FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

SECTION THREE: DESIGN DEVELOPMENT

DESIGN AND ACCESS STATEMENT

3.0 DESIGN DEVELOPMENT

3.1 DESIGN DRIVERS - SITE-WIDE

GROWTH OF WOMEN'S FOOTBALL

The brief for the proposed Tottenham Hotspur Women Training Centre has developed as a direct response to THFC's expanding operational needs, as they seek to foster and sustain the growth of women and girls in football and move towards the development of a dedicated Women's & Girl's Training Centre.

The development of a state-of-the-art professional football training centre exclusively dedicated to women's football marks a pivotal stride towards fostering gender equality and inclusivity within the sport. As the popularity and recognition of women's football continue to prosper, aligning its growth trajectory with that of men's football standards is both a strategic imperative and a progressive step. The facility brief for the Men's Training Centre in 2012 has been used to underpin the brief for the Women's Training Centre, as it is important to the Club that women's football is set on an equal footing with the men's game.

Elite Player Performance Plan (EPPP), which is a youth development system implemented by the English Football League (EFL) and the English Premier League (EPL) in order to enhance and standardise player development in English football. EPPP primarily focuses on youth player development rather than professional women's football, see Appendix A.

For professional women's football, there isn't a direct equivalent to EPPP, but there have been efforts to improve and standardise the development of women's football. Organisations like the Football Association (FA) in England and UEFA at the European level have established guidelines and regulations to support the growth of women's football, including player development, see Appendix B.

UEFA and FA regulations pertinent to professional women's football underscore the importance of equitable resources and facilities for female athletes, advocating for parity in training environments. By embracing these regulatory guidelines, this proposed training centre not only addresses a compelling need but also embodies a commitment to advancing the women's game to parallel heights, ultimately cultivating a thriving and robust football ecosystem for all genders.

The proposed facilities will be the best of its class nationally. This will be achieved through benchmarking the proposals against facilities with exemplar and national standards within the UK.

INFORMING THE DEVELOPMENT

The proposed site layout has been shaped by the following information:

1. Site character;
    - A. Heritage: Impact on heritage assets
    - B. Archaeological
    - C. Arboricultural: Tree loss and gain, Quality of tree loss
    - D. Ecological: Habitat creation, Habitat connectivity, Habitat protection
    - E Openness of Green Belt
    - F. Transport Strategies
2. FA Women's Football Ground Grading A
3. FA Guide to Pitch & Goalpost Safety
4. Elite Player Performance Plan (EPPP)
    - A. Academy Category A
5. Client and training centre operational brief and requirements

SUSTAINABILITY AND REUSE

In order to support their net zero carbon commitments (achieving net zero carbon by 2040), the Applicant has placed sustainability at the heart of the proposed development. Existing buildings, structures and materials will be reused and retrofitted wherever possible.

Where new buildings are required, an emphasis will be placed on low-carbon and efficient design solutions. This will help to minimise the carbon impact of the proposed development. The Applicant will look to sustainable solutions for energy production, including the use of ground-source heat pumps and solar power.

3.2 PRE-APPLICATION CONSULTATION PROCESS

The Applicant and the Project Team have engaged in extensive pre-application meetings with London Borough of Enfield (LBE) and Kew Planning in the development of proposals for Whitewebbs Park.

Kew Planning are an independent planning consultancy who are working alongside Enfield under a Planning Performance Agreement (PPA) to deliver the planning process for this project.

These pre-application meetings were accompanied by a public consultation process, in which the public were offered the chance to provide input on the proposals.

The pre-application and public engagements have been summarised in DAS Appendix 1, and key opportunities to adapt and develop proposals have been identified and addressed.

2020

27th JANUARY 2020
Initial pre-application submission in direct link to the marketing and bidding process by LBE.

2023

20th FEBRUARY 2023
Pre-Application meeting focusing on Section 123 and high-level discussions around the scheme.

SPRING

26th APRIL 2023
Pre-Application meeting covering Planning Performance Agreement (PPA) with Kew Planning.

SUMMER

10th AUGUST 2023
Pre-Application meeting covering updates to the scheme since the previous pre-application meeting, as well as covering Green Belt related issues.

AUTUMN

8th SEPTEMBER 2023
Meeting focusing on updates to the scheme, as well as Transport, Heritage, Trees & Landscaping, & Biodiversity.

22ND SEPTEMBER 2023
Agreement for lease (AFL) signed

21st SEPTEMBER 2023
Design Review Panel and Pre-application meeting which covered updates to the scheme, and plans following meeting with the GLA.

22nd SEPTEMBER 2023
Pre-application meeting focused on heritage-related issues.

4th OCTOBER 2023
Stakeholder engagement commences with letters to key community and political stakeholders, followed by meetings.

1st NOVEMBER 2023
The public exhibition begins, with three dates, Wednesday 1st & 8th November, and Saturday 11th November.

7th NOVEMBER 2023
Public Consultation webinar providing details on proposals and an opportunity to provide feedback.

28th NOVEMBER 2023
Pre-Application Workshop covering vehicular and cycle access, the Northern Clubhouse courtyard design and pitch layouts.

WINTER

20th DECEMBER 2023
Pre-Application Workshop focused on pitch layouts, conservation, co-location and drainage.

2024

29th FEBRUARY 2024
Pre-Application Workshop focused on pitch layout, highways, trees and urban design.

