

# Delivering new homes at the Gas Holder site

City & Suburban Homes is pleased to present its plans for the Gas Holder Site on Station Road, New Southgate, and we are eager to hear your thoughts.

On display are our plans for high-quality accommodation that will deliver new homes for Enfield.

Alongside the new homes we will also be providing up to 50 new jobs through space on the ground floors for a commercial unit and also a unit for retail, providing new options for the wider New Southgate community to use.

Please take your time to review the information and fill out our feedback survey on the Gas Holder Your Say homepage.

## Contact us

If you would like further information, or if you have any questions, please do not hesitate to get in touch.

Call our freephone number **0800 669 6319** or email Vanisha at **vsolanki@conciliocomms.com**

## Timeline

Online consultation September 2020	Application submitted Autumn 2020	Targeted Planning Committee date Winter 2021	Construction Commences Date TBC	Development Completed Date TBC
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# Introducing pH+ and City & Suburban Homes

Scheme architects pH+ and site owner City & Suburban Homes have worked together previously to create high quality spaces on previously developed land – brownfield sites.

pH+ are a multi-award winning international design practice with studios in London and Sydney, being recognised as UK Housing Architect of the year in 2018.

City & Suburban Homes are a development company who specialises in transforming brownfield sites into fantastic places to live. Amongst the places and spaces they have created together are:

## **Orsman Road**

A building that seeks to nurture wildlife and maximise biodiversity whilst delivering great spaces to live

## **Marshgate Lane**

89 homes created on a former disused site in Stratford, providing living space designed around a series of shared spaces linked by a central, linear park.

## **Trego Road**

A mixed-use development that provides 52 new homes and commercial space for creators and makers.

## **Iceland Wharf**

120 homes focussed around a large residential courtyard with rooftop terraces, alongside commercial space.



Orsman Road in Hackney, for City and Suburban Homes, completed



Marshgate Lane in Newham, for City and Suburban Homes, approved



Trego Road in Hackney, for City and Suburban Homes, approved



Iceland Wharf in Hackney, for City and Suburban Homes, approved



# The existing Gas Holder site

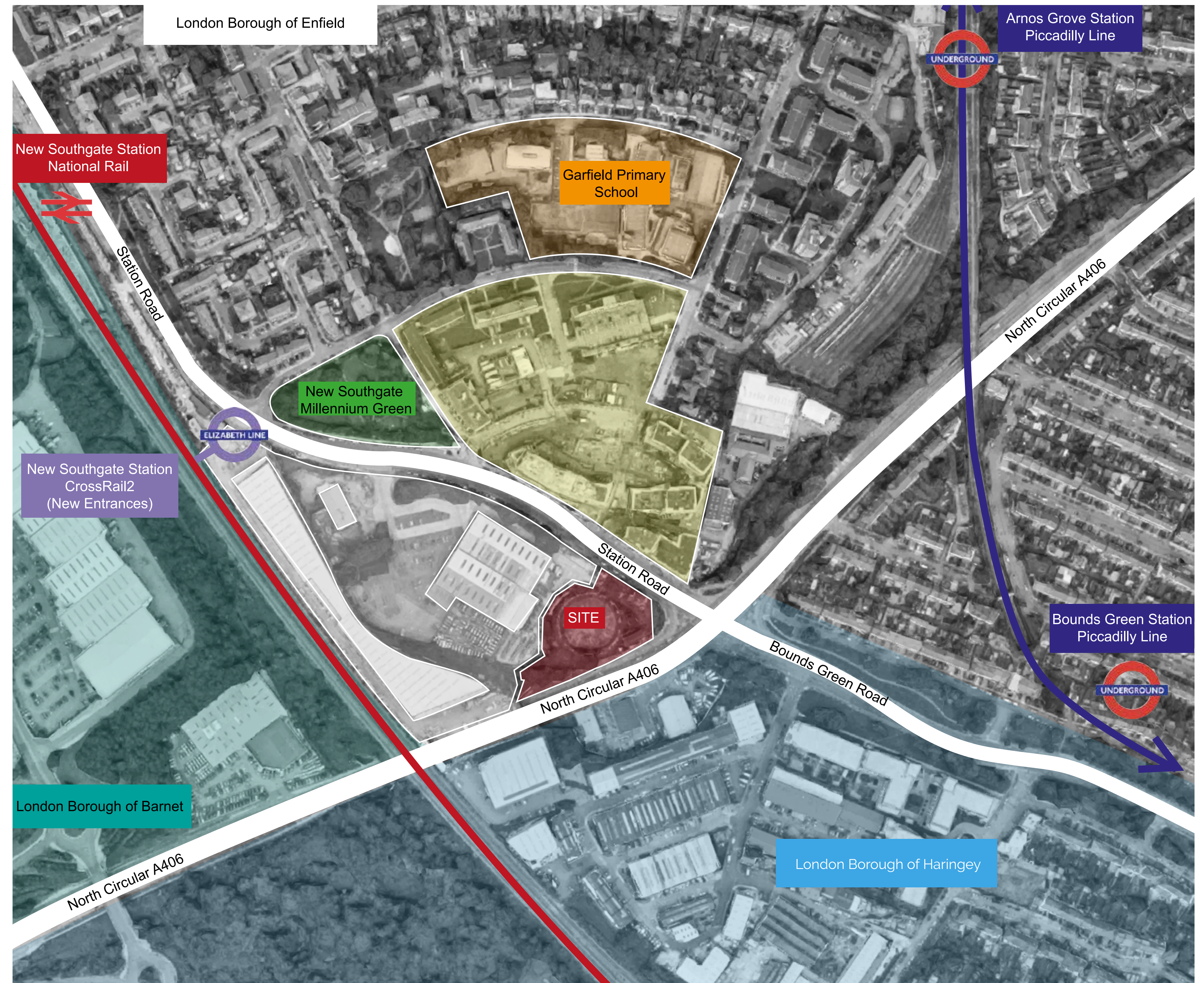
The Gas Holder site is located on Station Road, at the junction of the North Circular Road and Bounds Green Road.

