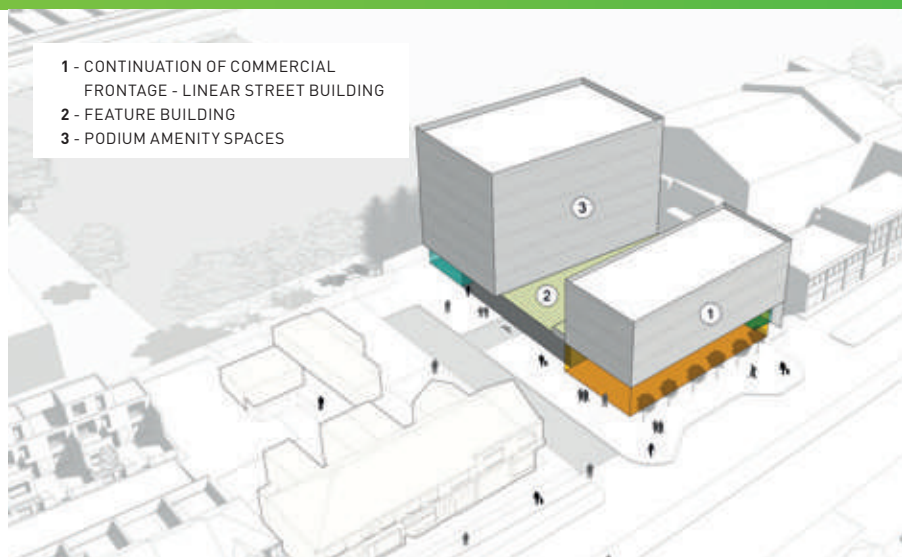
- 4-storey frontage building with ground floor commercial space
- 7-storey rear building
- 47 new homes of varying sizes
- Raised podium garden between rear and frontage buildings
- 20 car parking spaces

### Phase 2 – 190-200 Bowes Road (outline proposal)

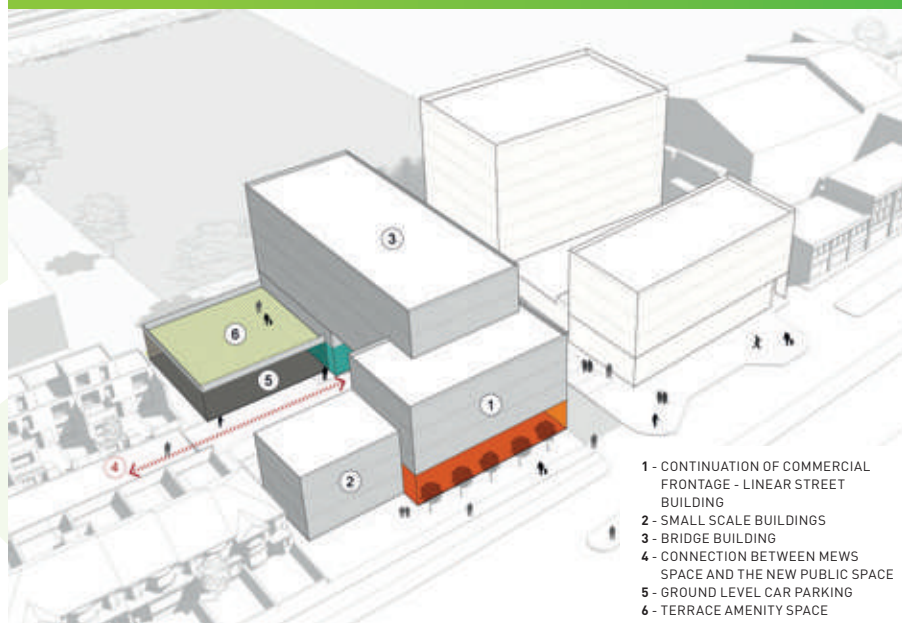
- 4-storey frontage building with ground floor multi-functional space
- 6-storey bridge building
- 39 new homes
- Raised deck/terraced garden adjacent to the bridge buildings
- 17 car parking spaces

The key components of the Bowes Road redevelopment are:

- Two complimentary sites providing parking and public/semi private amenity space whilst also being self-sufficient;
- A mixed-use development incorporating around 86 new homes and 300 sq. m of commercial space and 150 sq. m for other non-residential uses;
- A mix of tenures including market homes, affordable rent and shared ownership (40% affordable homes);
- High quality housing – 70% dual aspect;
- Provision of communal amenity space, playspace and landscaping features which is both high quality and exceeds minimum standards; and
- Around 45% car parking, including disabled spaces.



● PROPOSED REDEVELOPMENT FOR 188 BOWES ROAD (DETAILED)



● PROPOSED REDEVELOPMENT FOR 190-200 BOWES ROAD (OUTLINE)



# RELATIONSHIP TO NEIGHBOURING BUILDINGS AND APPEARANCE

The line of the proposed buildings at both sites is aligned with the frontage of the Ritz Parade and the proposed four-storey frontage buildings are similar to the height of the Ritz Parade.



