

FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

SECTION TWO: CONTEXT

DESIGN AND ACCESS STATEMENT



2.1 THE SITE

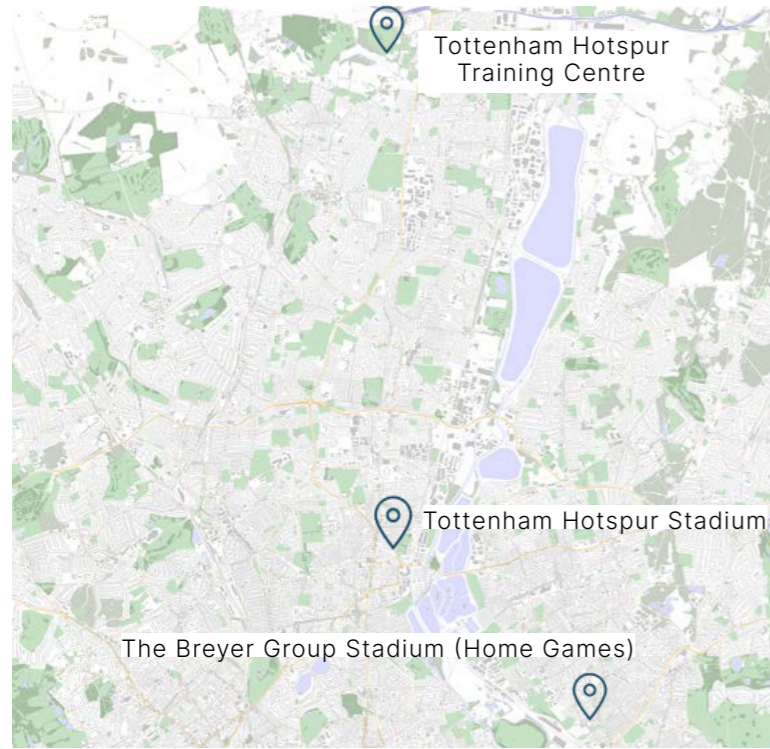


FIGURE 4. Wide Area Plan

The proposed application boundary is located just to the south of the M25, at the northern edge of the LBE Boundary, it sits completely within Metropolitan Green Belt land, and is also designated as a Local Open Space. The site extends to approximately 53 ha and is centred at National Grid Reference TQ 32694 98839, measuring 0.839 km across and 1.192 km down. Whitewebbs House and The Limes, circa 2.3 Ha. and 0.3 Ha. respectively, are excluded from the application boundary.

The site sits within Whitewebbs Park, an area of land to be leased from LBE, comprising a disused 18-hole golf course with two associated buildings; the locally listed 'Northern Clubhouse' and the 'Southern Clubhouse'. The golf course closed in 2021. The proposed application boundary encapsulates an area of ancient woodland which is also part of Whitewebbs Park. The site is directly adjacent to the existing Tottenham Hotspur Men's Training Centre (THTC), with access to this facility currently being via Whitewebbs Lane.

The Southern Clubhouse is currently largely for public access. The current transport connections to the site are limited, with the closest train station - Turkey Street Overground Station - being circa 2 mile walk/ drive. Bus stops are also limited in this area, with no bus routes stopping along Whitewebbs Lane, however, to the south, the 456 runs towards Enfield Town.



FIGURE 5. Wide Aerial Plan of Site

- Application Boundary
- Turkey Street Station
- ① Whitewebbs Wood
- ② Western Field and Existing Training Centre
- ③ Dickenson's Meadow
- ④ Northern Club House
- ⑤ Whitewebbs House - Third Party Land
- ⑥ The Limes (Private Dwelling) - Third Party Land
- ⑦ Southern Club House - Including Café, & WCs
- ⑧ Existing Grounds Maintenance Building (GMB)
- ⑨ North Lodge (Vacant Dwelling)
- ⑩ South Lodge (Private Dwelling) - Third Party Land
- ⑪ THFC/ Men's Training Centre
- ⑫ Forty Hall
- A10
- Local Roads
- M25

2.2 EXISTING SITE PLAN

KEY

- Application Boundary
- 1** Northern Clubhouse
- 2** Whitewebbs House (Toby Carvery) - Third Party Land
- 3** The Limes (Private Dwelling) - Third Party Land
- 4** Southern Clubhouse - Including Café, & WCs
- 5** Grounds Maintenance Building (GMB)
- 6** North Lodge (Vacant Dwelling)
- 7** South Lodge (Private Dwelling) - Third Party Land
- 8** Conduit House
- 9** Pond
- 10** Former Golf Course
- 11** Northern Car Parking Area
- 12** Northern Clubhouse Car Park
- 13** Southern Clubhouse Car Park
- 14** Dickenson's Meadow - (Planning Ref: 17/01178/FUL)
- 15** Tottenham Hotspur Men Training Centre (THTC)
- 16** King & Tinker
- 17** Walled Garden Remains
- 18** Cuffley Brook
- 19** New River (Old Course)
- 20** Turkey Brook
- 21** Forty Hall
- ➔ Vehicular Access to the Southern Clubhouse
- ➔ Vehicular Access to Northern Clubhouse, Toby Carvery and The Limes
- ➔ Public Footpath
- ➔ Bridleway
- ➔ Public Routes