Built in the 1930s, the current Gas Holder formed part of a larger gas works (since demolished) that was next to the adjacent railway line.

The site contains the former Gas Holder which has been decommissioned for many years together with a number of associated structures.

The Gas Holder is currently in the process of being demolished as part of a National Grid programme to remove old infrastructure.

To the North of the site on the other side of Station Road is the redevelopment of the Ladderswood Estate, providing 517 homes and an 85-bed Premier Inn hotel.





# Masterplan vision: new homes for Enfield

The Gas Holder site and New Southgate more broadly have been identified by Enfield Council and the Greater London Authority as locations to provide new homes. The draft New London Plan, created by the Mayor of London, says the area is capable of delivering 2,500 new homes and 3,000 new jobs. The New Southgate Masterplan, written by Enfield Council, makes clear a vision for the Gas Holder site:

**A landmark residential development of a new apartment block, along with a new public square and a few small local shops, cafes and restaurants. Development on the gasholder site should come forward as a taller building... A high-quality landmark development is sought on the gasholder site.**

The draft New Enfield Local Plan identifies that Enfield needs to deliver **1,876 homes per year** in order to meet the housing shortage that the Borough has.

## **How pH+ and City & Suburban Homes have responded to the Plans**

pH+ and City and Suburban Homes have therefore sought to create a development on the Gas Holder Site that:

- Provides high-quality housing in an exceptional design, helping to meet Enfield's housing targets;
- Delivers of mix of different accommodation sizes with generous amenity space;
- Creates shared spaces on the ground floor for public use, alongside commercial floor space; and
- Creates a benchmark for quality that future developments on neighbouring sites can respond to.





