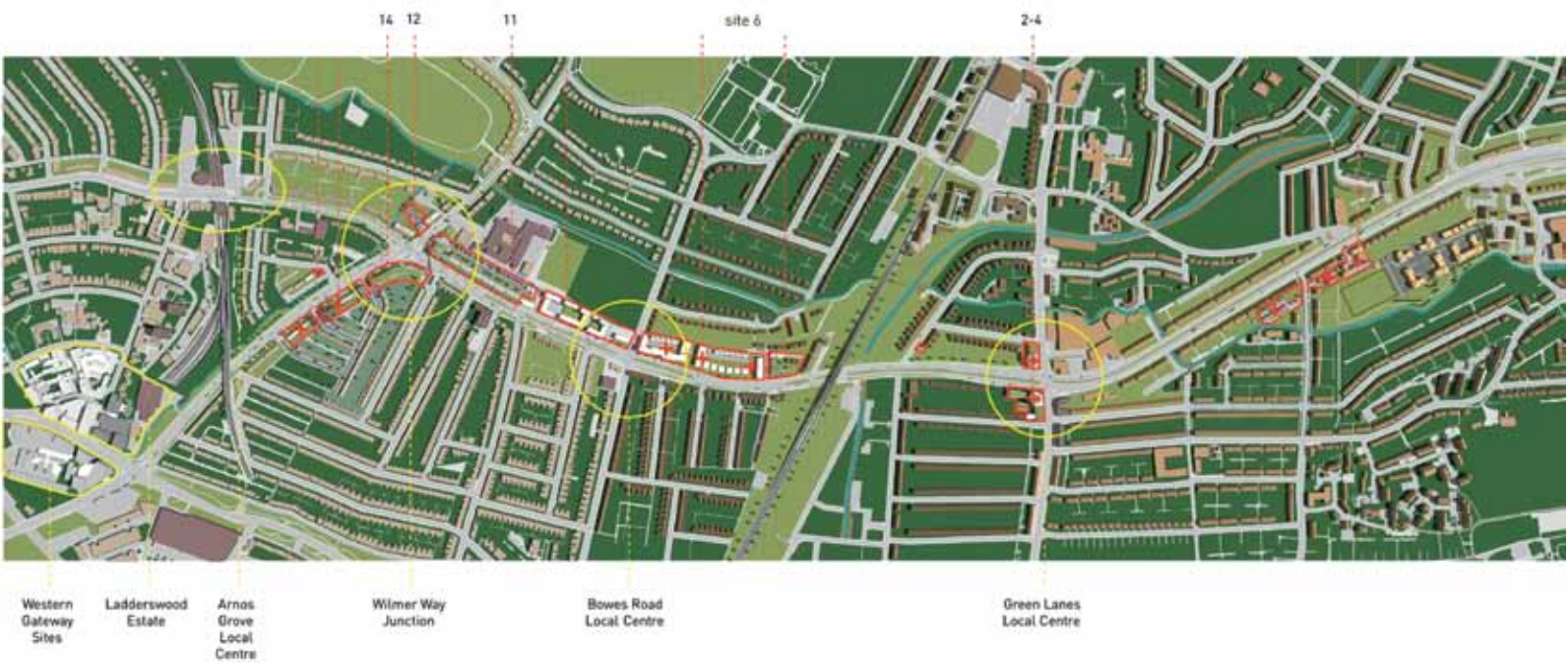


CONTEXT

Notting Hill Housing welcomes you to this second exhibition of the emerging plans for the regeneration of a number of sites located on or adjacent to the North Circular Road.



● NOTTING HILL HOUSING – PROPOSED DEVELOPMENT SITES

The sites are part of an extensive portfolio of properties that were originally purchased by the Government in the 1970’s to allow for a major expansion of the A406.

This exhibition follows on from one which took place last Summer and covers sites which are being presented for consultation for the first time as well as sites which have been the subject of revision following community feedback.

Through its North Circular Area Action Plan – currently out to consultation – Enfield Council wishes to see the provision of new homes for local families linked with improvements to local transport and community facilities. The Council’s ambition is to deliver well-designed, accessible and pleasant environments in this part of the borough.

Notting Hill Housing aims to meet the aspirations of the Council through the provision of carefully designed homes that complement the local area as well as enhancing the environment through new landscaping and tree planting. The objective is to create high quality neighbourhoods benefitting both local residents and businesses.

Notting Hill Housing is in the process of preparing planning applications that will be submitted during the course of 2012.

