

Newlon Housing Trust

Newlon Housing Trust is a charitable, ‘not for profit’, housing association founded in 1968. Our mission is to provide high quality affordable homes for people in North and East London.

In recent years we have been one of London’s major providers of new affordable housing. We currently provide 8,000 homes in a mix of affordable housing tenures and have won multiple awards for our highly successful regeneration programmes.

We have been providing housing in Enfield for more than 45 years. We also offer a wide range of community services and resident involvement opportunities and are proud of our commitment to supporting local people.

Newlon Housing Trust is the parent of the Newlon Group, which includes our specialist care and support subsidiary, Outward.



Mixed tenure development - Hammond Court in Enfield



Napier Court - development in Ilford. Nominated for three LABC Awards in 2019



Supported housing - Desmond Court in Enfield

MEPK Architects

MEPK Architects was founded in the 1950’s. Since our formation the majority of our work has been in the social housing sector. In the 1950s and 60s we participated in the design of New Towns and large local authority estate re-developments and from the 1970’s onwards the majority of our clients have been housing associations. In recent years we have also designed high end ‘for sale’ houses and city apartments for private developers.

Our current projects range from estate regeneration and high density multi-tenure developments to innovative low carbon projects and rural infill housing. In the last year alone we have been instrumental in the design of approximately 600 homes.

We have received numerous awards for our housing projects including:

- London Evening Standard New Homes Awards Three times winners
- Almshouse Association Patrons Award granted by HRH The Prince of Wales
- CABE Building for Life Award
- National Affordable Home Ownership Award
- Inside Housing Sustainable Housing Award
- National Housing for Older People Award
- First Time Buyer, Times Newspaper Award
- Civic Trust Award
- What House Award



Community Centre - estate regeneration in Harrow



Multi award winning scheme in Palmers Green



HRH The Prince of Wales Patrons Award winning almshouses in Edgware

HED

Since 1992, Hyland Edgar Driver (HED) has offered an individual and refreshing approach to landscape architecture where creative place-making responds to the demands of sustainable development, and the interaction between people and their environment.

In London, HED’s projects include the London Olympic Stadium plazas and approaches seen worldwide in 2012 and the Stadium’s conversion for Premier League football, as well as the public realm strategy for Battersea Power Station, design guidance for Nine Elms and a host of large and small residential and commercial projects for the private and public sector.



