



**meridian
water**

Meridian Water
Peter George, Programme Director
22nd July 2020

Project background & vision



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Meridian Water – three delivery stages



2010

1. Site offered
to the market



2015

2. Council as
the enabler



2018

3. Council as
master
developer

Meridian Water Aims & aspirations

- Highest quality of design and place-making throughout
- 10,000 new mixed tenure homes
- Target of 6,000 new quality jobs
- New facilities to include: restaurants, schools, community facilities, parks, health, leisure, culture
- Local people to be the principal beneficiaries
- Lifting Edmonton wards out of top 10% most deprived
- A legacy to be proud of in 50 years
- Highest environmental sustainability standards



3 Pillars of Placemaking

*Park life on your
doorstep*



*Your place to make
and create*



*Mixing uses –
animating streets*





Environmental sustainability



Carbon Positive

Meridian Water will be a flagship carbon positive development over the whole life of the project.

Environment Positive

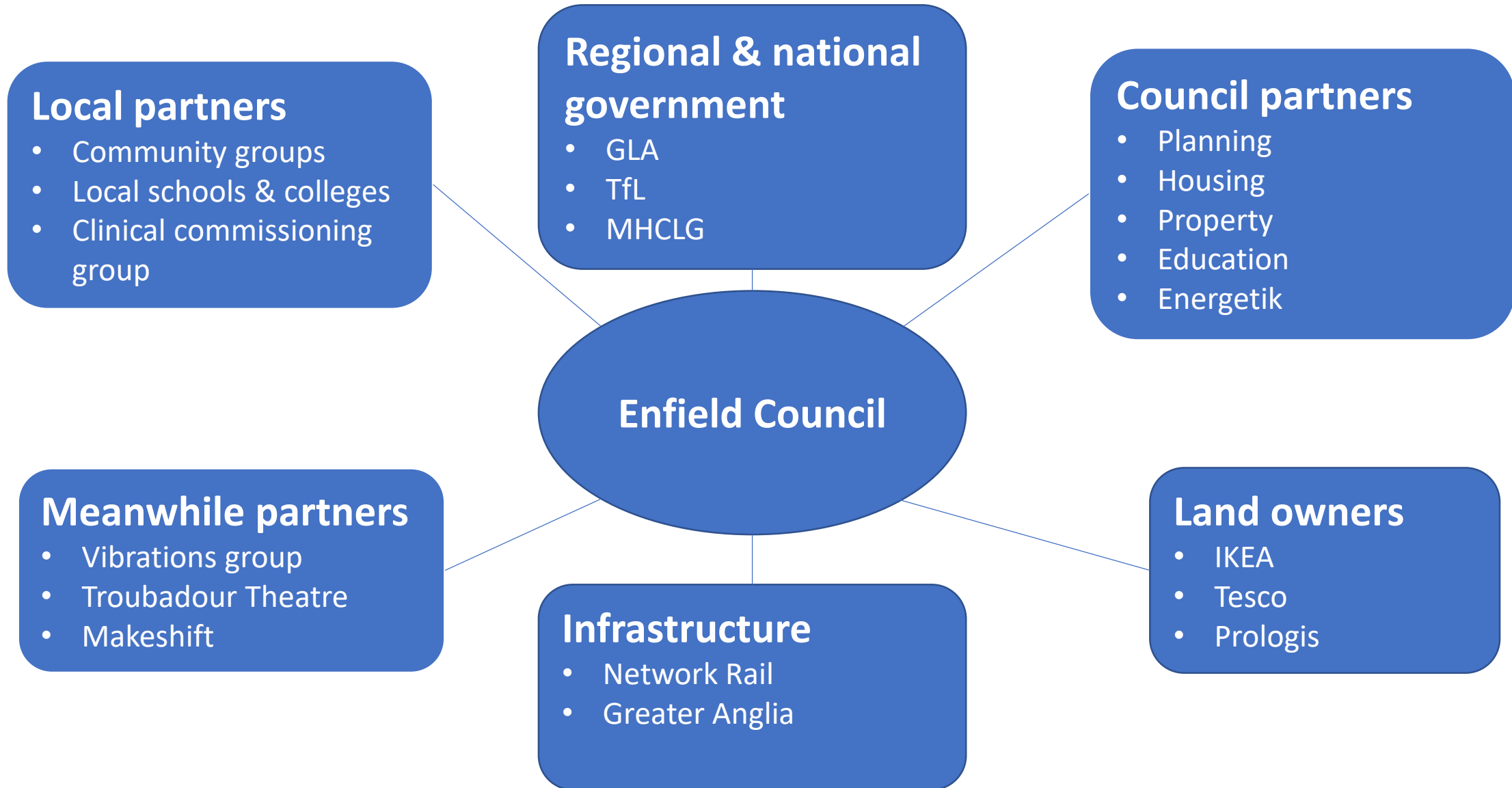
The natural environment will be restored and fundamentally radically improved. The built environment will create a resilient, high-quality neighbourhood.

Zero Waste and Circular

Meridian Water will be a regenerative built environment. Waste will be eliminated through adoption of circular design principles.

Multi-stakeholder governance

Project partners



Community Engagement



Engaging with students at Enfield Grammar



Site tours

Land Acquisition



1. Millington Lane 2. Millington Lane 3. Millington Lane 4. Millington Lane 5. Millington Lane
6. Millington Lane 7. Millington Lane 8. Millington Lane 9. Millington Lane 10. Millington Lane
11. Millington Lane 12. Millington Lane 13. Millington Lane 14. Millington Lane 15. Millington Lane



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Infrastructure





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**£156
Million
Bid**

















Trains per
an hour:
6-8 in
2023

Housing Infrastructure Fund



Key HIF Works

 Utilities	 Demolition
 Primary substation	 Land remediation
 Roads / public realm	 Flood conveyance channel
 Access roads	 Surface water swale
 Public realm improvements	 Railworks
 Junctions	 Bridges
 Retaining walls	 Flood landscape



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Employment

Employment

- Create 6,000 permanent, high quality jobs
- Deliver 1,000 new high-quality jobs through Meanwhile Employment Uses
- Enabling local Enfield employers to Supply Meridian Water
- Deliver 1,000 construction jobs





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Housing Delivery

Housing mix

- Total 10,000 homes
- 1 bed 30%, 2 bed 40%, 3 bed 20%, 4 bed 10%
- 60% Private/ 40% Affordable (70% GLA affordable rent / 30% Intermediate)
- GLA affordable rent mix from SHMA: 50% for 1 and 2 beds and 50% for 3 and 4 beds
- Edmonton Community Housing Plan
- Affordable: mix of council housing and housing association owned homes
- Private: mix of market sale and private rent
- Specialist housing
- 10% of all homes to be wheelchair accessible



Driving quality placemaking: Meridian One

- First phase of Meridian Water adjacent to the new Meridian Water station
- Development partner: Vistry Partnerships
- 725-950 homes plus public open space, retail space, gym, community facility.
- Planning Status: Outline Permission and new Full Planning Application to increase development quantum
- 50% Affordable Housing
- 25% Council homes
- Start on site: 2021
- First completions: 2022





Phase 2 Planning Application



An aerial photograph of a city, likely New York City, showing a large body of water (Central Park) in the foreground, a dense urban area with many buildings, and a hazy skyline in the background. The word "Questions?" is overlaid in white text in the center of the image.

Questions?