Chapter 07

MERIDIAN WATER IN CENTRAL LEESIDE

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7.1 Introduction

Central Leeside is the name given to the land near Angel Road station, that lies on the border between the south-eastern part of the London borough of Enfield and the north-eastern part of the London borough of Haringey.

Meridian Water is the name broadly given to the area bounded by Conduit Lane, the A406 North Circular Road, Kimberley Road and the Lee Valley Regional Park. It contains Ikea and Tesco, an established employment area at the Lee Valley Trading Estate (Harbet Road) and a collection of underused and vacant industrial sites in and around Glover Drive.

Meridian Water is the largest regeneration priority area identified in Enfield’s Core Strategy (2010) where a comprehensive approach to development will take place. The Meridian Water Masterplan expands on that guidance and provides a framework for managing change and development in the area. It was adopted by Enfield Council as Planning and Urban Design Guidance in July 2013, and is a material consideration in the determination of planning applications in this area.

Development in Meridian Water has the potential for up to 5,000 homes and 3,000 new jobs along with supporting facilities.

Additionally, significant regeneration and redevelopment opportunities in the Central Leeside area include:

- Upgrade works to the existing Deephams Sewage Treatment works;
- Redevelopment of the Edmonton Eco Park to provide the next generation of waste services and to kickstart the provision of the Lee Valley Heat Network; and
- Opportunities for high quality sport and recreation facilities at Picketts Lock.

Enfield Council is preparing the Central Leeside Area Action Plan to guide the regeneration and future development of the wider area.
Fig. 7.2 Existing context
7.2 Guiding principles for Meridian Water

Enfield Council has developed a set of guiding principles in the Meridian Water Masterplan, which complement the development principles for the wider Upper Lee Valley Opportunity Area.

It sets out proposals to link the east and west of the area with a pedestrian friendly route known as the Causeway that joins Harbet Road to Glover Drive to open up and connect the area with communities in Edmonton, Tottenham, Walthamstow, Chingford and beyond.

1. **Realising the scale of opportunity and the opportunity of scale**

2. **Delivering 5,000 new homes**

3. **Facilitating economic growth** Delivering at least 3,000 new jobs of varied types.

4. **Enabling movement and improving transport connections** Improving and upgrading Angel Road station and increasing the train frequencies to unlock development potential.

5. **Celebrating the Lee Valley waterways** Maximising the potential of them and by creating prime waterside locations which benefit from views into the Valley.

6. **Building strong communities** Promoting sustainability, social inclusion and an improved quality of life for all. Provision for new schools and a University Technical College, which provides high quality education and life long learning opportunities.

7. **Improving access to healthy living corridors** Connecting to an uninterrupted network of open spaces and creating the conditions to embrace biodiversity and lifestyle benefits.

8. **Delivering high levels of sustainability** Meridian Water will serve as a precedent for socially, environmentally and economically sustainable living, including connection to the low cost and low carbon Lee Valley Heat Network.
Fig. 7.3 Meridian Water masterplan

Source: Enfield Council

Fig. 7.4 Possible future development

Source: Enfield Council
7.3 Meridian Water Masterplan

There are three major components to the Meridian Water Masterplan:

1. The Causeway

A grand civic Causeway forms the backbone of Meridian Water, going across the site from west to east. It is the core Masterplan feature around which the rest of the masterplan is structured.

Changing in character as it moves through the site, the Causeway is intended to become a vibrant community focus that is animated by a series of squares and public spaces at points along its length. Key features include a new integrated transport hub, a landmark bridge and a high street.

The Causeway realises a number of objectives:
   • Stitching communities together;
   • Connecting the site;
   • Providing a place of social interaction;
   • Facilitating a sustainable transport corridor;
   • Facilitating a 21st century low carbon corridor; and
   • Enabling a delivery corridor.

2. The neighbourhoods

Meridian Angel, The Gateway, Meridian Central, The Islands, Canal-side West, Meridian East, The Parklands

3. The frameworks

The Masterplan is held together by a series of independent frameworks to create an integrated neighbourhood:

   • Movement
   • Homes
   • Business and employment
   • Shopping and leisure
   • Community
   • Water
   • Public space
   • Energy
Fig. 7.5 Meridian Water Masterplan
Angel Road station

Angel Road station is located to the north of Conduit Lane. It provides a link to central London and northwards to Stansted and Cambridge. However the station is disconnected from the Masterplan area by the dual carriageways to the north, east and south and by a scrap metal yard to the west. As such it remains an under-utilised station and resource for the Opportunity Area.

