

FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

SECTION FOUR: DESIGN RESPONSE - MASTERPLAN

DESIGN AND ACCESS STATEMENT



4.1 MASTERPLAN OVERVIEW

KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary
- Adjoining Land Under Ownership of the Applicant
- New Woodland Areas
- Existing Whitewebbs Wood
- Parkland Restoration
- Setting to Café
- ➔ Restored Historic Driveway to Whitewebbs House. Proposed Toby Carvery public customer access.
- ➔ Proposed TH Women Training Centre access. Managed entry, with access for Toby Carvery service vehicles and The Limes.
- ➔ Access to Southern Cafe
- ➔ Operational Link to TH Men's Training Centre
- 1** Proposed TH Women Training Centre, Security Lodge & Car Park
- 2** Southern Café & Car Park
- 3** Conduit House
- 4** Grounds Maintenance Building & Yard
- 5** Pitch-Side Plant Room
- 6** Pond
- 7** Attenuation Ponds

The proposals for Whitewebbs Park comprise:

- Creation of training pitches with associated fencing.
- Conversion of the Northern Clubhouse to provide the main building for the TH Women Training Centre.
- Restoration and enhancement of the historic parkland landscape.
- Renovation of the Southern Clubhouse to form a new café, community space, park warden office and public toilets, with the demolition of the existing temporary café and WC blocks.
- Construction of a new Grounds Maintenance Building and yard.
- Restoration of Conduit House to form a community bird hide and bat roost.
- Modification of vehicular and pedestrian accesses, including the reinstatement of a historic carriageway in Whitewebbs Woods.

The historic drive to Whitewebbs House in the West of the Site will provide a restored access to the Toby Carvery public house as a consequence of introducing vehicular management measures on the existing access road (for future access to the development and adjacent residential property, the Limes).

A link is proposed between the Development and the THFC Men's Training Centre to the East. This link would convert an existing lay-by that has been closed off to vehicles into a route for Pedestrians, Equestrians and Grounds Maintenance Vehicles with a new hedge to separate this link from the highway.

