Welcome

We last met with New Avenue and local residents in November 2015, prior to making a planning submission in April 2016.

Today we want to talk to you about proposals for phase 2 and 3 where Countryside and Enfield Council would like to introduce more homes.

This is the consented scheme: 408 homes of which 34% affordable 295 parking .
To be constructed in 3 phases starting on site with phase 1 early 2018.
Proposals for additional new homes in phase 2 and 3

We have re-planned the two main courtyard buildings (blocks A and D) and the two adjoining streets (B and C), as shown on the plan below, so there are now more maisonettes and flats on each floor level.

The corner blocks (A1, A2, B1, C1 and D2) have one more storey and blocks (A3, A4 and B1) have two more storeys. There is no change to block D1.

In all we are providing an additional 97 homes of which 31 will be affordable and 66 will be for private sale.

Across all phases 1-3 there will now be 43 maisonettes, 16 duplexes and 112 flats for affordable rent and 54 maisonettes, 27 duplexes and 253 flats for private sale. There will be 301 parking spaces and 2 car club spaces.

Here is the proposed masterplan:
Views of the new phase 2 and 3

The appearance of the new flats will be very similar to the consented scheme.

Parking will be provided on street and in enclosed parking podia, as for the approved scheme. The 301 parking spaces will include 30 spaces for people with disabilities. There will also be electric car charging points and car club spaces. Overall there are spaces for 902 cycle parking spaces for residents and, additional spaces for visitors.
Thank you for attending today’s event

If you have any questions please speak to a member of the team.

What happens next

A time-line of the next steps in the planning application and development process is illustrated below.

Thank you all your input in the regeneration process so far.

5 February 2019
Consultation with LB Enfield Planning team

22 February 2019
Planning submission

5 February 2019
Consultation with residents

Summer 2019
Planning determination

Residents move into phase 1 from April 2019
Phase 2 starts on site later in 2020.

Thank you for attending today’s event
If you have any questions please speak to a member of the team.

Please give us your feedback

If you have any comments or queries contact:
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www.enfield.gov.uk/newavenue