Abbotts Ann Primary School in Andover



Highams Park in London/ Waltham Forest



The Archbishop Lanfranc in Croydon

Delivery



The project

Coppice Wood Lodge, Grove Road, N11



Aerial view of the site



1. Arc Court



2. Arnos Pool and Bowes Road Library



3. Arnos Grove tube station



4. Coral Court



5. Old Church Court

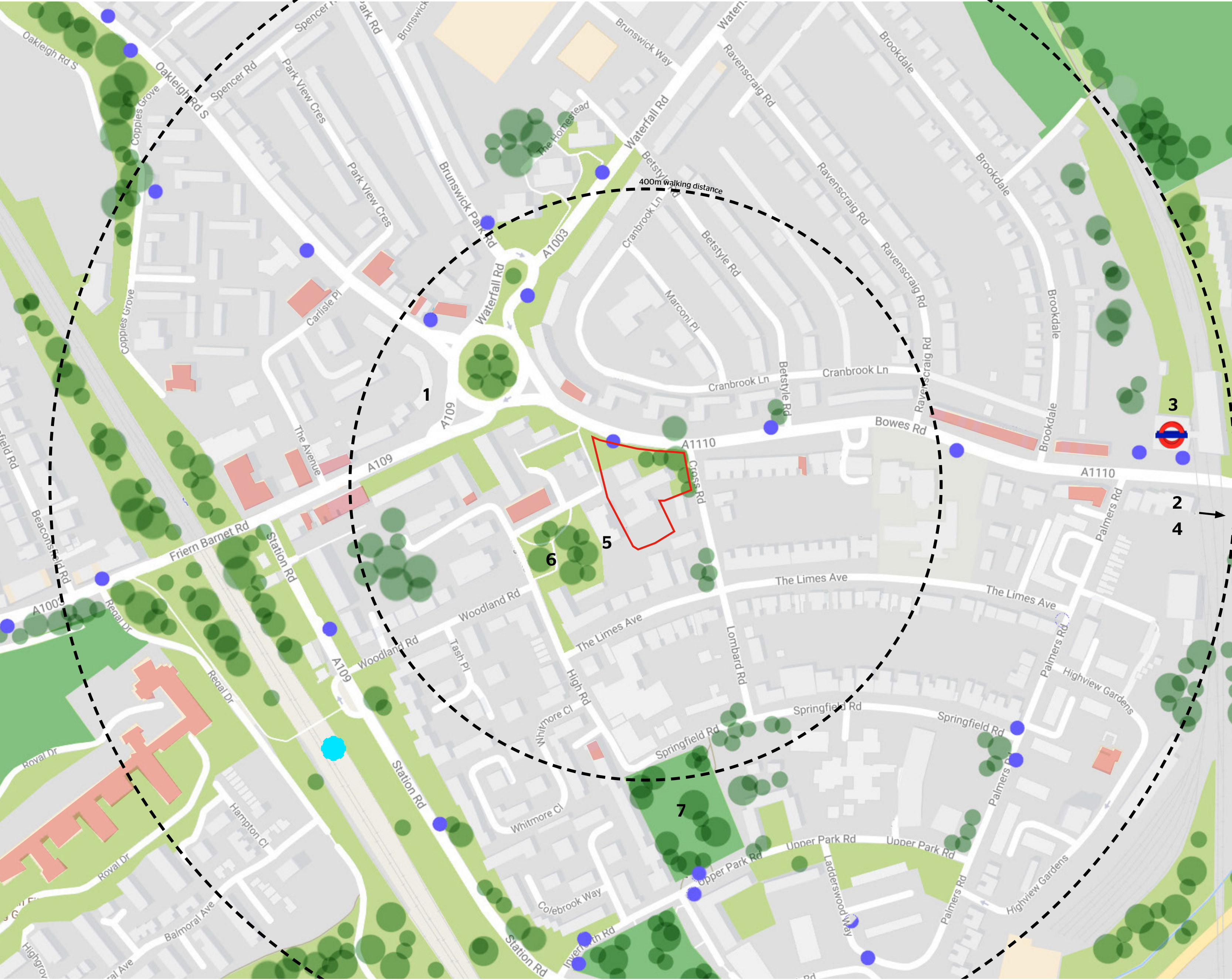


6. Grove Road open space



7. High Road open space

- Key**
- Public green spaces
 - Private communal / green spaces
 - Existing trees
 - Schools
 - Churches
 - Local amenities
 - Bus stops
 - Train station
 - Underground station



Neighbourhood context

The site

Coppice Wood Lodge, Grove Road, N11



This proposal creates 49 one, two and three bedroom apartments, as well as 5 three bedroom terraced houses which face into a rear communal courtyard.

These affordable, accessible and inclusive homes sit within a high quality development, which includes private amenity space and car and bicycle parking.

Accommodation schedule

1 bedroom 2 person apartments	20
2 bedroom 3 person apartments	15
2 bedroom 4 person apartments	7
3 bedroom 4 person apartments	1
3 bedroom 5 person apartments	6
3 bedroom 5 person houses	5

