

The vision for Crews Hill

Where London meets Nature...

Crews Hill will become a sustainable and healthy new community at the edge of London, comprising new family homes and a range of local services and employment opportunities. Building on the area's horticultural and agricultural history, this distinctive new place will benefit from enhanced transport connectivity to the city alongside access to re-wilded rural landscapes, and will set a new benchmark for 21st Century urban life in the capital.

Shaped by environment, heritage and nature

Re-imagining the urban edge to London, restoring eco-systems and supporting access to sport and recreation and sustainable eco-tourism. Celebrating heritage and setting a new benchmark for Green Belt planning.



Healthy and thriving communities

New neighbourhoods integrated within the area's horticultural and agricultural fabric will provide high quality, tenure diverse homes with a focus on families, affordability and access to local community facilities.



Served by jobs and community facilities

Introducing a hierarchy of local centres in walkable locations, anchoring each new neighbourhood and creating the conditions for business creation, growth and relocation to support and enhance local economies.



Connected and accessible

Forming an intricate and extensive network of safe and accessible routes for walking and cycling and benefiting from enhanced public transport connectivity. A place of arrival into the borough's rural transformation area.

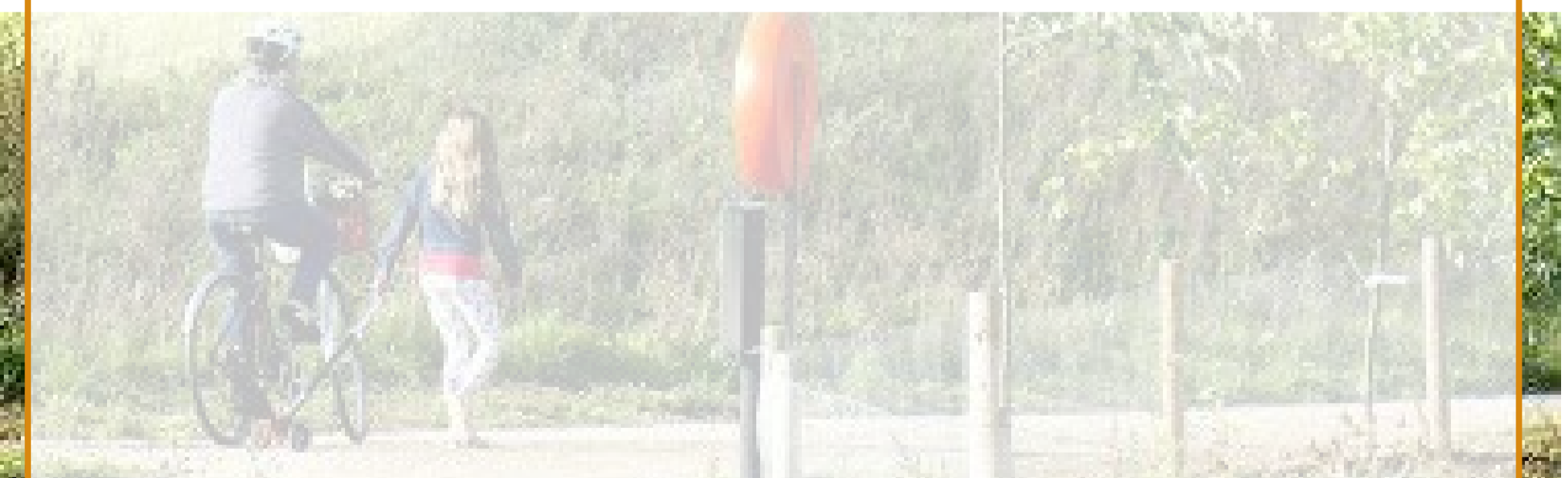


Resilient and sustainable

Embedding sustainability into everyday life. Promoting sustainable travel and measures to reduce emissions. A resilient approach to climate change through green infrastructure, natural systems and building biodiversity.



