



**CHESHUNT LAKESIDE**

Borough of Broxbourne

**Phase IB (Parcel 2)**

Design & Access Statement

November 2020



**MAKOWER  
ARCHITECTS**

Revisions

REV	DATE	NOTES
PI	30-11-2020	Application Submission



MAKOWER  
ARCHITECTS

fabik



Hydrock



Note on copyright and confidentiality

Copyright in this report and all contents belongs to Makower Architects LLP  
(excluding only material reproduced from other sources where shown). The report  
may not be reproduced without the permission of Makower Architects LLP

ARDENT  
CONSULTING ENGINEERS

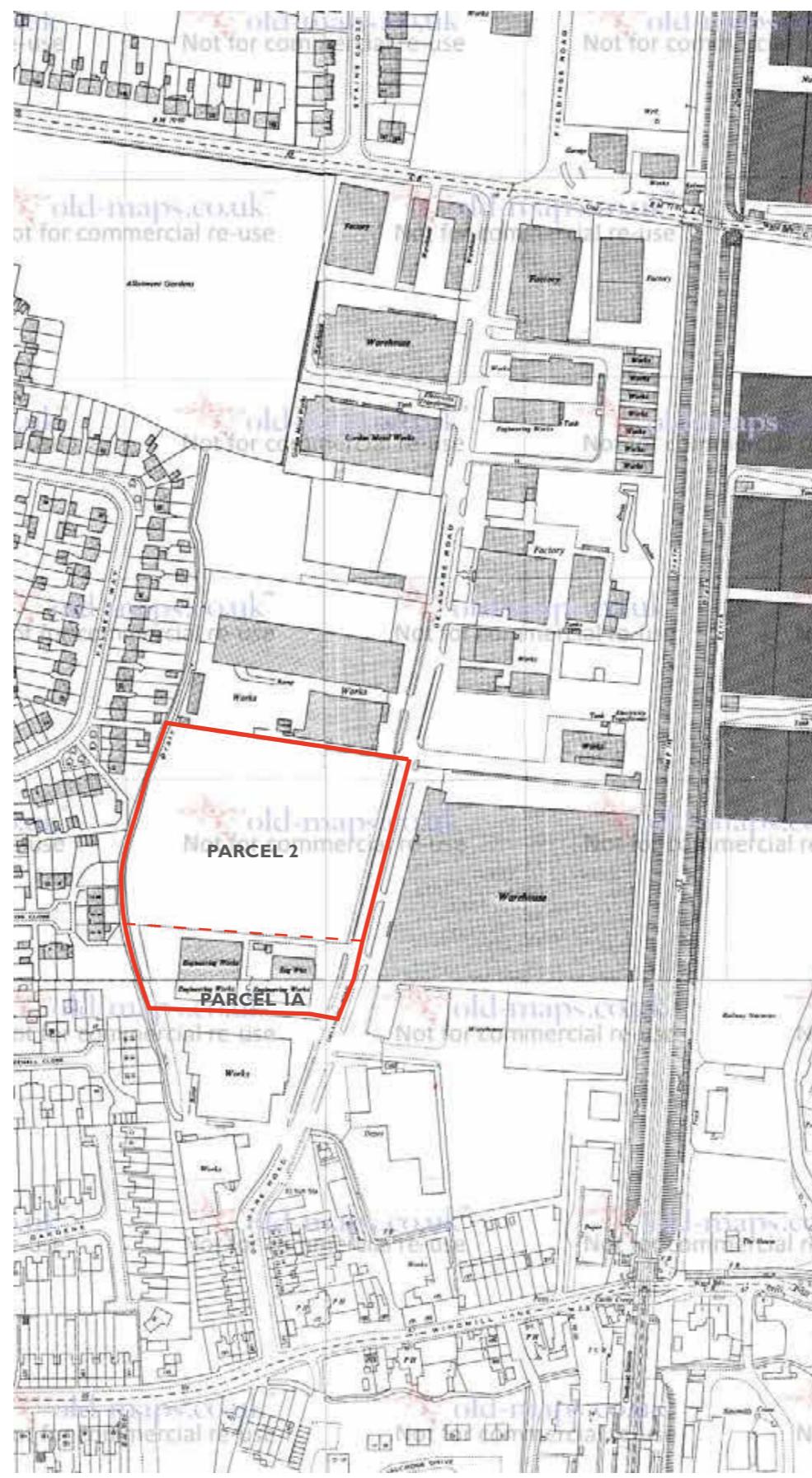
## Parcel 2

INTRODUCTION  
EXECUTIVE SUMMARY  
PURPOSE OF THIS DOCUMENT

- 1. SITE LOCATION & CONTEXT
    - 1.1. SURROUNDING CONTEXT
    - 1.2. THE DESIGN CODE
    - 1.3. THE SITE
  - 2. DESIGN PRINCIPLES
    - 2.1. VISION
    - 2.2. CONCEPT DEVELOPMENT
    - 2.3. DESIGN EVOLUTION
  - 3. PROPOSED DEVELOPMENT
    - 3.1. SITE ARRANGEMENT
    - 3.2. PLACE-MAKING STRATEGIES
    - 3.3. TOWNSCAPE
    - 3.4. PROPORTIONATE MASSING
    - 3.5. RESIDENTS' JOURNEY
    - 3.6. ARCHITECTURAL STRATEGIES
    - 3.7. RESIDENTIAL USE
  - 4. APPEARANCE
    - 4.1. MATERIALITY
    - 4.2. DELAMARE ROAD
    - 4.3. WEST PARK
    - 4.4. BROOK LINEAR PARK
    - 4.5. NEIGHBOURHOOD STREET
    - 4.6. LOBBY DESIGN
    - 4.7. BALCONY STRATEGY
  - 5. ACCESS
    - 5.1. OVERVIEW
    - 5.2. PEDESTRIAN ACCESS
    - 5.3. CYCLE ACCESS
    - 5.4. VEHICLE ACCESS AND CAR PARK
    - 5.5. SERVICING AND DELIVERIES
    - 5.6. EMERGENCY VEHICLES
- APPENDIX**
- APPENDIX 1 - FLOOR PLANS  
APPENDIX 2 - SUMMARY SCHEDULE  
APPENDIX 3 - GIA AREA PLANS



Historical Map of the local area (1898) showing the plot's site made of two parcels



Historical Map of the local area (1967) showing the plot's site made of two parcels

## Purpose of this document

The Design and Access Statement for Cheshunt Lakeside Parcel 2 consists of one main volume and supporting technical reports which describe in detail the design and access strategies for the development.