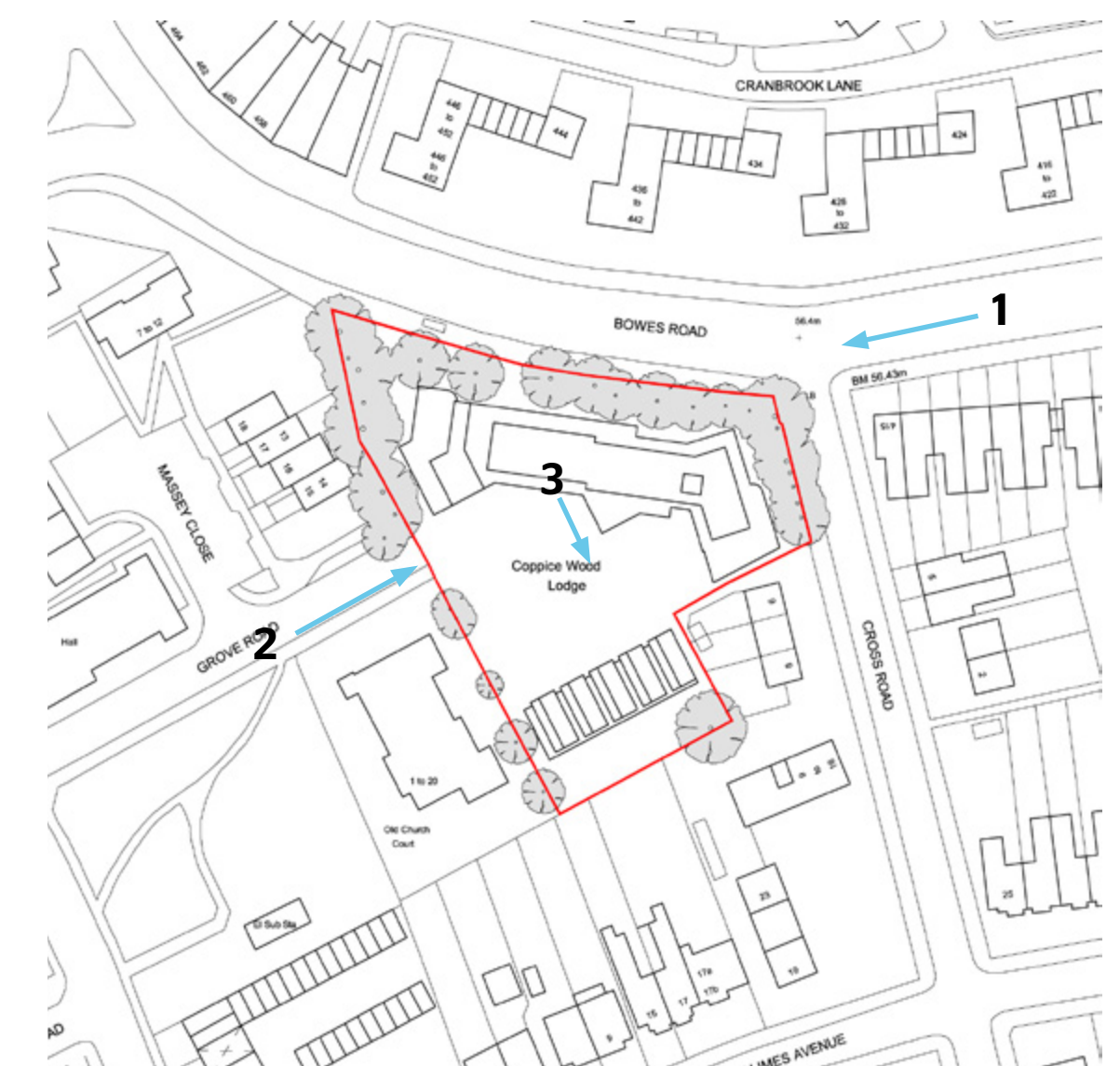
The development includes five wheelchair accessible/adaptable apartments and will deliver a mix of affordable rented, shared ownership and private sale properties.

Residents' parking is provided at the rear of the site accessed via Grove Road. Space for 70 bicycles in a secure, protected enclosure is also included within the development.