WHAT DO YOU FEEL IS **IMPORTANT FOR THE NEW NEIGHBOURHOOD TO INCLUDE?**



Crews Hill today



Aerial view of Crews Hill today, showing the Placemaking Boundary

LANDSCAPE & ENVIRONMENT



1 Cuffley Brook



2 Above-ground pylons to the north



3 Crews Hill Golf Course

BUILT FORM & HERITAGE



4 Garden Centres and greenhouses



5 Agricultural buildings

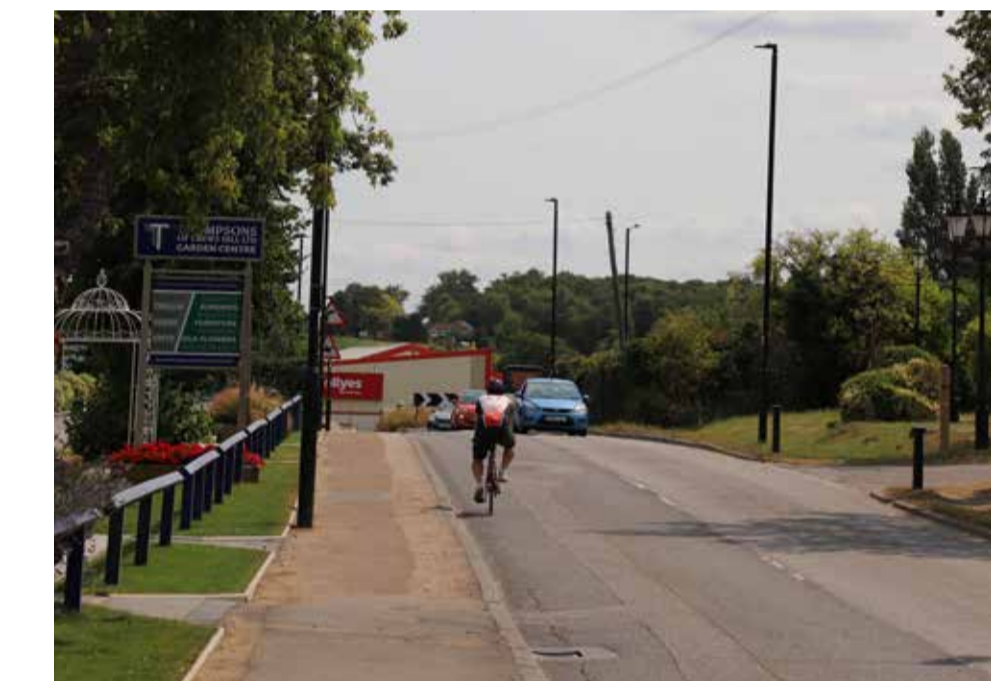


6 The Plough Pub on Cattlegate Road

TRANSPORT & MOVEMENT



7 Viaduct at entrance to Crews Hill station



8 Busy traffic along Cattlegate Road

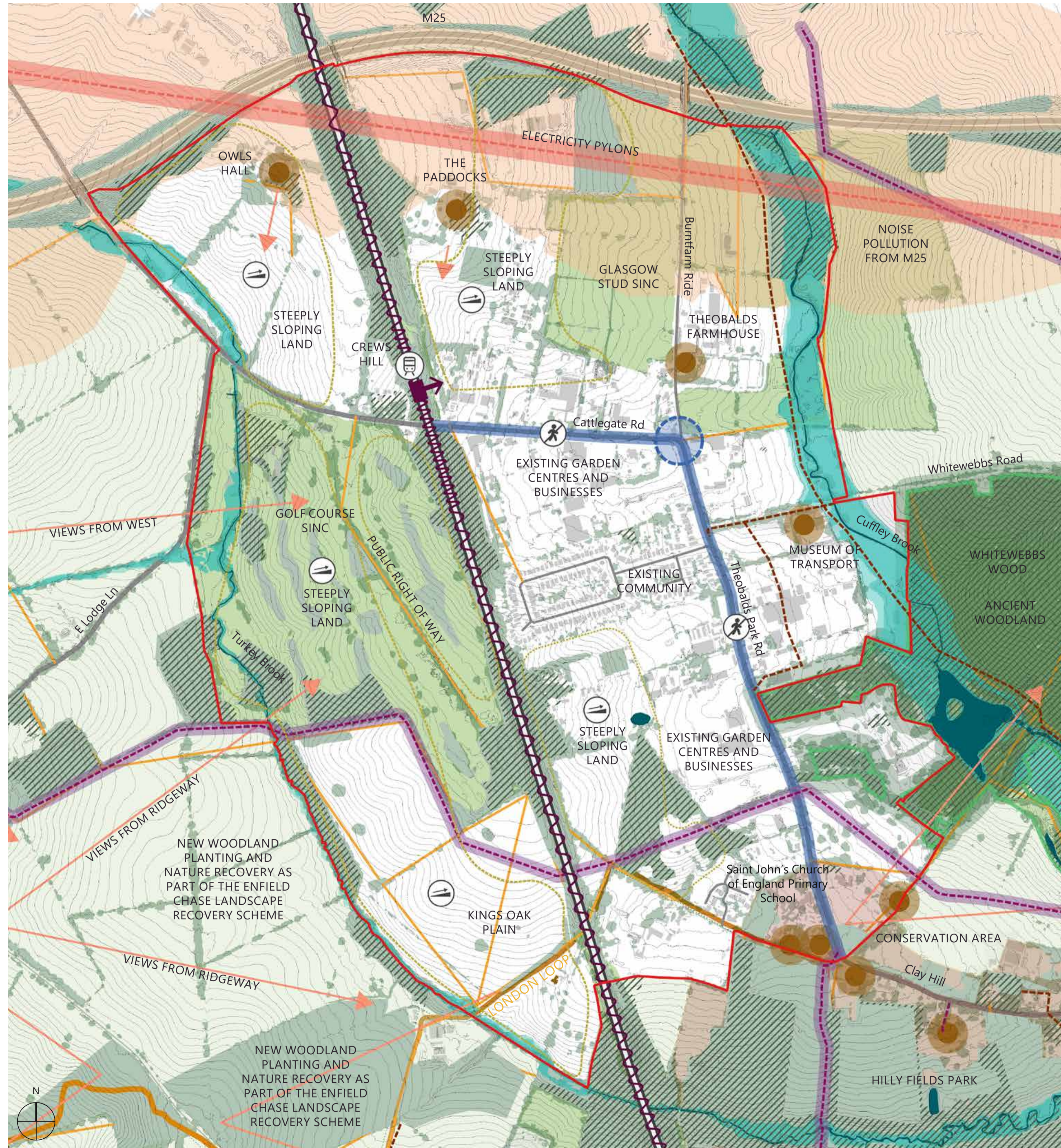


9 Country lane road character

Crews Hill has a unique identity derived from its historic horticultural and agricultural land use, the undulating topography and its hilltop location.

Crews Hill enjoys a range of natural features, including the Turkey and Cuffley Brooks occupying meandering valleys, established woodlands, open grassland and strong field patterns with boundaries of mature trees and hedgerows. There is a rich and interesting community life at Crews Hill with an existing resident and working population as well as visitors to the Garden Centres, the Golf Course, the Plough Pub and the Whitwebbs Museum of Transport.

Existing site constraints



Site constraints

WHAT ASPECTS OF **CREWS HILL** SHOULD BE REFLECTED IN THE NEW NEIGHBOURHOOD?



There are significant existing site constraints.

These include important sites for nature conservation, flood areas, listed heritage buildings and utility infrastructure, which will drive the form and extent of future development.

