

FORMER WHITEWEBBS PARK GOLF COURSE

ENFIELD, LONDON

SECTION SEVEN: DESIGN RESPONSE – SOUTHERN CAFÉ & CONDUIT HOUSE

DESIGN AND ACCESS STATEMENT



7.1 OVERVIEW

The existing Southern Clubhouse provides a unique opportunity to restore and enhance a once beloved public asset.

The main building of the Clubhouse was previously a hub for members of the golf course to gather and interact. In recent years, public access has been stopped as a result of issues regarding the safety of the building (due to the presence of asbestos) amongst other factors.

Temporary café and WC blocks provide some amenities for park users, but these are in need of significant improvement.

As part of the original Bid, The Applicant has agreed to demolish the temporary café and WC blocks and renovate the main Clubhouse building to provide a new Café, community space and WCs for use by the public. Park Warden facilities will be located in the rear of the building and will be used exclusively for the management and care of the Restored Historic Parkland and Woodland.

The renovated Southern Café will be a significant asset for users of Whitewebbs Park.



FIGURE 74. Southern Café Concept Sketch

7.2 LAYOUT

The proposed Southern Café will be set over one floor and will comprise spaces such as a café, multi-function community space, publicly accessible WCs and office and storage facilities for use by a Park Warden.

Externally, a new raised deck will provide spaces to socialise and enjoy views of the restored parkland. Additional picnic tables will be placed on the grass nearby to give more park users the opportunity to sit down and relax.

Dog washing / cleaning taps will be situated around the building, and a community notice board will provide valuable information for park users.

KEY

- Community
- Park Warden
- Back of House
- Sanitary
- Store
- Circulation
- Dog Washing / Cleaning Taps

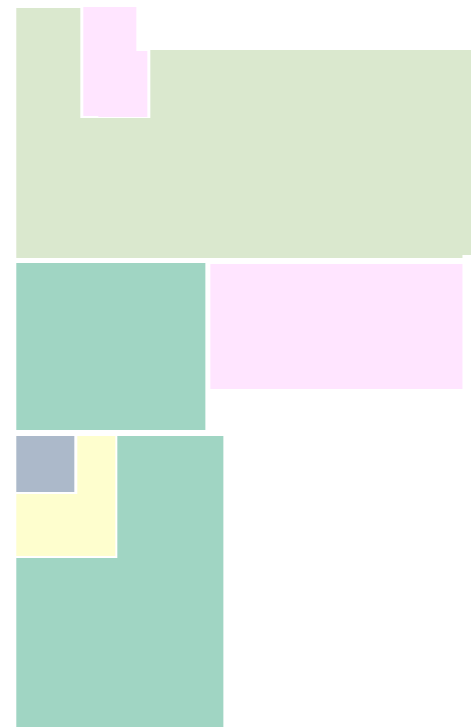


FIGURE 75. Southern Café Use & Amount Diagram



FIGURE 76. Southern Café Ground Floor Plan

7.3 LAYOUT

KEY

- Future provisional charging points
- Charging Points
- ①** Proposed Bollards
- ②** Proposed long stay cycle parking (4 spaces)
- ③** Proposed short stay cycle parking (12 spaces)

The proposed car parking layout for the Southern Café will provide 89 standard car parking spaces, 6 accessible car parking spaces, and 16 cycle parking spaces. Charging points for electric vehicles are proposed for some parking spaces close to the Southern Café building.

The proposed car park will be resurfaced, as the existing surface is currently a mix of various repaired patches and potholes. New planting will make the car park a much more pleasant and welcoming space than it is currently. Hedges will be added at the Northern border of the car park to offer some screening of the views of the car park from the Restored Historic Parkland.

The proposed enhancements to the Southern Café and its landscaping will greatly improve the setting of the neighbouring Grade II Listed South Lodge.



FIGURE 77. Cafe & Visitor Centre Ground Floor Plan

7.4 APPEARANCE & MATERIALS

In the renovation of the existing Southern Clubhouse, the existing external cladding will be replaced. The proposed Southern Café will have an appearance and materiality that is much more fitting in the role of a welcoming hub for Whitewebbs Park and as a contemporary pavillion for a historic landscape.

