



**meridian  
water**

***Catalysing change  
through culture &  
creativity***



# Background and Vision





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## *Our Aims and 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



Industry along the Towpath, Winter 2017





# Meridian Water Vision

## Three pillars of placemaking

*01 Park life on your doorstep*

*02 Your place to make and create*

*03 Mixing uses; animating streets*



# 3 Pillars of Placemaking

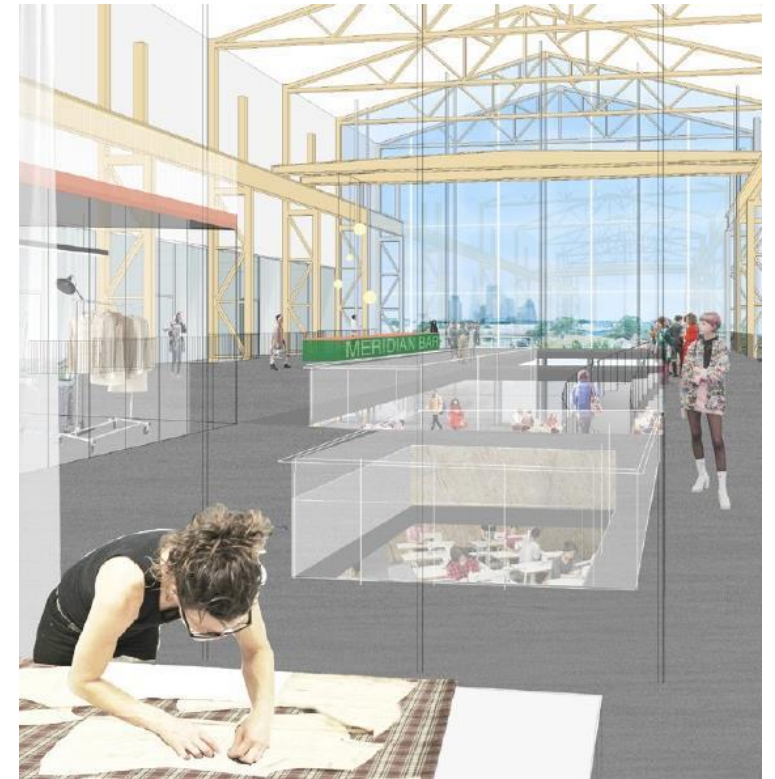
## 01 Park life on your doorstep





# 3 Pillars of Placemaking

## 02 Your place to make and create





# 3 Pillars of Placemaking

## 03 Mixing uses – animating streets





# Masterplan



Masterplan 1a illustrative plan



Meridian Water Phasing Plan







# Housing mix

- Total 10,000 homes
- 1bed 30%, 2bed 40%, 3 bed 20%, 4 bed 10%
- 40% Affordable homes
- 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
- Private: mix of market sale and private rent
- Specialist housing
- 10% of all homes to be wheelchair accessible



