

Urban Design Consultation Response



Consultee Department:	
Officer Name (consultee):	██████████ Urban Design and Heritage Manager
Application Reference:	24/00987/FUL
Address:	Former Whitewebbs Park Golf Course, Whitewebbs Road, Enfield EN2
Description of development:	Change of use of former golf course (Use Class F2) to provide a football training centre (Sui Generis) and parkland (Use Class F2), comprising of football pitches and associated infrastructure; change of use, modification and extension of the existing Northern Clubhouse building to provide football training centre and associated uses (Sui Generis); restoration and enhancement of parkland landscape, including new footpaths; reinstatement of historic carriageway in Whitewebbs Wood; modifications of existing Southern Clubhouse to form a replacement cafe and public toilets, alongside a part change of use to include a flexible community space (Use Class F1/F2/Class E); demolition of existing grounds maintenance building and construction of replacement grounds maintenance building; construction of gatehouse; hard and soft landscaping works to include land reprofiling; new vehicular and pedestrian access, including formation of a link to land to the east, and modifications to existing vehicular and pedestrian access and parking; restoration of Whitewebbs Pond; and associated works.
Date:	15.05.24
/Date(s) of previous comment:	First observations on application – see PPA for pre application comments

Relevant Designations:
Greenbelt Local Open Space (LOS) Archaeological Priority Area (APA) Flood Zone 2,3 and 3b Locally Listed Heritage Assets Listed Buildings (North Lodge II, South Lodge II, The King and Tinker II) Site for Metropolitan Importance for Nature Conservation (Metropolitan SINC) Clay Hill Conservation Area Ancient Woodland

Summary and Overall Recommendation:	
The Design Team broadly supports this proposal . Minor design development can realise a successful scheme.	
The Design Team requires revisions in key elements before supporting this proposal . Some policy requirements have not been met and further design development is necessary in order to address these elements and achieve a satisfactory scheme.	X
The Design Team objects to this proposal . It does not meet policy requirements as identified below. Consider that complete redesign is necessary to address the issues.	
Recommend scheme is referred to the Enfield Design Panel (EDP)	Yes

Policy Assessment	Meets Policy?
<p>DMD Policy 37 sets out the objectives of Urban Design. These Objectives are achieved through the careful consideration of physical aspects of development form that work together to produce functional, pleasant and safe environments.</p>	
<p>Character (including architectural quality): Locally distinctive or historic patterns of development, landscape and culture that make a positive contribution to quality of life and a place's identity should be reinforced.</p> <p>Reference: London Plan D1, D3, D5, D8, Local Plan CP 30, CP 31, DMD 37, DMD 40, DMD 44</p>	<p>Policy Met Subject to Revisions</p>
<p>Continuity and Enclosure: Public and private spaces and buildings are clearly distinguished, safe and secure; All development should create safe and secure places and comply with the principles of Secured by Design.</p> <p>Reference: London Plan D3, D5, D8; Local Plan CP 9, DMD 37</p>	<p>Policy Met</p>
<p>Quality of the Public Realm: Safe, attractive, uncluttered and effective spaces and routes are provided</p> <p>Reference: London Plan D3, D5, D8, D14, S4, S6, G4, G5; Local Plan CP 30, DMD 37, DMD 39</p>	<p>Policy Met</p>
<p>Ease of Movement: Development is inclusive, easy for all to get to and move around, connects well with other places, puts people before private vehicles and integrates land uses with sustainable modes of transport</p> <p>Reference: London Plan D2, D3, D5, D8; Local Plan CP 30, DMD 37, DMD 39</p>	<p>Policy Met Subject to Revisions</p>
<p>Legibility: Development should be easy to understand with recognisable and intuitive routes, intersections and landmarks</p> <p>Reference: London Plan D2, D3, D3, D5, D6, D8, D9 D12; Local Plan CP 30, DMD 37, DMD 42,</p>	<p>Policy Met Subject to Revisions</p>
<p>Adaptability and Durability: Development should be durable and flexible enough to respond to economic, social, environmental and technological change. Its design and materials should ensure long term resilience and minimise ongoing maintenance</p> <p>Reference: London Plan D2, D3, D5, D11, D12; Local Plan CP 30, DMD 37, DMD 39, DMD 42</p>	<p>Policy Met</p>
<p>Diversity: Where appropriate, development should provide variety and choice through the provision of a mix of compatible uses that work together to create viable places that respond to local needs</p> <p>Reference: London Plan D3, D5, S4, S6; Local Plan CP 5, CP 30, DMD 37</p>	<p>Policy Met</p>
<p>Development suitable for its intended function (DMD 37) i.e. the quality of accommodation: e.g. Internal floor areas and the layout of accommodation meets the current space standards for residential development and the requirements set out within the Mayor's SPG on housing</p> <p>Reference: London Plan D3, D5, D13, S4; Local Plan CP 5,</p>	<p>Policy Met</p>