SPRING

MARCH 2024
Planning application submitted

3.3 HERITAGE APPRAISAL

WHITEWEBBS PARK

The local list entry (number 259) for Whitewebbs Park is quoted below:

"Whitewebbs Park, containing a public golf course and areas of woodland, is made up from former parkland laid out after the 1803 enclosure of the former Enfield parish common land which had been created after Enfield Chase was divided up in 1777. Agnes and Stephen Wilford lived at Whitewebbs in 1543, and in 1570 a mansion of that name was owned by Dr Robert Huicke, physician to Henry VIII. The house was reputed to have been one of the meeting places of the Gunpowder Plot conspirators. The old house was demolished in 1790. The present house was built in 1791 by Dr Abraham Wilkinson, a notable agricultural improver. At one time the New River, constructed in the early 17th century by Sir Hugh Myddelton, ran through Whitewebbs estate and was carried over Cuffley Brook in a cast iron aqueduct built in 1820. However, the loop through Whitewebbs was abandoned in 1859 when work was carried out to straighten the New River. When the Whitewebbs loop of the New River became redundant it was turned into an ornamental lake. The park today contains the Pumping Station which was built in 1898 to feed a loop of the New River, and which is now a Transport Museum. In 1931 the estate was bought from Sir Duncan Orr-Lewis by Enfield Urban District Council and Middlesex County Council and made into the public golf course, which retains much of the parkland character. "

WHITEWEBBS HOUSE

"C18th, remodelled C19th house in Whitewebbs Wood. House built for Dr Abraham Wilkinson 1791, replacing previous building. Charles Stuart Robinson added a wing and embellishments and curved pediment to west front in 1881, giving a French chateau look. Bought by the local authority in 1931 and latterly an elderly persons home. Now a pub restaurant. Two storey, stucco. Tiled pitched gable ended roof. Chimney stacks. East front balustrade with urn finials and dentil course to eaves line. Quoin detail. Two two storey canted bays, with balconies on projecting brackets. Single storey wings at each end, with arched windows, embellished with garlands and keystones glazing with decorative glazing bars at top. Bow flank. Quion and balustrade detail carried repeated. Balustrade detail also around perimeter and up external staircase. Sash windows to first floor six over six. Stable block and garden walls."

NORTH LODGE

According to its list entry on Historic England's National Heritage List, North Lodge was grade II listed on 4 November 1976 (list entry ref. 1079477). The main descriptive text from its list description reads:

"Small Victorian Gothic building of one storey and attic, two windows. High pitched roof of fishscale tiles with barge-boarded gable ends. Stuccoed, with headstopped headmoulds to casement windows. Empty and decayed at time of survey."

According to the Enfield Society's website, North Lodge was saved from demolition by the Enfield Preservation Society in 1971.

NORTHERN CLUBHOUSE

The local list entry for Whitewebbs House does not define the significance of the Stable Block; it is simply mentioned, along with the walled garden, and it is clearly a subsidiary feature of the locally listed Whitewebbs House.

In conclusion, the Stable Block is not locally listed in its own right, or described in the local list entry for Whitewebbs House. It is a pleasant subsidiary structure to the main house, but not of an age or quality that would warrant local listing in its own right; the building self-evidently 'borrows' a good deal of its significance from Whitewebbs House.

KITCHEN GARDEN WALLS

As with the Stable Block, the local list entry for Whitewebbs House does not define the significance of the remains of the Garden Walls, which were clearly part of a subsidiary feature of the locally listed Whitewebbs House. Unlike the Stable Block, the Garden Walls are in a ruinous condition; much of the fabric and form of this former feature (the walled kitchen garden) has been lost. Only the southern part of the east wall still stands and this has been partially rebuilt in modern brick. Only the ruined, low level remnants of collapsed walls are left in the wooded area to the north

CONDUIT HOUSE

The Locally List entry (number 256) for the Conduit House states:

"C17th. Small square brick building adjacent Lake in Wilkinsons Wood, Whitewebbs Park. Probably the pump chamber or well head for water supply to Whitewebbs House. Possible Tudor foundations."

The conduit has been described as follows:

"In an open glade at the bottom of this wood stands a small brick building, enclosing a circular tank or well of five feet diameter, always full of the purest water, and transparent to the bottom. This is the old "Conduit-house" before mentioned, as having been granted by Queen Elizabeth to her physician, Dr. Huicke, for the supply of his mansion-house at White Webbs. The texture and form of the bricks, which are unusually thin, and the peculiar " old English bond " of the brickwork indicate great age; and the corners of the building have been completely worn away by the rubbing of deer and cattle during upwards of three centuries."

SOUTH LODGE

According to its list entry on Historic England's National Heritage List, South Lodge was grade II listed on the same day as North Lodge; 4 November 1976 (list entry ref. 1358752). The main descriptive text from its list description reads:

"Early/Mid 19th century gate-lodge. One storeyed L-shaped. Stuccoed. Roof with fishscale tiles projecting porch and gables with fancy bargeboards. Windows with chamfered surrounds and rural moulds. Two chimneys with ornamental pots."

3.4 ARCHAEOLOGICAL APPRAISAL

Executive Summary to be read with the full Archeaological Desk-Based Assessment report by RPS Group:

The site of the former Whitewebbs Park Golf Course, Whitewebbs Lane, Enfield, N2 9HH, has been reviewed for its below ground archaeological potential.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study site or its immediate vicinity.

Nationally significant Scheduled Monument designations comprising the Flash Lane Aqueduct lies c.290m to the southwest from the nearest study site boundary, and the western boundary of the Scheduled extent of Elsyng Palace lies c.190m to the southeast of the nearest study site boundary.

