

Welcome

Danescroft are delighted to present a public consultation on proposals for the regeneration of Claverings Industrial Estate, Enfield.

Our proposals will rejuvenate the increasingly run-down and vacant 1950s estate, providing highly sustainable, best-in-class industrial and logistics space to create new employment opportunities and support Enfield's economic development within a key employment zone. As part of our commitment to early community engagement, we want to hear your feedback to shape the development of our plans.

Complete our consultation survey or speak to a member of the project team to have your say.



Claverings
Industrial Estate

About Danescroft



Danescroft is a privately owned property development company established in 1997. Danescroft specialises in the acquisition, promotion and delivery of commercial and residential development opportunities across the south of England.

With over twenty-five years of experience in unlocking complex brownfield redevelopment opportunities where remediation is required, outdated buildings in need of regeneration and/or the demand profile for the current use changed.

Danescroft works closely with local planning authorities and stakeholders to deliver high-quality developments that are carefully designed to meet market requirements and institutional standards.



Further team



Co-applicant



Planning Consultant



Architect



Engagement consultant

The Site

Claverings Industrial is located in Edmonton, around one mile to the east of Edmonton Green Station. The site is bounded by Montagu Road (B137) and Godwin Road to the west and north, and Pickett's Lock Lane to the south. To the immediate north and east, the site is adjoined by the Horizon Business Centre and Dominion Business Park.

First built in the 1950s, the estate is around 5.6 acres in area, and is predominantly composed of 2–3 storey buildings. It is run down and increasingly vacant, with poor-quality, inefficient industrial space which is no longer fit for purpose and fails to attract contemporary occupiers.



Site outline



Policy Context

New employment space for Enfield

The estate is identified for development in both the emerging Enfield Local Plan and the Edmonton Leaside Action Plan, with significant potential to bring forward highly sustainable, best-in-class industrial and logistics-led employment space.

Enfield Council is looking to improve the quality of employment and industrial space in the borough. The redevelopment of Claverings Industrial Estate represents a significant opportunity to realise this ambition, optimising an existing estate to

generate new local employment opportunities to support Enfield's continued economic development.

Enfield Council sold the site to Danescroft in 2024. Danescroft are a property developer with over 25 years of experience in unlocking complex brownfield to deliver high-quality commercial space, and are looking to regenerate the site to deliver a range of improvements.



Our Proposals



Regenerating a dated, underutilised estate to deliver best-in-class flexible industrial and logistics-led space



Increasing and upgrading existing employment space to create additional job opportunities



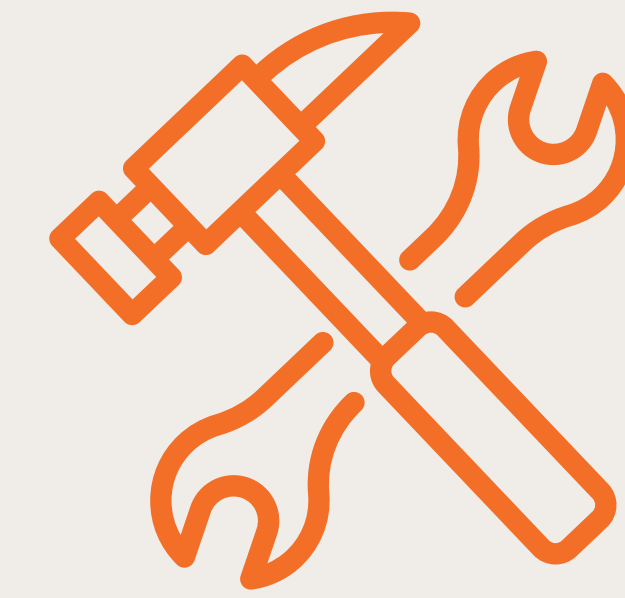
Highly sustainable industrial development which targets a minimum of BREEAM Excellent and EPC A



Creating attractive, high-quality workspaces with an emphasis on the well-being of future workers



Improving local placemaking and introducing soft landscaping and greening to promote biodiversity



Realising the ambitions of the emerging Enfield Local Plan to optimise industrial space within employment areas

Our masterplan

In order to improve access to Claverings, make it a more enjoyable place to work and improve its relationship with the community, the following changes are being proposed:

Seven best-in-class units that are flexibly designed and future proofed, with the ability to subdivide and/or increase mezzanine space to suit a wide range of occupiers