COMMENTS:

1 Summary

- 1.1 The scheme has been assessed on the basis of the drawings and documentation submitted as part of the above reference application. The following observations make requests for clarifications and amendments to achieve a policy compliant scheme.
- 1.2 Overall, the scheme has the potential to provide high quality landscape, public realm and sports facilities. However additional clarifications and amendments are required to be supported.

2 Layout

2.1 Site optimisation

- 2.1.1 London Plan policy D3, *Optimising site capacity through the design-led approach*, requires that: “All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most **appropriate form** and land use for the site.” The subsequent policy requirement require proposals to balance sustainability, character, experience, quality and functionality when determining the appropriate design response in contrast to a maximization.
- 2.1.2 Discussions on optimizing the site layout were a focus of pre application discussions, particularly around the extent of public access on the site post construction. The iterative process of design development is discussed briefly in the design and access statement in section 8.10 but not sufficiently to demonstrate that the site has been fully optimized. Furthermore, no weight has been put on public access in a factor determining the balanced approach proposed. The lack of explanation makes it difficult to show that policy D3 has been met therefore requiring further explanation in the design and access statement.
- 2.1.3 It is welcome that one of the attenuation ponds has been included in the public access of the site. However it would be preferable for both to be located in the public realm. Further justification is required to explain its exclusion.

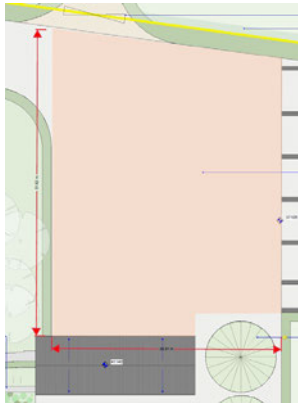
2.2 Routes and connections

- 2.2.1 The historic north – south route has been severed for public access with a gate left to indicate its historic path. The severing of this route necessitates a new path to provide access to the north of the site. The diagram below illustrates the difference between the historic route (388m) and the proposed route (644m) from the point of divergence to the point of entrance to Toby Carvery. The severing of this route and the additional distance to the main attractor in the north of the park undermines the requirement for ease of movement through the site and represents a reduction in connectivity compared to the current, and historic condition. Restoration of the historic route or the creation of a new, direct link to Whitewebbs House would be welcomed and resolve the issue.



2.3 Clarifications

- 2.3.1 The grounds maintenance yard size (approx. 50x38m, 1870m²) requires justification as it appears oversized when compared to the existing facility at the men's training ground. Given the need to optimise land use and provide further publicly accessible space or biodiversity enhancements, The applicant must provide a justification for the size of this space and what vehicles will use it. If a suitable justification is not provided, the size of the space should be reduced and further greening should be provided or the boundary link taken in. (WPTC-F3A-GM-EX-ST-A-089030).



- 2.3.2 It is difficult to determine the depth and layout of the boundary fence on account of the scale of drawings and overlapping boundary lines and annotations. See example below where it is not possible to ascertain the depth and layout of the area around the boundary. Additional part plans must be provided at an appropriate scale – see WPTC-F3A-NC-EX-ST-A-089010 for an acceptable example.



2.4 Site Layout – Public Elements

- 2.4.1 Support the reintroduction of the historic access route to Whitewebbs House and improvements throughout the public realm to access paths and promoting connectivity throughout the site. Subject to a safe and accessible design for cars, pedestrians and cyclists.
- 2.4.2 Welcome inclusion of an attenuation ponds into the public realm, which will create a improved opportunity for the public to engage with biodiversity along the public right of way. This path is part of the emergent “Green Loop” proposed as part of the Green and Blue Infrastructure Strategy.