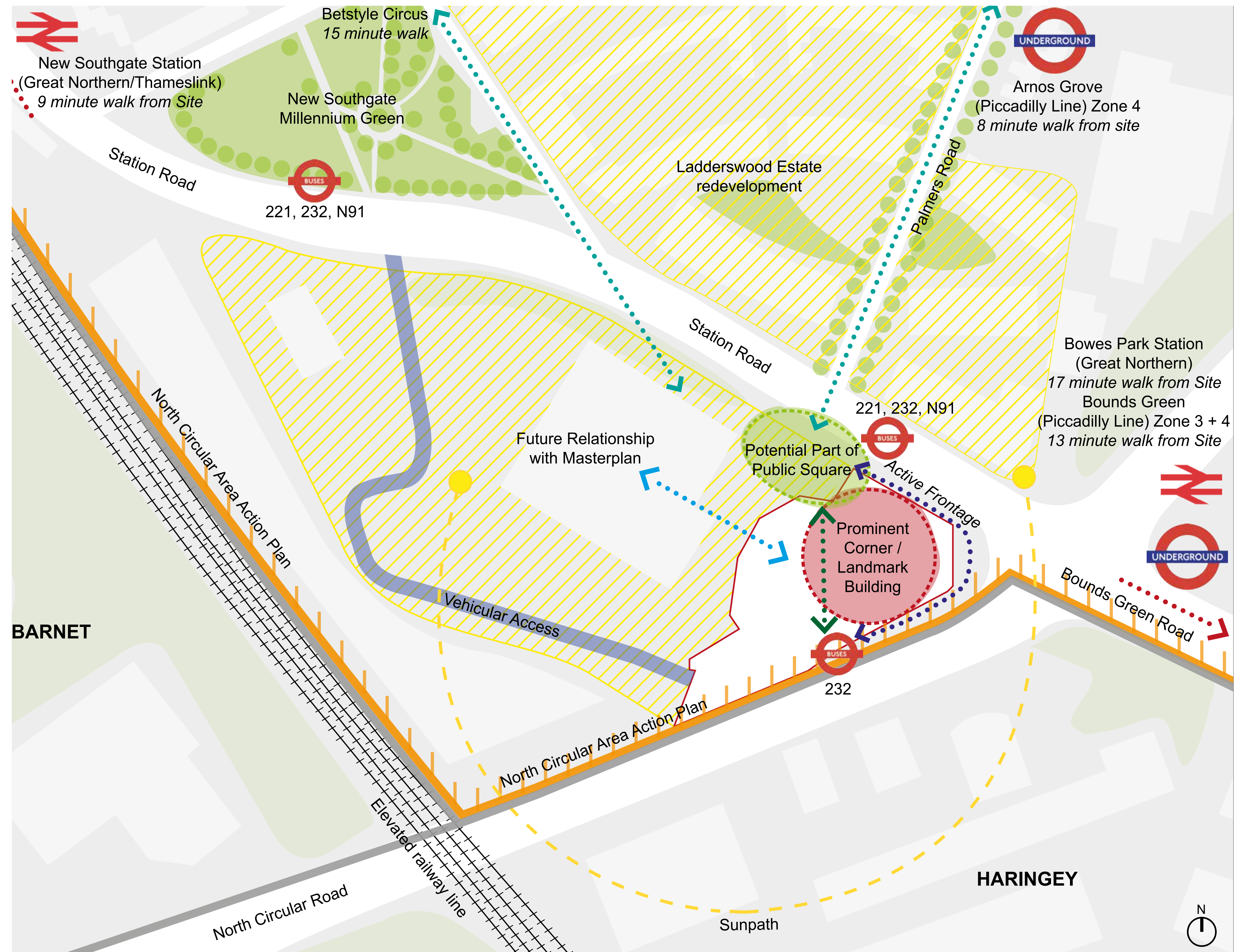
# Opportunities & Constraints

## Opportunities:

- The Site can respond to a wider masterplan with the neighbouring Opportunity Sites and establish a high-quality precedent for future redevelopment in the area;
- Potential to create much needed high-quality residential housing;
- Opportunity to provide affordable homes in Enfield;
- Establish a positive street frontage;
- Reinforce connections with existing formal and informal green spaces and community facilities;
- Good access to transport with New Southgate station, Arnos Grove underground and Bounds Green underground stations a short walk away. Transportation links may be improved in future with a new Crossrail 2 station next to the site;
- Site designated as a landmark, gateway site suitable for a tall development;
- Potential to establish new public spaces;
- Opportunity to improve connection through site;
- Vehicular access agreed through neighbouring site for improved access.

## Constraints:

- Landlocked site which is bounded by two major roads, the North Circular (A406) and Station Road (A109), and a railway line;
- Noise and air pollution considerations from adjacent busy road junction;
- Boundary along North Circular Road is unattractive and not suitable for an active frontage;





# The proposals for the Gas Holder site

City and Suburban are proposing a residential development spread over two high-quality buildings.



Up to 183 homes, including affordable housing



The creation of up to 50 jobs in commercial and retail on the ground floor



New public square for use by everyone in New Southgate, including accessible play space



Communal amenity space for residents at ground floor on the podium and at raised terrace levels;



Space for two commercial units on the ground floor;



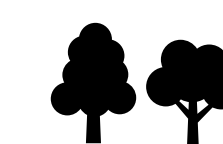
A car free development, except for blue badge holders;



Pedestrian access throughout the site;



335 secure cycle spaces;



Exemplary landscaping, including a terrace, and fully accessible public realm across the site.



Servicing and refuse submerged into a lower-ground floor area;





# Creating a public realm for everyone to use

In order to create public spaces that are accessible for all, car parking, refuse and plant to service the buildings have been submerged into a lower ground space.