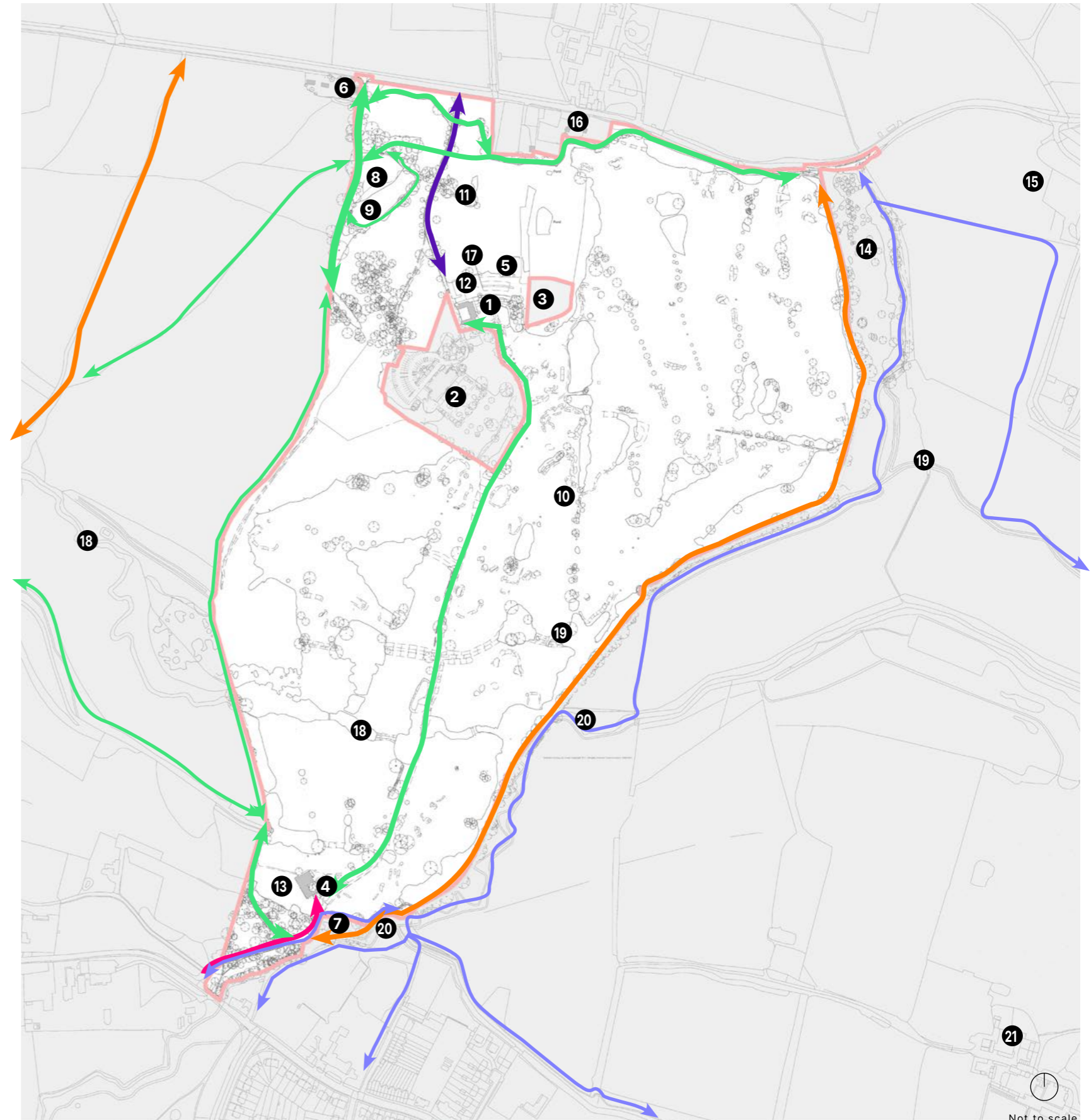


FIGURE 6. Whitewebbs Existing Site Plan

2.3 EXISTING SITE CHARACTER

Assessing the site's location and context, the following key constraints have been identified:

- The entire site is in the Metropolitan Green Belt (LBE). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The provision of appropriate facilities for 'outdoor sport and recreation' are deemed appropriate development in the Green Belt.
- There is one locally listed asset on-site, the Northern Clubhouse, and a locally listed asset close to the site, Whitewebbs House. North Lodge, South Lodge, and the King and Tinker are Grade II Listed heritage assets with which impacts in terms of views and the surrounding setting will need to be considered.
- A significant portion of the site was previously the historic parkland of Whitewebbs House. Whilst this parkland was converted to a golf course, it remains a heritage consideration.
- The majority of woodland areas within the site are classified as Ancient Woodland. This presents various constraints in terms of affecting trees, and disturbing soil, alongside special ecological considerations.
- There are various public footpaths within the site that must be unaffected in terms of their routes, and additional public rights of way in close proximity that are important to consider.
- The protection of trees is a key constraint within the site, in particular the avoidance of felling veteran and high quality trees as much as is possible.
- Development is constrained by existing site topography, with falls towards Cuffley and Turkey Brooks. Natural landscape falls should be maintained wherever possible.
- A floodplain runs through the southern portion of the site. This constrains the nature of development that can take place.

KEY

- Application Boundary - 52.97 Ha.
- Existing Tree/ Tree Groups
- Class A Trees/ Tree Groups (High Importance)
- Metropolitan Green Belt Boundary
- Site of Metropolitan Importance for Nature Conservation
- Area Article 4 Directions
- Heritage Assets: Grade II Listed
- Heritage Assets: Locally Listed
- Ancient Woodland
- Replanted Ancient Woodland
- Historic River Course
- Dickenson's Meadow
- Fairways
- Tees
- Conservation Area
- Extent of Historic Parkland
- Public Footpath (Public Right of Way)
- Bridleway (Public Right of Way)
- Floodplains
- ▲ Sun Path

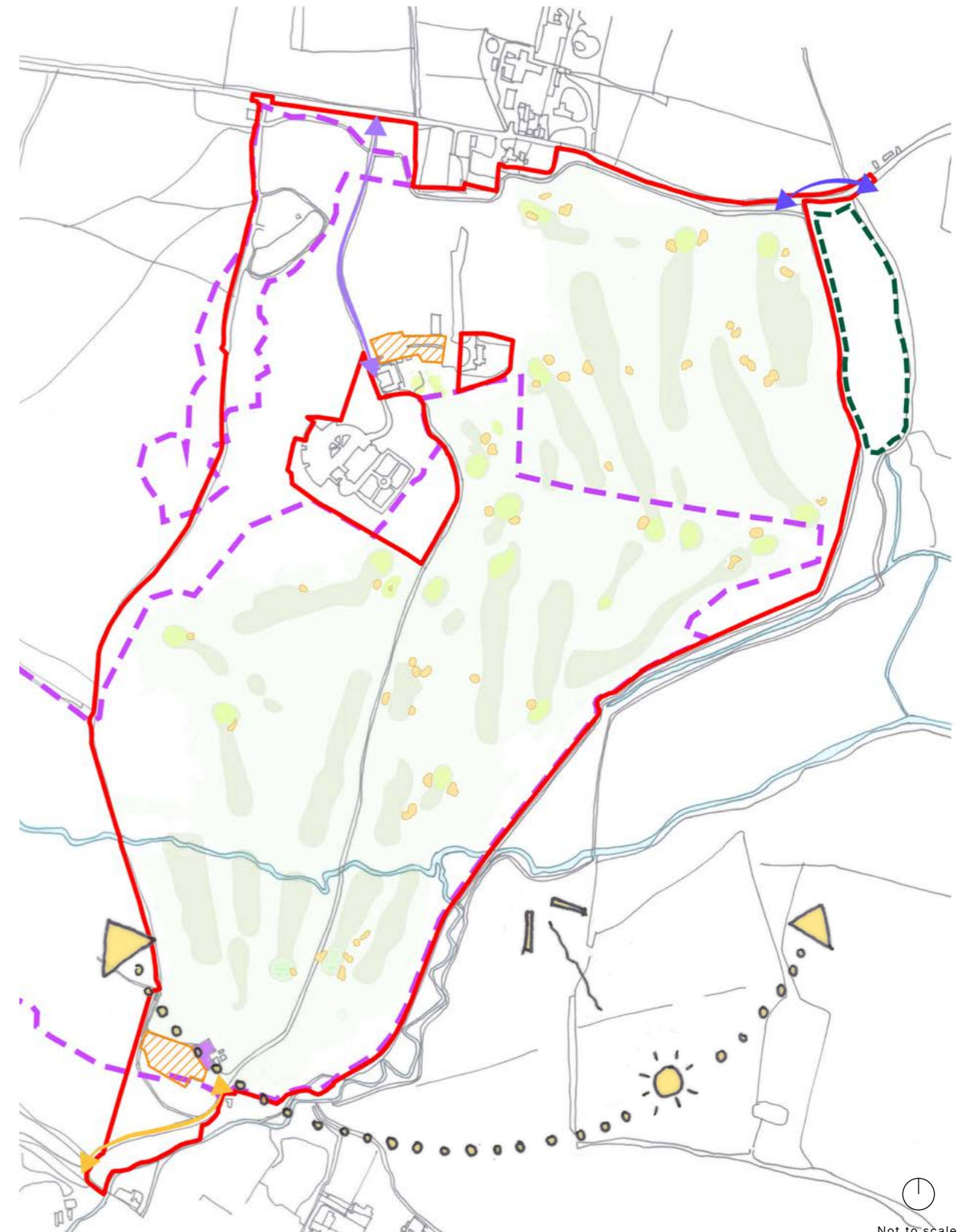



FIGURE 7. Existing Site Constraints Diagram

2.4 EXISTING SITE OPPORTUNITIES

KEY

 Application Boundary
- 52.97 Ha.