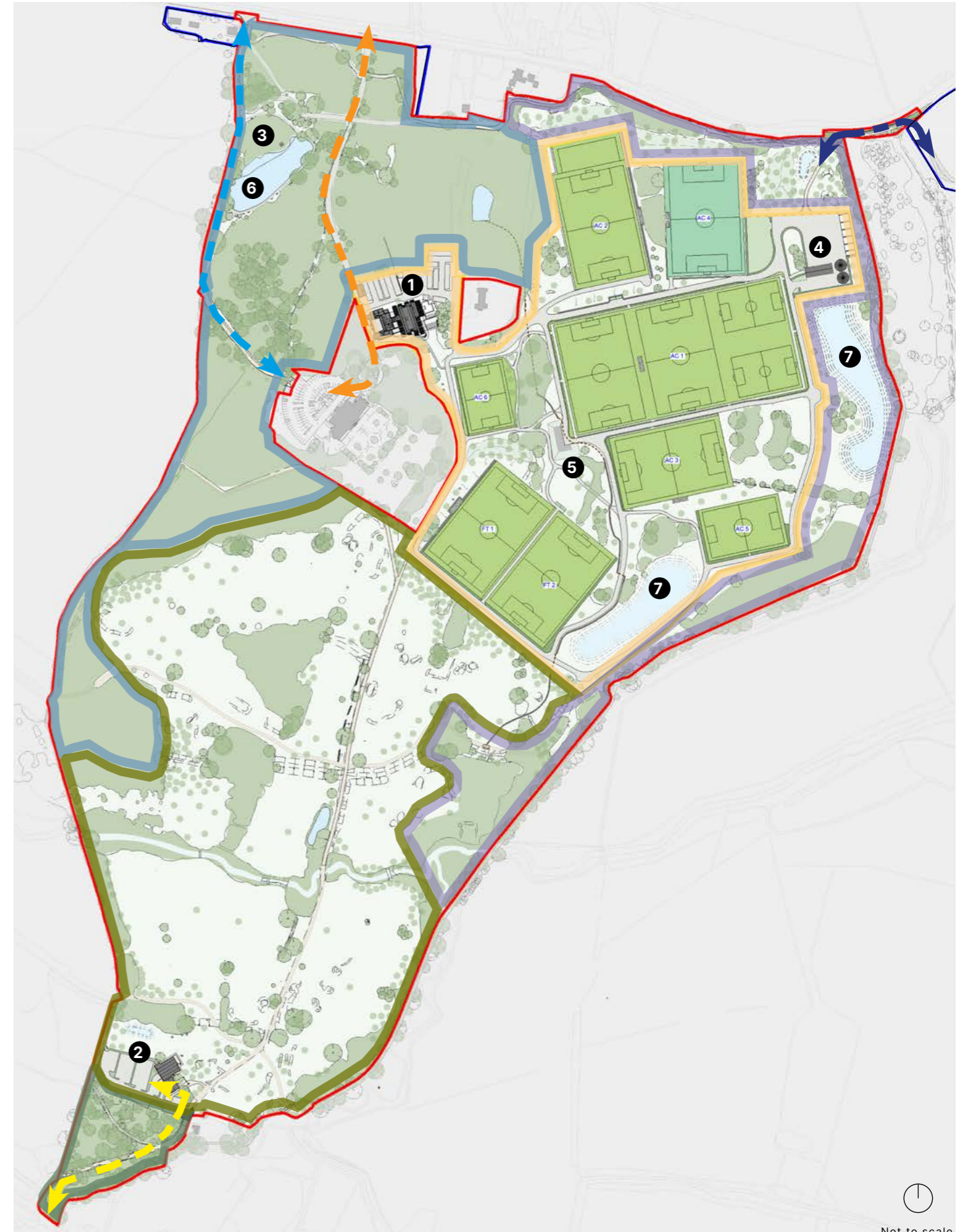


FIGURE 52. Masterplan

Not to scale

4.2 MASTERPLAN - TRAINING CENTRE

A Training Centre for the Women & Girls' Football Academy will be provided in a modified and extended Northern Clubhouse and will include the following facilities:

- Seven full size grass pitches and two half size grass pitches.
- An artificial surface pitch.
- Floodlighting for one grass pitch and the artificial surface pitch, located on the northernmost pitches to minimise visibility from the parkland.
- A Sports Academy for grassroots and community coaching that will administer and deliver a wide range of courses on Site, via external teaching partners.
- The refurbishment of the Northern Clubhouse that will provide in the order of 3,000 sqm of floorspace and include office space, medical facilities, changing rooms, classrooms and washing facilities.
- Car parking (81no. parking spaces with 6no. accessible), cycle parking and drop off/pickup area.
- A new Grounds Maintenance Building will be built in the North East of the Site, providing changing rooms, WCs, office and workshop space. This will also house the proposed Turf Academy, to be run by THFC.
- A new security lodge will also be built providing WCs, kitchenette, and security room.
- Vehicular access improvements are also proposed with the addition of a new internal access route to the existing THFC training centre.

KEY

- Application Boundary
- Adjoining Land Under Ownership of the Applicant
- Proposed TH Women Training Centre Operational Boundary
- A** Northern Clubhouse - Proposed TH Women Training Centre & Girls' Academy
- B** Proposed Grounds Maintenance Building
- C** Proposed Security Lodge
- D** Proposed Pitch-Side Plant Room
- E** Proposed Pitch-Side Kit Storage
- F** Whitewebbs House (Toby Carvery) - Third party land
- G** The Limes (Private Dwelling) - Third party land
- Natural Grass Pitch
- Artificial Surface Pitch
- AC 1** Pitch AC 1: 105×224m Natural Grass Surface (equivalent to 3no. full size pitches)
- AC 2** Pitch AC 2: 105×68m Natural Grass Pitch (with additional training surface)
- AC 3** Pitch AC 3: 100×64m Natural Grass Pitch
- AC 4** Pitch AC 4: 105×68m Floodlit Artificial Surface Pitch
- AC 5** Pitch AC 5: 70×50m Natural Grass Pitch
- AC 6** Pitch AC 6: 60×40m Outdoor Natural Grass Pitch
- FT 1** Pitch FT 1: 105×68m Floodlit Natural Grass Pitch
- FT 2** Pitch FT 2: 105×64m Natural Grass Pitch



FIGURE 53. Masterplan - Inside Operational Boundary

4.3 MASTERPLAN - OUTSIDE THE OPERATIONAL BOUNDARY

Areas of historical parkland on the Southern part of the Site of former golf course would be restored with wildflower meadows and new tree planting/layout informed by historical mapping from 1842.

Existing woodland will be retained and enhanced with new woodland planting that would include diverse native woodland shrub along with native locally prevalent woodland ferns, wildflowers and bulbs.

For further details on the landscaping of Whitewebbs Park, please refer to the Landscape Statement (1441 RP001).

The Site will benefit from an enhanced network of public routes across the park. There will also be an improved route from Whitewebbs Road/ Whitewebbs Lane to Whitewebbs House (Toby Carvery) along a previously existing but now overgrown historic drive.

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 and food plants for butterflies.