This enables heavy planting and the ability to retain existing trees, providing a comprehensive green buffer between the North Circular and the buildings.

## Landscaped Plinth


A beautifully landscaped, terrace is proposed to run between the two buildings.

It will incorporate 300 sqm playspace and link to the commercial spaces on the ground floors.


KEY




New Public Square




Pedestrian Access



Vehicular Access



Interstitial playspace



Cycle and Pedestrian Route

total playspace to be provided across LGF / UGF levels :

300 sqm





# Providing new public realm



A new public realm will be created around the ground floor of the buildings, providing an attractive buffer between the North Circular



# Ground floor of the proposed development





# Active street front created on Station Road



How the lower floors of the development will look when seen from Station Road



# Amenity and play space for residents

Creating usable amenity and play space for residents is crucial.

In order to do this architect pH+ has looked to utilise the available space in a creative manner, creating superb space that all residents will be able to access.

They have done this by introducing cut-outs and maximising the roof space.

## Cut-Outs

Two cut-outs have been created in each of the buildings, providing amenity and play space for residents.

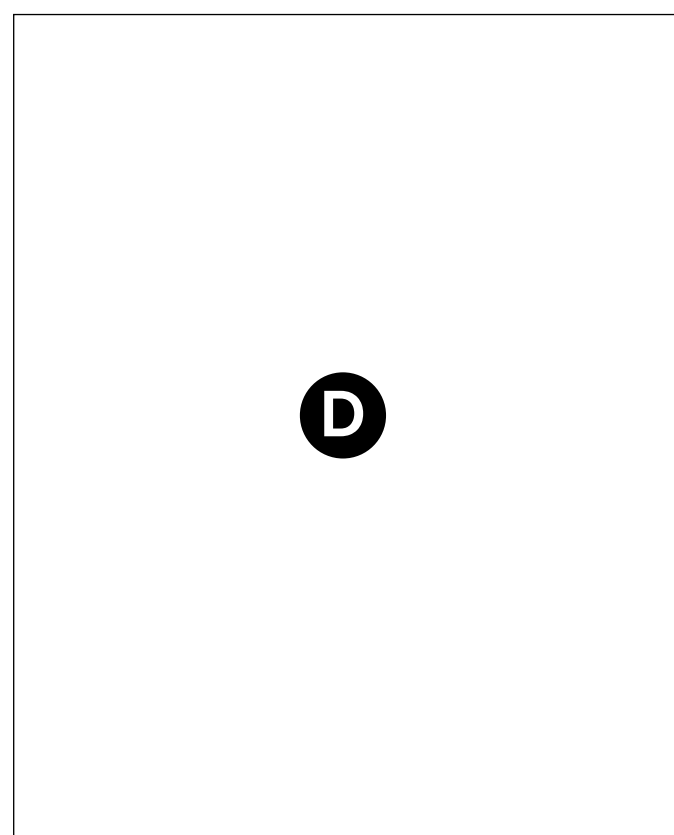
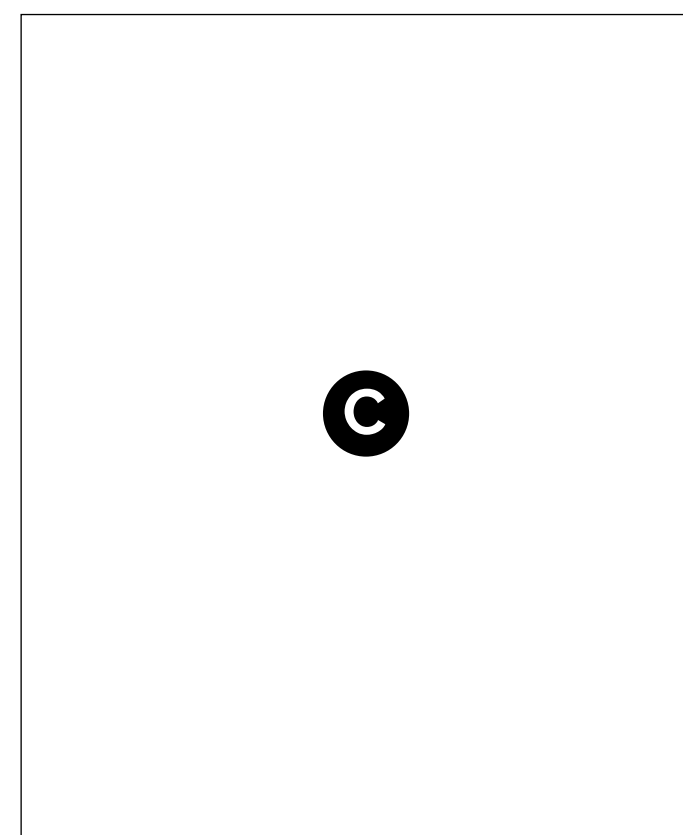
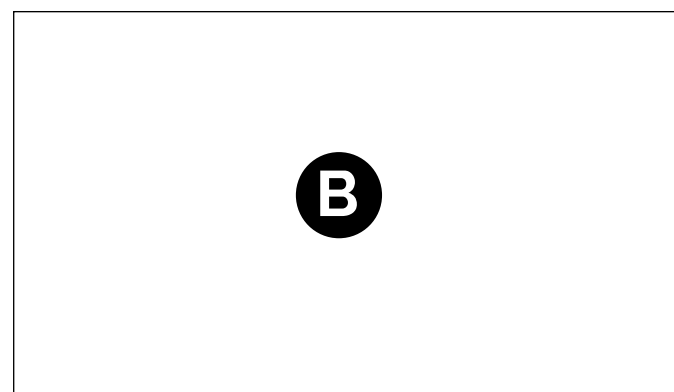
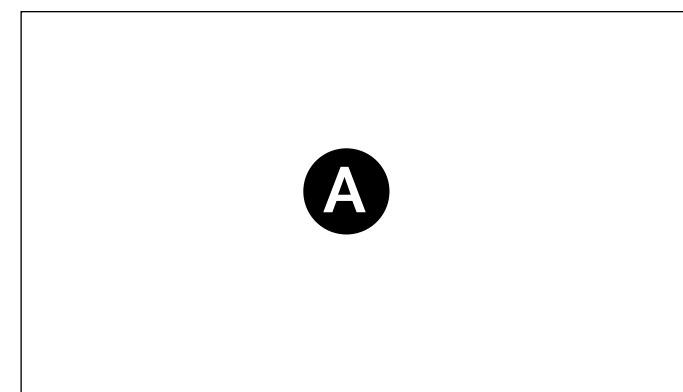
The floor area of each cut-out will be for play space, with the second floors providing shared balcony space.