 **Operational Link**

The layby to the North of Dickenson's Meadow provides the opportunity to link the proposed TH Women Training Centre to the existing TH Men Training Centre.

 **Historic Drive**

The remains of a historic drive to Whitewebbs House (now used as a public house) present an opportunity for reinstatement to enhance vehicular and pedestrian access to the Toby Carvey.

 **Main Access Road**

Main point of access for the TH Women Training Centre.

 **Southern Access Road**

Main point of access for the South of the site.

 **Southern Clubhouse**

Opportunity to improve the safety of public amenities on the site, through removing of harmful building materials (such as asbestos), whilst also upgrading and enhancing public facilities.

 **Golf Bunkers**


Provide opportunities to reuse materials on-site to enhance ecology and biodiversity of the site through creating new habitat areas.

 **Fairways**

 **Tees**


 **Historic Parkland**

Opportunity to reinstate and enhance public Parkland.

 **Dickenson's Meadow Nature Reserve**

 **Parking**

 **Opportunity to improve Pedestrian Link**

 **Opportunity to improve Public Right of Way (PROW) Link**

 **Opportunity to improve public routes through the park**

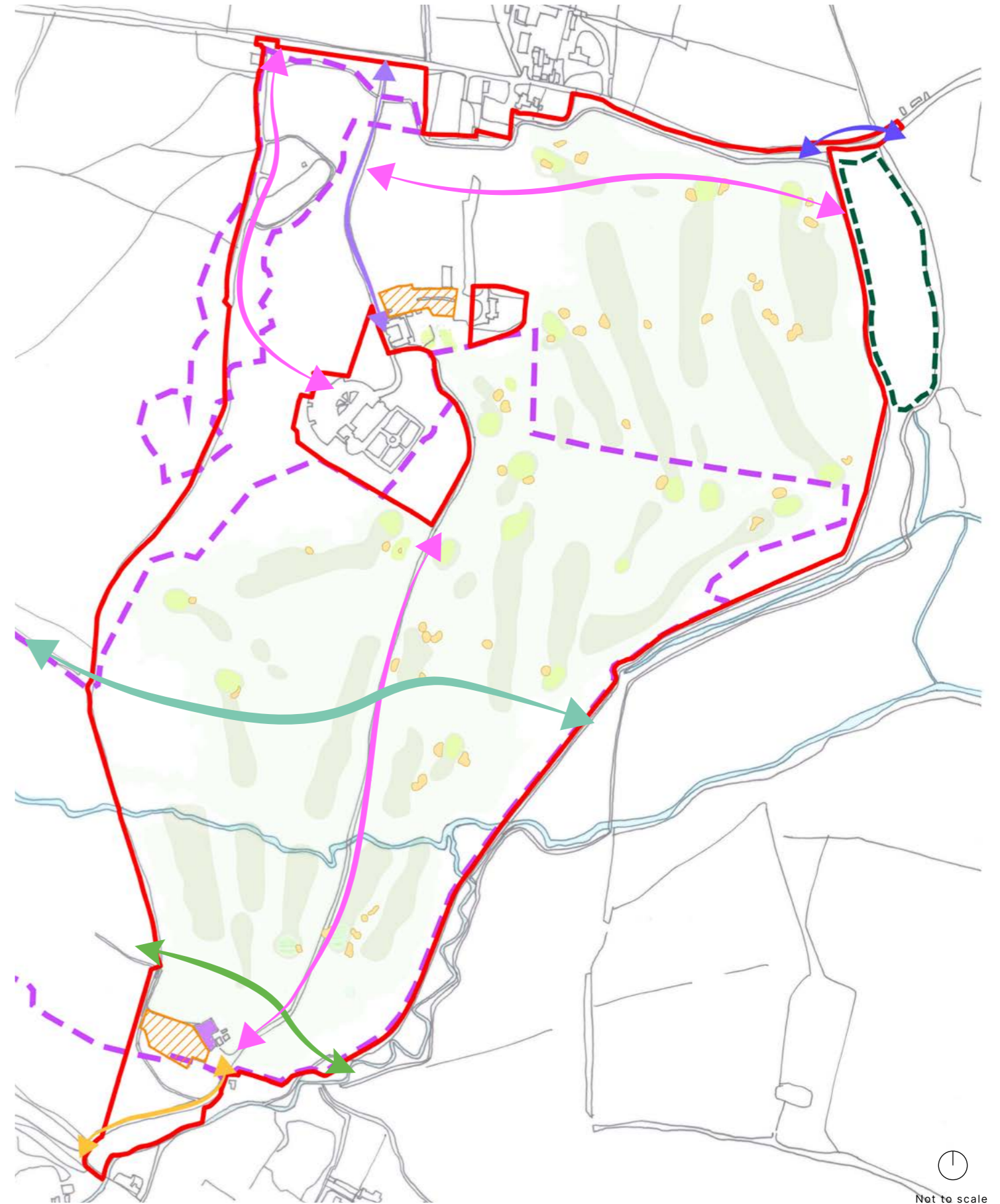
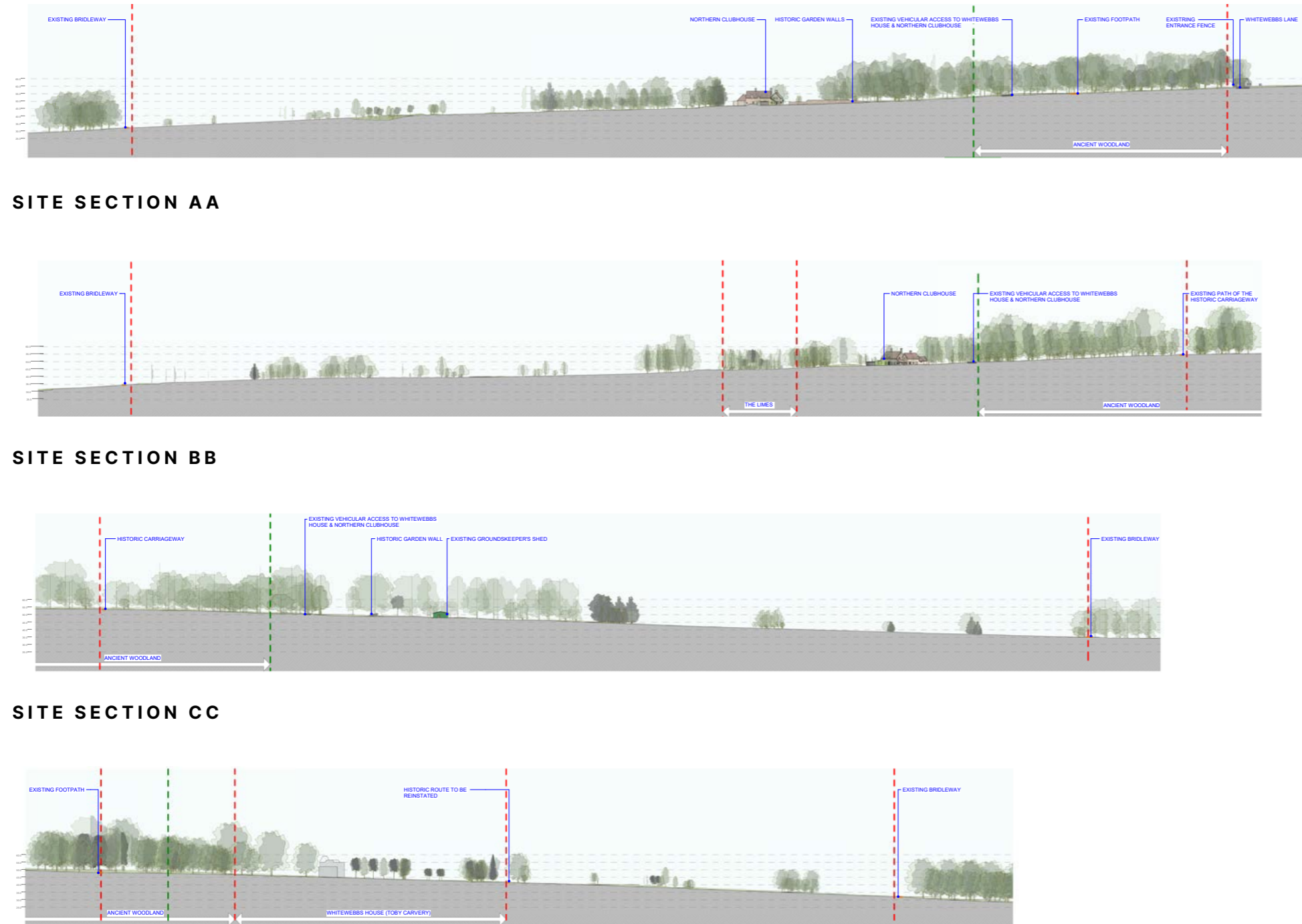