For more information on habitat improvements, please refer to the Ecological Impact Assessment (13495-30-R07-01).

The existing Southern Café & WC blocks will be demolished and the existing Southern Clubhouse will be renovated to include a café, community space, public WCs and Park Warden facilities.

KEY

- Application Boundary
- Adjoining Land Under Ownership of the Applicant
- Proposed Tottenham Hotspur Women Training Centre Operational Boundary
- A** Proposed Tottenham Hotspur Women Training Centre
- B** Pond
- C** Conduit House
- D** Southern Café
- E** Visitor Parking
- F** South Lodge
- G** North Lodge
- H** Proposed Operational Link
- I** Whitewebbs House
- J** The Limes



Not to scale

FIGURE 54. Masterplan - Outside Operational Boundary

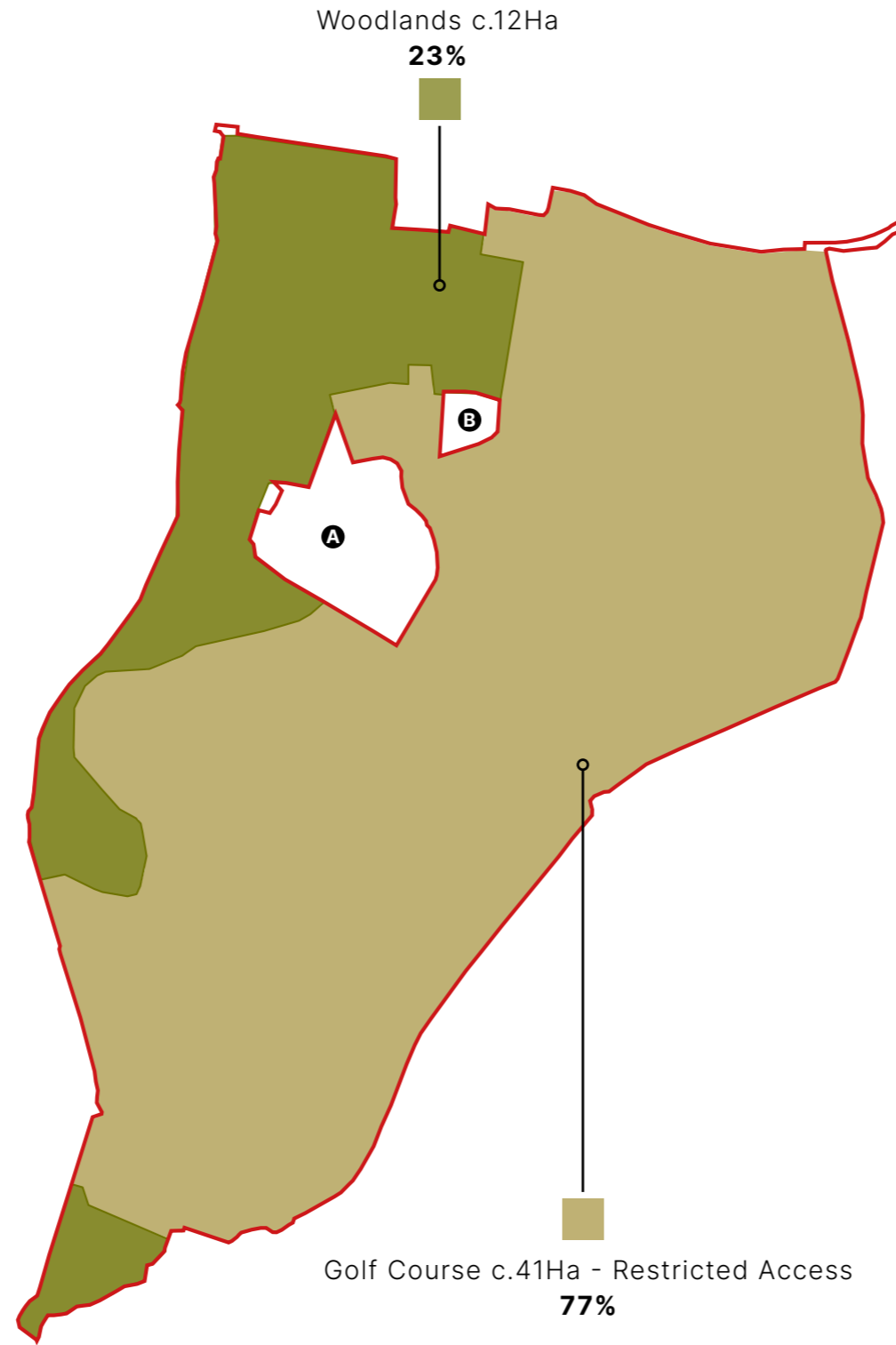
4.4 MASTERPLAN - LAND USE/PUBLIC ACCESS

Proposed Application Boundary	CIRCA. 53Ha
Publicly accessible	CIRCA. 37Ha
Training Centre	CIRCA. 16Ha