Coppice Wood Lodge, Grove Road, N11



View 1 - approaching site from Arnos Grove Tube Station



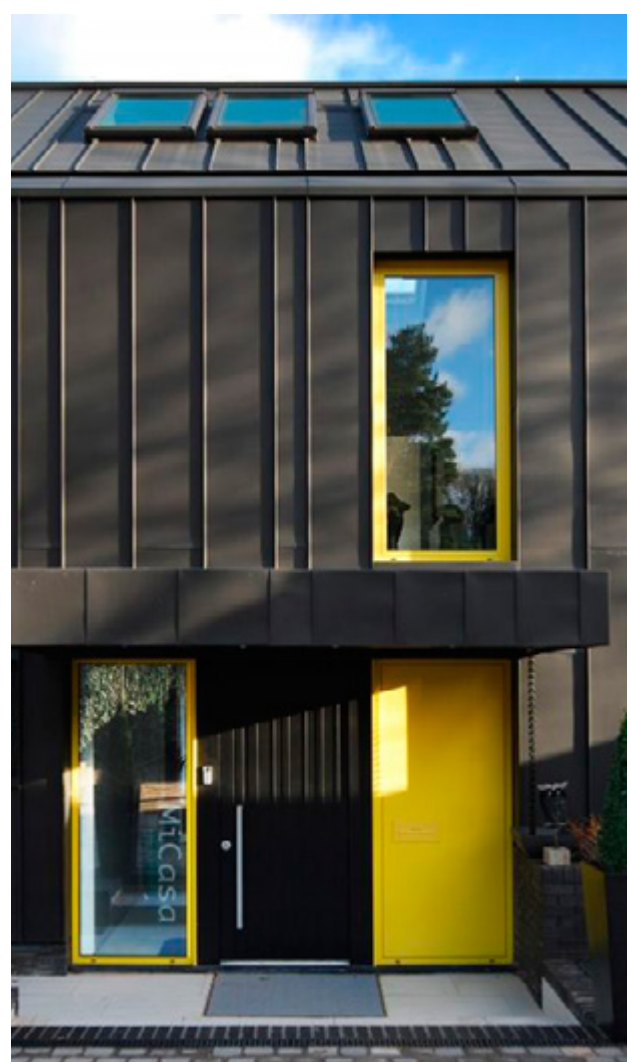