Members of the regeneration team would be pleased to answer your questions and we would be grateful if you would complete a feedback form, as we would value your views. All comments received will be carefully considered prior to the submission of any planning applications.



LOCAL CENTRE



ACCESS TO PARKS



FAMILY HOUSING



PEDESTRIAN LINKS



SCREENING



LOCAL COMMUNITY



MITIGATE AIR POLLUTION



DUAL ASPECT



CONNECTIVITY



IMPACT OF THE ROAD



PHYSICAL AND SOCIAL SEVERANCE



NOISE POLLUTION



BLIGHT



LACK OF FAMILY HOUSING



AIR QUALITY



North Circular Area Action Plan
Towards the Pre-submission Stage
Part of Enfield's LDF
November 2011
Alex and Marlene Urban Regeneration

www.enfield.gov.uk



● KEY BENEFITS

● KEY ISSUES

● DRAFT NORTH CIRCULAR AREA ACTION PLAN 2011

MEETING HOUSING NEEDS

Notting Hill Housing is a social enterprise that has been at the forefront of vibrant urban regeneration since 1963. Notting Hill has over 25,000 homes across London and the South East and employs 800 staff.



● NOTTING HILL TENANTS



● A COMPLETED NOTTING HILL DEVELOPMENT IN HOUNSLOW

Notting Hill offers a range of housing solutions to meet the needs of its customers. The precise mix of housing tenures for the sites shown at this exhibition is yet to be decided. However, it is expected that each site will contain all of the tenures described below.

Permanent Rented Housing

Permanent rented accommodation is for people who are in need of somewhere to live and are nominated to our homes through their local council. The service offered by Notting Hill is flexible, local and personal. Housing officers look after just 125 tenancies and they are responsible for all aspects of service and contact with residents such as rent collection and repairs services.

Private Sales – Profit for Purpose

Notting Hill is a socially responsible developer of homes for sale. A key part of the strategy is to promote the 'profit for purpose' objective. This means that all profits from private sales go back into providing good quality affordable homes and services for people who need it.

Shared Ownership

Shared ownership properties give people who cannot otherwise afford it the chance to get on the property ladder and become a homeowner. Shared ownership offers a share of the property that is affordable – usually between 25 per cent and 75 per cent – with rent payable at a level below market value on the part of the property that is not purchased.



● PULSE – A MIXED TENURE NOTTING HILL HOUSING DEVELOPMENT IN COLINDALE, NORTH WEST LONDON GIVING PEOPLE LIVING AND WORKING IN BARNET THE OPPORTUNITY TO BUY A CONTEMPORARY HOME AT AN AFFORDABLE PRICE



● TERRACE – CONTEMPORARY ONE AND THREE-BEDROOMED APARTMENTS BY NOTTING HILL HOUSING IN HACKNEY OF WHICH 17 APARTMENTS ARE AVAILABLE TO BUY THROUGH SHARED OWNERSHIP



● HEYWOOD – LOCATED A MILE WEST OF STANMORE UNDERGROUND STATION, THE NOTTING HILL HOUSING DEVELOPMENT WILL CONTAIN 31 ONE AND TWO-BEDROOMED APARTMENTS AND TEN TWO-BEDROOMED HOUSES



● INDIGO – NEW NOTTING HILL HOUSING DEVELOPMENT OF ONE, TWO AND THREE-BEDROOMED HOMES LOCATED WITHIN 5 MINUTES OF WOOD GREEN TUBE STATION



NottingHillHousing

ACHIEVING REGENERATION

In 2009, Notting Hill took on the renovation and regeneration of the North Circular Road sites after the scale of local road improvements was downgraded.

The Government has provided some £54 million and Notting Hill will contribute a further £35 million to achieve the long-awaited regeneration of an area that has suffered decades of blight and neglect.

Much has already been achieved by Notting Hill in regenerating the local area including:

- £10 million committed to refurbish over 250 homes;
- housing or re-housing 118 existing tenants, with remaining homes available for new tenants nominated by Enfield Council;
- the eviction of a large number of squatters with the local police reporting a 50% drop in crime locally as a result;
- the major clean up of derelict properties & rear gardens including hazardous waste & asbestos – estimated at over £450,000; and
- providing 16 loft conversions that add an extra bedroom to existing three-bedroomed properties.