The site walkover survey undertaken in March 2023 included a visit to these Scheduled Monuments; the Flash Lane Aqueduct is hidden within woodland away from the study site, with no intervisibility between them, whilst the western edge of Elsyng Palace is hidden from the study site by the natural topography and wooded areas.

In terms of relevant local designations, the study site lies within the 'Whitewebbs Hill, Bulls Cross and Forty Hill' Archaeological Priority Area, as defined by the London Borough of Enfield and their archaeological planning advisors at the Greater London Archaeological Advisory Service (GLAAS).

The southern area of the study site can be considered likely to have an archaeological potential for the prehistoric periods, particularly the Bronze Age and Iron Age; the wider study site can be considered likely to have an archaeological potential for the Medieval, Post Medieval and Modern periods, for remains considered most likely to be of local (i.e. low) significance.

The study site has largely remained as open land and woodland throughout its documented history, with the golf course being laid out across the open areas from the early 1930s, until closure in 2021. Principal post depositional impacts are considered likely to be focused on the creation of the former golf course, together with previous agricultural/horticultural activity.

Given potential archaeology on the site, it is suggested by RPS that archaeological mitigation measures should be incorporated into the planning permission

The available information indicates that in accordance with the National Planning Policy Framework (NPPF), and proportionate to the impact of development, these works can follow the granting of planning consent, secured by an appropriate archaeological planning condition.

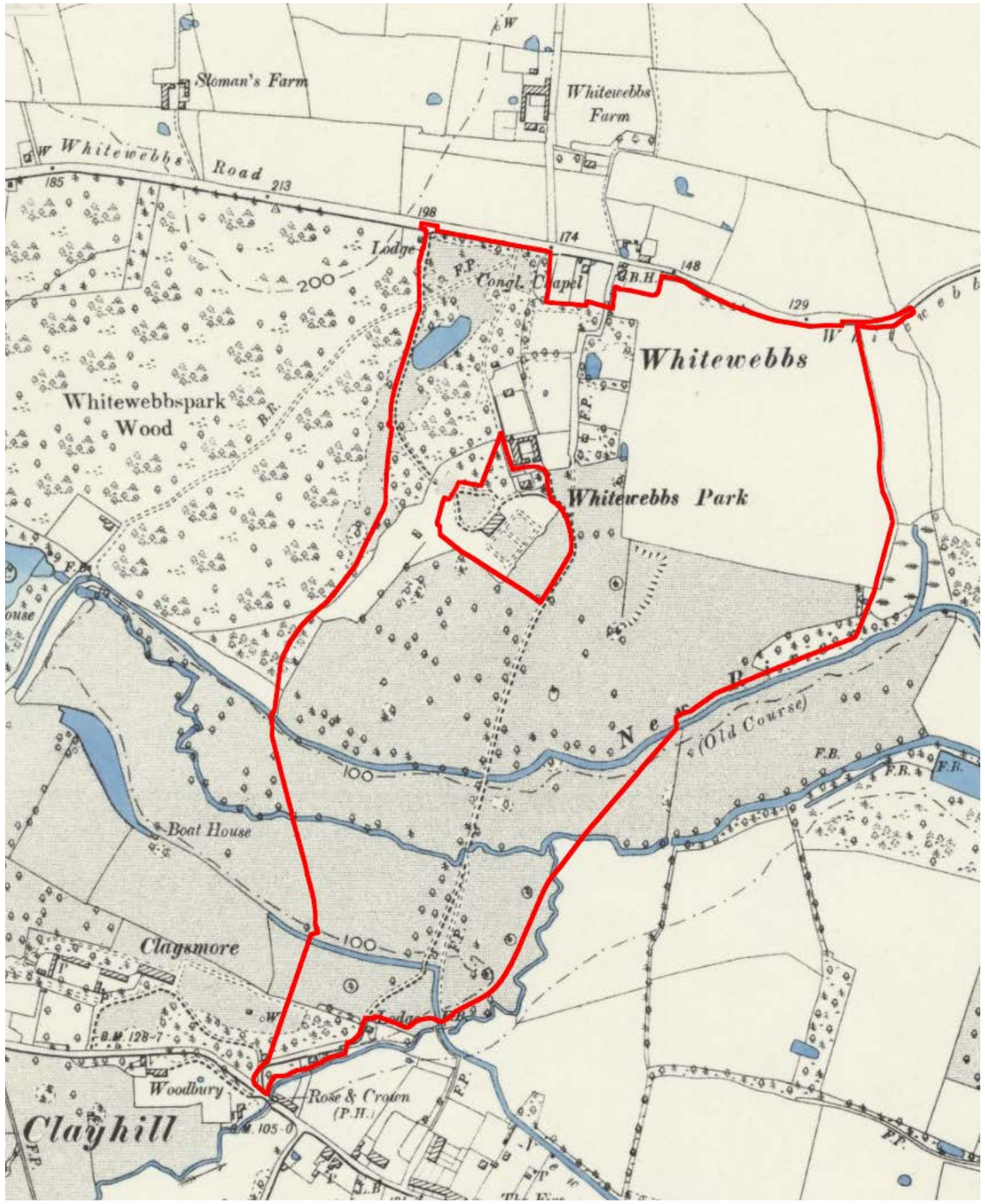

FIGURE 27. Historic OS Map, 1895

3.5 ARBORICULTURAL APPRAISAL

Executive Summary to be read with the full Arboricultural Impact Assessment report by The Tree and Woodland Company:

An extensive arboricultural survey has been conducted to evaluate the quality of trees present on the site. This information has enabled the design team to implement strategies aimed at preserving and enhancing the natural beauty of the area.