Access from Montagu Road maintained, reducing conflict with nearby residential access movement

Green landscaping along Montagu Road and Pickett's Lock Lane

Separate gated car park and van yard provided to units 1 and 2

Modern, improved facilities to work from

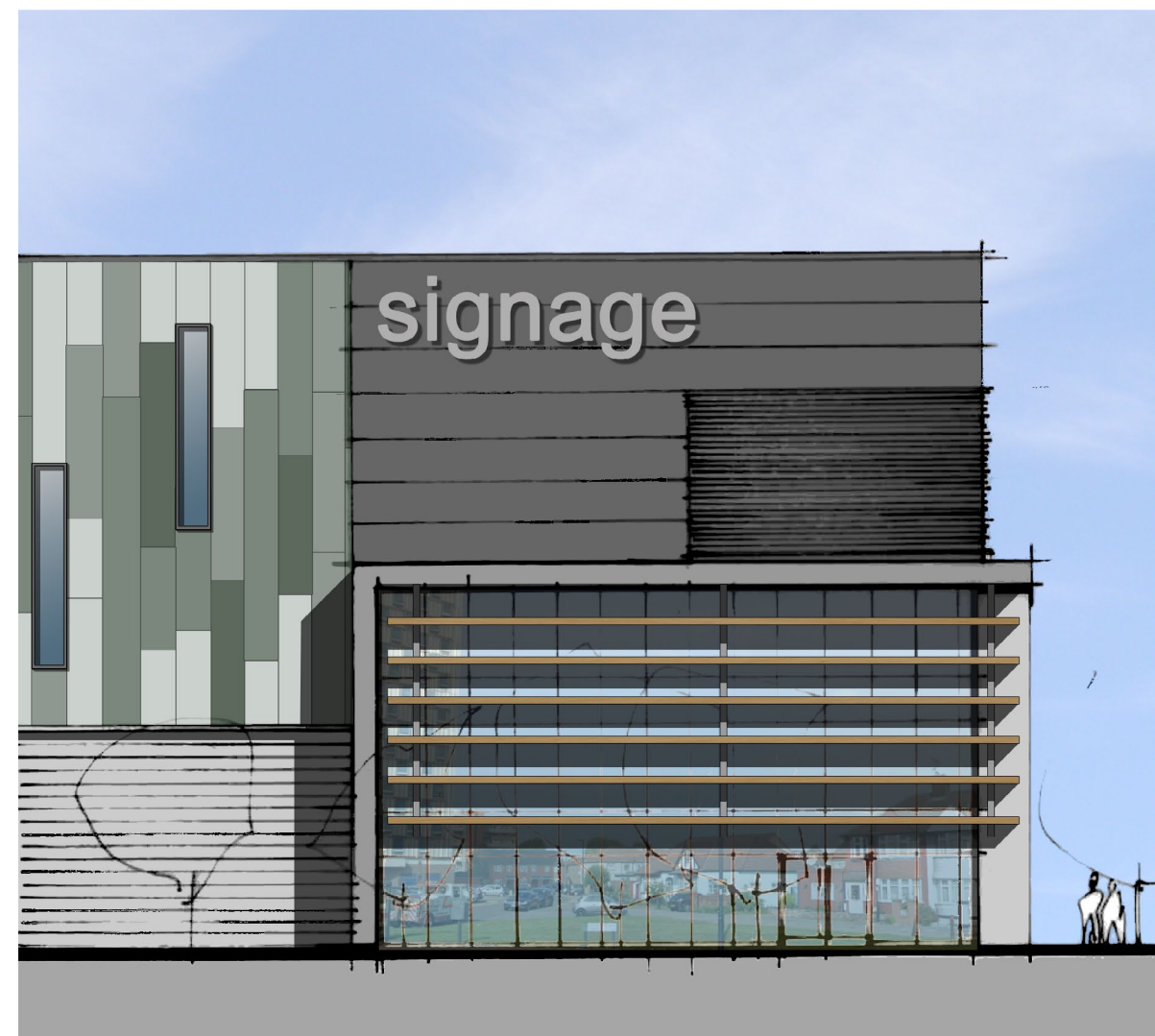
Gated access to the development, with improved perimeter security fencing