● REGENERATION IN ACTION – REFURBISHED PROPERTIES, GARDEN IMPROVEMENTS, RUBBISH CLEARANCE AND LOFT CONVERSION



● BEFORE REFURBISHMENT

● AFTER REFURBISHMENT

The refurbishment programme has improved existing residents' homes and also brought vacant and derelict houses back into use. This has already transformed the feel of the North Circular Road.

New uniform streetscenes have been created by redecorating homes, repairing pathways, renewing boundary walls and cutting back gardens so that they can be managed by residents.

As well as the extensive external improvements, the programme has achieved internal modernisation of properties including bigger and better kitchens as well as small bathrooms and WC's amalgamated to create improved layouts.

A North Circular Road Resident Group has also been set up and this meets bi-monthly.

WILMER WAY JUNCTION SOUTHSIDE – REVISED PROPOSALS

The existing properties at this site are degraded and have been severely affected by the new road improvement scheme that has resulted in the reduction of front gardens. These houses also have poor quality access to the rear.

Last year, Notting Hill Housing consulted on a scheme at this site which proposed a new uniform six-storey apartment block between the new footbridge and Pevensey Avenue. This would have provided 80 new one-bedroomed, two bedroomed and three bedroomed apartments.

Feedback received from the local community centred on:

- whether the height of this block could be reduced;
- a possible reduction in the density of the development; and
- the need to provide increased car parking.

In re-thinking its approach to this site, Notting Hill Housing’s latest proposals provide:

- a reduction in height, so that the new block is between four to six-storeys and stepped down at the point closest to existing neighbouring properties;
- a reduction in density through the removal of some 24 apartments to give 56 apartments in total;
- increased car parking from 16 to 28 spaces; and
- improved landscaping at the top of Pevensey Avenue.



• SITE PLAN



• PERSPECTIVE SKETCH OF REVISED SCHEME



• PERSPECTIVE SKETCH OF PREVIOUSLY CONSULTED SCHEME

The redevelopment of this site will bring:

- a visual and noise buffer between the busy Bowes Road and the residential area to the rear;
- quality new homes which respond better to the reconfigured junction and its bridge;
- improved access and new dedicated car parking at the back of the new building; and
- the introduction of planting and landscaping along the Telford Road to give a green feel to the busy junction.

WILMER WAY SOUTHSIDE

Site	1 bed	2 bed	3 bed	4 bed	Total	Parking
2011 scheme	15	47	18	0	80	16
New scheme	18	20	8	10	56	28



• VIEWS OF UNOCCUPIED AND DEGRADED PROPERTIES AT BOWES ROAD/TELFORD ROAD

WILMER WAY JUNCTION NORTHSIDE – REVISED PROPOSALS

The proposals by Notting Hill Housing at these sites are located on the eastern and western sides of the Wilmer Way/Bowes Road junction and were the subject of community consultation last year.

On the eastern side of the Wilmer Way junction and also the boundary with Broomfield School, 14 new mews houses are still proposed. However, Notting Hill have developed a new approach to the previously proposed nine-storey block containing 35 new apartments and three new five-bedroomed houses on the corner of the Wilmer Way/Bowes Road junction adjacent to the footbridge.

The new approach seeks to respond to feedback previously received from the local community that the proposed tower element was too high and not in keeping with the local area. Instead, a new four to six-storey building is proposed which will provide 55 one, two and three-bedroomed apartments.

Additionally, and also in response to previous feedback, new community space is intended to be provided at ground floor level.

A small development of two mews houses and six apartments was previously proposed to the rear of properties on Bowes Road on the western side of Wilmer Way. There has been a revision to this scheme in response to feedback from residents, with the removal of the two houses that had been proposed along the boundary of 63, Wilmer Way. Instead, a three-storey block of six one-bedroomed apartments is proposed fronting Wilmer Way.



● SITE PLAN – EASTERN SIDE OF WILMER WAY



● PERSPECTIVE SKETCH – EASTERN SIDE OF WILMER WAY, REVISED SCHEME



● PERSPECTIVE SKETCH – EASTERN SIDE OF WILMER WAY, PREVIOUSLY CONSULTED SCHEME

The redevelopment of these sites will:

- replace currently derelict housing with new high quality design;
- respond to the junction and new footbridge;
- deliver new community space;
- improve rear access by upgrading the unsurfaced tracks;
- introduce trees and landscaping to achieve the greening of the junction;
- provide 30 new car parking spaces for existing residents and 35 for the new homes; and
- upgrade lighting and bring better security.