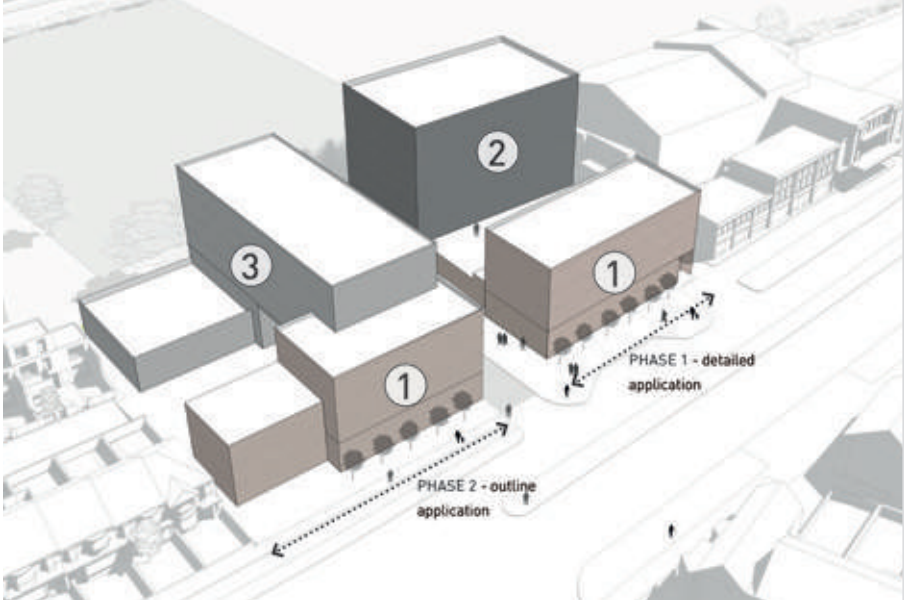
VIEW FROM NORTH CIRCULAR ROAD LOOKING EAST




The rear blocks are visible from the street to varying degrees and the taller buildings provide some variation and punctuation along the North Circular Road, marking the regeneration of this part of Enfield and signalling the new district centre.

The indicative materials for the new buildings are shown opposite and below.



AERIAL OVERVIEW SHOWING MATERIALS FOR PHASE 1



1	2	3
 <p>STREET FRONTAGE – PHASE 1 AND 2</p> <ul style="list-style-type: none"> <li>Vertical emphasis</li> <li>Rhythm of grid</li> <li>Layers of protection from road</li> <li>Juliette balconies</li> <li>Open at ground floor level</li> </ul>	 <p>FEATURE BUILDING – PHASE 1</p> <ul style="list-style-type: none"> <li>Larger footprint relating to assembly hall and historic building pattern</li> <li>Strong, robust and simple façades</li> <li>More uniform treatment (less verticality)</li> <li>Bold design appropriate for heralding the regeneration of the District Centre.</li> </ul>	 <p>BRIDGE BUILDING – PHASE 2 OUTLINE APPLICATION DESIGN CODE</p> <ul style="list-style-type: none"> <li>Larger footprint relating to assembly hall and historic building pattern.</li> <li>Counterpoint to site 11 and gateway to District Centre.</li> <li>Strong, robust and simple façades</li> <li>Horizontal emphasis in contrast to street blocks.</li> </ul>

AERIAL OVERVIEW SHOWING MATERIALS FOR BOTH PHASES



FRONTAGE BUILDING – BLOCK 1 DETAIL



FEATURE REAR BUILDING – BLOCK 2 DETAIL



## GROUND FLOOR USES

Notting Hill Housing has identified the Ritz Parade Opportunity Site area as the ideal location to deliver new spaces for retail and a mixture of other uses.