This document is the main volume and sets out the context and site wide strategies for the scheme.

This document should be read in conjunction with the technical reports and appendices.

## Note for the reader

The texts with “**this colour**” are direct quotes from the consented Design Code and from the Broxbourne Local Plan 2018-2033.



PARCEL 2 - Design & Access Statement

# INTRODUCTION

## I.I Executive Summary

In August 2019 outline planning consent was granted (07/18/0461/O) for the Cheshunt Lakeside development, a new vibrant mixed use scheme. Cheshunt Lakeside sits wholly within the Greater London Metropolitan area and is strategically located within walking distance to Cheshunt Rail Station, the River Lee and the wider Lee Valley Regional Park.

The simple and robust Masterplan aims to create a new neighbourhood with a full range of amenities that make up a walkable mixed use urban village that will be as culturally, ecologically and economically relevant today as tomorrow. A timeless place to live and work.

The outline masterplan lays out three character areas

within the development. Parcel 2, Phase Ib, lies in the 'Urban Village' located in the heart of the development. It will be the second residential block delivered in the Urban Village, following on from Phase Ia across Delamare Road. Parcel 2 holds the largest portion of Western Park and as such the proposed scheme will not only provide 205 homes but also deliver the majority of Western Park in the form of a large biodiverse green space that will allow for a range of passive and active leisure for all ages.

In addition to the public park, Parcel 2 will provide a large private courtyard garden for its residents. The massing consists of a series of stepping blocks arranged around a central open courtyard garden, which also holds the resident car parking below. Heights range from 5 to 7 storeys, following a spiralling movement which culminates

on the southeast corner along Delamare Road.

The massing breaks at the southwestern corner allowing the communal podium garden to open onto Western Park, bringing with it views and light. The access to the communal garden is step-free via 3 lift lobbies at podium level which connect directly with the ground floor. A set of external ramps and stairs give additional means of access, connecting the podium garden on the first floor directly with the street level at ground floor and to Western Park.

The main frontage of Parcel 2 fronts Delamare Road with two of the four resident lobbies directly accessed from the pavement. Core D serves the tallest block and has a double-height lobby giving it prominence and emphasising the important juncture of Western Park with Delamare Road.

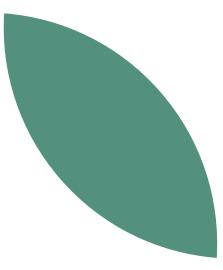
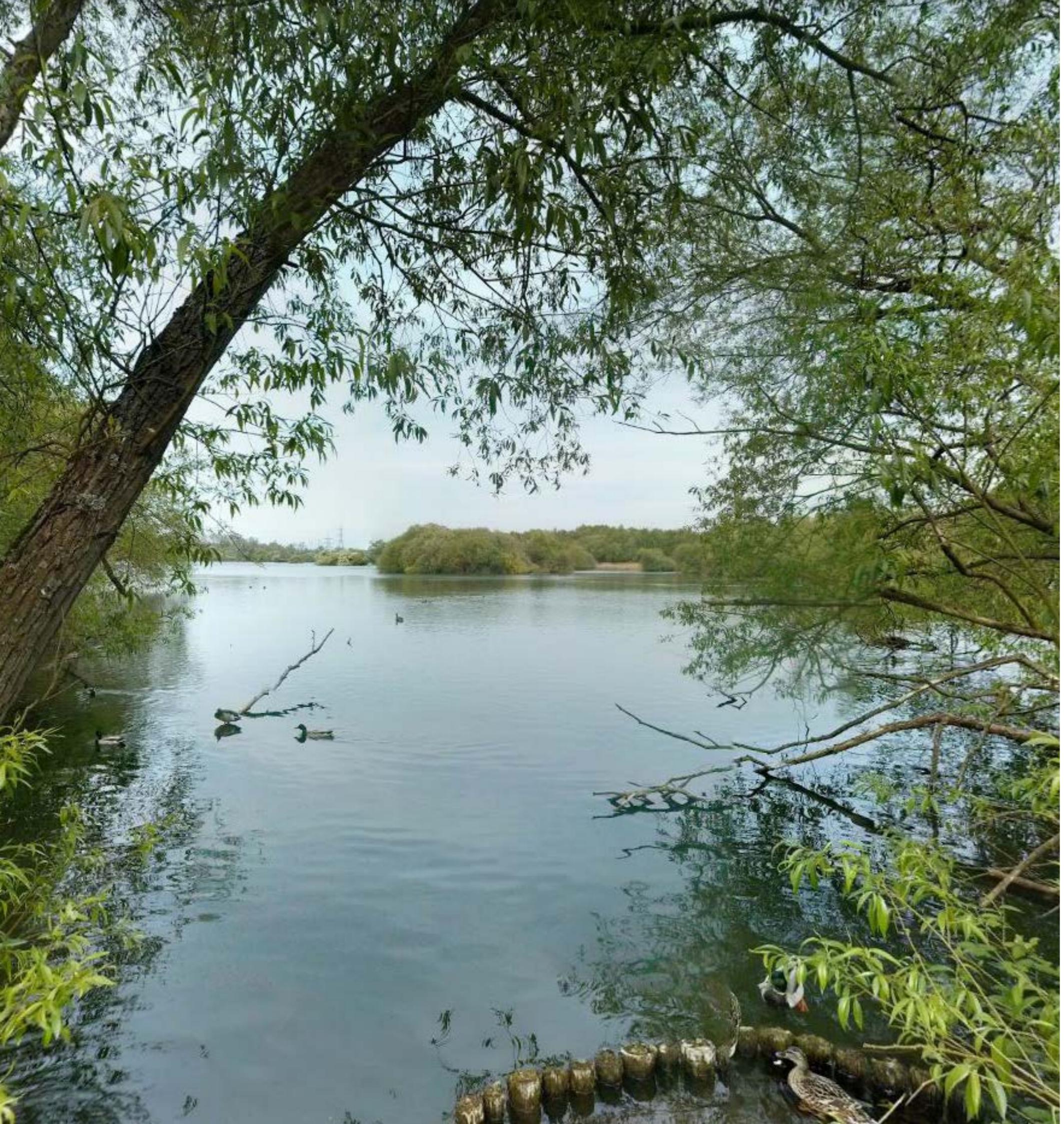
A clear single storey datum forms the base zone which dynamically reacts to its immediate context, playing with the materiality and landscape.