FIGURE 8. Site Opportunities Diagram

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2.5 SITE TOPOGRAPHY



SITE SECTION DD

FIGURE 10. Existing Site Sections

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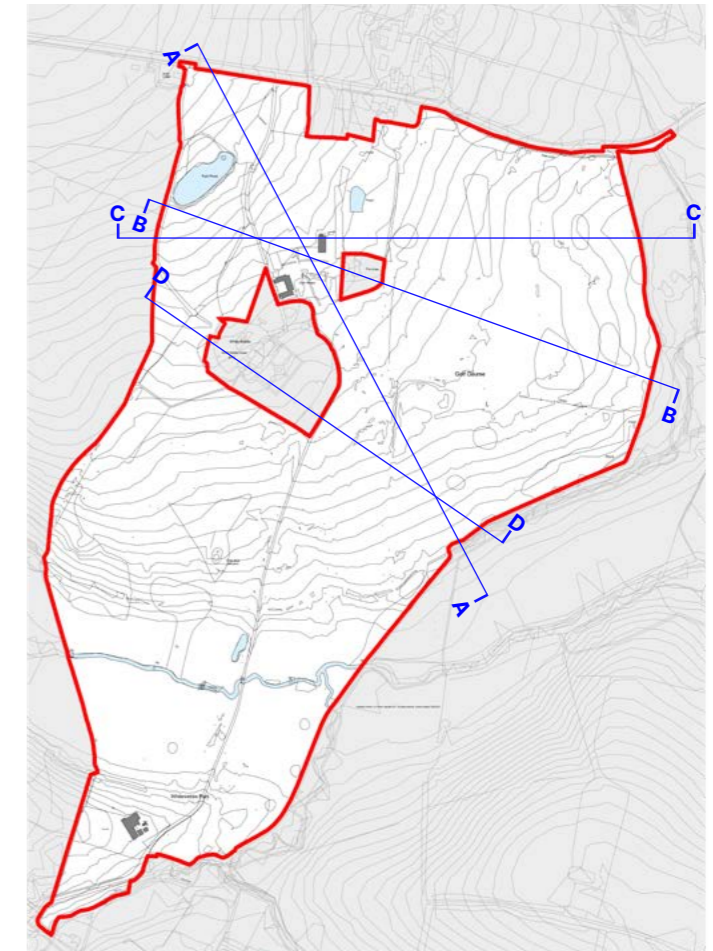


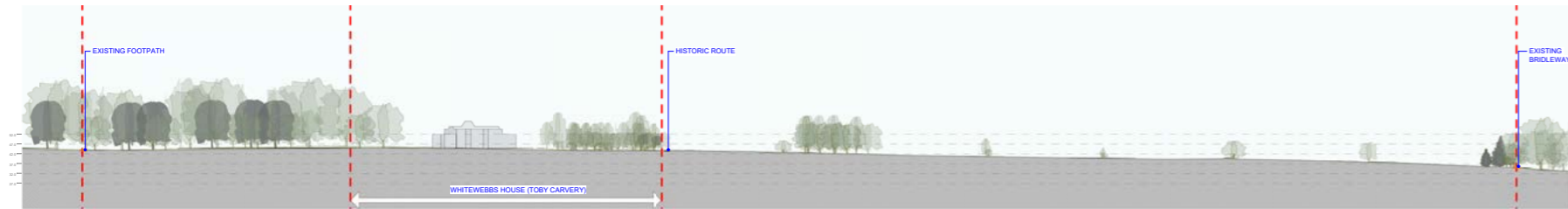
FIGURE 9. Key Plan



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The site gradient slopes southward towards Cuffley Brook, which traverses west-east across the Southern extent of the site. This gradient is less pronounced in the North of the site but becomes more pronounced towards the centre of the site. The site also slopes southward in the East towards the New River (Old Course) and Turkey Brook. Where Cuffley Brook crosses the site, there is a floodplain.