Through the survey, the following key points have been identified:

- Trees requiring removal as part of essential arboricultural practices, such as invasive species or those in poor health.
- Trees slated for removal due to the proposed design, ensuring thoughtful integration with minimal disturbance to existing greenery.
- In response to any necessary tree removal, there is a commitment to a comprehensive compensation plan. This includes not only relocating trees earmarked for removal but also enriching the landscape through the addition of new trees and woodland areas. The design drive is to not only mitigate any loss but to actively contribute to the enhancement and restoration of the site's ecological balance.

FIGURE 28. Existing Site Aerial

KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary
- Existing Trees to be Retained
- Veteran Trees
- Trees / Groups Unsuitable for Retention
- Trees / Groups to be Felled / Relocated
- **Proposed New Tree Planting**

	Total Trees
Total Trees Felled (excludes Cat. U trees)	137 trees
Trees to be Relocated	40 trees *
New Tree Planting	**2,937 trees (approx.)**
Net Gain in Trees	**+2,783 trees (approx.)**

In order to minimise tree loss as a result of the proposed development, **40 trees are proposed to be relocated on Site. ***

As part of good arboricultural management, 70 trees on site are identified as unsuitable for retention (Category U) and are proposed to be felled.

137 trees are proposed to be felled as a result of the proposed development. Of this, nearly **51% are trees identified as being of low quality**. No high quality or Veteran trees are proposed to be felled.

As compensation for the proposed tree loss on Site, approximately 2,937 new trees are proposed to be planted to **enhance existing parkland** and establish **new woodland areas**.

New tree planting will contribute to a **significant benefit to the biodiversity** of the site.

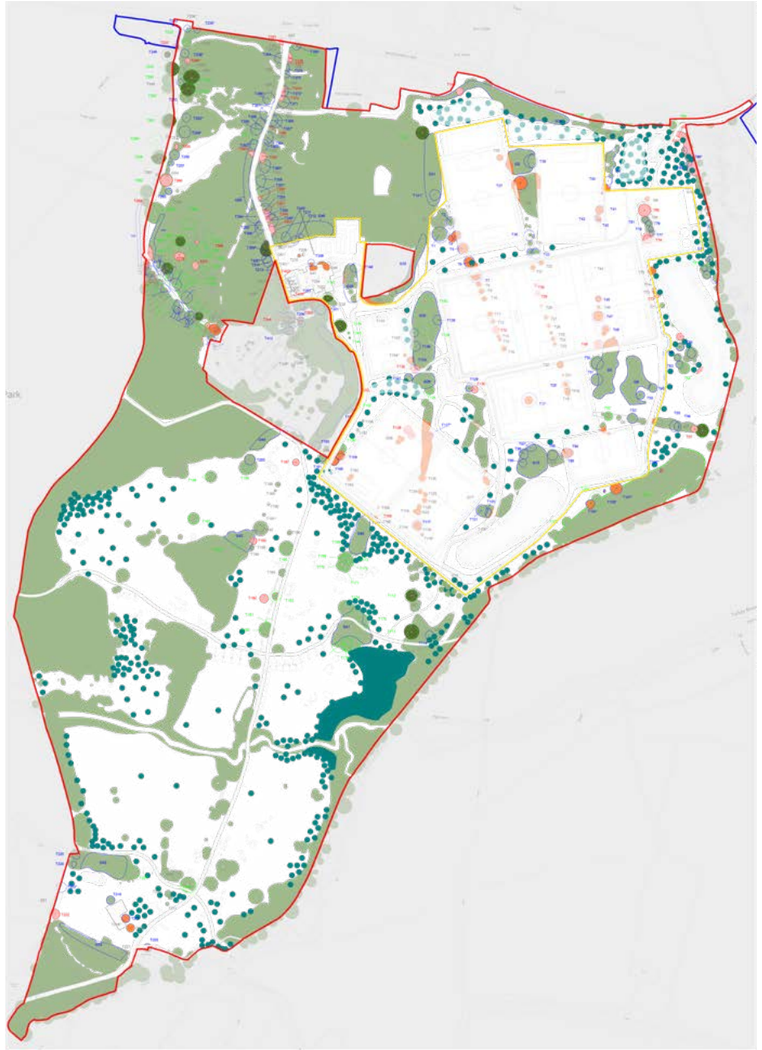

FIGURE 29. Arboricultural Appraisal - Site Plan

Not to scale

* An additional two trees will potentially be relocated within the site.
See page 28 for further details.

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

3.5 ARBORICULTURAL APPRAISAL

MEMORIAL TREES

There are two trees highlighted on Figure 31 which have been identified as memorial trees. The trees are tagged as **T144** and **T145** within the Arboricultural Impact Assessment (AIA). The trees fall within the proposed operational boundary of the Training Centre and are currently marked for relocation.

The Applicant is liaising with the families of those whom the trees are in memory of with a view to agreeing suitable new location for the trees, along with the provision of new memorial plaques.

FIGURE 30. Exisiting Memorial Tree Locations

KEY PLAN

KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary
- Existing Trees to be Retained
- Veteran Trees
- **Memorial Trees to be relocated - T144 & T145**

3.6 ECOLOGICAL APPRAISAL

Executive Summary to be read with the full report:

Logika Consultants Ltd. ('Logika') has been commissioned by F3 Architects LLP to undertake an Ecological Impact Assessment (EcIA) for a proposed development at the Former Whitewebbs Park Golf Course (also known as Whitewebbs Park) and fringing areas (hereafter referred to as 'the Site'). The Site has been identified by THFC in-conjunction with LBE, as the proposed location for new training facilities. The proposed development includes the creation of new training pitches and associated infrastructure (including roads and support buildings) within the Northern section of the former Whitewebbs Park Golf Club, with biodiversity, landscape and recreational enhancements for public use delivered in the Southern portion of the former golf course.

