Chapter 08

PONDERS END

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8.1 Introduction

Ponders End falls within the boundary of the North East Enfield Area Action Plan. It is a large local centre with a mix of uses including retail, residential, employment and community facilities. It is relatively well connected with two railway stations at Southbury and Ponders End. Its high street is along the A1010 Hertford Road, the main north–south route through the area. It is also served by the A110 Nags Head Road, an important east–west route linking Enfield Town with Chingford. Ponders End has one of the few points where it is possible to easily access the Lee Valley Regional Park and waterfront.

The former gasholders site on South Street has been redeveloped to provide a new academy set in a pedestrian orientated development which became operational in January 2013. Improvements have also been delivered in Ponders End Park on the High Street. In July 2012 Enfield Council’s Cabinet approved demolition and redevelopment of the entire Alma Housing Estate on South Street to replace the existing 717 residential properties with 750–1000 new homes. The existing commercial parade is to be potentially moved towards Ponders End Station. Access to Ponders End station and the Lee Valley Regional Park will also be improved.

The former Middlesex University site, now referred to as the Electric Quarter will be a mixed-use redevelopment with up to 408 new homes, employment spaces, modern high quality retail space and the relocated Ponders End Library to become the heart of the local centre to create a continuous and vibrant High Street.

The land adjacent to the Lee Valley Regional Park waterside will be redeveloped into a new mixed-use employment community to reconnect the Ponders End community with its waterfront and to improve access to and through the regional park for the Lee Valley as a whole.
Fig. 8.2 Existing context
8.2 Industrial land

Unlike the other growth areas, the regeneration of Ponders End is not as heavily reliant upon the redistribution of Strategic Industrial Locations. The redevelopment of the former Middlesex University Campus, the Alma Housing Estate and delivery of the new Academy provides the impetus and catalyst for regeneration in Ponders End.

Existing industrial uses within Ponders End should continue to be protected. Brimsdown Strategic Industrial Location currently accommodates a number of green businesses such as Johnson Matthey and E.On Power Station. Food manufacturing businesses such as Warburton are also located here due to the proximity to the M25.

The range of industrial business should continue be expanded to continue to provide new employment opportunities.

**Strategic Industrial Locations**

1. **Brimsdown** SIL 116.0 ha
2. **Meridian Business Park** SIL 14.0 ha
3. **Redburn Trading Estate** SIL 4.0 ha

**Locally Significant Industrial Locations**

4. **Alma Industrial Estate** LSIS 4.5 ha
5. **Queensway** LSIS 3.5 ha

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**Ponders End**

Excluding Brimsdown, Freezywater and Innova Park

**Industrial land**

<table>
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<th>Category</th>
<th>Area</th>
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<tr>
<td>Locally Significant Industrial Locations</td>
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<td><strong>Total industrial land</strong></td>
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<td><strong>Indicative job capacity</strong></td>
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</tr>
</tbody>
</table>

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**Legend**

- Industry
- Storage
- Utilities
- Strategic Industrial Locations
- Locally Significant Industrial Sites
- Growth areas
Fig. 8.3 Industrial land designations
8.3 Opening up the Lee Valley Regional Park

Public realm improvements for Ponders End are pedestrian focussed and have two functions. The first is to promote community safety and a better street environment with good links to public transport. The second is to improve access to and through the Lee Valley Regional Park from surrounding open spaces and existing and proposed residential communities.

With the exception of the newly refurbished Ponders End Park, the majority of green spaces in Ponders End are disconnected as privately owned allotments, schools and residential streets break up the natural green routes linking the surrounding open spaces to the Lee Valley Park. As such there are few official entrances to the Park. A successful access to the Park is at Mossops Creek through to Brimsdown Industrial Estate. However the larger retail areas offer no access through to the Park. Meridian Way also acts as a barrier to the Park, although this is easier to overcome to the north where traffic is lighter.

There are many opportunities for improving access from Ponders End to the Park as Fig 8.4 illustrates. These focus around increasing the number of informal access points to the Park and introducing new green routes connecting existing green spaces, such as along drainage ditches, rail track sidings and edges of private open space, and increasing the number of crossings over both sets of railway tracks to improve east-west connectivity.