- Placemaking Area Boundary
- Ancient woodland
- Ancient woodland buffer (50m)
- Priority habitat
- SINC designations
- Tree cover
- Green belt
- Existing waterbody
- Flood zone 2 and 3
- Contours
- Areas of steeper topography
- High voltage overhead pylons (132kV)
- 30m setback from the overhead pylon route
- Sewer
- LHP gas main
- LHP gas main exclusion & consultation zone
- Listed building
- Conservation area
- Locally significant views
- Noise pollution (>70dB(A))
- Public Right of Way
- London Loop
- Unsafe junction
- Poor pedestrian environment
- Movement barrier (railway)
- Existing train station

The emerging masterplan

The illustrative masterplan plan brings together the placemaking principles to create a spatial concept for the long-term development of the Crews Hill Placemaking Area.

- 5,500** new homes (with 3,350 within the Local Plan Period - before 2041).
- 50%** of all homes will be affordable.
- 1** new Local Centre for local amenities and a sense of identity for the new Crews Hill community.
- 2** new schools - 2FE primary school and one all-through school.
-  new public open space to include public parks, children's play, play pitches, natural spaces and allotments.
-  Protecting existing habitats, building biodiversity and using natural systems for water management.
-  Station upgrades, extended bus routes and a network of safe and accessible walking & cycling routes.
-  opportunity for employment uses including relocation of existing businesses (e.g. Garden Centres)
-  Opportunity to extend the Energetik heat network to Crews Hill and for local power generation.