This report details the EcIA, providing an overview of the ecological features present, or potentially present on or close to the Site. The EcIA describes baseline conditions on the Site, ascribes a level of importance to each ecological feature identified and provides an assessment of the potential effects associated with the proposed development.

This EcIA follows the Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 20181) and has been based on information gained via ecological desk study, extended Phase 1 habitat survey and baseline species-specific surveys for badgers, bats, breeding birds, reptiles, great crested newt, otter and water vole undertaken between June 2022 and October 2023.

BIODIVERSITY NET GAIN

Biodiversity Net Gain will be delivered across the Site, as measured by Natural England's Biodiversity Metric 4.0. The emphasis has been on avoiding the most sensitive habitats, including taking actions to minimize tree loss. The net gain will be maintained and managed over the long term to allow for the measurement of benefits over decades. In addition to providing Biodiversity Net Gain, measures aimed at providing opportunities to local conservation priorities including bats, birds, invertebrates, reptiles and amphibians will be delivered.
Overall, the Site currently is valued at 189.03 habitat units, 0 hedgerow units and 5.80 river units. Following delivery the Site value will increase to 240.23 habitat units, 17.04 hedgerow units and 10.53 river units respectively. This represents an Biodiversity Net Gain increase of 27.09% in habitat units 100% (this is a nominal figure given starting value is zero) in hedgerow units and 81.69% in river units.

BATS, GREAT CRESTED NEWTS, GRASS SNAKES

Bats are present across the area, including roosting within the Northern Clubhouse. The design has evolved to accommodate these needs and to provide additional roosting and foraging opportunities. Great crested newts are present within ponds in Whitewebbs Wood. The design has developed to retain important breeding areas and provide additional suitable habitat.

Grass snake are present on the golf course area. The design provides for the delivery of large areas of suitable habitat for this species including areas to forage, bask and over-winter.

ANCIENT WOODLAND

A part of the existing ancient woodland in Whitewebbs Wood lies within the demise. Enhancement works proposed focused on long term removal of non-native species including rhododendron, laurel and bamboo to create space for ground flora to establish.

GOLF BUNKERS

Bunkers provide good opportunities to create habitat for a range of invertebrates, reptiles and amphibians. This includes the creation of sandy banks for burrowing hymenoptera, provision of deadwood for stag beetle larvae and hibernacula for reptiles and amphibians.

WILDFLOWER RICH GRASSLAND

Golf course management has resulted in existing grassland having low diversity. Through habitat creation and a change in management a wildflower rich grassland can be established. In some areas this would be managed as meadow with the sward growing tall, whilst in heavily trafficked areas diversifying the grassland with wildflower species that can withstand frequent cutting and trampling.

WOODLAND CREATION AND PARKLAND TREE PLANTING

New woodland and tree planting would take place to provide greater connectivity for flora and fauna including between Whitewebbs Wood, Dickenson's Meadow and Forty Hall Country Park. Tree planting will characteristic of the area and include native black poplar trees that are a local conservation priority in Enfield.

FIGURE 31. Great crested newt & Stag Beetle

FIGURE 32. Grass Snake & Common Pipistrelle

FIGURE 33. Wildflower Meadow Example

3.7 DESIGN GENERATOR - TH WOMEN TRAINING CENTRE

HERITAGE - HISTORIC STABLE BLOCK MASSING

The current Northern Clubhouse is a former stable block that has had various unsympathetic alterations, such as signage, doors and fixtures. However, it is still considered a locally listed asset. One of the main generators for the design was creating a sympathetic extension that respects the historic significance of the stable block, whilst also restoring it through removing unsympathetic additions.

It is clear, through various historic OS Maps, that the Northern Clubhouse was only a standalone building in recent years. Prior to this the Northern Clubhouse had a stable block to the rear, with an open courtyard between this and the main building.

Within the design process, both of these elements were considered when designing the massing, form, orientation and materials of the proposed extension. The proposals aim to preserve and improve the appearance, longevity and use of the Heritage asset.

FIGURE 34. Historic OS Map (1911)

