

The Electric Quarter, Ponders End, Enfield



In July 2014, Lovell was appointed to develop The Electric Quarter development in Ponders End. The former Middlesex University site and High Street frontage is being transformed thanks to the £48m development of new homes, new commercial / retail space and the replacement of the library off the High Street and Queensway, with new high-quality public space open space and improved connectivity along Ponders End High Street.

In an area renowned for its electrical heritage, the site has been named The Electric Quarter in recognition of Joseph Swan, the creator of the first incandescent light bulbs, which were manufactured on the site at the Swan Edison factories. He also lived locally on Ponders End High Street.

The regeneration is creating 167 new homes, commercial and retail space and a replacement library. The new vibrant development will

consist of one, two and three-bedroom apartments and four- bedroom homes. 115 of the new homes will be for open market sale by Lovell, whilst the remaining 52 homes will be split between affordable and intermediate rent for North London Muslim Housing Association.

The project is being delivered in two phases with the first phase complete and occupied, and the second phase on site. The works have involved the demolition of the former factories and commercial high street accommodation, library and crèche in an intensely urban environment. There has been the requirement to maintain public access through the site and has consultation has included residents, schools, the local Baptist church and adjacent shopkeepers as well as the adjacent mosque elders and community.

We have engaged with Library Services with regards to the temporary relocation strategy

and the provision of a library in the local park, prior to decanting it in to the completed scheme in 2021. The scheme is designed such that the temporary library building can be used for community resources and a café in the park in the longer term.

Our experienced site team have been providing educational talks and site visits to local colleges and schools to showcase the works and highlight the career opportunities available to them.

As part of our commitment to the local community we supported the College of Haringey, Enfield & North-East London by giving local students an insight into the career pathways available within the construction industry.

We worked with the Council's regeneration team to make revisions to the detailed planning permission to accommodate changes to assist the adjacent mosque in the redevelopment and expansion of their current facilities. This led to the redesign of the public realm and

SUD's provision as well as the handing of a fully designed building to accommodate their requirements.

In partnership with the Council, we built and funded the delivery of 'The Qube' - a 63.5sqm, single story modular building for the Ponders End Development Community Trust Officially opened on 22nd July 2016 this has now been relocated and is a well-used community facility.

The project has been seen as the 'flywheel' for the regeneration of Ponders End and as such the focus by all levels of Enfield Council has been on the success of the partnership.

"This fantastic scheme will help provide work and training for local people and will make Ponders End an even more attractive local shopping area," Enfield Councils cabinet member for Economic Regeneration and Business, Councillor Alan Sitkin.

4 years working in partnerships with LB Enfield



THE ELECTRIC QUARTER



New nursery and library

167 new homes

Temporary community centre provided



115 open market and 52 affordable and rent