Emerging illustrative masterplan for Crews Hill

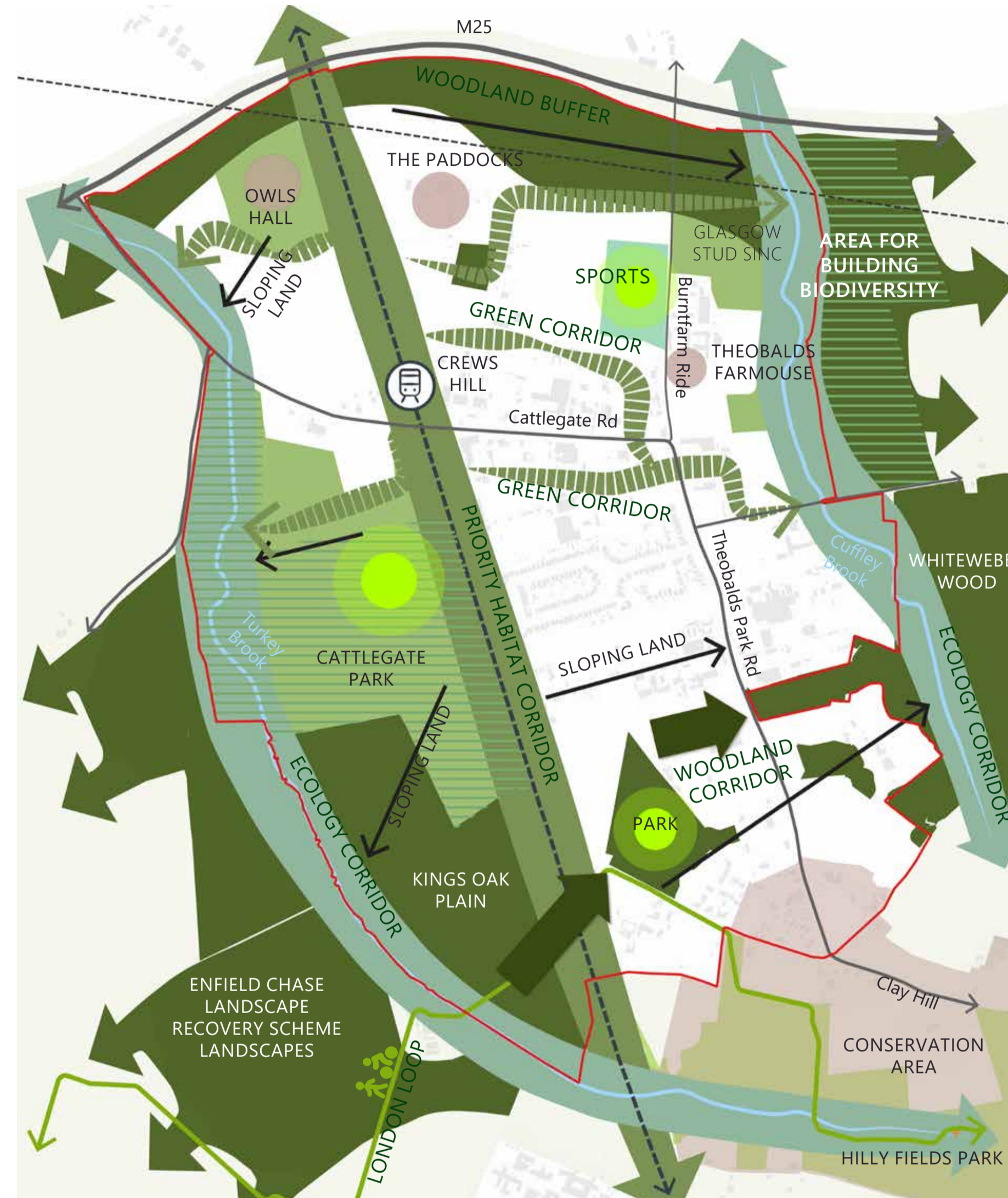
Placemaking principles

The Placemaking Principles set out on this and the following boards spatially articulate the vision for Crews Hill, while also forming a response to the existing conditions, site constraints and the character of the area.

The 5 Placemaking Principles are:

- *Shaped by environment, heritage and nature.*
- *Healthy and thriving communities.*
- *Served by local facilities and jobs.*
- *Connected and accessible.*
- *Resilient and sustainable.*

SHAPED BY ENVIRONMENT, HERITAGE & NATURE



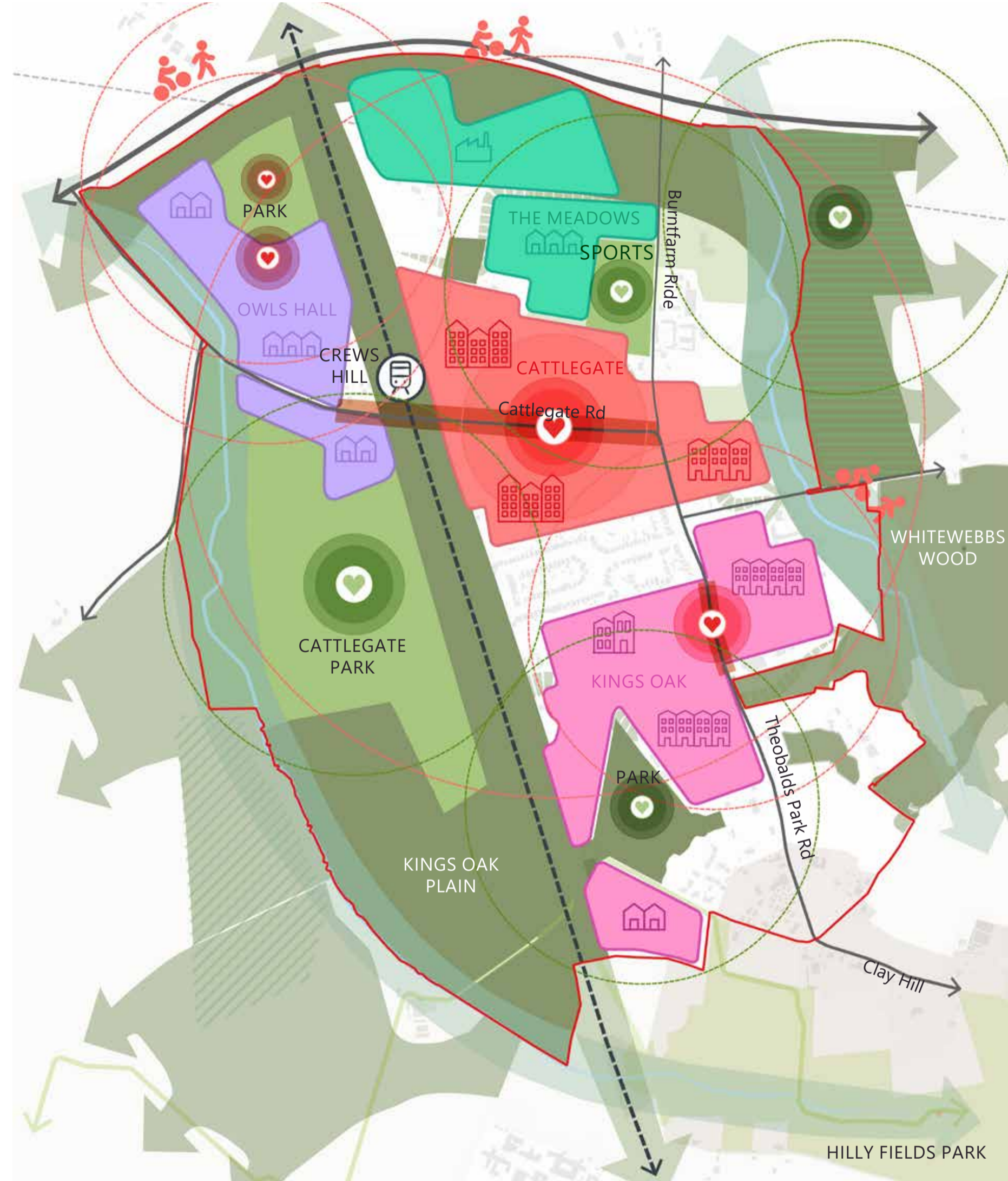
Development at Crews Hill will:

- Extend the Enfield Chase Landscape Recovery Scheme principles (flood management, ecologically rich riparian corridors, nature recovery and access to nature) across Crews Hill to Cuffley and Turkey Brooks.
- Provide extensive and rich habitats forming an 'Ecology Ring' that defines the extent of development and a spatial separation between Crews Hill and Clay Hill in the south.
- Establish throughout the new settlement ecological corridors that connect the existing dispersed habitats and provide new walking & cycling connections.
- Invest in a range of multi-functional parks that support health, biodiversity, local food production and nature enterprise.

WHAT TYPES OF **OPEN SPACES** AND **ACCESS TO NATURE** SHOULD THE CREWS HILL MASTERPLAN INCLUDE?

Placemaking principles

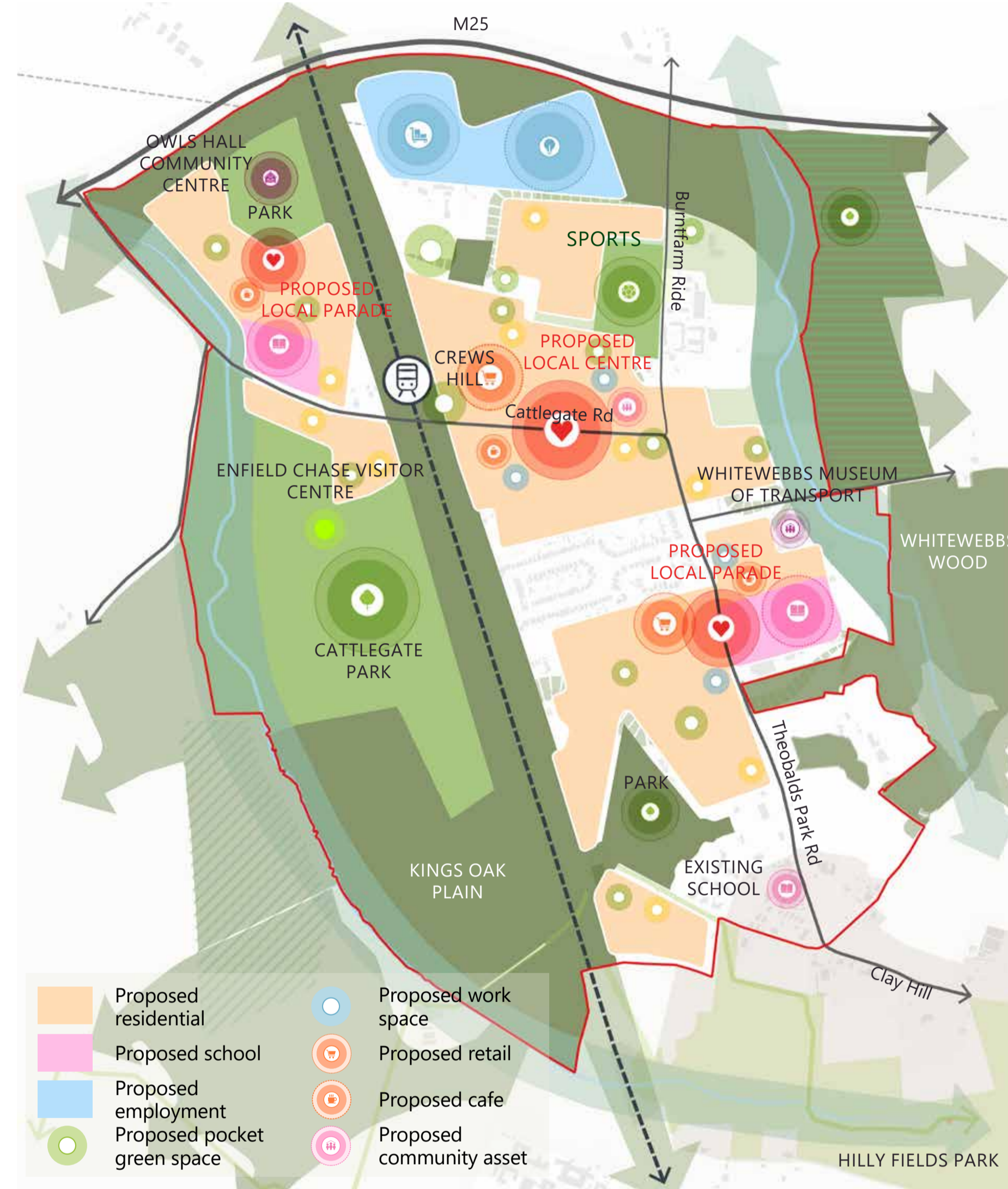
HEALTHY AND THRIVING COMMUNITIES



Development at Crews Hill will:

- Provide high quality, mixed tenure homes with a focus on families and creating diverse and inclusive communities.
- Create four new neighbourhoods, each with a clear character, to support choice and a sense of belonging.
- Embed active travel into everyday life and take advantage of easier travel further afield.
- Ensure access to healthy lifestyles for residents and visitors with outdoor activity, walking and cycling and access to Enfield Chase Landscape Recovery Scheme and other rural landscapes.
- Integrate direct access to nature within easy walking distance from every new home.

SERVED BY LOCAL AMENITIES AND JOBS



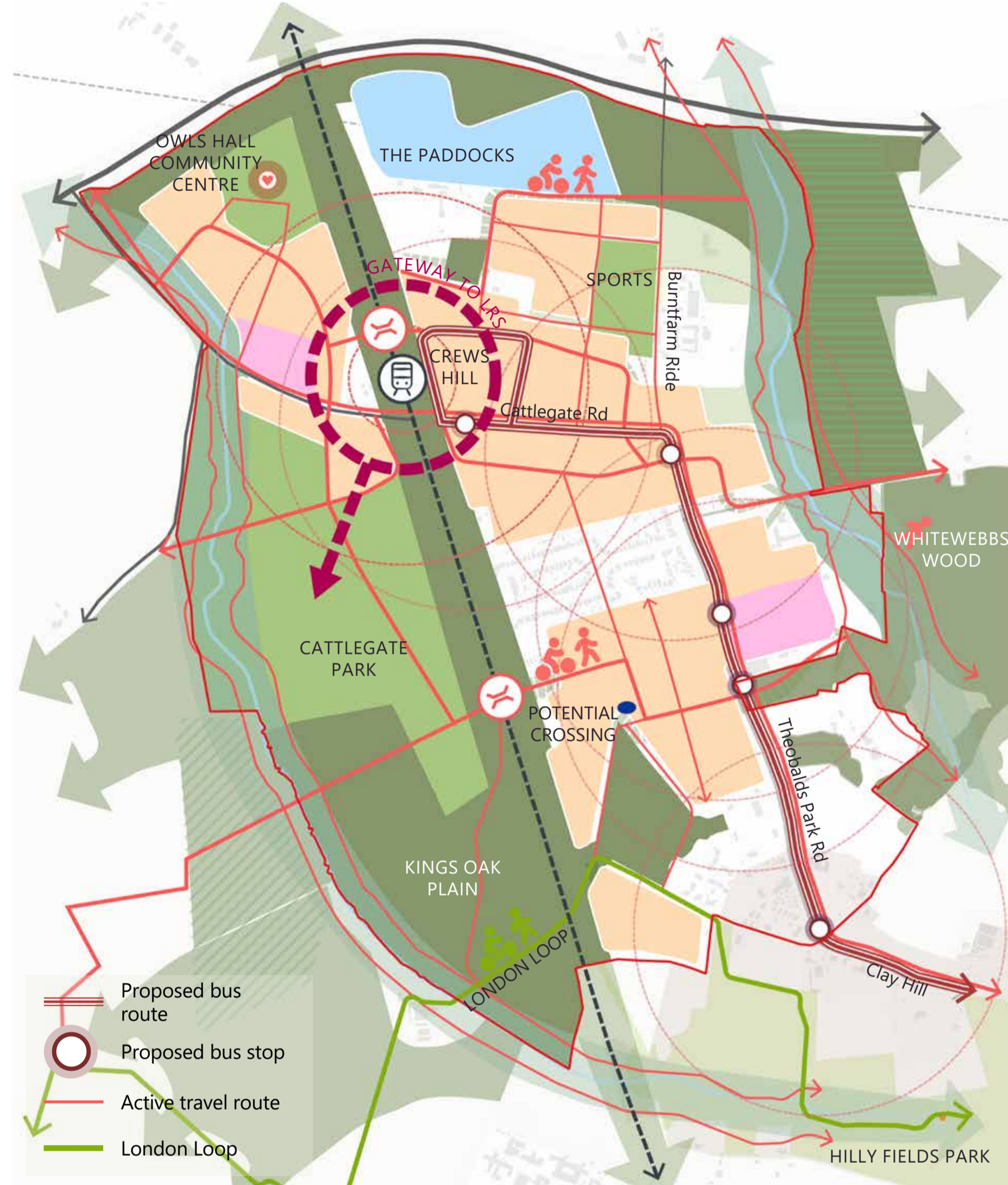
Development at Crews Hill will:

- Creating a hierarchy of active centres in walkable locations, including a Local Centre and Local Parades anchoring each new neighbourhood and providing local shops and space for small businesses.
- Provide local services to support existing and new communities – including new schools, healthcare and community facilities.
- Integrate the existing Plough Pub and transport museum and explore the opportunity for an Enfield Chase visitor centre.
- Support local economies and green jobs by creating the conditions for business creation, growth and opportunities for relocation of existing businesses.

WHAT TYPES OF **LOCAL AMENITIES, EMPLOYMENT AND COMMUNITY FACILITIES** SHOULD THE CREWS HILL MASTERPLAN INCLUDE?

Placemaking principles

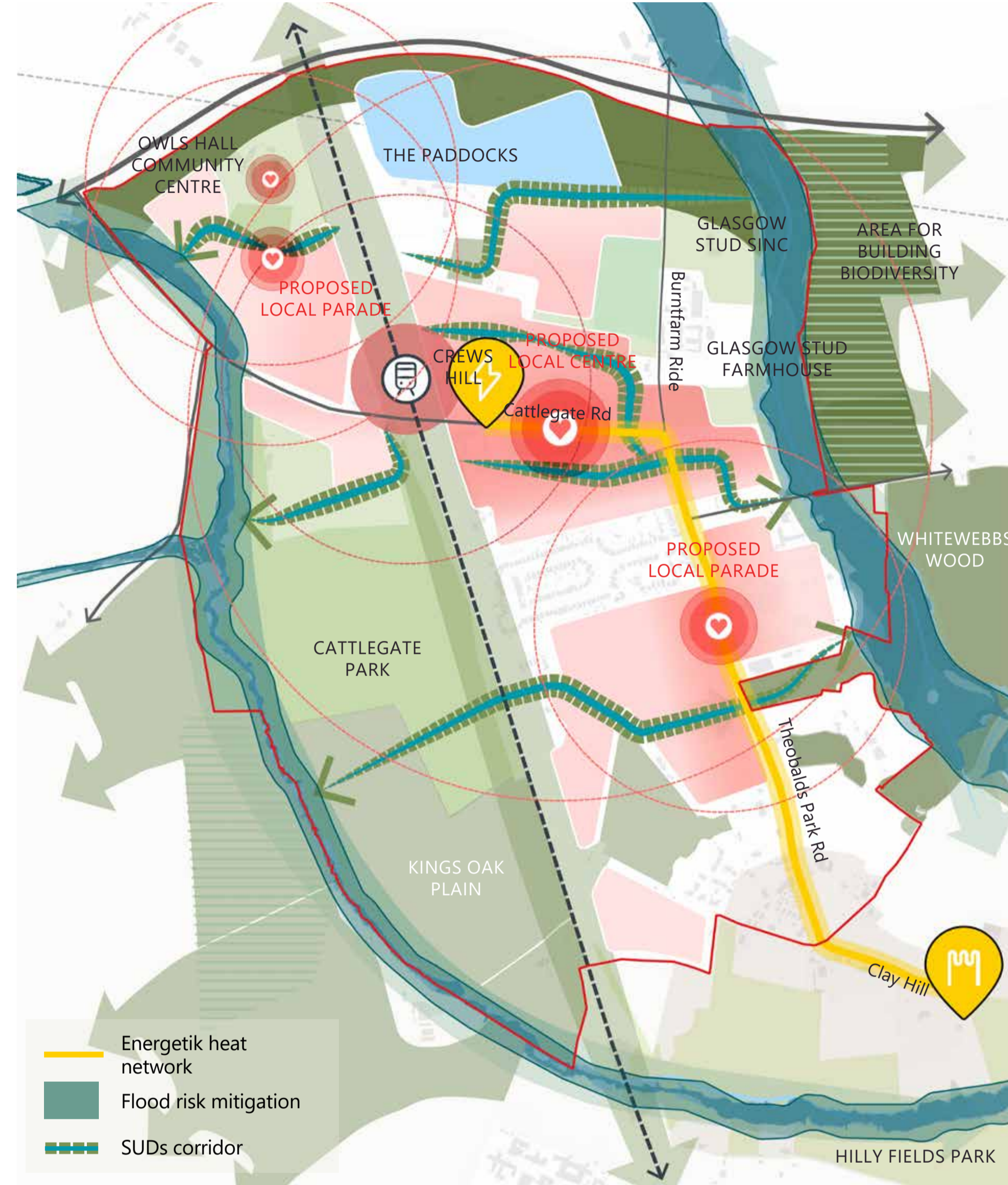
CONNECTED AND ACCESSIBLE



Development at Crews Hill will:

- Invest in local public transport, including enhanced passenger facilities and bus interchange at Crews Hill station, extended bus routes and increased frequency of services.
- Create a new arrival point into the Enfield Chase Landscape Recovery Scheme for residents and visitors from further afield.
- Create an intricate network of safe and accessible walking & cycling routes connecting to surrounding landscapes and the London Loop.
- Invest in digital connectivity ensuring homes and businesses have the best possible digital connections.

RESILIENT AND SUSTAINABLE



Development at Crews Hill will:

- Incorporate climate smart design in buildings, spaces and landscapes that reduces emissions, adapts to climate change, and embeds sustainability into everyday life.
- Reduce the need for travel by car through better public transport and provision of local facilities close to home.
- Target zero-carbon energy with connections to the Energetik heat network, on-site renewables and energy reduction measures built-in.
- Ensure built-in responses to future heat and flood risk through a sensitive approach to landscape recovery, biodiversity reinforcement and resilient public realm design.

HOW CAN WE ENCOURAGE WALKING, CYCLING AND USE OF PUBLIC TRANSPORT AT CREWS HILL?

HOW CAN SUSTAINABILITY AND CLIMATE RESILIENCE BE INTEGRATED AT CREWS HILL?

The character of Crews Hill

CATTLEGATE NEIGHBOURHOOD



The **Cattle Gate** neighbourhood:

- is located on gently sloping land and around a new High Street for the Crews Hill community - a transformed Cattle Gate Road.
- will be the highest density neighbourhood integrating a mix of uses including local shops, small business space, community facilities and the Plough Pub.