Active frontage on Montagu Road

Relocated car park entrance to adjacent Enfield Public Safety Centre



Precedent images of logistics space



Montagu Road elevations



Picketts Lock Elevation



Units 2-3 elevations

Landscape plan

A comprehensive landscaping strategy will be implemented to promote biodiversity and make Claverings a more attractive space to work and interact in. This includes:

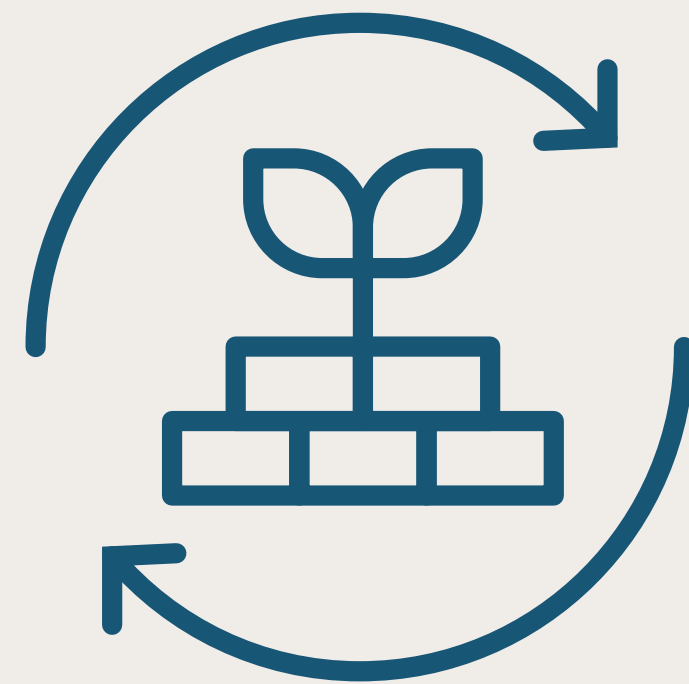
- **North-western frontage:** Retaining existing trees and introducing permeable areas with hedges including single species native planting.
- **Central yard areas with tree planting and meadow:** Create attractive doorstep spaces at the entrances to the units to create a sense of arrival, and creating amenity spaces either side of the central access road.
- **Southern and western boundaries:** Introduce native mixed species hedgerow, including evergreen species and climbers to improve biodiversity and enhance east-west green infrastructure links.
- **Reducing vehicle and pedestrian conflict:** Careful planning to facilitate pedestrian movement and reduce conflict with vehicular routes.
- **Amenity space:** Providing safe and accessible green spaces for all employees.



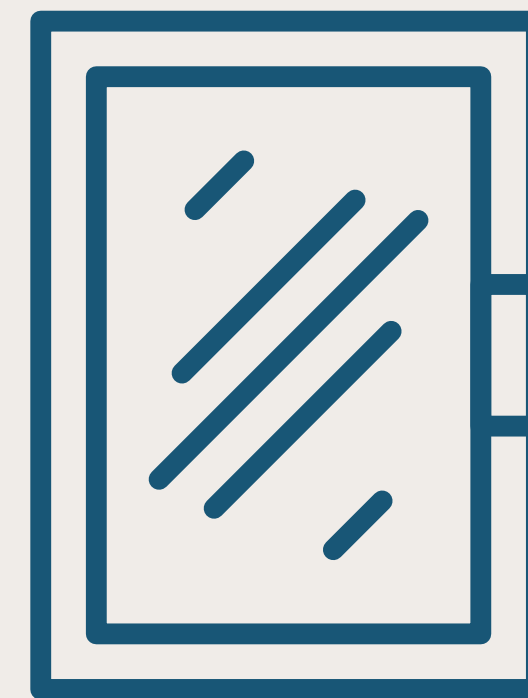
Sustainability strategy

The proposed development will be designed to achieve a reduction in carbon emissions, a minimum of BREEAM 'Excellent' and EPC A+.