3 Buildings

3.1 Further detailed explanation of materials and

3.2 Grounds Maintenance Building

3.2.1 The grounds maintenance building's scale, massing and materiality is appropriate for both its use and for minimizing the impact on the Green Belt. It consists of a contemporary and sympathetic material palate that will blend in with the natural surroundings of the park whilst presenting a robust, practical character. The buildings layout is coherent and practical allowing easy access to each of its internal and adjacent functions.

3.3 Pitchside Plant Room

3.3.1 The pitch side plant room is large, covering an area of 245m² with a height of 4m, representing a significant structure on previously undeveloped land. The proposal includes banked earthwork with substantial planting that would build up to the plant room height and sit on top creating the effect of a planted hill on the corner of the pitch. In design terms, this approach would mitigate the impact on the openness of the green belt as it sufficiently conceals its function from approaching views (although not from the pitch, which is acceptable). This is acceptable subject to a condition which controls the depth and amount of planting on the mound so that a sufficient level of planting can be achieved to create the illusion of a natural feature.

3.4 Southern Clubhouse

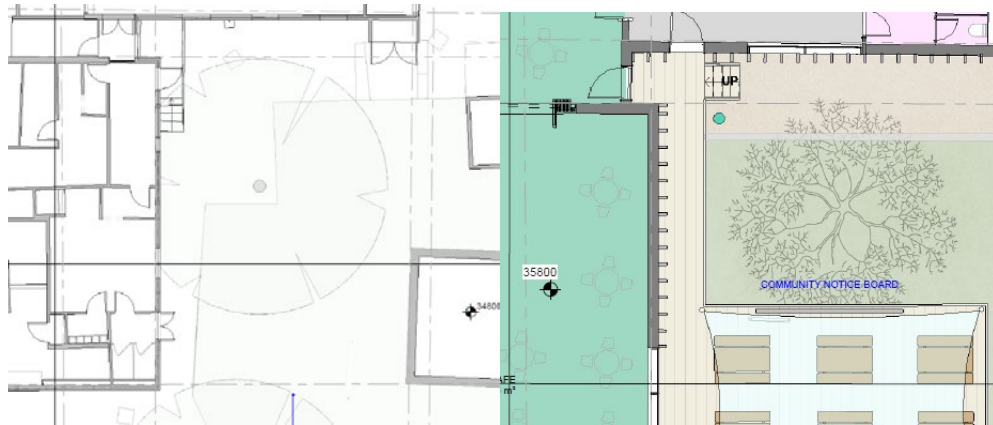
3.4.1 Overall the proposals for the southern clubhouse are positive feature of the scheme and will contribute to the enhanced public benefit by replacing a dilapidated asset with a modern, attractive, fit for purpose facility.

3.4.2 The re use and refurbishment of the existing building where possible is strongly supported as part of a "retro first" approach. Utilizing sustainable building materials such as mass timber would be strongly supported. However further evidence is needed to understand the extent of re-use on this building and how much benefit can be attached.

3.4.3 The proposed renovations employ a contemporary design that creates a simple and elegant building utilizing natural timber cladding to blend into the surrounding landscape whilst providing a clear landmark for users of the park. The layout effectively reorders the interior spaces into a clear sequence of public facing spaces within the existing footprint of the building. This removes the need for unattractive, temporary structures outside of the main building, enhancing the appearance and setting of the park. The additional decking will help to accommodate visitors to the park and formalize the existing arrangement in a managed way.

3.4.4 It is not clear that the cafe will be accessible by wheelchair users from the floor plans, sections, or elevations. Equal access to buildings for all users is a fundamental part of inclusive design and this building must accommodate this to be an acceptable development. Access to the accessible toilet also appears convoluted and difficult for users. The applicant must update the design or provide clarification via a drawing update to demonstrate that the building is accessible on an equal footing for all users.

3.4.5 Further justification is required for the removal and replacement of tree T217 and T219 which look to be able to be retained in the current scheme. Without justification the tree should be maintained within the new design for the southern clubhouse.