The car park is at grade and accessed from Neighbourhood Street via secure gates. Only a small portion of the ground floor footprint exceeds the parameter plan and is mitigated by a landscape strategy which uses a mounding ground concealing this extra single storey volume. The resulting green slope is a key landscape feature of Western Park, which is set to become the largest and most attractive public amenity space within the wider Masterplan.

**Mix:** 205 residential units with a mix of 1, 2 and 3 bed flats

**Arrangement:** An open courtyard block with 4 cores connected by a podium garden





## Parcel 2

1. SITE LOCATION & CONTEXT
- 1.1. SURROUNDING CONTEXT
- 1.2. THE DESIGN CODE
- 1.3. THE SITE
- 1.4. VISION

# SITE LOCATION & CONTEXT

## SURROUNDING CONTEXT

### The Outline Consent

The proposed development will extend from Windmill Lane to Cadmore Lane and is set to create a new urban village.

Running parallel with the West Anglia main railway line and immediately to the north of Cheshunt Station, Delamare Road connects Windmill Lane and Cadmore Lane in Cheshunt.

The departure of Tesco from its Delamare Road buildings created the opportunity to deliver the regeneration of this area.

The regeneration can encourage neighbouring activities and character to flow in; expanding the local residential community that borders the site, renewing the commercial focal points to the north and south and bringing back the natural landscape of the Lee Valley from the east.

Phase IB (Parcel 2 + Parcel 1A), will complete an horizontal middle section of the Masterplan, following Phase IA, now on site.

**1,725**  
NEW HOMES

**12**  
ha  
REGENERATION SITE

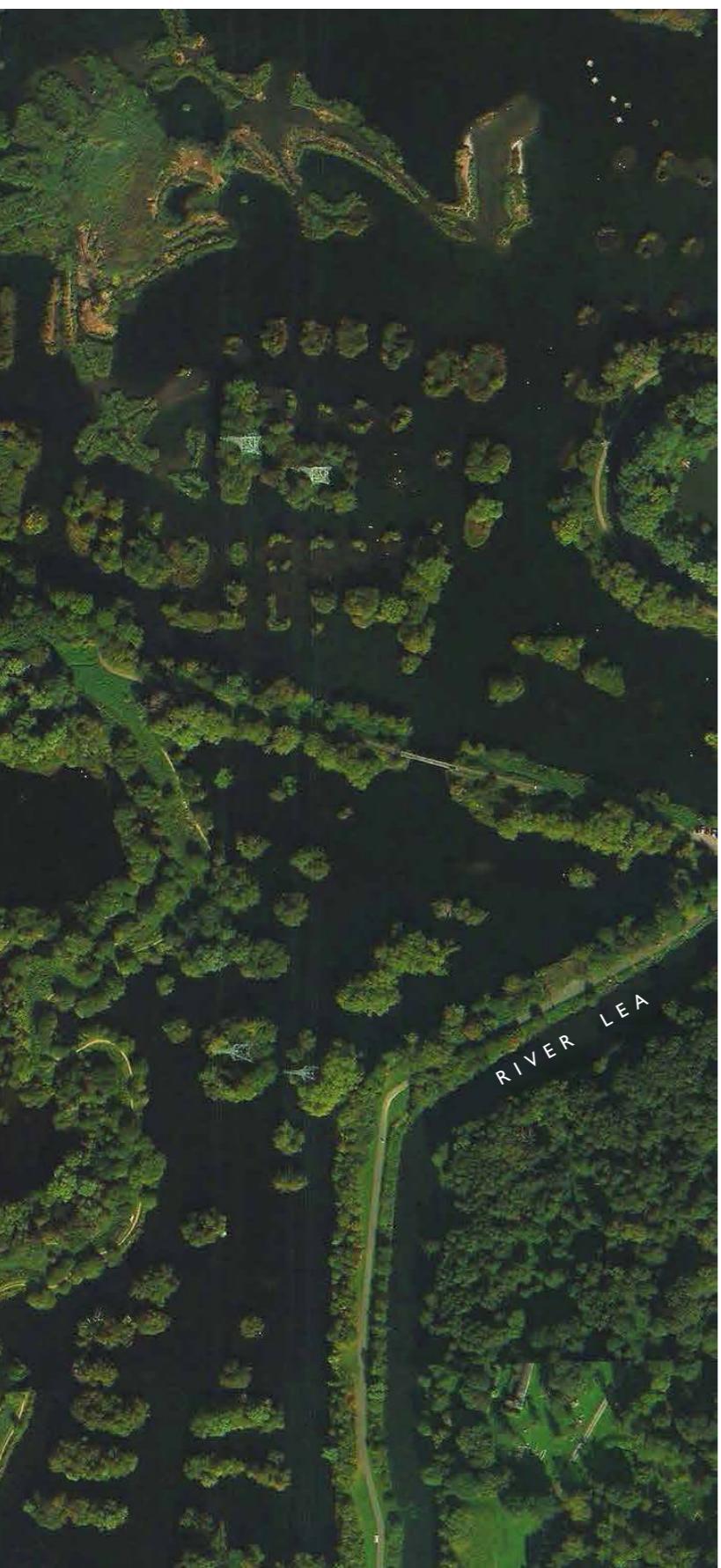
**+3.25**  
ha  
NEW PUBLIC PARKS AND SQUares