2.5 SITE TOPOGRAPHY



EXISTING SITE SECTION EE



EXISTING SITE SECTION FF



EXISTING SITE SECTION GG



EXISTING SITE SECTION HH

FIGURE 11. Existing Site Sections

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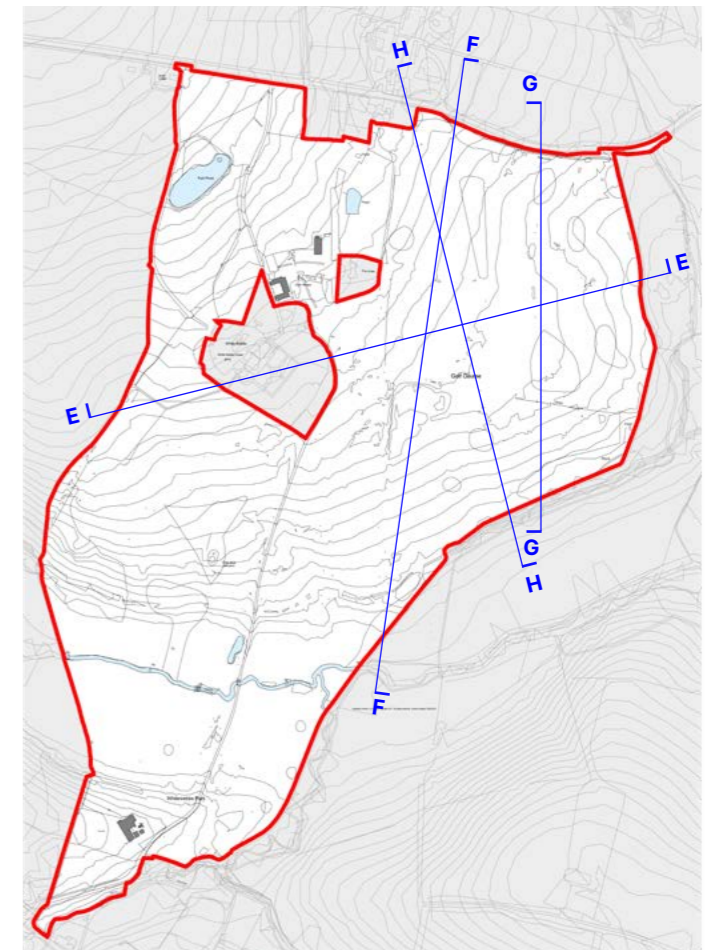


FIGURE 12. Key Plan



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2.6 EXISTING LAND USE

KEY

- THFC Lease Demise - Circa 53 Ha.
- Land Retained by the LBE - Circa 45 Ha.

The Former Whitewebbs Golf Course **3** has mostly been left unmanaged since its closure, and what were once heavily managed greens and fairways are now neutral semi-improved grassland. The Former Golf Course is currently being used by members of the public as an open space, generally used for dog walking, running and recreation for various local community groups.

The former golf course is surrounded by younger and denser woodland **1** and dense scrub in the East and in the West is a mature ancient woodland. This woodland is currently unmanaged, with most of the paths and fences being in a poor condition.

Across the golf course areas that were once bunkers remain un-vegetated. This poses potential for ecological enhancements across the Site.

Buildings on site include the Northern Clubhouse in the North West of the Site, this is a two storey locally listed building to be retained as part of the proposal. Adjacent to the Northern Clubhouse is the maintenance building and an area of hardstanding primarily used and to be retained as carparking.

The Southern Clubhouse is located in the South of the Site. This consists of a single storey building, temporary café and WC facilities and associated hardstanding and carparking.

There is a pond on site, referred to as Whitewebbs Pond that is also used frequently by the public, adjacent to the locally listed Conduit House. An informal car park is close to Whitewebbs Pond. The public primarily use the Southern Clubhouse car park to access the Site.

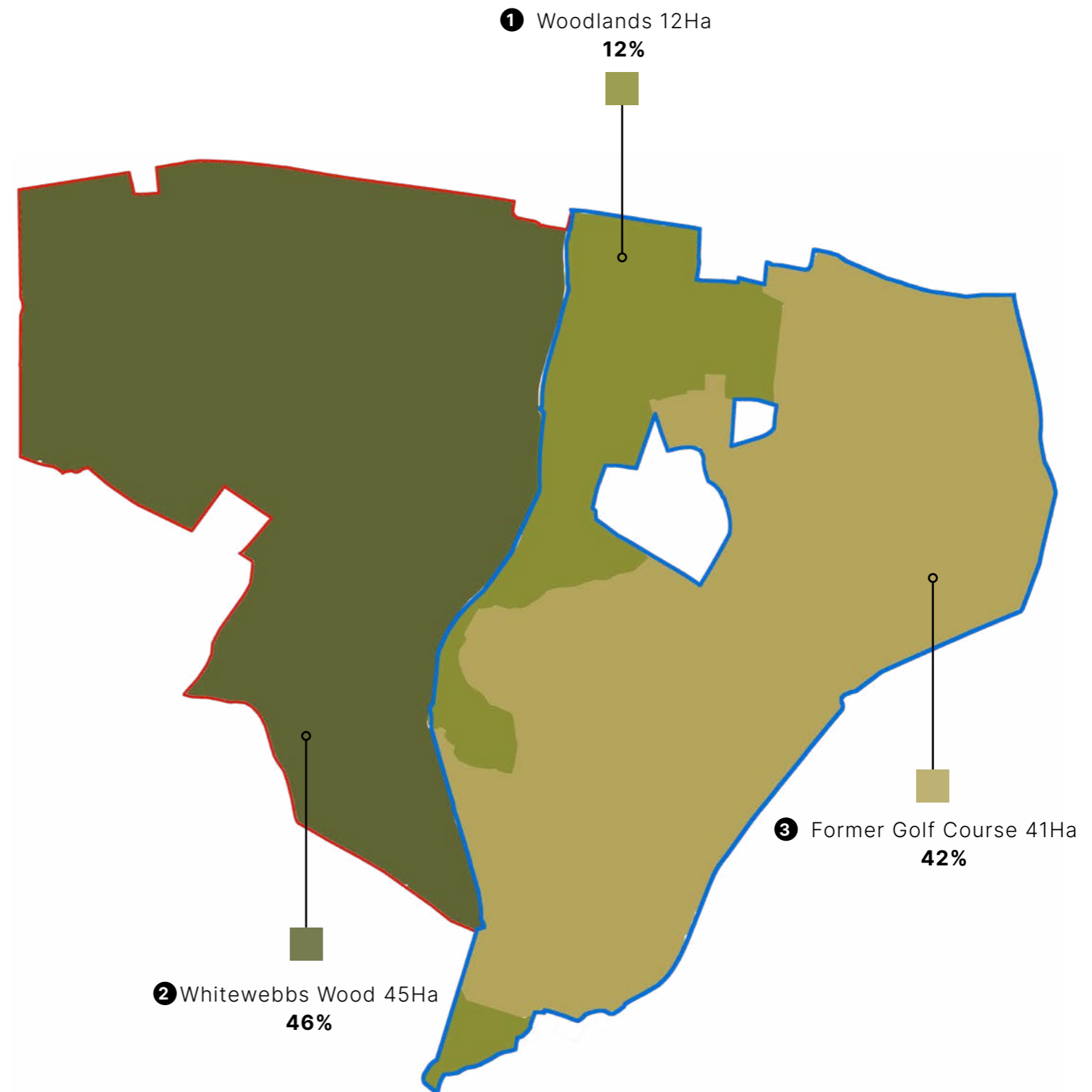


FIGURE 13. Existing Land Use Diagram

2.7 SITE HISTORY AND HERITAGE CONTEXT

There are no listed buildings within the application site. Those in the vicinity of the application site are all grade II listed, and they are summarised below:

KEY

WITHIN APPLICATION BOUNDARY

- 1 Northern Clubhouse (former Stable Block) – Circa 1900 single phase of interest. **LOCALLY LISTED.**
- 2 Garden Walls – Remains of former Kitchen Garden comprising a single wall and groundworks. **LOCALLY LISTED.**
- 3 Southern Clubhouse – Early C20. One element potentially from 1931 (second phase).
- 4 Whitewebbs Park - An area of woodland, formerly part of the Enfield Chase.
- 5 Conduit House - Roofless remains of a C17 and later structure. **LOCALLY LISTED.**

OUTSIDE APPLICATION BOUNDARY

- 6 Whitewebbs House – Late C18, Late C19 and Early C20 phases of interest. **LOCALLY LISTED.**
- 7 North Lodge (1079477) – c1820 Gothick Lodge Cottage. **Grade II listed.**
- 8 South Lodge (1358752) – c1820 Gothick Lodge Cottage **Grade II listed.**
- 9 The Rose and Crown Public House (1079555) – C17 and later public house **Grade II listed**
- 10 The King and Tinker Public House (1189296) – C17 and later public house **Grade II listed**
- 11 Whitewebbs Farmhouse (1079519) and Barn (1079480), both listed **Grade II listed.**
- 12 Claysmore Lodge - C19 and once part of the large Claysmore Estate.
- 13 Elsyng Palace Scheduled Monument.
- 14 Forty Hall Registered Park and Garden **Grade II listed.**
- 15 Flash Road Aqueduct - Scheduled monument c.1820

— Proposed Application Boundary (approximate)

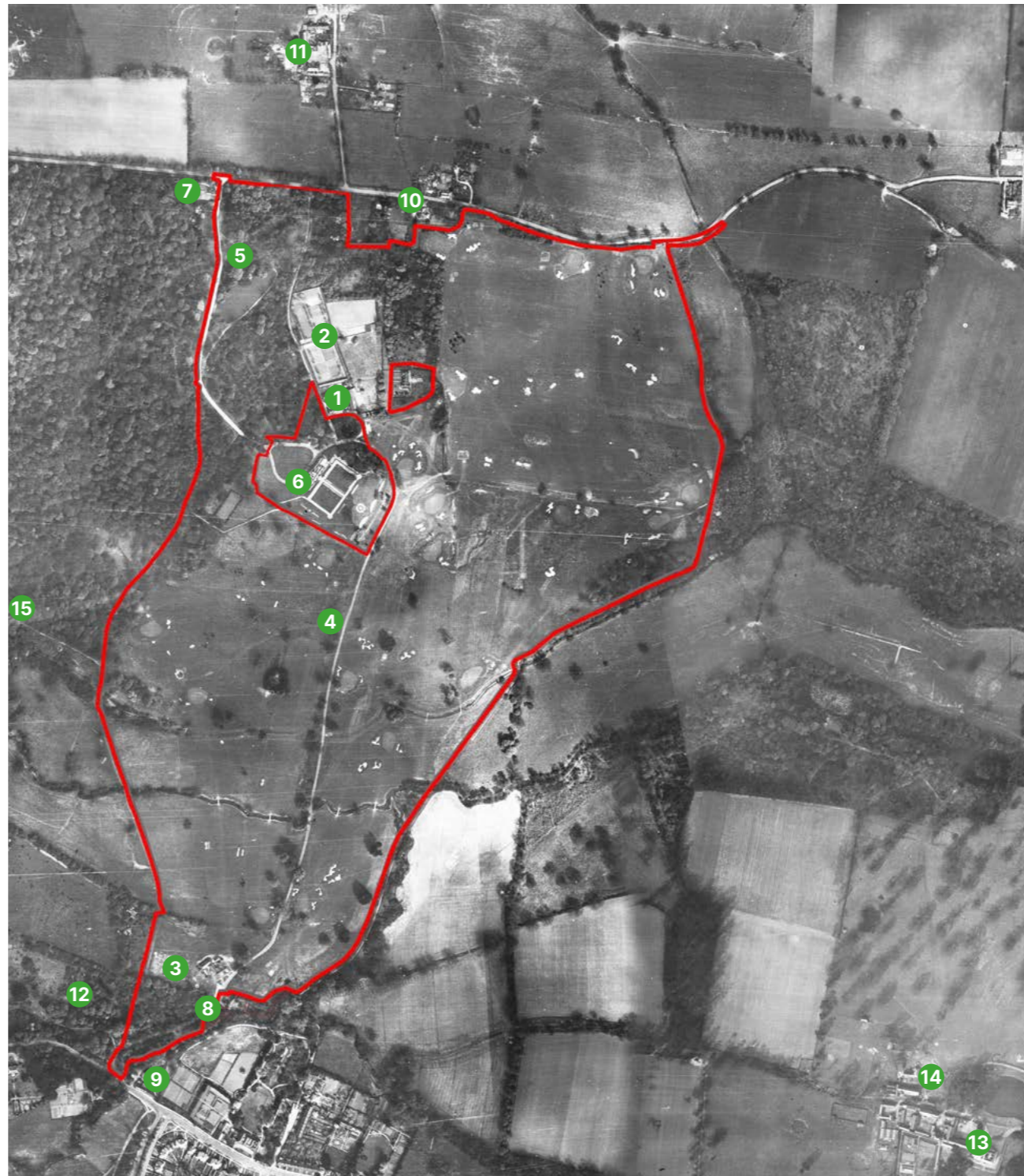










FIGURE 14. Listed buildings in and around Whitewebbs Park - Historic Aerial 1940s

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2.8 PLANNING POLICY AND SITE DESIGNATIONS

KEY

-  Metropolitan Green Belt
-  Area of Special Advertisement Control (Town and County Planning (Control of Advertisements) Regulations 1992)
-  Site of Metropolitan Importance for Nature Conservation
-  Local Open Space
-  Conservation Areas as of November 2010 (Planning Listed Buildings and Conservation Act 1990)
-  Areas of Archaeological importance
-  Flood Zone 2
-  Flood Zone 3

Within the adopted Local Plan, the site is subject to the following designations:

- Within (partly) and adjacent to a Site of Metropolitan Importance for Nature Conservation.
- Local Open Space.
- Adjacent to (outside of) the Forty Hill and Clay Hill Conservation Areas.
- Within an Area of Archaeological Importance
- Within an Area of Special Advertisement Control.
- Partly within Flood Zone 2 and 3 (Southern end only).