The proposed sustainability strategy is summarised below:



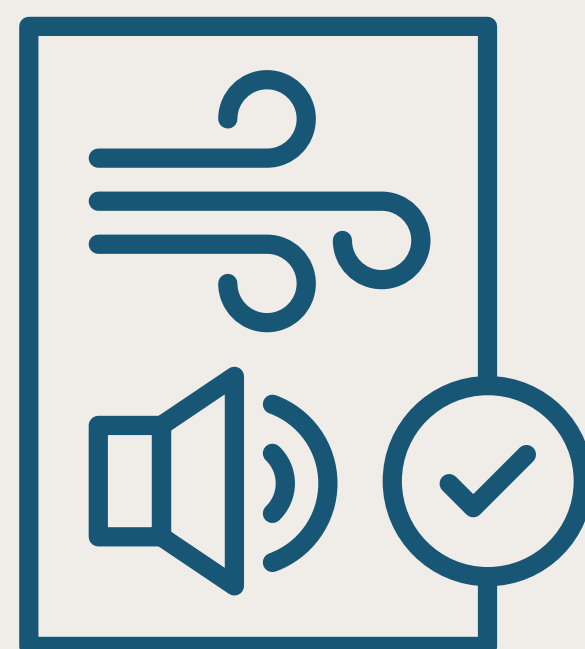
The use of a whole life-cycle carbon approach, with sustainable procurement of materials in construction, using local suppliers where feasible



Enhanced solar control glazing to reduce solar gains maximising the roof space for the use of solar photovoltaic panels for sustainable power generation



Incorporation of Passive and Active Design measures into the design, adopting a fabric first approach and energy efficient building servicing



Air quality & noise mitigation through design measures



Including a travel plan, cycle parking and shower facilities that encourage sustainable modes of transport



Water conservation incorporated into the design with the potential for a rainwater harvesting system

Access strategy

To maximise the potential of Claverings location, the proposals will seek to re-use and reduce existing points of access where possible. This focus will centre around an adapted access junction with Montagu Road and will also include the extension of cycle and footway lanes into the facility to enable access in and out of Claverings at multiple locations.

Some on-street enhancements on Montagu Road will be made for pedestrian and cycle access, including crossing facilities, in addition to updates to existing bus stop infrastructure on Montagu Road / Picketts Lock Lane.

Car parking will be provided on-site that accords with expected employment numbers, alongside EV charging provision to comply with the London Plan.

Cycle parking will be provided above the minimum standards set out in the London Plan, including provision for accessible cycles.

Key

Site boundary line

2.4m high Paladin fencing

Security Access Gate

Soft landscaping – see Landscape Architects details

Paved areas to walkways & entrances

Access road & parking court

Service yard

Car parking spaces

Van parking bays

Covered cycle store

The aerial site plan illustrates the layout of the Claverings facility, which is bounded by Huntingdon Road to the north, Picketts Lock Lane to the south, and Montagu Road to the east. The facility is divided into seven units, each with specific area and capacity details:

- UNIT 1:** Warehouse G1A 1,100 sqm / 11,000 sqft; FF Office G1A 1,100 sqm / 11,000 sqft; Total G1A 2,200 sqm / 22,000 sqft.
- UNIT 2:** Warehouse G2A 1,100 sqm / 11,000 sqft; FF Office G2A 1,100 sqm / 11,000 sqft; Total G2A 2,200 sqm / 22,000 sqft.
- UNIT 3:** Warehouse G3A 2,300 sqm / 23,000 sqft; FF Office G3A 2,300 sqm / 23,000 sqft; Total G3A 4,600 sqm / 46,000 sqft.
- UNIT 4:** Warehouse G4A 1,100 sqm / 11,000 sqft; FF Office G4A 1,100 sqm / 11,000 sqft; Total G4A 2,200 sqm / 22,000 sqft.
- UNIT 5:** Warehouse G5A 1,100 sqm / 11,000 sqft; FF Office G5A 1,100 sqm / 11,000 sqft; Total G5A 2,200 sqm / 22,000 sqft.
- UNIT 6:** Warehouse G6A 1,100 sqm / 11,000 sqft; FF Office G6A 1,100 sqm / 11,000 sqft; Total G6A 2,200 sqm / 22,000 sqft.
- UNIT 7:** Warehouse G7A 1,100 sqm / 11,000 sqft; FF Office G7A 1,100 sqm / 11,000 sqft; Total G7A 2,200 sqm / 22,000 sqft.

Other features include a Shared Service Yard, Service Yards, Car parking spaces, Van parking bays, and a Covered cycle store. The plan also shows existing infrastructure like the CCTV Building, Play Area, and various access points and fences.

Have your say

We want to hear your feedback
to shape out proposals for
Claverings Industrial Estate.

Please complete our consultation survey or speak to a
member of the project team to share your feedback.

Please fill in our online
feedback form



And visit our website at:

claveringsconsultation.co.uk

If you would like to get in touch with one of
the project team:

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