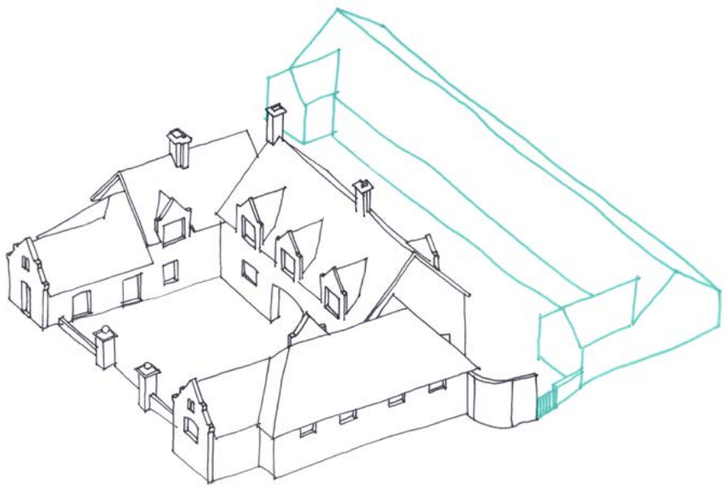

FIGURE 35. Sketch of potential historic massing of the stable block

FIGURE 36. Existing Northern Clubhouse

FIGURE 37. Existing Northern Clubhouse

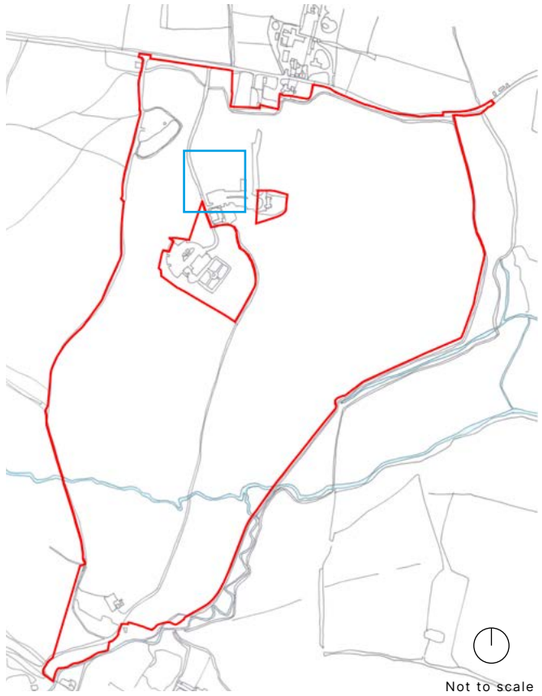

FIGURE 38. Key Plan

3.7 DESIGN GENERATOR - TH WOMEN TRAINING CENTRE

PRESERVING OPENNESS IN THE GREEN BELT

The upper roof line has been preserved from the existing structures of the Northern Clubhouse, ensuring that the scale of the proposals are not affecting the openness of the Green Belt. The proposals also have minimal impact on the Green Belt due to the coverage of the surrounding woodland.

The majority of the plant space has been accommodated below ground, in order to minimise the scale of perceived development and thereby protect the 'openness' of the Green Belt.

SCALE

The scale of the proposed extension was directly informed by the existing Northern Clubhouse building, alongside the brief and the spatial requirements of a Women's Training Centre, which was informed by EPPP and Union of European Football Associations (UEFA) guidelines. The minimum requirements have been considered under the added benefit of co-location with the existing Men's Training Facility.

MASSING

The initial massing was reached by taking precedent from the old demolished barn to the East of the Northern Clubhouse.

The massing was then developed through pitching the roof structure to match the existing gable. This is to maintain the existing Northern Clubhouse's form, as well as respecting the heritage aspects of the existing building. This subsequently allows light to flow into the space, which is necessary due to the deep nature of the plan.

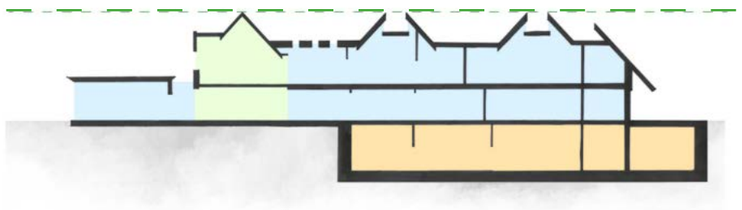

FIGURE 39. Roof Line

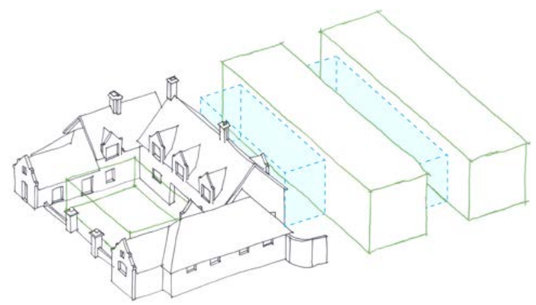

FIGURE 40. Initial Massing

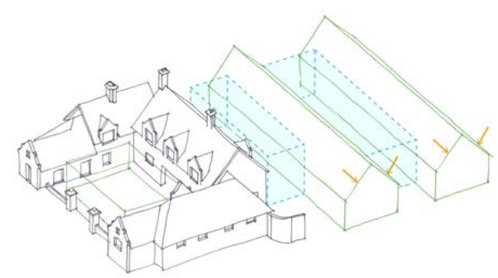

FIGURE 41. Concept Massing

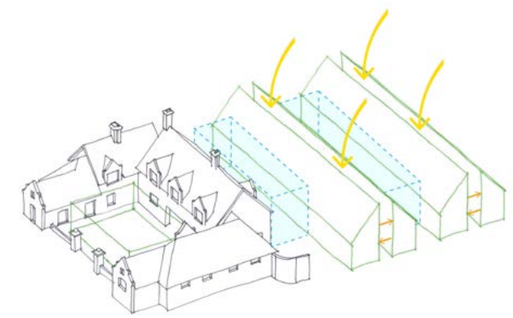

FIGURE 42. Developed Massing

KEY

- Section
- Proposed Above Ground Volume
- Proposed Below Ground Volume
- Existing Above Ground Volume
- Roof Projection Line

KEY

- Proposed Massing
- Link
- Changing of Massing
- Light

3.8 DESIGN GENERATOR - GROUNDS MAINTENANCE BUILDING

SUSTAINABILITY - REUSE

It is proposed that the existing structure of the Grounds Maintenance Building (GMB) will be moved across Site and reused in the new location for the GMB. This will aid minimise the carbon footprint created by the building, through not having to bring and structural elements from off site. Through incorporating this re-use of structure in the proposals, there has been appropriate consideration of climate change adaptation measures that are designed to address the potential risks associated with climate change.