# Showing how cut-outs work

- A** Triple height intermediary cut-outs interrupt the residential floorplates adding communal amenity and play space for the residents
- B** Planted balconies overlook the floor area of the intermediary cut-outs providing animation and greening
- C** The intermediary cut outs break the facade - providing opportunity for unique perspectives while reducing the visual impact of the tall buildings
- D** Cross bracing to the cut-out space provide a clear change in the façade to the buildings

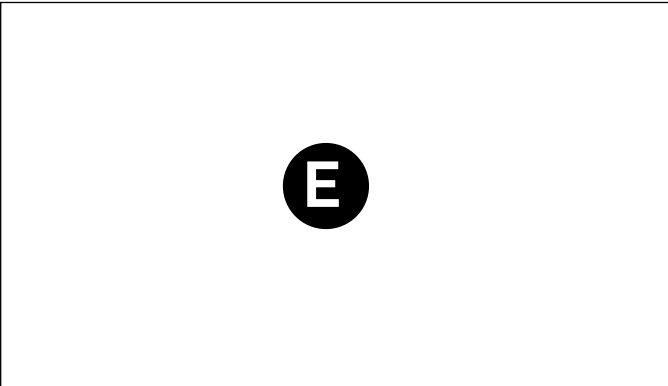
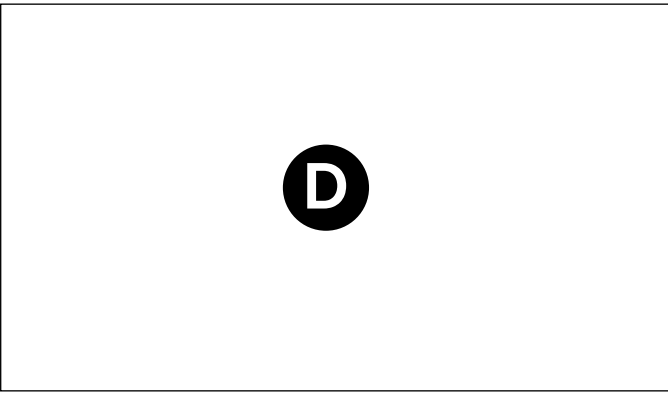
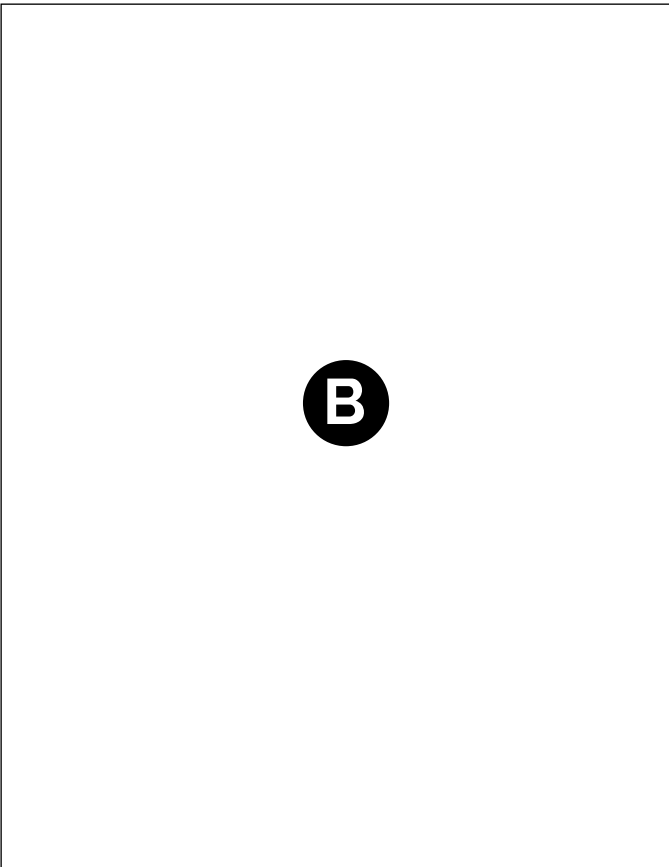
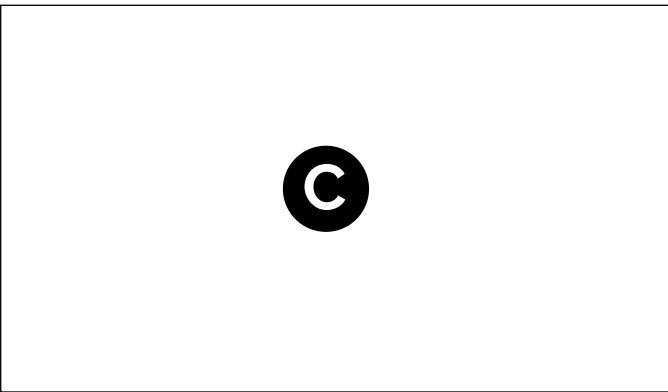
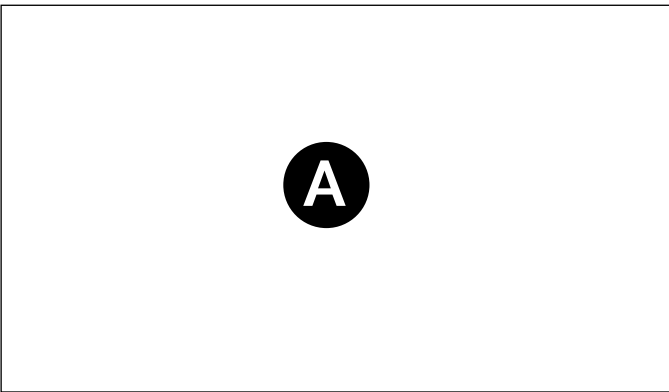




# Providing roof terraces with amenity space

Creatively maximising the amount of amenity and playspace provided for residents, pH+ are proposing considerable usable space on the rooves of both buildings.

- A** Glass or a metal mesh will protect the communal roof gardens and play spaces from wind and noise
- B** Deep planters allow for a densely planted landscape at the roof level of both towers A and B
- C** Distinct play space to be provided at the roof level of both towers A and B for use by residents
- D**
- E** Deep planters allow for a densely planted landscape at the roof level of both towers A and B





# Tying the proposals into the Masterplan

It is crucial that the proposed development of the Gas Holder site does not just set an exemplary standard for others to follow but also fits in with other developments that could take place through the New Southgate Masterplan.

Redevelopment of the wider site creates the opportunity to establish new connections with existing community spaces such as Millennium Green.




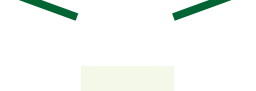


It will also be important that the quality of the frontage along Station Road is improved, with new roads and pedestrian-only paths introduced to improved.