# Land Acquisition



A Willoughby Lane

B Teardrop/Meridian Way

C Leaside Rd Gasholder Site

D Orbital Business Park

E Phoenix Wharf

F Ikea Clear Site

G VOSA

H Stonehill

I 4 Antony Way



# New infrastructure

# *Meridian Water Station CGI*





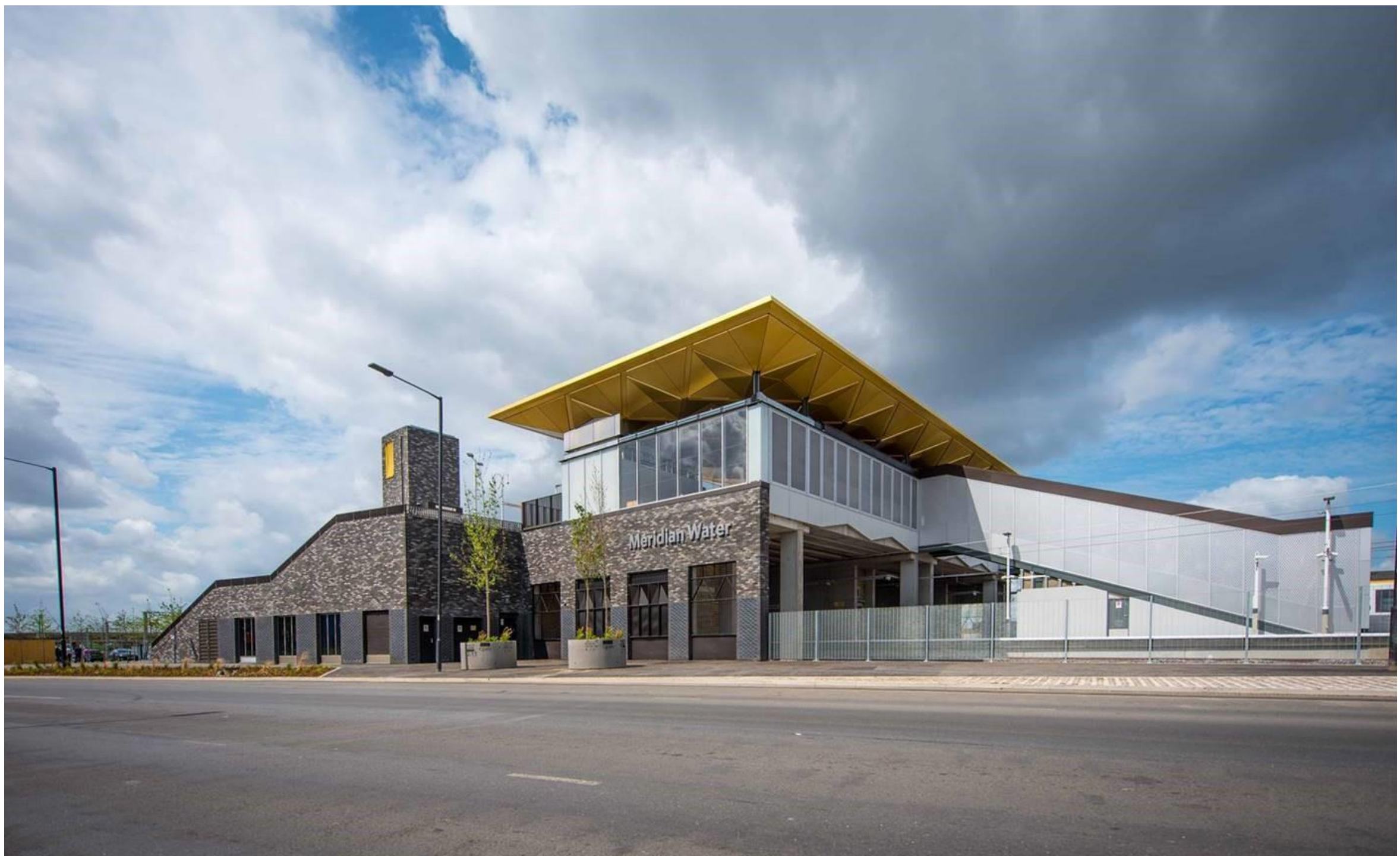






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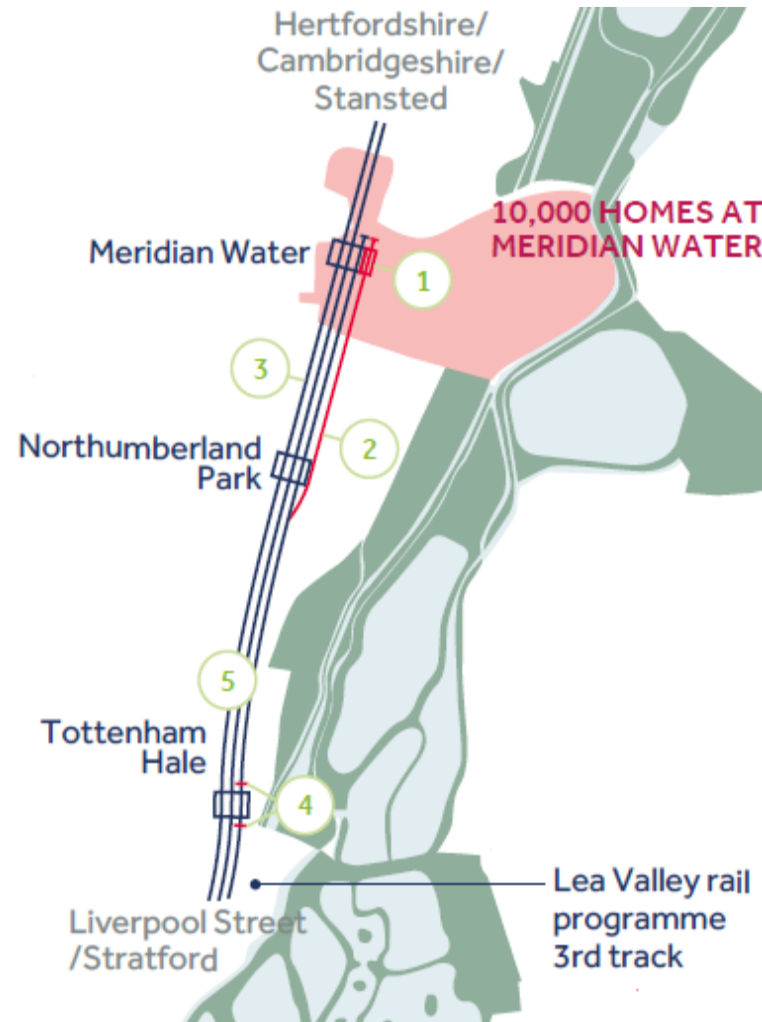


