

Have your say on Edmonton Green



Current image of Edmonton Green shopping centre.

As we enter a second lockdown, we hope you and your families are keeping well.

As the owners of Edmonton Green, the team at Crosstree Real Estate Partners are continuing to think about the shopping centre's long-term future. We held a series of drop-in sessions and a virtual exhibition earlier this year and now we would like to share with you the feedback received and our more detailed plans which respond to these comments.

Unfortunately, because of the current restrictions due to Covid-19, we still can't meet with you face-to-face to discuss our proposals as we normally would. However, we have set-up a number of ways in which you can see the proposals, ask questions and give us your feedback – we want to hear your views. We are also happy to meet with you to discuss the plans, either online virtually or by phone.

To see the plans as though in real life, you can visit our virtual exhibition at www.EGConsultation.co.uk or scan the adjacent QR code; here you can also provide us with your feedback. For other ways to view the plans and share your views, please turn to page 4.

In addition, to make it as easy for you as possible, we have summarised the plans here in this newsletter. Continue reading to hear about our outline masterplan and our more detailed designs for the first phase of the redevelopment.

Findings from our consultation to date

The designs we present here respond to the feedback we've received since we started consulting in February 2019.

During the most recent phase we found:

-  The vast majority of people are in favour of the redevelopment of the shopping centre and liked the initial designs we presented.
-  People particularly liked the designs for the new market building.
-  A significant proportion of people would like to see a greater diversity of shops and more high street brands.
-  People also want to see a wider range of food and drink outlets and would like to see more chain restaurants.
-  People want to see community and leisure spaces that bring local people together, particularly for young and older generations, and a few suggested the idea of a cinema or bowling alley.
-  People want to feel safer in the centre with improvements to security. They see anti-social behaviour as an issue that needs to be addressed.
-  A number of people felt that more homes are needed.
-  Some people mentioned that they would like to see more greenery or public open spaces at Edmonton Green.



Our vision and masterplan

Our vision is for Edmonton Green to become a vibrant destination for the local community to enjoy day and night, cementing its position as the heart of lower Edmonton.

The key aspirations for the project are:

- To create a sustainable town centre for Edmonton Green which provides employment opportunities for local people.
- To replace inward looking malls with outward facing streets and public spaces.
- To improve pedestrian routes through the site-breaking up the existing 'island'.
- To improve amenities for new and future residents. This should lead to an increase in footfall and spend.
- To create a safe environment that local people can enjoy day and night.
- To create more green open spaces.

The redevelopment will be guided by the following principles:

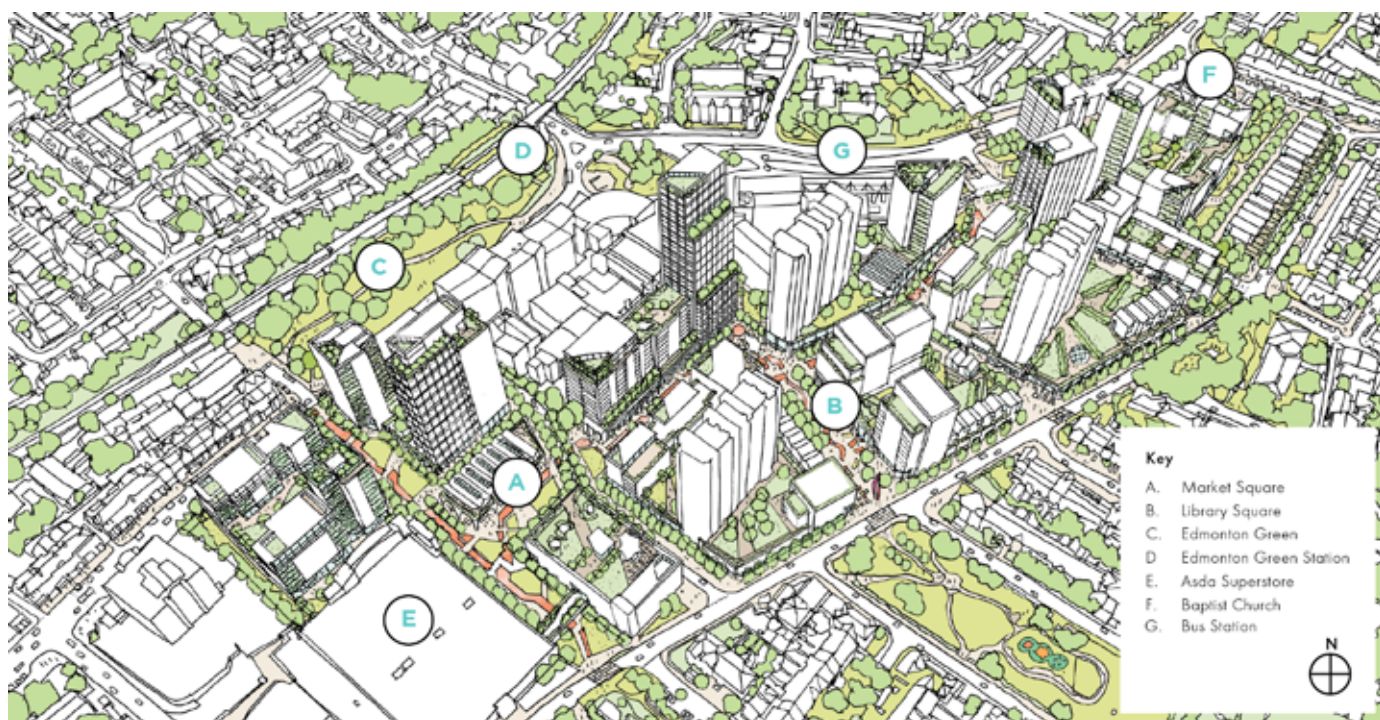
- Edmonton Green will remain a local town centre, catering to the needs of the local community.
- The market will continue to be a focal point of Edmonton Green.
- This will be a phased development that will happen over a number of years with the South Car Park developed first. The phasing will ensure that the centre continues to be operational throughout as well as maintaining sufficient parking for shoppers and residents.
- The existing residential tower blocks will be retained and existing residents' entrances will be improved.
- We are committed to continue working with local people to understand how we can enhance the character of the town centre.



Sketch view of the proposed Library Square.



Sketch view of the proposed Market Square.



Sketch of the proposed Masterplan.

Phase 1

This will be a phased development that will happen over a considerable number of years. The phasing will ensure that the town centre continues to be operational throughout as well as maintaining sufficient parking for shoppers and residents.

The first phase will involve the redevelopment of the south car park site between ASDA and Fore Street. We propose to build four new buildings on this site with shops at ground floor level and homes above. This will form an important east-west route through to the town centre and the future gateway to the new market square.



Existing view along Fore Street.



Proposed view along Fore Street.

New homes

We propose to deliver around 350 high quality new homes that meet a range of needs for local people. Every new home will have outdoor space and access to a communal garden. The homes will be highly insulated with reduced energy requirements and carbon emissions will be reduced by over 75% compared to the average home. More detail on our proposals for new homes will be set out in the planning application.

New shops

We propose to deliver six shops of varying sizes in the first phase. This will help cater to a range of independent retailers and national brands.

Height and massing

The heights of the four buildings are designed to reflect the surrounding context and neighbouring buildings. The height is distributed to step away from the lower buildings on Fore Street. The main tower is pushed closer to the existing tower blocks to create a cluster and reduce its impact on the main streets, while starting the 'upward movement' of the skyline from south to north.

Public realm and greenery

The public space delivered as part of the first phase will be open and inviting, offering better visibility into the site and towards the new market building from Fore Street.

The design concept is based on extending the rural feeling of the tree-lined Salmon Brook into the site.

The space will be wide and open with tree and planted areas as well as a dedicated cycle lane.