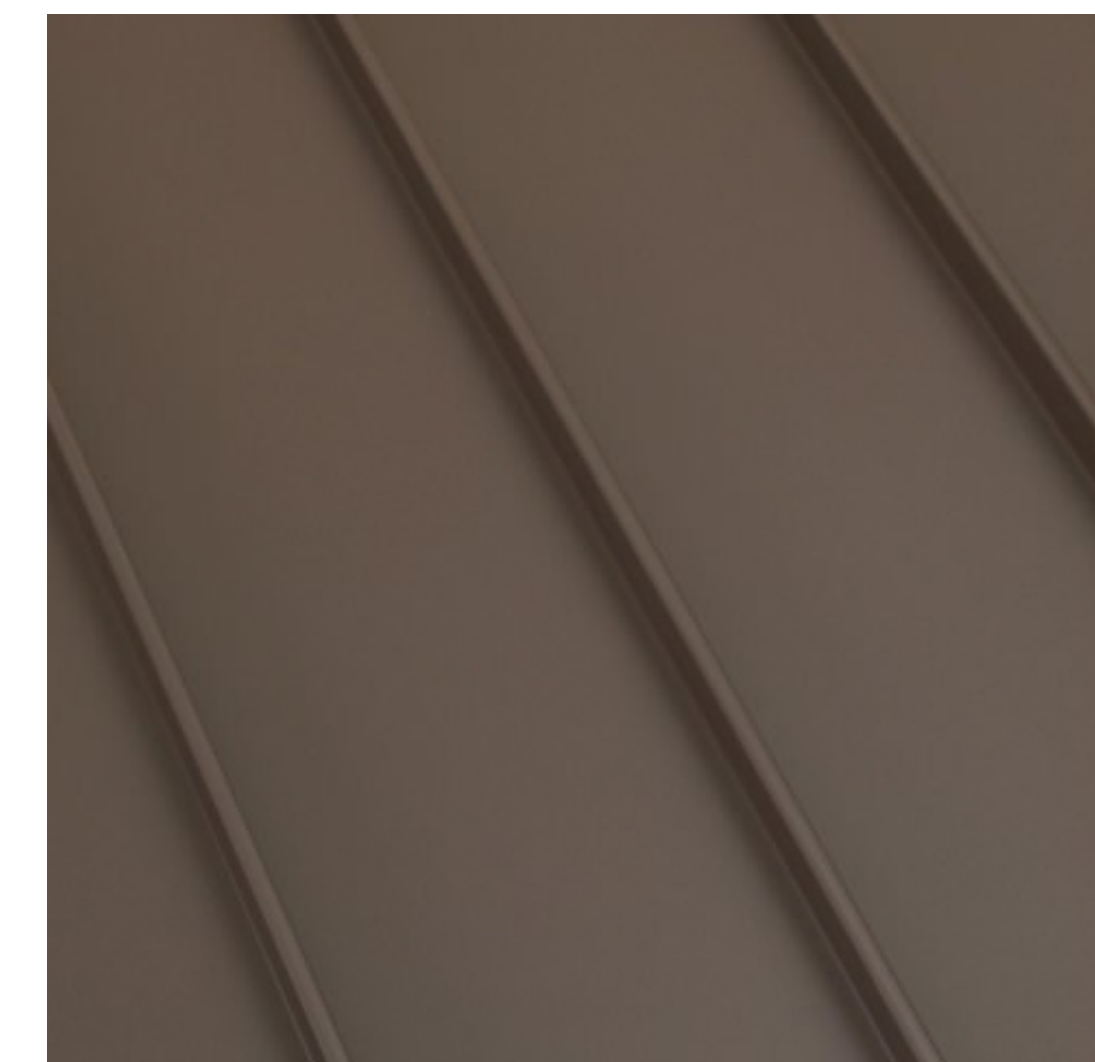
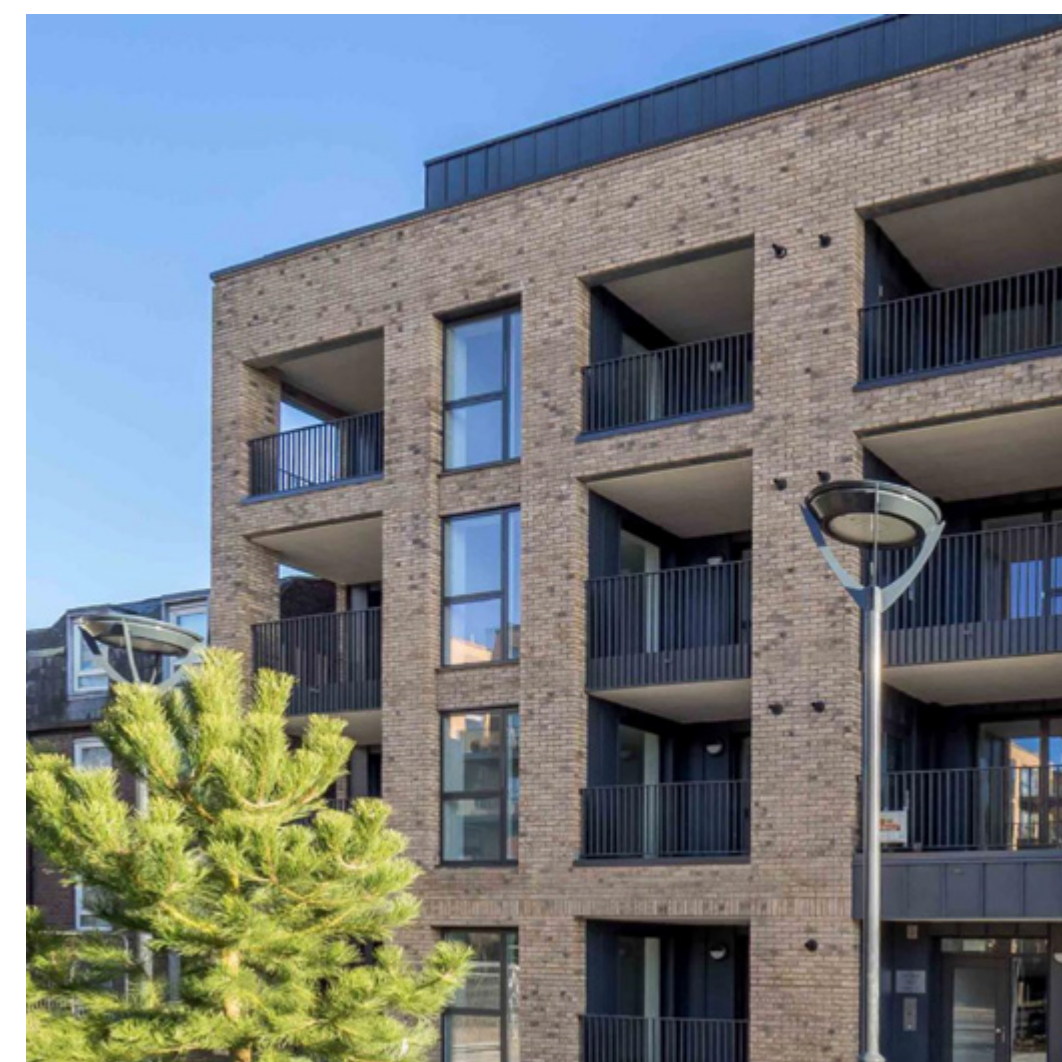
Coppice Wood Lodge, Grove Road, N11