Through relocating the GMB structure, in a similar volume to that currently existing, it is demonstrated that the implications for the openness of the Green Belt will not be adversely affected. The volume will, however, increase slightly due to the proposed addition of extra toilets for parents at the back of the structure. The goal of minimizing additional volume and increased scale in the proposals was achieved by adhering to the National Planning Policy Framework (NPPF), which emphasizes the role of the Green Belt in preventing 'urban sprawl.' Consequently, volume, scale, and massing remain highly contentious within the Green Belt. The proposals will aim to avoid this through relocating this volume elsewhere on Site.

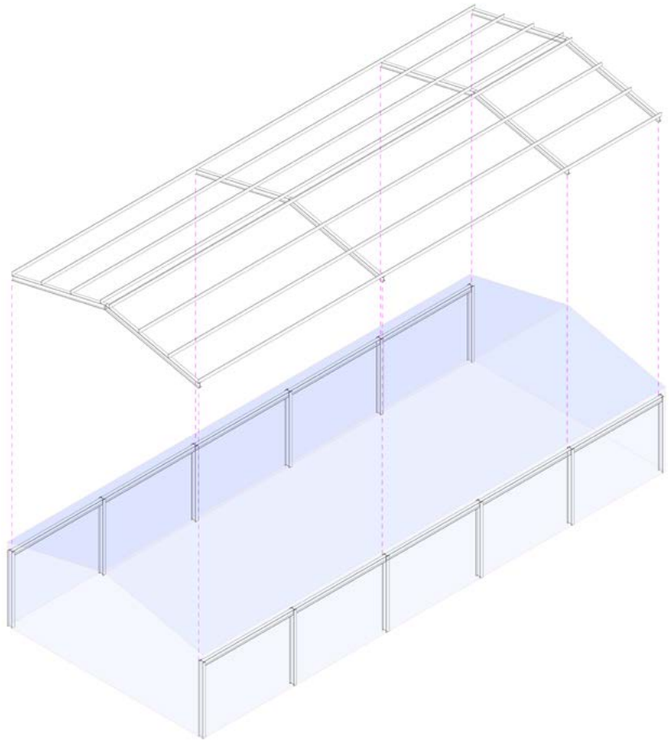

FIGURE 43. GMB Existing Structure Sketch

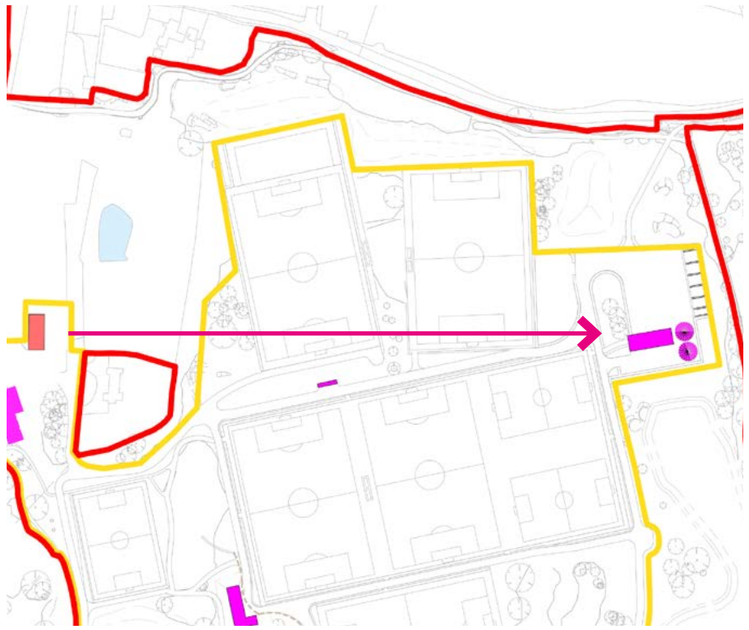

FIGURE 44. Plan showing relocation of steel structure

FIGURE 45. Existing Aerial of GMB

3.9 DESIGN GENERATOR - SOUTHERN CAFÉ

ADAPTIVE REUSE

The former Southern Clubhouse building, to the South end of the Site is currently an abandoned space that is in a particularly bad condition. The roof is compromised and currently has asbestos roof tiles, which will be removed due to safety concerns. The adjacent structure/ temporary buildings will also be removed to allow there to be a larger open space outside the Café.

The vast majority of the building will be renovated. From a sustainability point of view, this leads to a much lower embodied carbon for the building, whilst also reducing the embodied and operational carbon emissions associated with new builds.

HERITAGE & HISTORY

Reusing and renovating the existing Southern Clubhouse also has various benefits for the heritage and setting of the Site. Despite the Southern Clubhouse not having a specific heritage designation, it was still integral part of the life of the Site while it was functioning as a golf course.

Through renovating and reusing this Clubhouse, and enabling it to be used by the public once again, as a public space to socialise, the initial intention behind the Clubhouse is being brought back to life.

IMPROVING AND ENHANCING PUBLIC FACILITIES

One of the main generators for the design of the Southern Café was to not only reinstate a previous social space for the Site, but to also improve the existing publicly accessible facilities on site. The Southern Clubhouse and the temporary café were both previously publicly accessible areas, however, over the past 10 years these spaces have gradually fell under disrepair and were lost to the public.

Though enhancement of the existing permanent Clubhouse building, a valuable space is being given back to the public, with vastly improved sanitary facilities and social areas.