**+19K**  
sqm  
FLEXIBLE COMMERCIAL



Original Masterplan as approved in the OPA



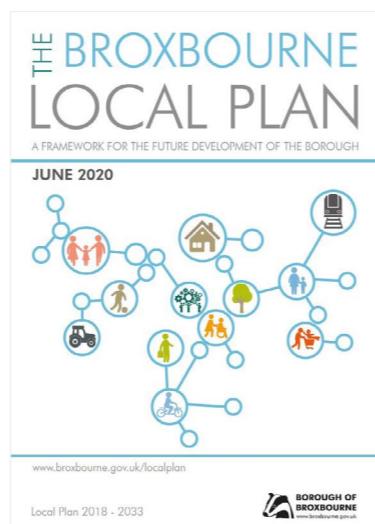
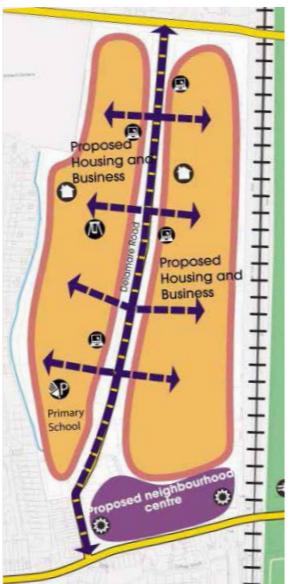


## A Framework for Delamare Road

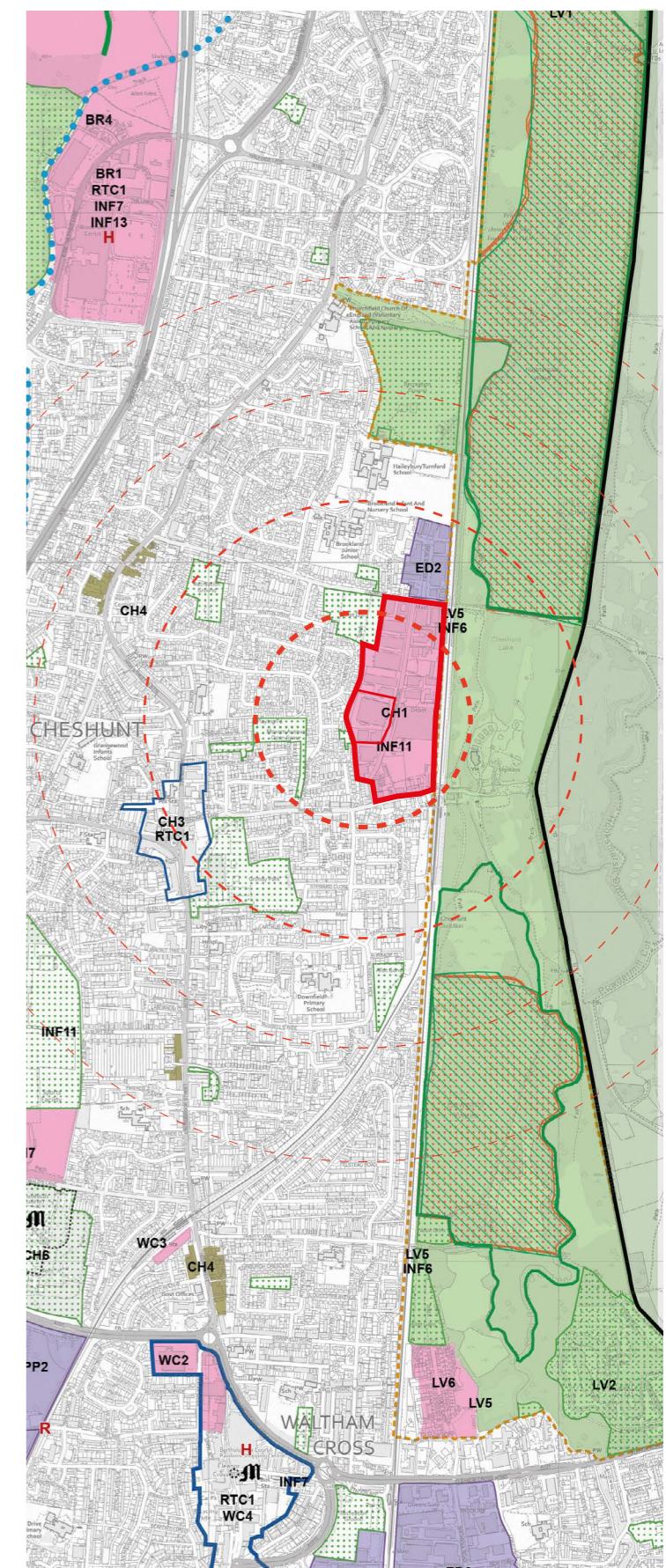
In June 2020 the 'Broxbourne Local Plan 2018-2033' was adopted, replacing the Local Plan 2005.

The Council's Local Plan explains how land in the Borough of Broxbourne will be used and developed, following the principles of Economy, Environment and Society.

One of the 28 areas indicated as 'strategic development' is Cheshunt Lakeside, accommodating a level of growth of approximately 1,750 new homes.



**Crossrail 2 - The proposed Route will further improve the public transport connection with Cheshunt Station**



**Broxbourne Local Plan 2017-2044 - Policy Map indicating the Cheshunt Lakeside site**

# I SITE LOCATION & CONTEXT

## THE DESIGN CODE

### Two parts, One Vision

The Principles and Design Criteria set out in the Design Code and masterplanned by Metropolis, seek to create “the best possible framework for a great place to live”.

The simple and robust Masterplan aims to create a new neighbourhood with a full range of services that make up a walkable mixed use urban village.

Within each of the three Character Areas, principles have been set out for the building design and to identify the key elements of the public realm which make up the key ‘places’ in each area.