● COMPUTER-GENERATED PERSPECTIVE OF PROPOSED DEVELOPMENT ON WESTERN SIDE OF WILMER WAY



● SITE PLAN – WESTERN SIDE OF WILMER WAY



● VIEWS OF DERELICT PROPERTIES AT BOWES ROAD



● VIEW OF UNSURFACED REAR ACCESS TO BOWES ROAD PROPERTIES

● VIEW OF NEW FOOTBRIDGE AT WILMER WAY/BOWES ROAD JUNCTION

WILMER WAY NORTHSIDE

Site	1 bed	2 bed	3 bed	4 bed	Total	Parking
Eastern side 2011 scheme	19	16	3	14	52	28
Eastern side new scheme	14	21	20	0	55	30
Western side 2011 scheme	4	2	2	0	8	6
Western side new scheme	6	0	0	0	6	5
Combined 2011 scheme	23	18	5	14	60	34
Combined new scheme	20	21	20	0	55	35



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BOWES ROAD EAST OF POWYS LANE AND WEST OF PYMMES CLOSE

This site is presented for public consultation for the first time and covers a stretch of the Bowes Road that combines vacant sites and some existing properties.



The proposal envisages the development of four parcels of connected land. Ten existing properties on Bowes Road from the corner of Powys Lane will be retained and refurbished. To the east of 120, Bowes Road, it is intended to demolish the existing properties and combine with vacant land to create new development.

The draft plans provide for some 128 new homes with 63 car parking spaces. Block D at the site is at an earlier stage of planning. All blocks will all be served off the widened Broomfield Road.

Building heights will vary across the site, with the highest element (five-storeys) located on the Bowes Road frontage. New buildings will be kept to two and three-storeys where they are closest to properties at Broomfield Cottages.

The development of this site will bring:

- a visual and noise buffer between the busy Bowes Road and the residential areas to the rear;
- the introduction of planting and landscaping along the Bowes Road to give a green feel to the road frontage;
- better and more direct pedestrian routes from Westminster Drive and Broomfield Cottages;
- enhanced landscaping and new playspace/communal green space;
- the removal of poor quality backland which has been the subject of fly tipping;
- improved access through the widening of Broomfield Road with new dedicated car parking; and
- high quality design.

BOWES ROAD						
Site	1 bed	2 bed	3 bed	4 bed	Total	Parking
Blocks A - C	39	25	30	1	95	47
Block D	14	10	9	0	33	16



GREEN LANES JUNCTION

There are two sites on the southwest and northwest of this major junction that are currently being assessed for redevelopment and which could combine both residential and commercial uses.



● GREEN LANES JUNCTION – SKETCH



● GREEN LANES JUNCTION – SKETCH



● AERIAL VIEW



● GREEN LANES JUNCTION – CURRENT VIEWS

There has already been new development on the northeastern side of the junction and there is an opportunity to create some high quality landmark buildings and a neighbourhood reflecting the importance of this crossroads.

Your views would be welcome on the early study that provides a range of building heights from three to ten-storeys that could provide up to 150 new homes along with enhanced retail, community and business facilities.

The redevelopment of these sites offers the potential to:

- substantially enhance the junction with high quality design;
- complement new development already completed or underway;
- create a marker for this entrance to/exit from Palmers Green; and
- provide a mix of uses, including the possibility of new community space.

WHAT HAPPENS NEXT?



Thank you for visiting this exhibition of the emerging plans for Phase 2 of the redevelopment of sites along the North Circular Road. We would be grateful if you would leave us with your comments on one of our feedback forms.

The team working on the redevelopment programme will review all of the feedback received during the consultation process and finalise proposals in the light of this.

Planning applications will then be submitted to the London Borough of Enfield during the course of 2012. These applications will be subject to further consultation by Enfield Council and representations will be invited from the local community.

These proposals seek to respond to the aspirations of the London Borough of Enfield and deliver the regeneration of an area that has suffered years of neglect.

Notting Hill Housing will meet the aims of the Council through:

- further high quality sustainable homes for rent, shared ownership and sale;
- regenerating vacant and derelict sites and some existing properties that have been compromised by the road improvements;
- incorporation of community facilities and contributions to social infrastructure;
- new landscaping and tree planting to create new green spaces;
- improved security and cleaning up of eyesore sites;
- carefully designed, thoughtful homes that complement the local environment; and
- creating higher quality neighbourhoods for local people and businesses.

Once developed, the new tenanted properties will be fully managed by Notting Hill Housing alongside the existing refurbished homes, meaning that there will be a long-term commitment and involvement in the community.