The Lee Valley Athletics Centre at Picketts Lock provides a range of sporting activities and programmes. It will benefit from improved physical links into the Park and from the promotional activity associated with new development in Ponders End, such as increased use by schools and groups in the Upper Lee Valley.

The Lee Valley Regional Park Authority and Enfield Council are working together to agree a draft vision for the future of Picketts Lock as a strategic leisure destination over the next 10 years. In the interim, the Park Authority is seeking proposals for a medium level of investment.
Proposed improvements

A. New green route along southern edge of Bishop Stopford’s School to connect Enfield Playing Fields and Durants Park and onwards to Lee Valley Regional Park.
B. Improve signage and sense of arrival of existing routes through Brimsdown Industrial Estate to Lee Valley Regional Park.
C. Aspirations for a new crossing over railway to improve access from Alma Road Open Space to Brimsdown Industrial Estate and the Lee Valley Regional Park.
D. Explore possibility of a (vehicular) connection through Tesco car park to relieve the Nags Head junction.
E. Access to Southbury station via Emilia Close.
F. Route from the Electric Quarter development to Ponders End Park, one of the Mayor of London’s Great Spaces.
G. Clear and direct routes from Academy Street development to Ponders End Park and Ponders End Waterfront. The redevelopment of the Alma Estate will reinstate the historic street pattern.
H. Ponders End Waterfront development as an educational natural refuge with improved access to Park, Lee Valley Road and South Street.
I. Improve and enhance access to the Lee Valley Regional Park, River Lee and King George’s Reservoir - partially open to public.
J. Enhance footpath by the drainage ditch along the allotments and create new link on the eastern edge to South Street.
K. Moorings for houseboats as promoted by the Rivers and Canals Trust (formerly British Waterways) and the Lee Valley Regional Park Authority.
L. North-south connection along the western side of the River Lee (already part implemented).
M. New footpath along allotments as a green route from Jubilee Park to Lee Valley golf course.
N. Footpath along railtrack between Jubilee Park and Edmonton Green.

Destinations

1. Enfield Playing Fields
2. Brimsdown Sports Ground
3. Durants Park
4. Alma Road Open Space
5. Lee Valley Regional Park
6. Ponders End Park
7. Wrights Flour Mill
8. Allotments
9. Jubilee Park
10. Lee Valley leisure golf course
11. Indoor bowls club
12. Lee Valley (camping and caravan)
13. Lee Valley Athletics Centre
14. Picketts Lock
15. Edmonton shopping centre
16. Pymmes Park
17. Edmonton Eco Park
18. Thames Water site
Fig. 8.4 Opening up the Lee Valley Regional Park
8.4 Ponders End indicative masterplans

1. **Nags Head Road and High Street** Retail, community
   Improve junction and revitalise High Street.

2. **Electric Quarter** Residential, employment, retail, community
   Redevelop the former Middlesex University Queensway campus into a new vibrant mixed-use local centre. It will be a key industrial strip with creative industries, community focussed buildings, retail/cafes on the ground floor and residential above. There will be further homes with communal courts and integrated and on-street car parking.

3. **Ponders End Park** Recreational, community
   One of the Mayor’s Great Spaces to transform into a playful and productive space with improved access and routes, upgrade of existing bandstand and tennis court, new gym area and community orchard.

4. **South Street** Educational, community, residential
   The regeneration of the Alma Estate and the delivery of the Oasis Hadley Academy (opened January 2013) on former gas holder site.

5. **Ponders End station** Transport
   Refurbish/replace footbridge over railway station and tracks.

6. **Ponders End Waterfront** Leisure, educational, community growing
   Improve access to regional park using the listed Wrights Flour Mill as a heritage trail. Utilise water meadow for flood water storage, enhance biodiversity and separate from industrial land. Opportunity to use vacant building as an indoor workspace for visiting schools.

7. **Duck Lees Lane** Residential, employment, recreational, access
   New employment-led mixed use scheme with north-south orientation to maximise solar access. Taller buildings have views across to the Lee Valley. Existing building to be refurbished into small workshop studio.

8. **Southern Brimsdown** Employment, mixed use
   Refurbish into new employment-led mixed use development orientated to mitigate against flood risk and allow slivers of ecology into the site as well as pedestrian/cycle links into the Waterfront.
Fig. 8.5 Ponders End indicative masterplans