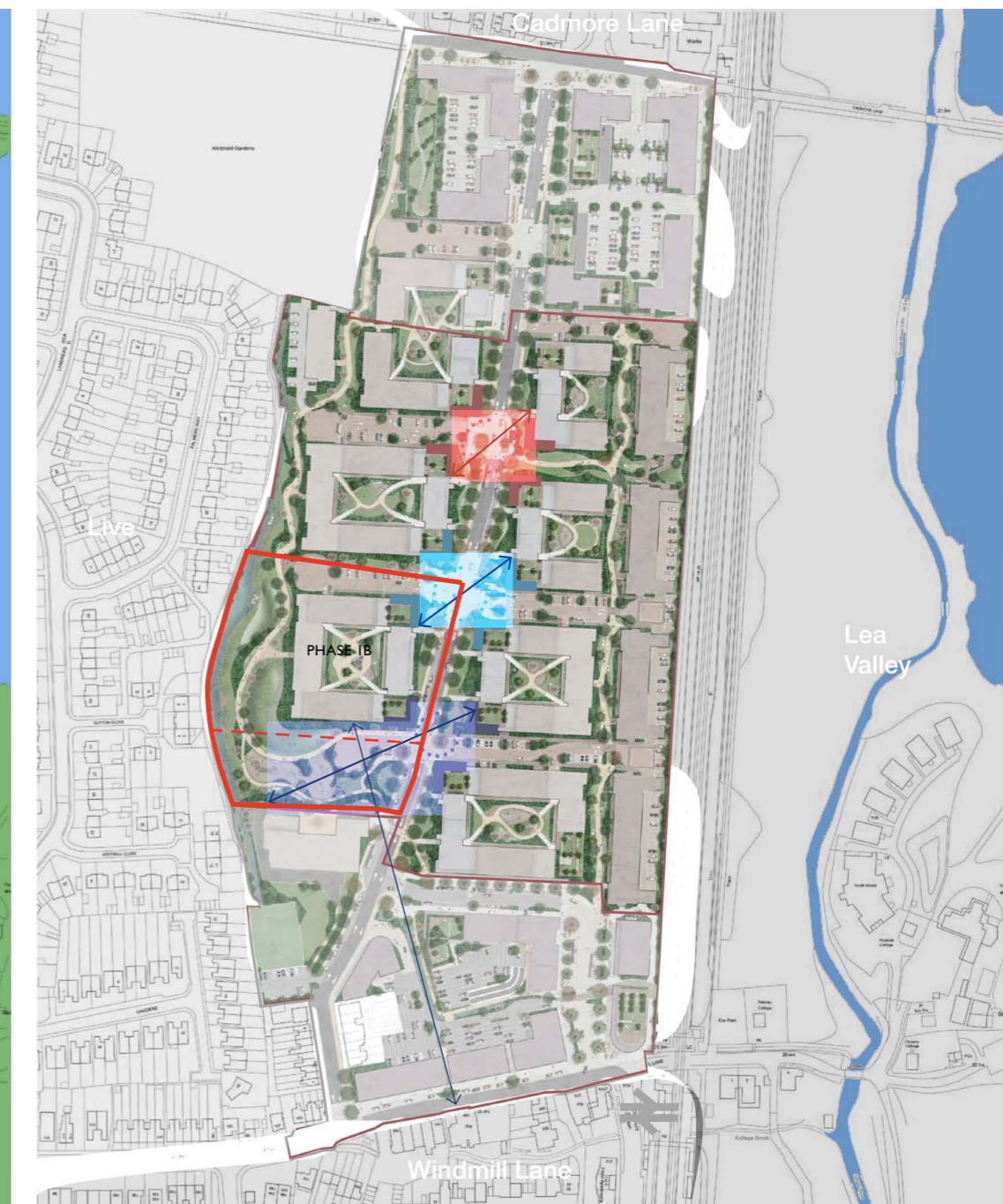
	Urban Village	Cadmore Lane	Local Centre
Street Type	Primary Boulevard Neighbourhood Streets Non Car Route	Existing Street Primary Boulevard	Existing Street New Street and Public Square
Land Use	Residential	Offices Light industrial Health care Residential	Offices Retail Health care Education Residential
Building Type	Apartment blocks	Small, medium, large commercial units Apartment blocks	Activity centre Office block Education buildings Apartment blocks
Height	G+2 to G+6	G+1 to G+5	G+2 to G+6
Parks and Open Spaces	Western Park Green Route Amenity Courtyards	Fore Courts Courtyards	Public Square Courtyard School



### Character Areas

In order to create a place to live, work and enjoy the Lea Valley, the Masterplan has set up three character areas; a business focus at Cadmore Lane, a residential neighbourhood in a natural landscape setting in the heart of the scheme and an enhanced local centre on Windmill Lane.

Parcel 2 sits in the “Urban Village” and is the second residential block to be delivered along Delamare Road. It is set against the green backdrop of Western Park, Arrival Square and Neighbourhood Street.



### Architecture and Townscape

The transformation of Delamare Road is one of the key urban design objectives of the Cheshunt Lakeside Masterplan. It is an important primary movement corridor at urban scale, which gives a clear expression to the mansion house typology envisioned in Cheshunt Lakeside.

Parcel 2 reinforces the rhythm of blocks along Delamare Road, broken by the succession of Arrival Squares along the corridor. Although Phase Ib is larger in parameter than Phase Ia, it is balanced by the surrounding green space and accompanying Urban Village blocks.

## Parameter Plans

The consented outline scheme includes Parameter Plans which control siting of the buildings and the configuration of the spaces between them.

The Parcel 2 parameters follow the same logic as all the other residential blocks in the Urban Village, but its location and size make it a strategic plot to fully deliver the vision of the Masterplan.

Parcel 2 complies with all aspects of the parameter plans with the exception of two areas where the building footprint extends outside the parameter outline (see plan on page 13).

The first area is the western boundary of the ground floor car parking. A portion of the car parking extends under the landscaped slope of the park. This has been discussed with the planning officers and it has been explained that there is no visible nor environmental impact on the scheme and in fact there are benefits of the green slope as a key landscape feature of the new park.