The diagram on this page show how the broader site at New Southgate could be developed, co-existing with the existing local community.

## Key Moves :

- (A) Market / workshops utilising railway arches
- (B) New shared public spaces
- (C) Private shared gardens
- (D) Shared surface
- (E) Potential Crossrail 2 entrance

## KEY

-  Commercial Frontage
-  Vehicular Access
-  Pedestrian Access
-  Green Connecting Corridor
-  Public Green Spaces
-  Site Boundaries

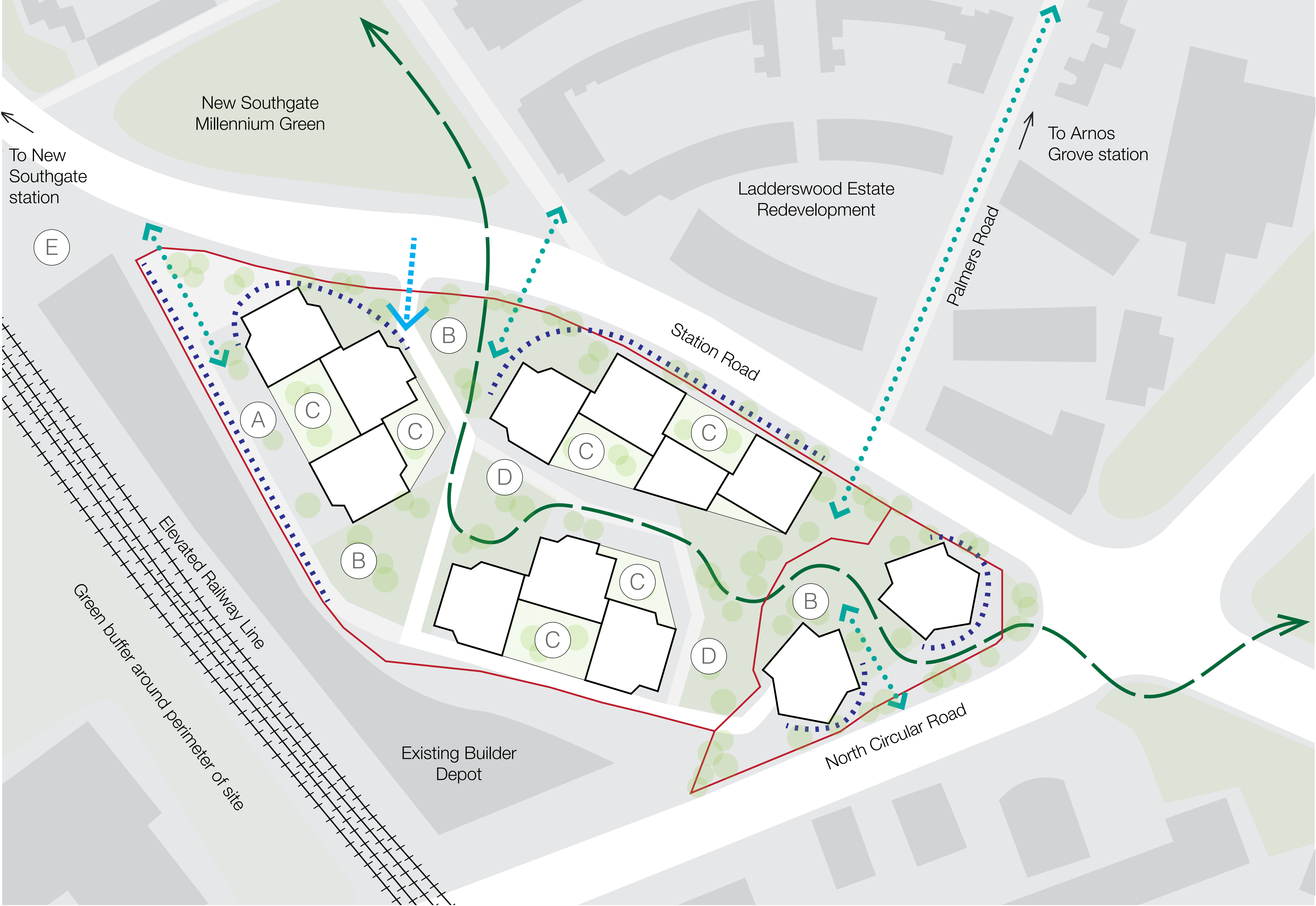


Image showing how the Masterplan for New Southgate could come forward



# Have your say on the proposals

City & Suburban Homes are pleased to have been able to present their initial proposals for 183-homes at the Gas Holder site on Station Road, New Southgate.