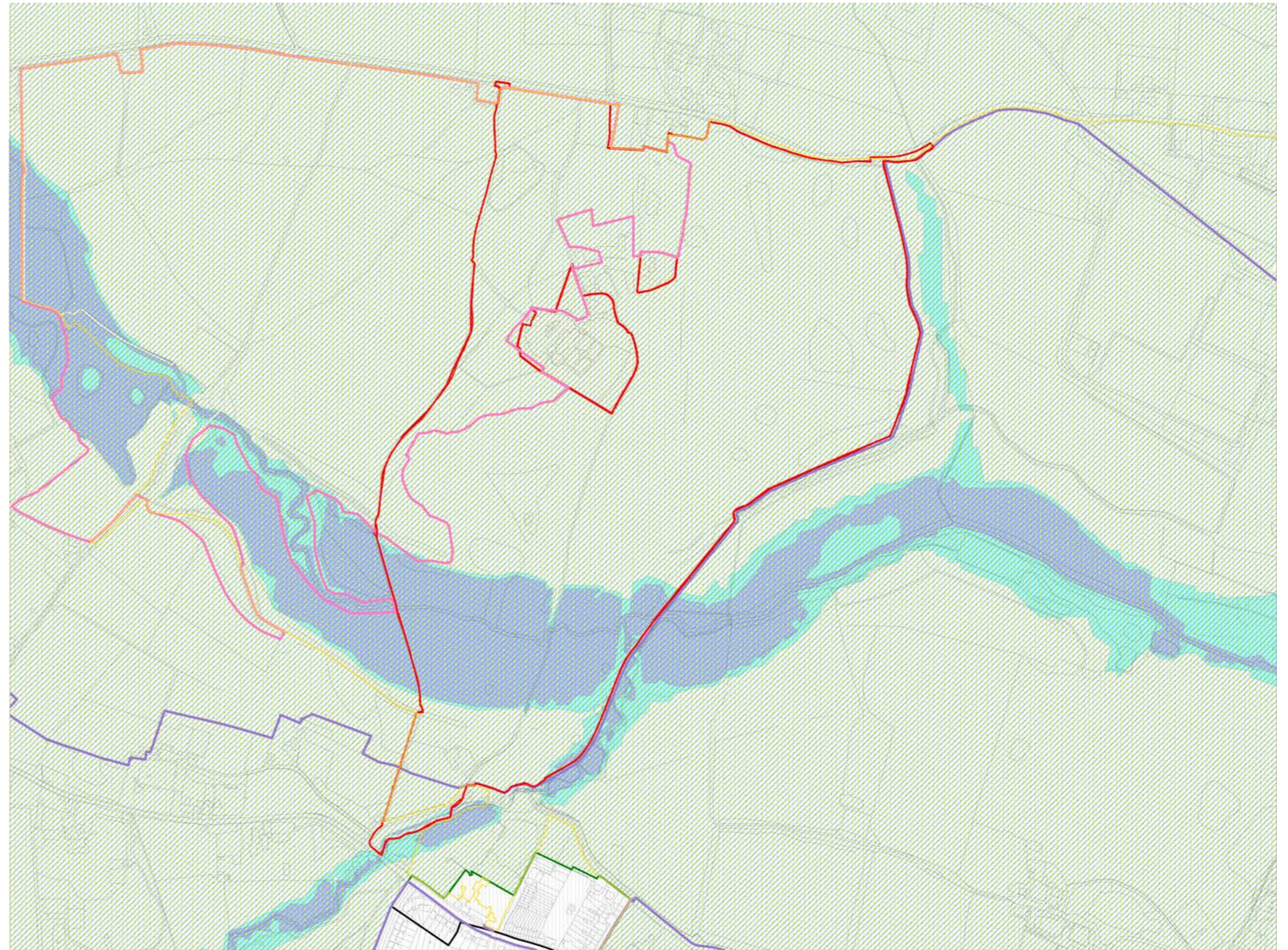


FIGURE 21. Planning Policy Map, *LBE website <https://www.planvu.co.uk/enfield/>*

2.9 ARBORICULTURAL ASSESSMENT

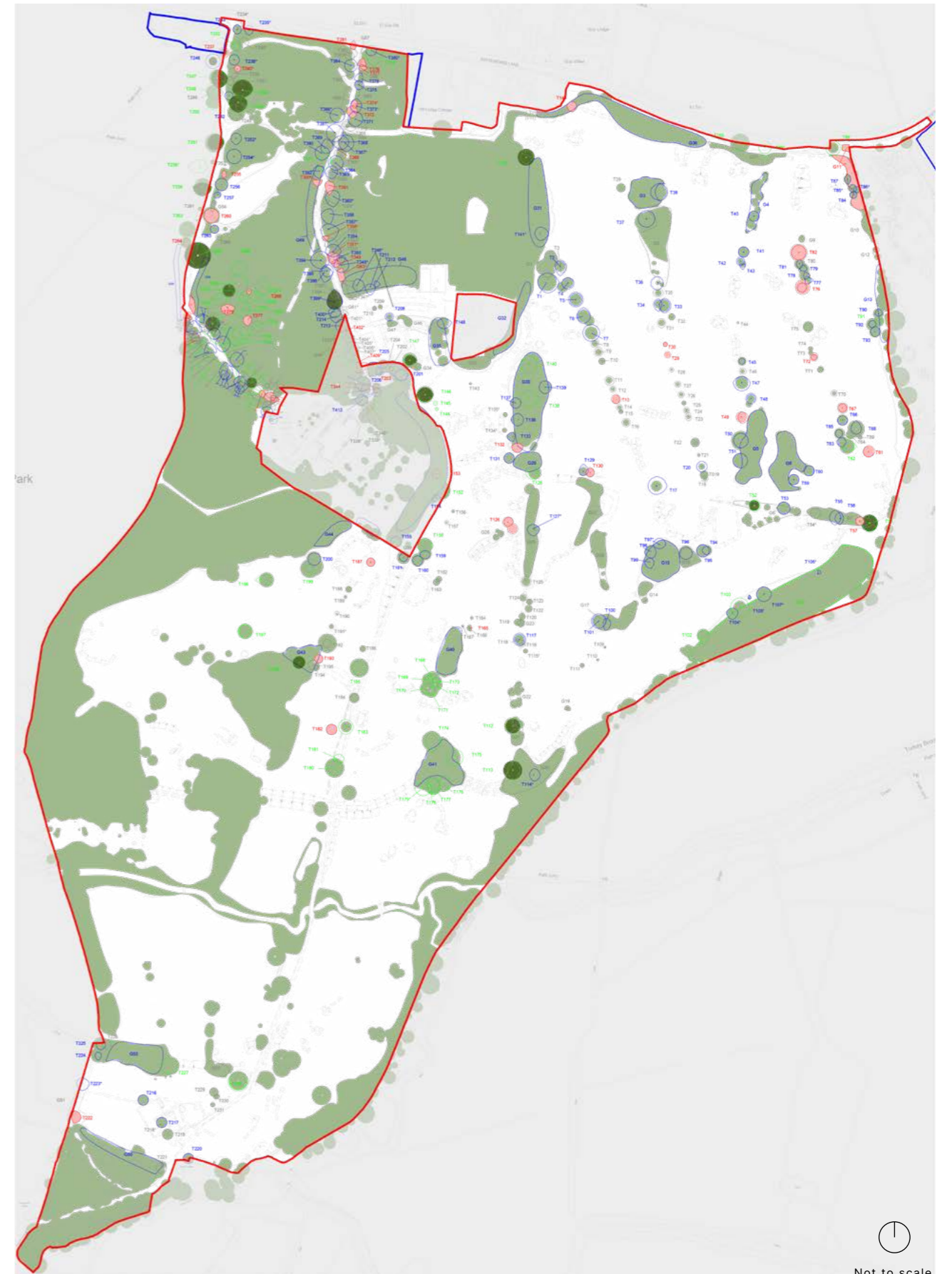
KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary
- Category A: Trees / Groups of High Quality and Value
- Category B: Trees / Groups of Moderate Quality and Value
- Category C: Trees / Groups of Low Quality and Value
- Category U: Trees / Groups Unsuitable for retention

The Southern Clubhouse will be redeveloped within its current footprint. There is an intention to re-surface, and widen where possible, the existing access road and reinstate the original access to Whitewebbs House via the North Lodge entrance. This is to be considered with close regard to heritage, using a natural hoggin finish and cobble perimeter.