- will provide a range of urban apartments, duplex apartments and townhouses.
- will provide an urban scale with heights varying between 3 and 6 storeys.
- will be formed of an intricate and informal street network of highly enclosed lanes and yards.

THE MEADOWS NEIGHBOURHOOD



The **Meadows** neighbourhood:

- will be set on gently sloping land and within the strong pattern of retained field boundaries and hedgerows to the north of the Cattle Gate neighbourhood.
- will be a mid-density, residential neighbourhood, consisting of a range of family homes in the form of terraces and town houses, mixed with small scale apartment blocks.
- will provide a gentle scale of 2, 3 and some 4 storeys.
- will be formed of an intimate network of greened residential streets and walkable lanes and mews.
- Employment uses will be set within existing hedgerows and field boundary planting, adjacent to the M25.

WHAT TYPES OF **HOMES, STREETS AND SPACES** WILL FUTURE RESIDENTS OF ENFIELD NEED?



Key plan

- Cattle Gate neighbourhood
- The Meadows neighbourhood
- Kings Oak neighbourhood
- Owls Hall neighbourhood

The character of Crews Hill

KINGS OAK NEIGHBOURHOOD



The **Kings Oak** neighbourhood:

- will be focussed on a Local Parade of shops and community facilities along Theobalds Park Road.
- will be set within existing and newly formed woodland elements that will form a biodiversity corridor between Whitewebbs Wood and the Enfield Chase Landscape Recovery Scheme.
- will form a mid-density neighbourhood with a range of urban apartments, town houses and terraces.
- will provide an urban scale ranging between 3 and 5 storeys.
- will be formed of a network of highly greened pedestrian-orientated streets and mews.

OWLS HALL NEIGHBOURHOOD



The **Owls Hall** neighbourhood:

- will be set within strong field boundaries and on steeply sloping land overlooking the rural landscapes to the west.
- will be focussed on the heritage buildings at Owls Hall farm, which could form a community building.
- will form a lower density neighbourhood with a focus on family homes (terraces, semi-detached and some detached homes).
- provide a gentle scale of between 2 and 3 storeys with a sensitive roofline that responds to views from rural landscapes in the west.
- be formed from a looser grain of informal, naturalistic and highly greened residential streets and lanes.

WHAT TYPES OF **HOMES, STREETS AND SPACES** WILL FUTURE RESIDENTS OF ENFIELD NEED?



Key plan

- Cattle Gate neighbourhood
- The Meadows neighbourhood
- Kings Oak neighbourhood
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