Improvements to the existing station entrance, a platform extension with a new entrance south of the North Circular and renovating the existing underpass below Meridian Way will create a welcoming environment for passengers into the heart of Meridian Water. Confirmed funding from the Mayor’s Growing Places Fund will help to deliver these improvements.

Additional rail investment will be required to unlock the development potential of Meridian Water to create a frequent local service connecting to Central London and Cambridge. Details of planned improvements to upgrade the rail line and increased services to 4 trains per hour are set out in Chapter 3.4 Improving rail connectivity.

The existing connection between Meridian Water and Edmonton Green should also be enhanced to provide cycle and bus links to the station. Chapter 3.5 Road and surface transport gives further information on the package of bus enhancements tested by the TfL Transport Study.
Fig. 7.6 Improving access to Angel Road

To Edmonton Green
Extend existing road to provide cycle links and new bus corridor

Existing entrance to Angel Road

New entrance to Angel Road

Platform extension

Renovate existing underpass
Connect station and new developments to new High Street

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Source: Enfield Council
7.4 Industrial land

The creation of a new industrial geography at Central Leeside will provide opportunities to diversify the type of employment uses, offering a unique location for green industry clusters, emerging technologies and other cleaner industries.

The safeguarded Strategic Industrial Locations at Eleys Estate, Montagu Industrial Estate, Edmonton Eco Park and Aztec 406 Industrial Park in Enfield and Brantwood Road in Haringey will be protected for continued employment uses. These areas will continue to concentrate on industrial activity within the Opportunity Area, attracting new occupiers and accommodating on-going requirements of existing businesses operating within it. The Lee Valley Trading Estate (Harbet Road) Strategic Industrial Location has the potential to become an area for mixed-use development due to its proximity to the new development at Meridian Water, Lee Valley Regional Park and the River Lee. Formal changes to the Strategic Industrial Location boundaries will be explored and determined through the Central Leeside Area Action Plan.

Better connections to the Lee Valley Regional Park will be made through the reconfiguring of industrial sites to provide new pedestrian friendly routes lined with a mix of uses, particularly focussed on opening up the opportunities provided by Banbury Reservoir.
The reconfiguration of the industrial land will also provide the opportunity to create more successful and easily defended boundaries for industrial uses within this area of the Lee Valley, ensuring future growth and development of this business base. The North Circular forms a good buffer and edge to areas of industrial land, and will help to protect industrial uses to the north from erosion, as well as providing a prime location and connectivity for employers and other uses.

The redesignation of strategic industrial land in Meridian Water is part of a structured and managed consolidation of employment land to make more efficient use of the area. It will be the focus for accommodating mixed-use residential development within the site, coupled with the opportunity for new community infrastructure within the area.

Development proposals will create a shift in employment profile of the area, diversifying from traditional industries to provide spaces for a wider range of jobs, from entry level jobs to skilled technical roles, building on the existing strength of green industries and food sectors and the area’s strong industrial innovation, invention and reputation.

The quantum of local and strategic industrial land which has been retained is needed to meet both the local authorities and London’s wider need for industrial land. Its protection and rejuvenation is as important to the success of the growth areas as the new mixed-use developments. Any further release of protected industrial land will need to meet the Mayor’s industrial land SPG requirements.
Strategic Industrial Locations

1. **Aztec 406** SIL 18.0 ha
2. **Montagu Industrial Area** SIL 10.0 ha
3. **Eley Estate** SIL 26.0 ha
4. **Edmonton Eco Park** SIL 16.0 ha
5. **Lee Valley Trading Estate (Harbet Road)** SIL 18.0 ha
6. **Central Leeside Business Area** SIL 3.7 ha
7. **Brantwood Road** SIL 17.0 ha
8. **North East Tottenham** SIL 15.5 ha
9. **Marsh Lane** SIL 2.1 ha