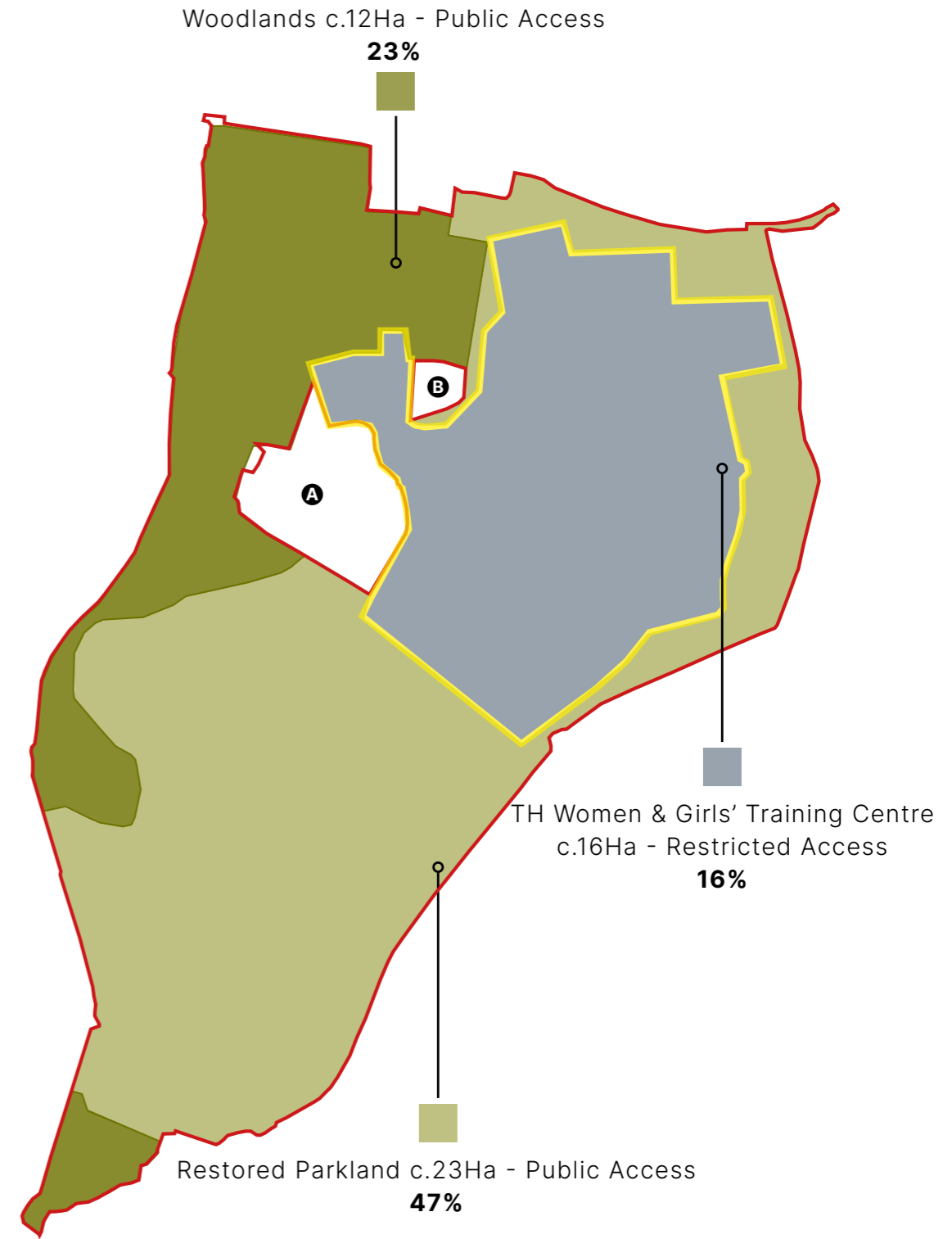
KEY

- Application Boundary
- Proposed TH Women Training Centre Operational Boundary

- A** Whitewebbs House - Toby Carvery
- B** The Limes - Private Dwelling



AREA PUBLICLY ACCESSIBLE: circa. 23%
FIGURE 55. Masterplan - Existing Land Use



AREA PUBLICLY ACCESSIBLE: circa. 70%
FIGURE 56. Masterplan - Proposed Land Use

⌚
Not to scale