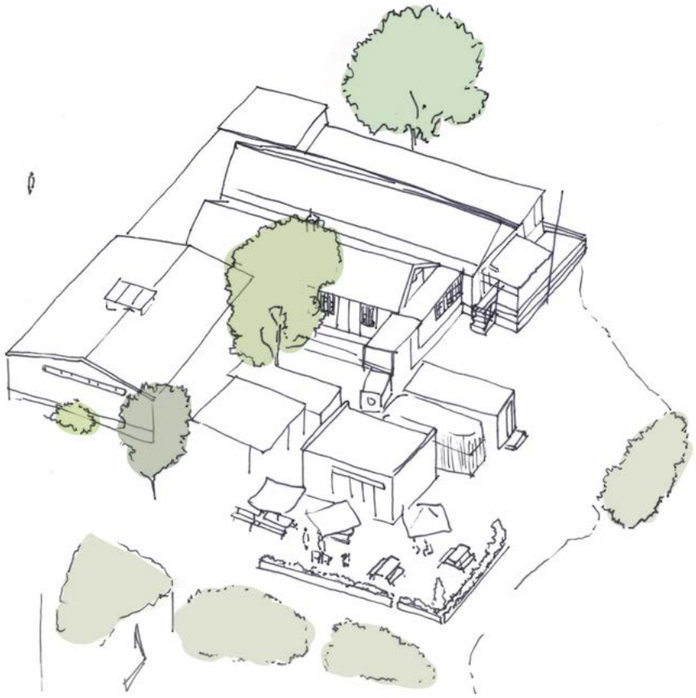

FIGURE 48. Sketch of Existing Southern Clubhouse & Cafe

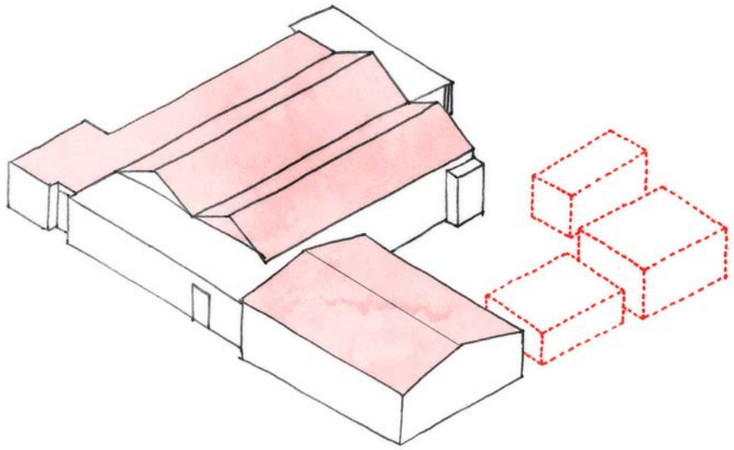

FIGURE 46. Structures to be demolished

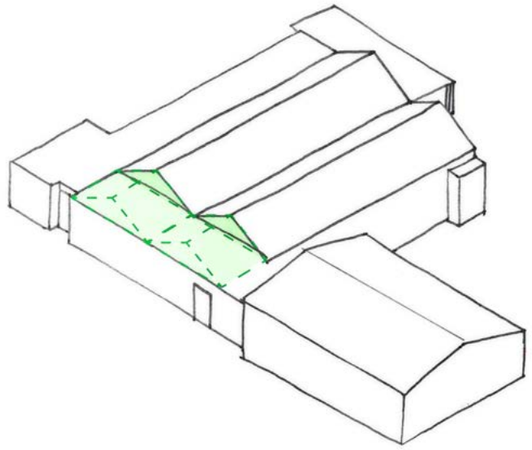

FIGURE 47. Extending and Improvement of roof

3.10 DESIGN GENERATOR - LANDSCAPE

ENHANCING PARKLAND & PUBLIC RECREATION

FIGURE 49. Enhancing Parkland

One of the main drivers for the design of the publicly accessible area on Site has been reinstating and enhancing a lost historic landscape, inspired by the style of landscape architect Humphrey Repton. This landscape was somewhat erased during the lifetime of the Former Golf Course, and the subsequent period in which the land was left completely unmanaged.

In the restoration of Whitewebbs Park, it was incredibly important to allow the public to utilise the open space in a much more varied and comfortable way.

MINIMISING TREE LOSS

FIGURE 50. Minimising Tree Loss

Another essential generator for the scheme was minimising tree loss and enhancing new planting, to not only protect, but to enhance the ecology of the Site where possible. The design strategy seeks to retain habitats of highest importance, with enhancement of retained areas providing Biodiversity Net Gain (BNG).

The Site provides opportunities for the creation of more diverse grassland, additional wetland features, new tree planting (including as woodland and parkland trees) and enhancement of existing woodland. Opportunities will be provided for invertebrates including bee banks (created from old golf course bunkers), dead wood habitats (specifically to attract stag beetle), wetland features and food plants for butterflies.

PRESERVING KEY VIEWS & OPENNESS

FIGURE 51. Preserving Key views

The Site is open in character, especially along the Former Golf Course fairways. The Site is largely screened due to the relatively flat topography and presence of mature woodland, boundary vegetation or built form of Enfield to the East and South. Therefore, glimpsed views both into and out of the Site are only afforded where gaps in the vegetation allow. The majority of short range views onto the Site are from Public Rights of Way (PRoW) passing through woodland to the South or alongside Whitewebbs Lane to the North. In both cases, the presence of mature trees and hedgerows limit views.

Due to the green belt designation of the Site, preserving openness, alongside key views, was one of the most important factors to consider in the design development process. A full analysis of key views can be found in the Landscape and Visual Impact Assessment (1441 RP04).