Locally Significant Industrial Locations

10. **Claverings Industrial Estate** LSIS 2.5 ha
11. **Montagu Industrial Area** LSIS 6.0 ha
12. **Langhedge Lane Industrial Estate** LSIS 0.7 ha
13. **Brook House /Canon Rubber** - LSIS 1.8 ha potential to be released
14. **High Road West** LSIS 6.2 ha (including Brook House)

**Central Leeside**

<table>
<thead>
<tr>
<th>Strategic Industrial Locations</th>
<th>126.3 ha</th>
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<tbody>
<tr>
<td>Locally Significant Industrial Locations</td>
<td>15.4 ha</td>
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<tr>
<td>(including potential 1.8 ha to be released)</td>
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**Total industrial land** 141.7 ha

**Indicative job capacity** 3,000
Fig. 7.7 Industrial land designations
7.5 Opening up the Lee Valley Regional Park

One of the most notable issues within Central Leeside is that the Lee Valley Regional Park suffers from significant levels of inaccessibility, despite its prominence in the Opportunity Area. As the Park reaches the Meridian Water area, it is actively severed by the North Circular and surrounding developments, restricting access to the open space and also limiting the visual profile of the area. Consequently many nearby residents are unaware of the substantial areas of open space and recreational land on their doorsteps.

However, the proposals set out in the Meridian Water Masterplan establish the opportunities to offer a diversity of green spaces, ranging in scale, form and function. They will create the conditions for development to unlock the existing potential of the Lee Valley Regional Park while also connecting and extending to existing and new communities.

The proposals to open up the Park include:

- Improving the quality, character and continuity of the waterfront area by softening the river channel edges. This will provide open space for residents, a sustainable urban drainage system and enhance the biodiversity values in Central Leeside;
- Improving access for communities in Edmonton to new facilities and opportunities;
- Improving the public realm to create a more welcoming and encouraging environment for pedestrians, cyclists and commuters;
- Improving access to the existing network of open spaces, walking and cycling paths; and
- Ensuring that development will complement and contribute to the overall public realm strategy for the wider Opportunity Area.

Opening the Park to new users brings additional vitality and viability benefits for Meridian Water. It will allow a focus for investment in open space, offsetting potential flooding within the site and creating a new perception of the area as a development opportunity. It will offset the need for significant new levels of open space by enhancing and improving some of the existing areas to create more accessible and welcoming open spaces in the Lee Valley Regional Park.
Proposed improvements

A. Aspirations for a new bridge over railway line and Meridian Way to connect Jubilee Park to Picketts Lock with more pedestrian friendly route through/along golf course.
B. Establish a continuous walking path along Salmon’s Brook to Edmonton Green, through Churchfield Recreation Ground, along Edmonton Eco Park, through the development area and connecting onto Pymmes Brook.
C. New bridges and route through Aztec 406 Industrial Park to enhanced Thames Water site.
D. Extend existing cycle path and enhance new bus connections to Edmonton Green.
E. Allow access from Edmonton Eco Park to Thames Water site.
F. Transform Thames Water site into landscaped marshland as additional flood storage.
G. Enhance connection between parks and sports ground.
H. Enhance accessibility of Angel Road station with extended platforms and new entrance to the south of the A406.
I. New strategic open spaces along southern edge of the A406 to enhance east-west access.
J. Improve east-west access with new bridges over Lee Navigation.
K. Parallel park space to Lee Navigation to create value into the depth of the site and to run the park space into the site.
L. Enhance north-south access through Lee Valley Regional Park with a new riverside walk.
M. Retain and significantly improve the existing underpass to enhance east-west connections.

Destinations

1. Churchfield Recreation Ground
2. Jubilee Park
3. Cinema
4. Indoor bowls club
5. Lee Valley complex camping and caravan park
6. Lee Valley Athletics Centre
7. Lee Valley leisure golf course
8. Picketts’ Lock
9. Edmonton shopping centre
10. Montagu Sports Ground
11. Pymmes Park
12. Craig Park
13. Sports ground
14. Kenninghall Open Space
15. Former gasworks
16. Lee Valley Regional Park
17. Sunday market
18. Mill
19. Frederick Sports Ground
20. Tottenham Hotspur FC stadium
21. Hartington Park
22. Tottenham Marshes
23. Higham Hill Recreation Ground
Fig. 7.8 Opening up the Lee Valley Regional Park