3.4.6 The application proposes 12 short stay and 4 long stay cycle park stands. The number of short stay stands should be increased to accommodate additional cycle usage that will be generated by the improvement of the park. The southern clubhouse will become a place of rest for new users of the park and likely a stop of point for groups of cyclists. Providing sufficient stands for multiple large groups or small groups will prevent ad hoc usage of fencing or storage on landscaped areas.

3.5 Training Centre – Northern Clubhouse

3.5.1 The training centre takes its design cues from existing historic and contemporary buildings in the local area which successfully integrate with the local character and context. This is evident in the charred timber which is also found throughout the local area and Spur’s existing Men’s Training facility. This provides a coherence throughout the site and the wider area which is supported. Usage of a similar brick to the existing building is also supported as it ties the two together visually and textually.

3.5.2 There is insufficient separation between the extension and the historic stableblock. The materiality and treatment at ground floor works well to create a contemporary and complementary gap between the old and new building. However the pitched roof connecting both elements (highlighted below) does not follow this approach and undermines the desired affect by clumsily joining the two with an incongruous connecting element. A continuation of the contemporary approach, perhaps using glass, timber in an orthogonal shape, would resolve the issue.



2 NORTHERN CLUBHOUSE - PROPOSED GA ELEVATION BB
 18/21/ SCALE 1:100

- 3.5.3 Further information in the form of detailed sections must be provided to show the junctions and interaction between the extension and courtyard infill block.
- 3.5.4 There is a missed opportunity to use the line of the building and courtyard to provide the security line to the club house. This would maintain the historic visual connection between the stable yard and Whitewebbs House and provide security without the need for a fence line and complicated access arrangement for Toby Carvery access. This would be a similar arrangement to the existing clubhouse at the mens training which fronts onto Bulls Cross in the image below.



3.6 Conduit House

- 3.6.1 No drawings are provided for the proposed renovation of Conduit House. A drawing set that sets out the proposed changes must be provided.

4 Visual Impact

- 4.1 In general the LVIA does not include sufficient views to understand the effect of the development on the character of the landscape and surrounding townscape. An analysis of the presented views is summarised below.

View 1	Agree with assessment (unclear why this view was selected)
View 2	Agree with assessment (unclear why this view was selected)
View 3	Agree with assessment (unclear why this view was selected)
View 4	Agree with assessment
View 5	Agree with assessment (unclear why this view was selected) Would prefer a view of the Crown and Tinker and a view from a location on the same PROW further north.
View 6	Agree with assessment (unclear why this view was selected)
View 7	Floodlight impact is not discussed – unable to verify assessment.
View 8	p.59 error in labelling. Incorrect viewpoint. Agree with assessment on pp.60. Ferme Oree view should have been considered
View 9	No wireframe shown – unable to verify assessment.
View 10	Agree with assessment (unclear why this view was selected)
View 11	Disagree with assessment – does not show the operational link, which would improve the view.
View 12	No wireframe shown – unable to verify assessment.
View 13	No existing and winter view supplied so unable to verify assessment.
View 14	Agree with assessment
View 15	Require further views from elsewhere to make a full assessment.

4.2 During pre-application discussions it was agreed to only floodlight one pitch to limit the visual impact and nighttime light spill. The submitted set of drawings includes two floodlit pitches which will have a greater visual impact.

4.3 Additional views are needed to fully assess the impact on the site and its surroundings, particularly from the southern clubhouse, surrounding public pathways and from Forty Hall. Kinetic views that show the new development as viewed from routes through the public area of are required to understand the impact on the new park.

4.4 In design terms, the addition of fencing to enclose the training facility reduces the sense of openness of the park. Additionally ballstops and floodlights will reduce this sense and the current LVIA viewpoints and comparisons do not go far enough to illustrate the impact.

5 Requested conditions:

5.1 The urban design team will propose conditions after additional information has been provided an assessment made on the new information.

6 Other Matters (drawing errors, clarifications etc)

6.1 We recommend that the scheme be reviewed by the Enfield Design Review Panel at a follow up review to provide a final panel assessment of the scheme. The scheme has benefitted from an in person review early in the pre application process and a follow up would allow the applicant to demonstrate they have resolved the issues raised by the panel, which are a material consideration in the determination process.