HIF proposal

HIF and housing delivery at Meridian Water



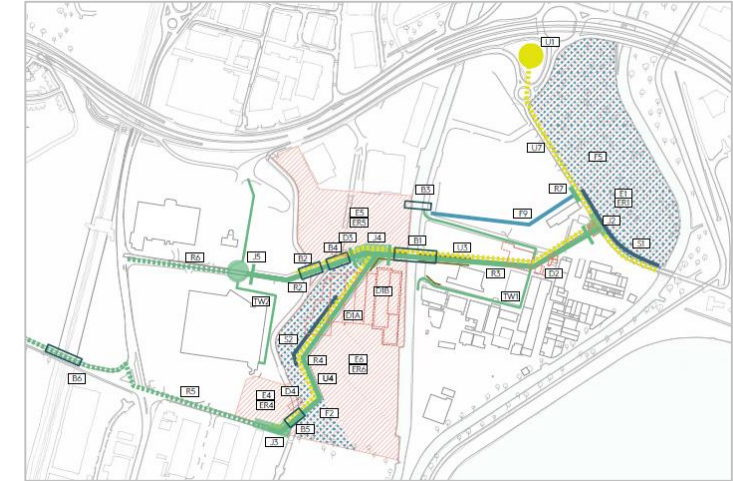
**£156  
Million  
Bid**



Trains per  
an hour:  
**6-8** in  
2023



# Housing Infrastructure Fund – Non Rail



## 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         |



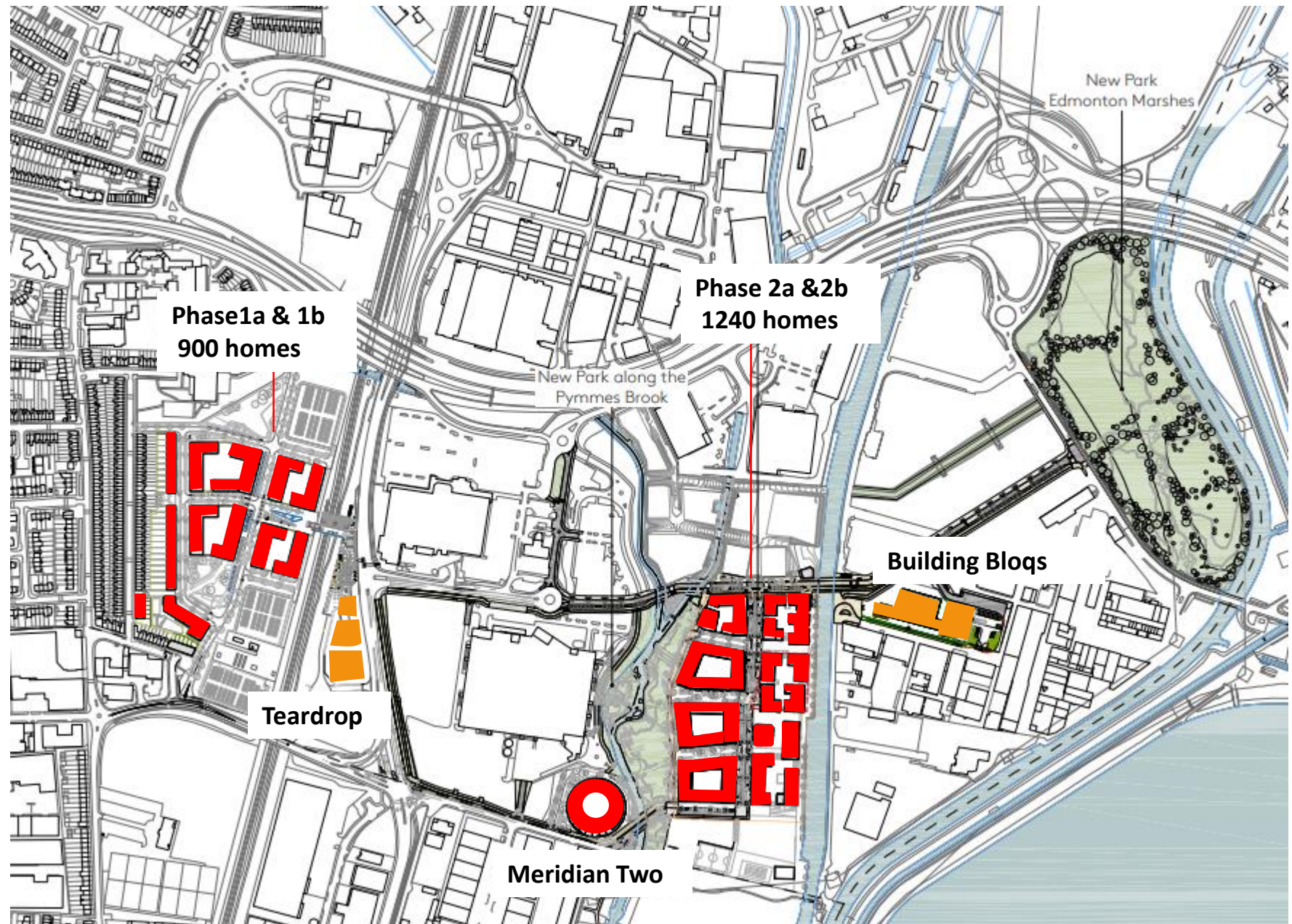


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# Housing Delivery



## Overview of housing delivery in 2027







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# Meridian One



# Meridian One Overview

- First phase of Meridian Water adjacent to the new Meridian Water station
- Developable area: 4 hectares
- Development partner: Galliford Try
- Site capacity: 900 homes
- Non-residential: 2 parks, retail, gym, community facility
- Start on site: 2020
- First completions: Late 2021





# Galliford Try scheme

Artist impression of the Northern Park looking towards the community centre





# Meridian One – Galliford Try scheme











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# Meridian Two



# Meridian Two

- Delivery of circa 250 residential units
- 100% affordable housing
- 50% London Affordable Rent and 50% Intermediate homes
- 3,000 sq m Commercial B1 workspace to be retained by LBE
- Four shortlisted bidders are Galliford Try, L&Q, Nottinghill Genesis and Optivo
- Preferred bidder announced in February 2020
- Developer to obtain Reserved Matters Approvals
- Expecting to start on site in spring 2021 and completion in 2023





# Meridian Two







## Phase 2



# Phase 2 Outline Planning Application

## Scheme overview

- Circa 2300 homes
- 2 hectare new park
- Primary school
- Community centre
- Health centre
- Riverside food and beverage offer
- Ground floor mix of workspace and retail
- Naturalised brooks
- Specialist housing
- Hotel
- Student accommodation