The design looks to the Mottisfont Visitor Centre - the entrance building to a Grade I listed landscape managed by the National Trust - for cues in how to make a pleasing intervention in a historic parkland context.

High-level flush timber cladding supported by deep timber fins creates a facade that looks lightweight yet strong, and is comfortable in its natural context.



FIGURE 78. Proposed South Elevation CC

MATERIAL PALETTE

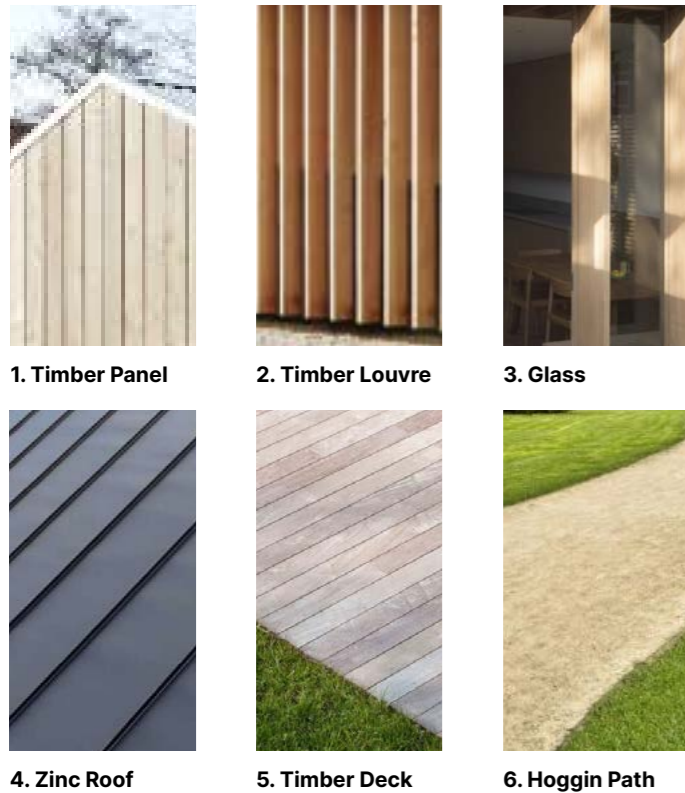


FIGURE 79. Precedent Images - Mottisfont Visitor Centre

7.5 VISTAS & VIEWS



FIGURE 80. Southern Cafe & Visitor Centre Visualisation

7.6 OVERVIEW & HISTORY

The Conduit House is a Locally listed Asset. Within the proposals for the reinstatement of the Historic Parkland, this structure will be restored and given a new lease of life. This is a transformational change to an Non-Designated Heritage Asset (NDHA) that has fallen into a ruinous state.