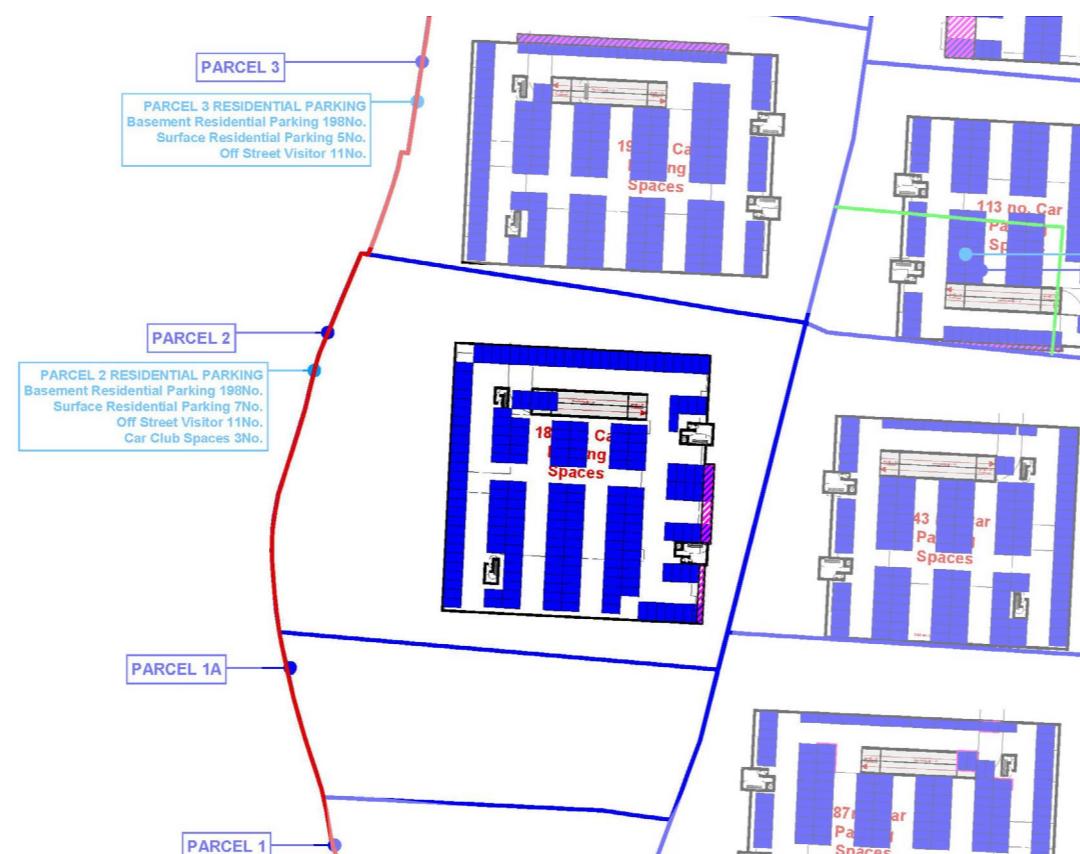
The second area is a very small portion of the building which protrudes past the parameter outline in the southwestern corner. This minor infringement is a key design move, inviting the park into the block courtyard and giving a visual 'wink' to Delamare Road. It also creates substantial benefits in terms of views and light.



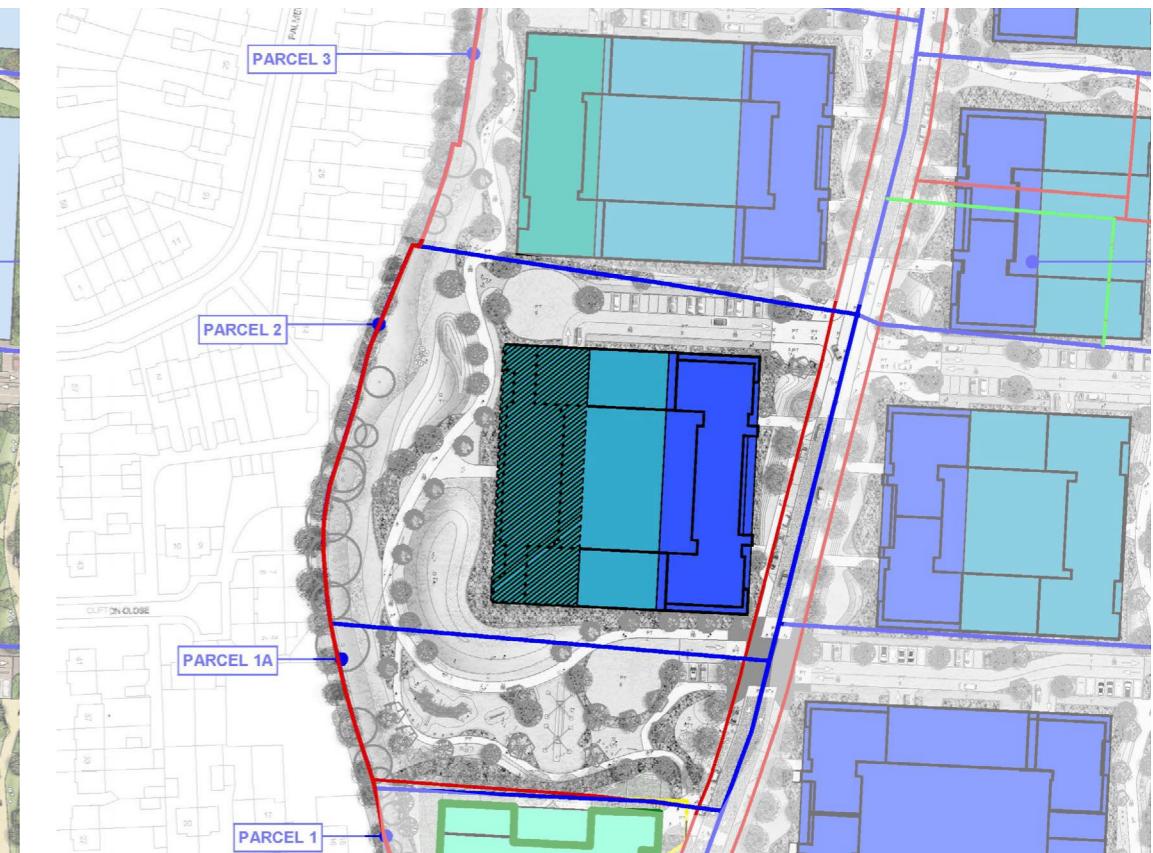
A sketch from the Consented Outline Scheme showing the massing of Parcel 2