The proposals for the site have been developed through arboricultural consultation and the use of the tree constraints information. Trees have been recognised to be a primary constraint and asset to the Site, and the proposals aim to be as sympathetic as possible to the valuable tree features. The pre-application consultation response from LBE has also informed the proposals and arboricultural assessment.

An Arboricultural Impact Assessment (AIA) has been carried out by Tree and Woodland to inform the design proposals.



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Note: Existing Tree quality assessment has been based on
BS 5837:2012 *Trees in Relation to Design, Demolition and Construction - Recommendations*

FIGURE 22. Arboricultural Assessment, *Tree & Woodland*

2.10 CONNECTIVITY

The current accessibility of the Former Whitewebbs Park & Golf Course via public transport has been evaluated using the Public Transport Accessibility Level (PTAL) methodology, a standard adopted by the Greater London Authority (GLA) and Transport for London (TfL) for assessing and comparing public transport access across London.

The PTAL methodology takes into account various factors such as walking distance to public transport services, average waiting times, and service reliability. It assumes a walking speed of 4.8 kilometers per hour and considers rail stations within a 12-minute walk (approximately 960 meters) and bus stops within an eight-minute walk (approximately 640 meters) of the site. The assessment is conducted based on the morning peak hour's public transport service patterns.

According to data from TfL's WebCAT online database, Whitewebbs Park currently holds a PTAL rating of 0, indicating limited accessibility by public transport that meets the assessment criteria. This means there are no nearby bus or rail services directly serving Whitewebbs Park. Individuals relying on public transport would need to walk or arrange alternative transportation to Turkey Street Station or Crews Hill Station for onward journeys.

The nearest bus stops are situated on Clay Hill, approximately 100 meters to the east of Beggars Hollow, serving the 456 route between Edmonton and Crew Hill with an average frequency of two buses per hour in each direction throughout the day. Additionally, stops along the A10 to the east are served by the 217 (Waltham Cross to Turnpike Lane with a frequency of five to six buses per hour per direction) and the 317 (Waltham Cross to Enfield Town with a frequency of three buses per hour per direction).

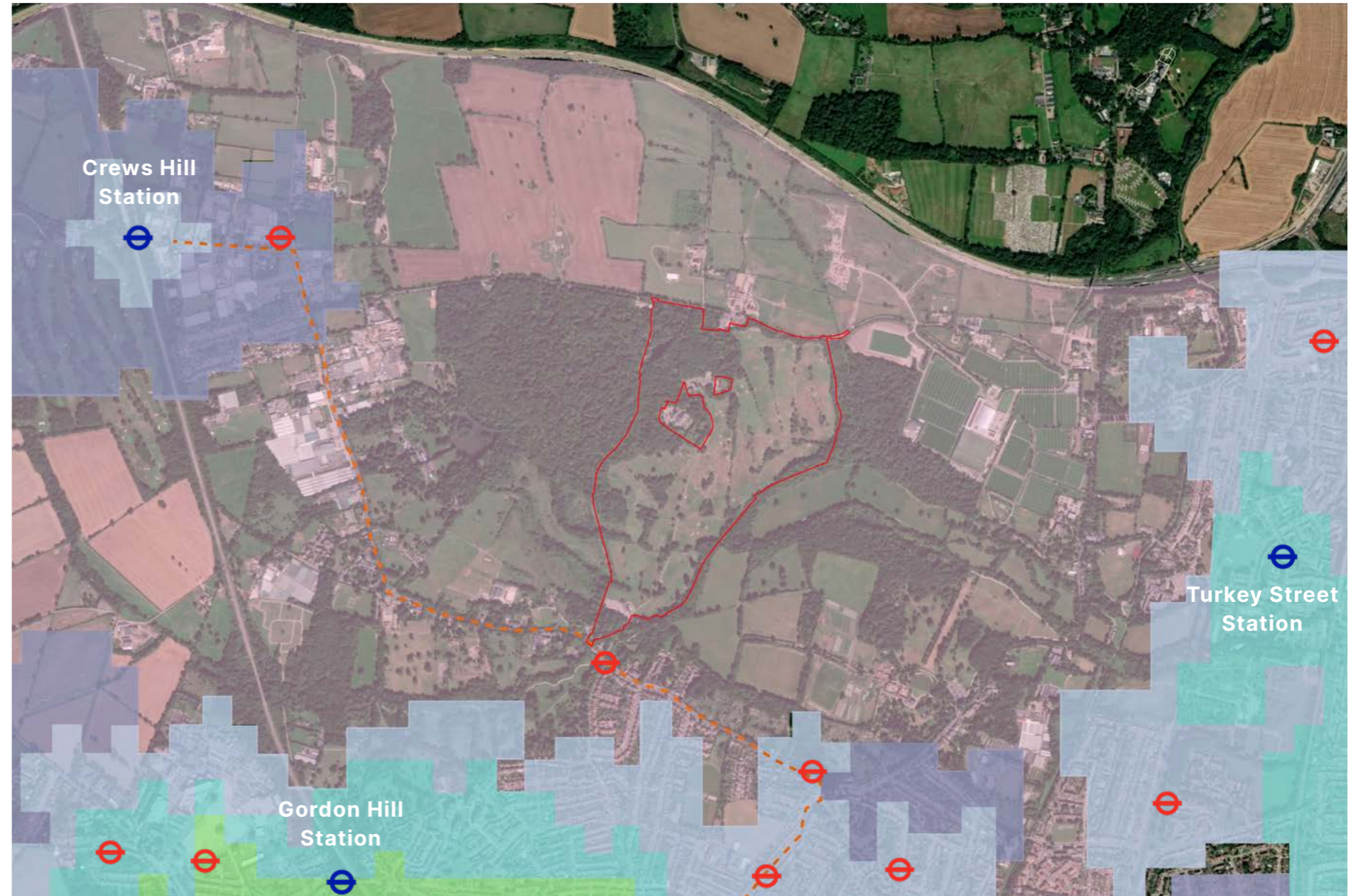


FIGURE 23. PTAL Map

KEY

- Application Boundary
- ⊖ Train Station
- ⊖ Bus Stop
- - - Bus Route
- PTAL 0
- PTAL 1A
- PTAL 1B
- PTAL 2
- PTAL 3

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