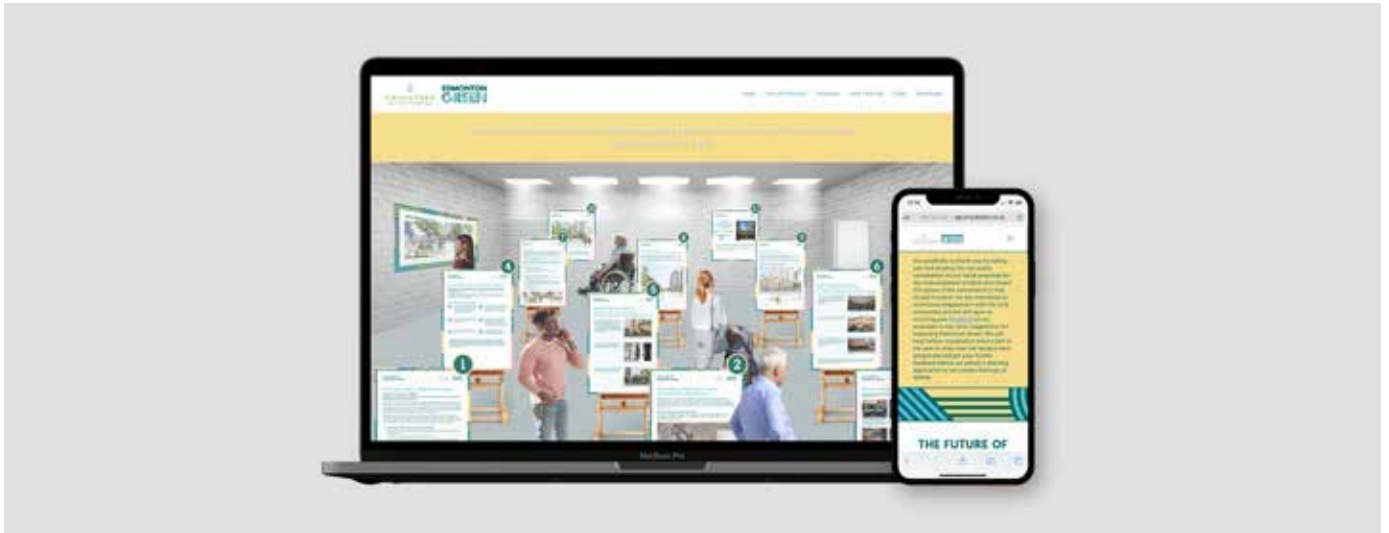
At first floor level two podium gardens create landscaped amenity space for the residents. This will feature seating areas, planting and play space.



Sketch image of proposed Phase 1 development with building heights.

See our proposals in full

We have set out below all the different ways in which you can view the proposals.



Have your say

Let us know your thoughts on the proposals, speak to the project team, or ask us any questions through the following methods:



www.EGConsultation.co.uk



EdmontonGreen@londoncommunications.co.uk



Freephone 08003077495



Fill in a **paper survey** (which we will send to you if you request a paper copy of the proposals, alongside a stamped addressed envelope).



Write to us at: **Edmonton Green Shopping Centre
62 Market Square, Edmonton, London N9 0TZ**



You can see the plans as though in real life by visiting our virtual exhibition, and also view our video by visiting www.EGConsultation.co.uk or scanning the QR code on the front of this newsletter.



We still have a physical presence in the centre – view a summary of the proposals in the shop window of **50 South Mall, Edmonton Green, N9 0TZ**



You can request a paper copy of the proposals by using the contact details adjacent.

Next steps

This is our final consultation event – we will be reviewing your feedback and in the light of this will be submitting a planning application to the London Borough of Enfield in the winter. If you are able to leave us your contact details when you leave your feedback, we will keep you up to date on the planning application.

To request a copy of this newsletter in another language – please get in touch using one of the methods set out above.



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Aby poprosić o kopię materiałów konsultacyjnych w innym języku, skontaktuj się z nami w jeden z opisanych powyżej sposobów.