Apartment block entrance detail



Terrace block elevation



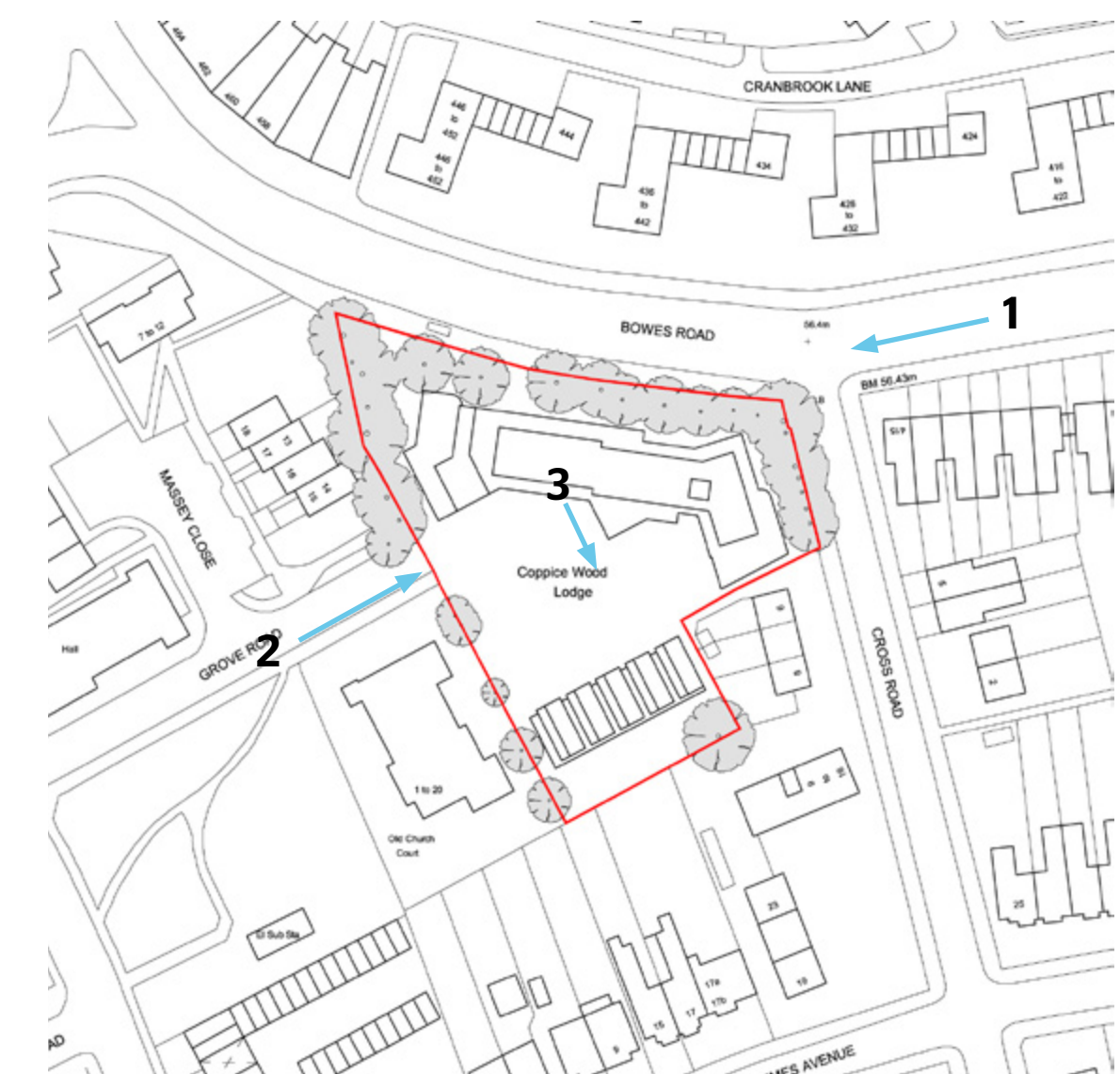
Materials



View 2 - entering site from Grove Road



View 3 - from apartment balcony looking towards new houses



Coppice Wood Lodge, Grove Road, N11



The landscape proposals provide gardens and play areas for residents and their children, and establish the setting for the on-site parking. Wherever possible, existing mature trees are retained. Existing lime trees will continue to contribute positively to the streetscape of Bowes Road, and help reduce the visual impact of traffic to residents, and provide a feeling of established maturity to the new homes.

The landscape proposals are themed around 'coppice woodland' - the ancient form of woodland management from which Coppice Wood Lodge takes its name. New planting will include characteristic multi-stemmed trees, such as native cherry, and birch trees, and an attractive and informal 'woodland' ground flora with flowers including bluebells, primroses, campions, ferns and grasses. As well as providing year-round interest, the planting will benefit local wildlife.

A play area is marked by a strong shapes and play features targeting pre-school age children. These also incorporate a wooden theme with stepping-posts and mounds set within a circular social seating area for residents to sit and children to play. The location is over-looked and all landscape designs will be audited to ensure safety and security, and an accessible environment for people of all ages and abilities.