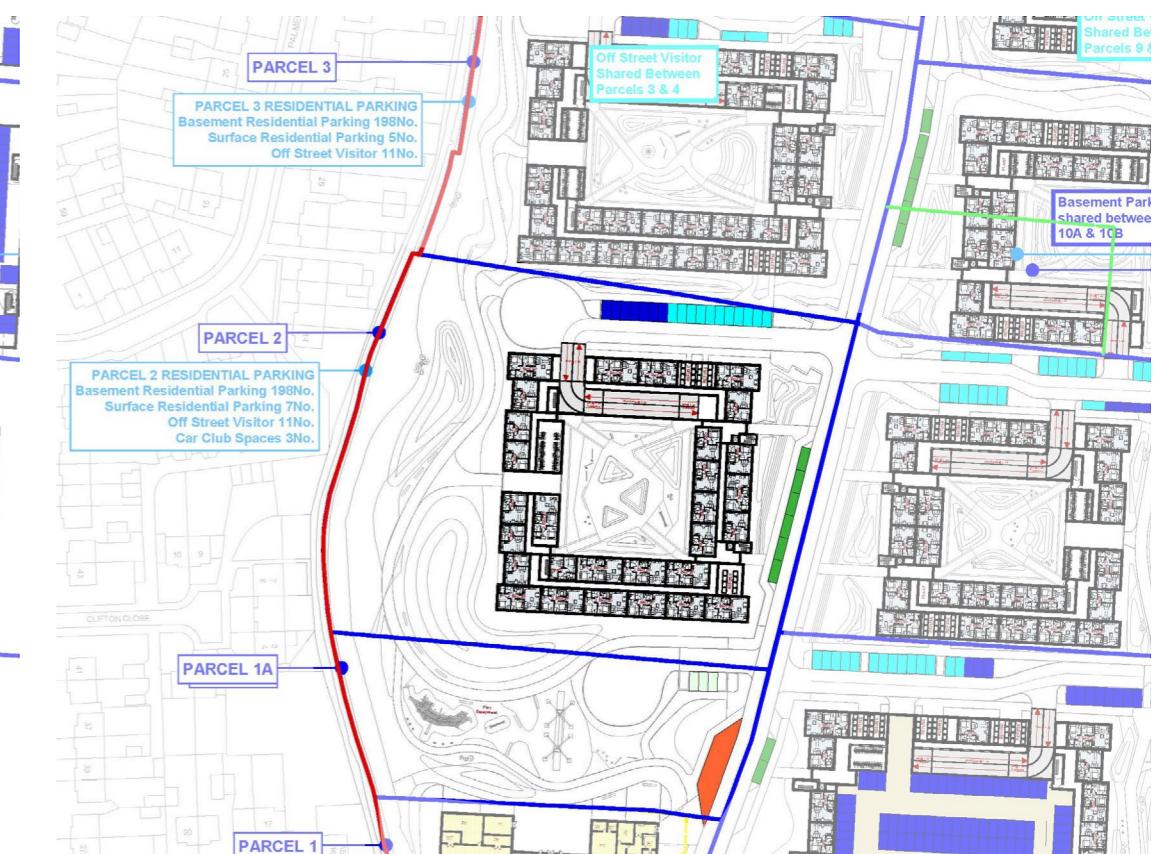
**Footprint and Use Parameter - Parcel 2 is fully residential**



**Underground Parking Parameter - Parcel 2 has a 1:1 ratio with car spaces**



**Scale Parameter - Parcel 2 has 3 steps which grow from West to East**



**Ground Floor Parking Parameter - Parcel 2 has some car spaces outside the Podium**

# I SITE LOCATION & CONTEXT

## THE SITE

### Current

The site for Phase IB, made up of Parcels 1a and 2, has a combined area of 1.63 hectares, occupying one of the largest plots within the Masterplan. The building of Parcel 2 occupies the site of the recently demolished 'New Tesco House' the Tesco's headquarters until 2016.

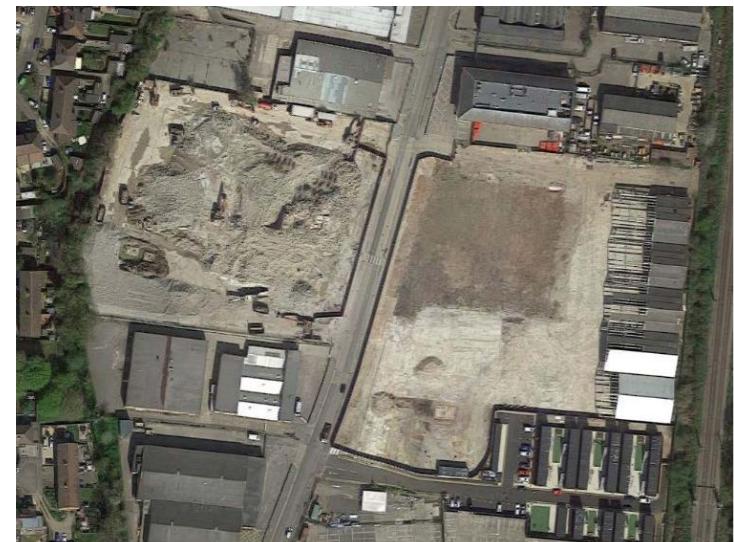
The site is across Delamare Road to Phase 1a (Parcel 11) currently in construction.

The site is relatively flat with a slight drop of approximately 0.5m from northwest to southeast.