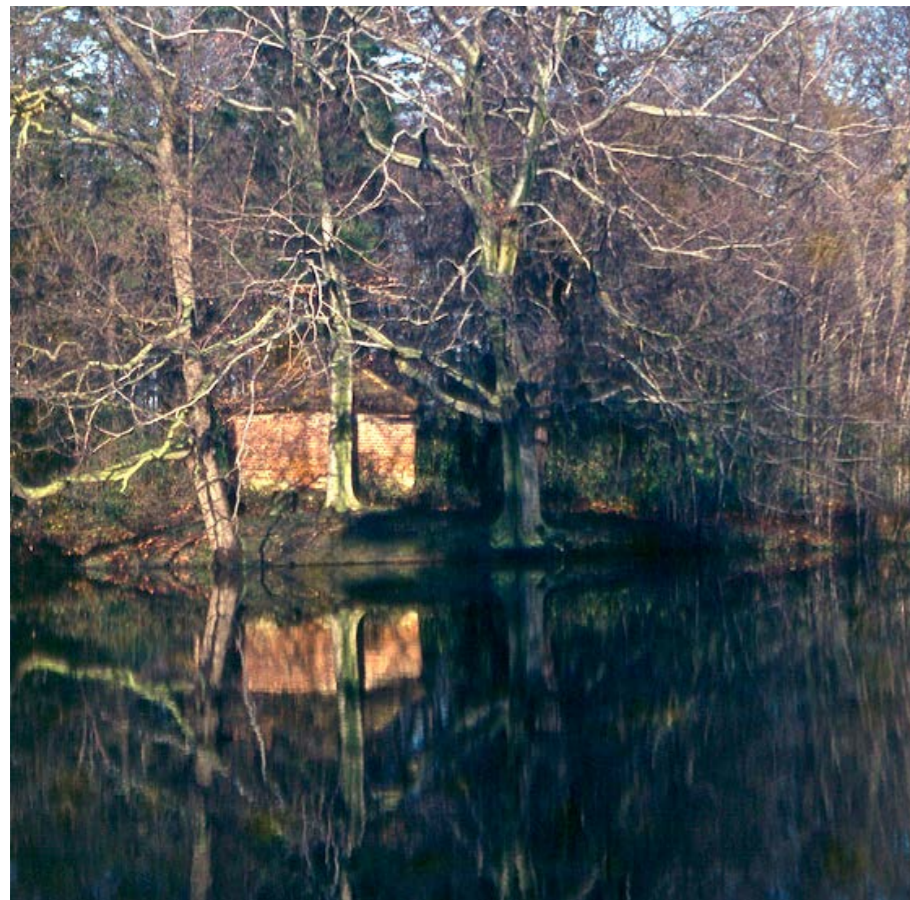


FIGURE 81. Conduit House (Before the roof collapsed)



FIGURE 82. Whitewebbs Pond (c. 1955)

7.7 LAYOUT, SCALE & MASSING

The walls of the Conduit House will be repaired and a new roof will be built. The restored building will support the restoration of the neighbouring Whitewebbs Pond by helping park users connect to and celebrate the built heritage of Whitewebbs Park.

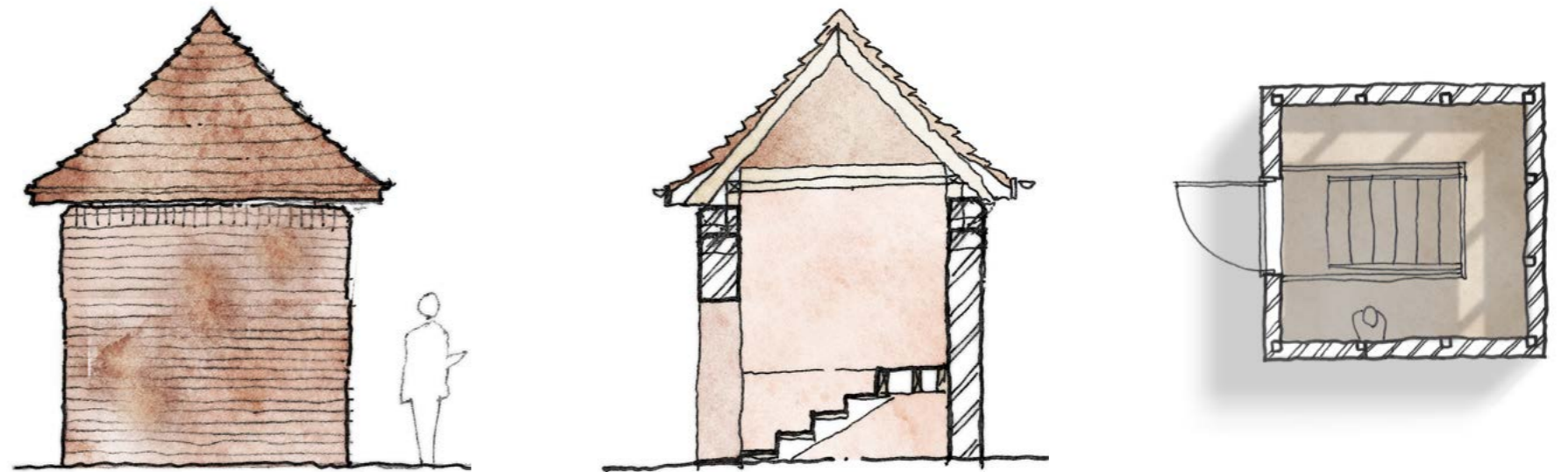


FIGURE 83. Conduit House Proposed Elevation FIGURE 84. Conduit House Proposed Section FIGURE 85. Conduit House Proposed Plan



FIGURE 86. Conduit House Visualisation