The high quality homes will help to revitalise New Southgate and meet the aspirations of Enfield Council and the GLA for homes to be provided at this site.

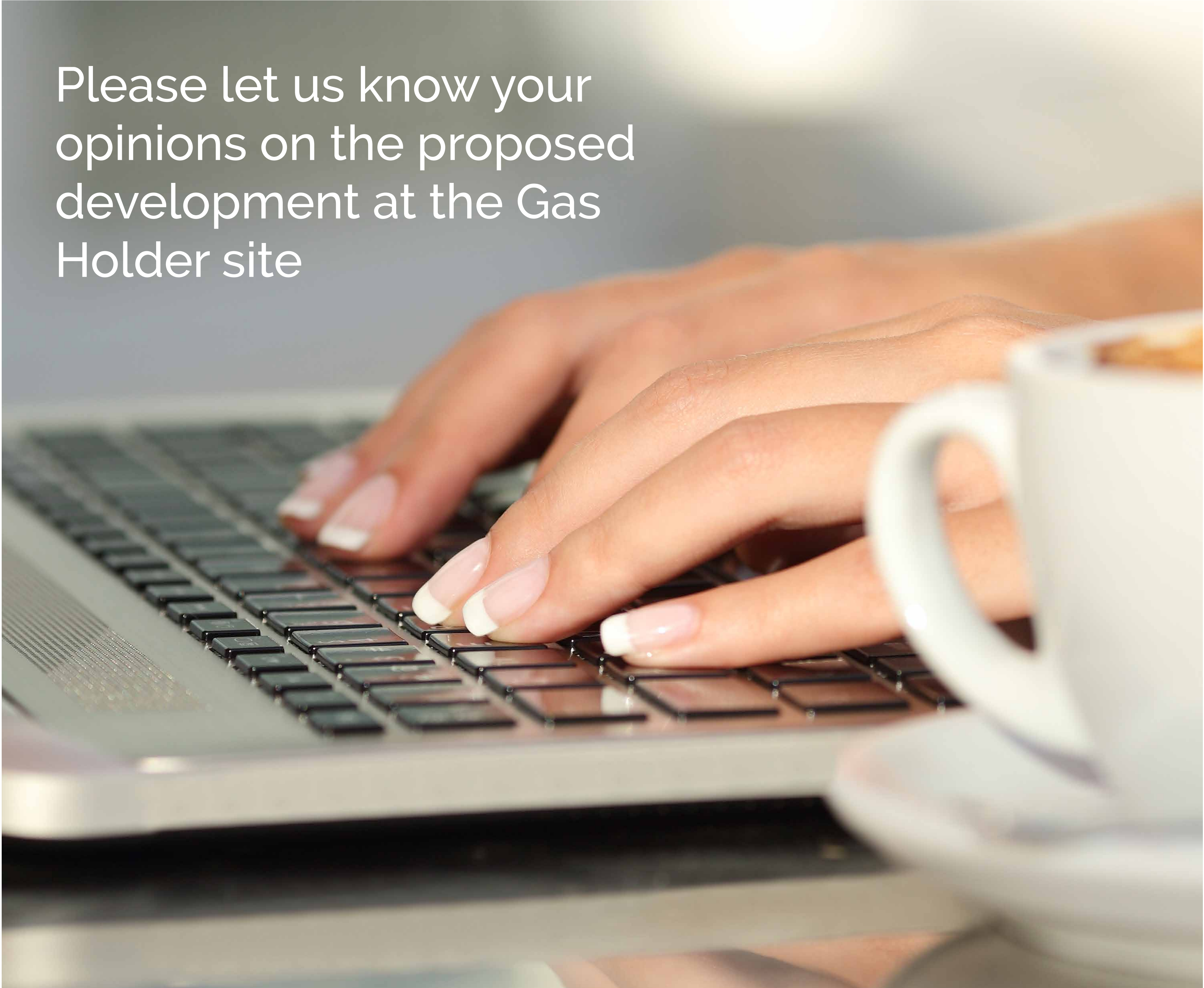
We would now like to hear your views on what is being proposed.

On the consultation website there is a survey which we invite you to complete. You are also able to leave any other feedback you may have on the proposals there.

## Contact us

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Call our freephone number **0800 669 6319** or email Vanisha at **[vsolanki@conciliocomms.com](mailto:vsolanki@conciliocomms.com)**



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