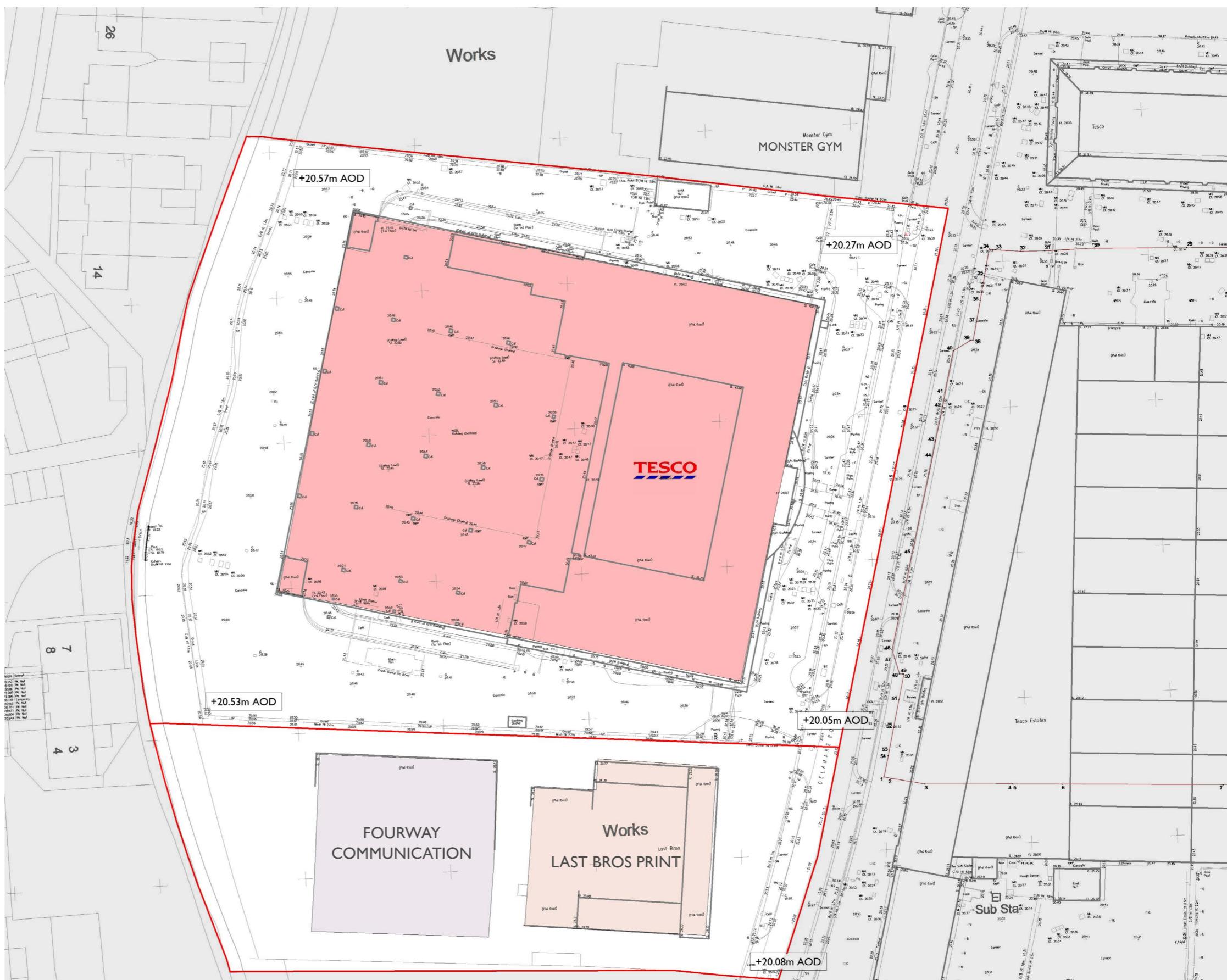
The existing Brook on the western boundary naturally divides the Masterplan from the surrounding neighbourhood.



The former Tesco headquarters on Delamare Road (2019)



Aerial Photo (2020) with part of the Site already cleared



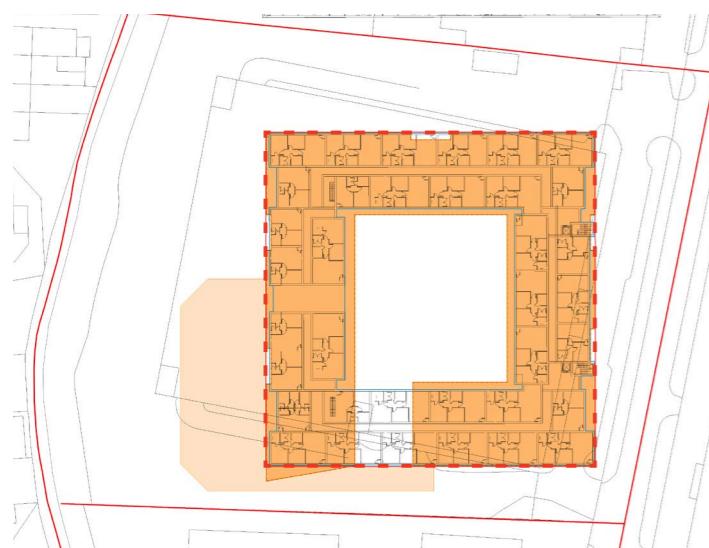
## Parcel 2

Phase IB merges the areas of Parcel 2 and Parcel IA, ensuring the design of Western Park is fully coordinated.

The Parcel 2 massing consists of a series of stepping blocks arranged around a central open courtyard garden, which also holds the resident car parking below. Heights range from 5 to 7 storeys, following a spiralling movement which culminate on the southeast corner along Delamare Road.

The massing breaks at the southwestern corner allowing the communal podium garden to open onto Western Park, bringing with it views and light. The access to the communal garden is step-free via 3 lift lobbies at podium level which connect directly with the ground floor. A set of external ramps and stairs give additional means of access connecting the podium garden on the first floor directly with street level at ground floor and to Western Park.

- Consented Footprint
- Current Scheme Footprint
- Current Scheme - Hidden Car Park



Overlay of Plans



Parcel 2 in the context of the Masterplan





Illustrative view of Phase IB as approached from the West Park. The stepped massing and the articulation of the base zone with the West Hill and the lobbies allow to the building to enter in dialogue with the park.