● VIEW OF GROUND FLOOR USES

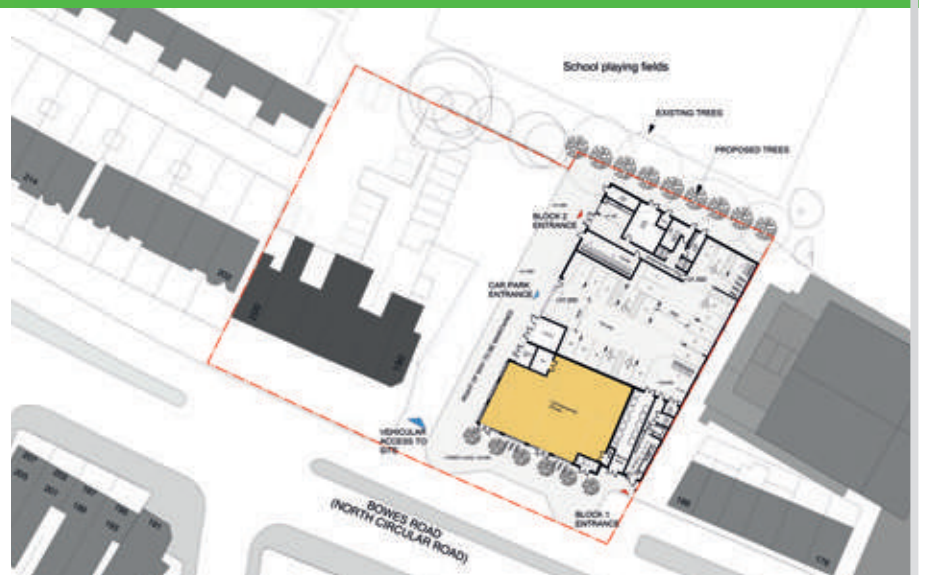
### Ground floor uses

At **Phase 1**, around 300 sq. m is provided within the frontage building and the current thinking is that this would accommodate a foodstore. There would be no parking provided for this as its primary purpose is to serve pedestrians. There would be a dedicated service bay provided at the front of the store to allow deliveries.

At **Phase 2**, at ground floor level a multi-functional space, approximately 150 sq m in size, will be provided and we intend to apply for a mix of uses that would allow the space to be occupied as a community facility, office, shop and restaurant.

Previous plans for this unit included a GP surgery; however, following consultation with the NHS and local healthcare providers over the past year it is clear that this site does not meet the location requirements for such a facility. Notting Hill Housing are continuing discussions with the NHS to establish if there is another opportunity to provide such a facility along the North Circular Road.

Notting Hill is keen to hear from local people what community facilities they think are required and all ideas will be considered. If you have a view on a particular need locally, please indicate this in the feedback form available today.



● PHASE 1



● PHASE 2



# PUBLIC REALM & ACCESS

Creating attractive and useable private and public amenity spaces has been an important factor in the development of the new space. The emerging proposals seek to provide distinct and complementary character areas.

The concept diagram shows:

- ① **CENTRAL LINK** – a meeting space between the two sites where existing and new residents can access communal facilities;
- ② **PHASE 1 PODIUM GARDEN** – raised communal garden above the car park which is protected from the harsh environment of the North Circular Road;
- ③ **PHASE 2 TERRACE GARDEN** – a raised garden above parking and providing further protected amenity;
- ④ **GREEN FILTER** – a natural layer of protection and a ‘filter’ between the road and the residential accommodation;
- ⑤ **TREE PLANTING** – to rear boundary with Broomfield School.

High quality amenity space and playspace has been planned to exceed policy requirements.

Landscaping and the introduction of a new ‘green feel’ to the frontage of the site.

### Phase 1

- 20 residential car parking spaces will be located at ground floor level beneath the podium garden;
- A dedicated services bay will be located at the front of the commercial space.

### Phase 2

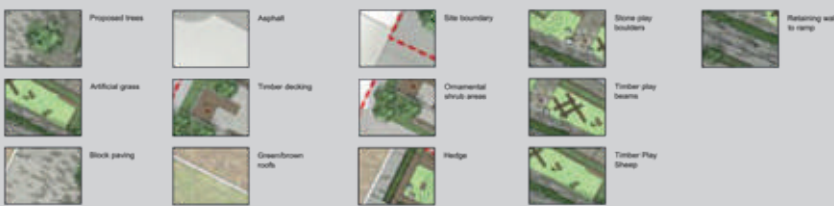
- 17 residential car parking spaces will be located at ground floor level, with some below the raised terrace garden.

### Cycle parking

- Generous cycle parking provision for 142 bikes will be provided.



#### Key



# SUMMARY AND WHAT HAPPENS NEXT

Thank you very much for attending this exhibition of the emerging plans for 188 Bowes Road (Phase 1 – detailed) and 190-200 Bowes Road (Phase 2 – outline).



● VIEW FROM WELLS MEWS LOOKING EAST TOWARDS SITE

If you have any questions, representatives of the Notting Hill Housing project team would be pleased to answer them. We would also be very grateful if you would leave any comments you may have about the draft plans on one of our consultation forms – all feedback received will be reviewed as further revisions are made.

The current intention is to submit a planning application in December 2017, and this will consist of a detailed proposal for 188 Bowes Road and an outline proposal for 190-200 Bowes Road.

The proposals shown at this exhibition aim to:

- Start the regeneration of the area around the Ritz Parade with the ultimate ambition of creating a new district centre serving the local community;
- Deliver new high quality homes with a significant number of affordable and family-sized units to meet local needs;

- Bring forward exemplary design and use quality materials to create an attractive new place to live;
- Incorporate public realm, playspace and landscaping to provide very good amenity space and a green feel;
- Introduce new commercial uses that will better meet the day to day needs of local residents; and
- Create a new multi-functional space that will provide the opportunity for community uses.

## Timescales for commencement

### ● Phase 1 – 188 Bowes Road (detailed)



### ● Phase 2 – 190-200 Bowes Road (outline)

Dependent on ongoing land acquisition negotiations. Once resolved, a Reserved Matters application will need to be submitted and approved by Enfield Council.