# Brooks Park









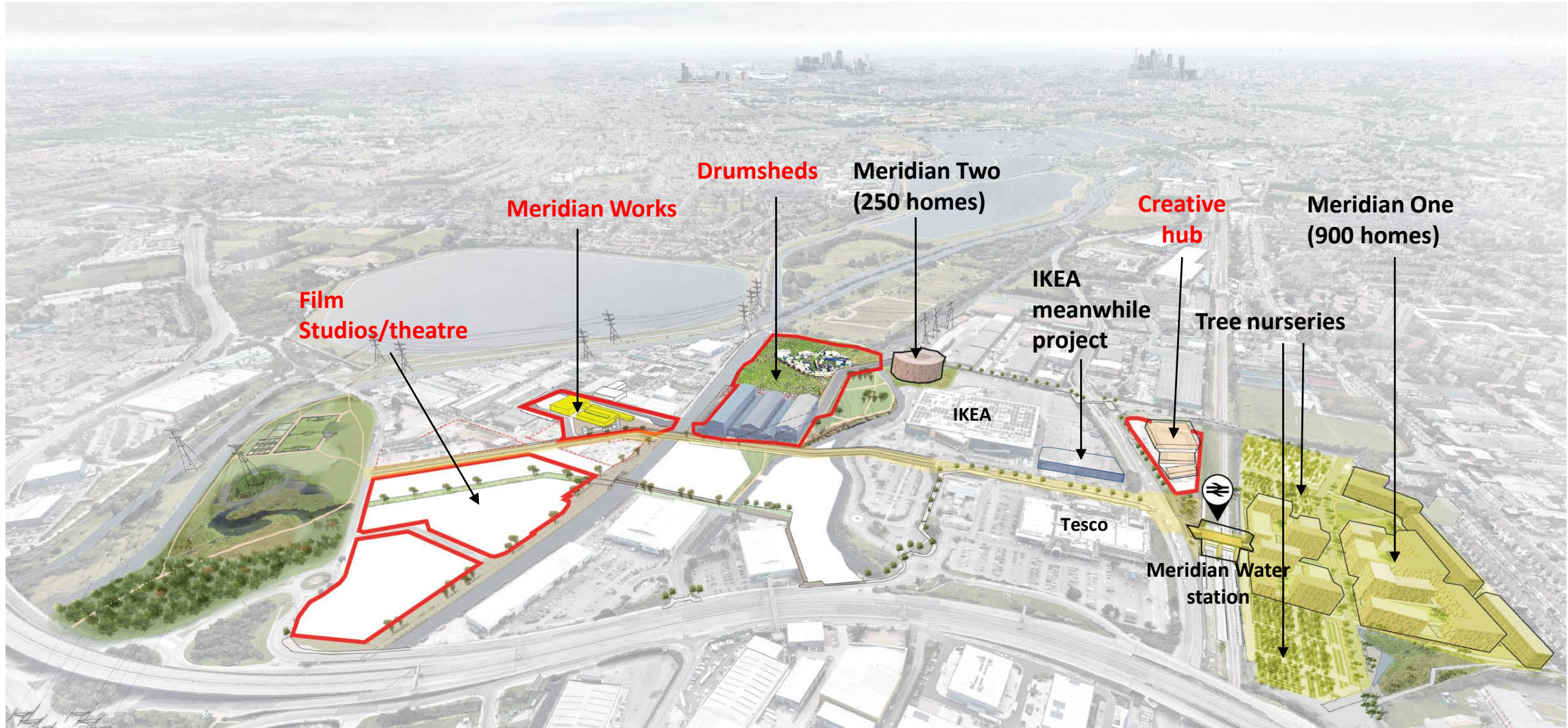




# Meridian Water Meanwhile Projects



# Meanwhile masterplan







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# The Drumsheds



















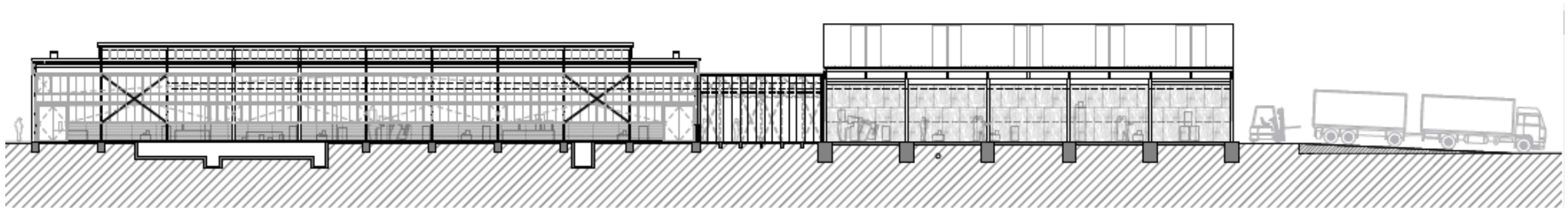


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# Meridian Works



# Meridian Works





# Meridian Works









An aerial photograph of a city at dusk or dawn. A large, irregularly shaped lake is in the center-left, with several sailboats on the water. To the right of the lake is a large, green, undeveloped area. In the foreground, there is a dense urban area with many buildings, some of which are illuminated. A major road or highway runs through the center of the image, with a bridge crossing the lake. The city extends far into the background, with a hazy skyline visible on the horizon. The word "Questions?" is overlaid in the center of the image.

# Questions?