In conjunction with the local community, we have identified the following key visions for the site:

1. Restore and refurbish the Mansion House to its former glory by removing c.255,000 sq ft of 1960s/70s former university buildings, reinstating the terrace, the Union Jack forecourt and associated landscaping.

2. Enable public access for the first time in its history to the Mansion House with a long-term sustainable museum, café and events space.

3. A landscape-led masterplan that opens up the setting of the Green Belt and Mansion House and restores 30 acres of historic landscape, including Lime Tree Avenue and Wisteria Walk.

4. Provide long term public access across an ungated site with 3.5km of walking/cycling routes which integrate the site with the wider Trent Country Park.

5. Restore and re-use c.60,000 sq ft of built heritage assets, the majority of which are identified as making a positive contribution to the Trent Park Conservation Area.

6. Secure the long term viable future of the site through the delivery of 257 homes that are sensitively located, of a high quality design and contextually appropriate to the setting.
Trent Park
Public Consultation

PROJECT TEAM REPRESENTATIVES

Glen Jones
Director of Land

Daniel Massie
Head of Development

Patrick Joyce
Senior Land Manager

Dan Palman
Planning Manager

Kirsty Dougan
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Director

David Shetcliffe
Account Manager

WSP

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Nick Stanton
Director

David Shetcliffe
Account Manager

Curtin&co

Berkeley
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Curtin&co

Berkeley
Designed for life

Curtin&co
Since acquiring the site in September 2015, we have undertaken a comprehensive consultation strategy and have met with a variety of stakeholders including: Local community groups, Historic England, Enfield Council, the Greater London Authority, Trent Park Working Group and have set up a Trent Park Community Council.

We have also undertaken three public consultations to date, these took place in December 2015, February 2016 and May 2016, with a total of over 1,100 attendees. Public feedback received at these events has shaped and influenced the proposals and masterplan for the site as outlined below.

### CONSULTATION FEEDBACK

#### How Your Feedback has Influenced the Proposals

<table>
<thead>
<tr>
<th>YOU ASKED FOR</th>
<th>PUBLIC FEEDBACK</th>
<th>WE PROPOSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>• You expressed this to be your top priority for any future scheme (December 2015).</td>
<td>• To provide long term public access across an ungated site with 3.5km of pedestrian walkways which integrate the site into the wider Trent Country Park.</td>
<td></td>
</tr>
<tr>
<td>• To provide long term public access across an ungated site with 3.5km of pedestrian walkways which integrate the site into the wider Trent Country Park.</td>
<td>• We are currently in discussions with Enfield Council about the possibility of constructing a bridge between the Japanese Water Garden and the northern end of Lime Tree Avenue.</td>
<td></td>
</tr>
<tr>
<td>• 95% supported the proposal to restore and enhance key historic landscape assets (February 2016).</td>
<td>• 95% supported the proposal to restore the historic landscape and integrate the site into the wider Trent Country Park (May 2016).</td>
<td>• To reinstate 30 acres (12 hectares) of historic landscape including: Lime Tree Avenue, Wisteria Walk and restoration of the Long Garden.</td>
</tr>
<tr>
<td>• 85% supported the proposal to restore the historic landscape and integrate the site into the wider Trent Country Park (May 2016).</td>
<td>• 95% supported the proposal to restore and enhance key historic landscape assets (February 2016).</td>
<td>• We propose to restore and re-use c.60,000 sq ft of built heritage assets which include all of the structures you believed held the greatest value to the site.</td>
</tr>
<tr>
<td>• The Mansion House being restored to its former glory was your second priority for the site (December 2015).</td>
<td>• The Stable Block, Walled Garden, Dower House, Rookery Lodge and Gardeners Cottage were the structures you believed held the greatest value to the site aside from the Listed Buildings (February 2016).</td>
<td>• We propose to restore and re-use c.60,000 sq ft of built heritage assets which include all of the structures you believed held the greatest value to the site.</td>
</tr>
<tr>
<td>• • • The Stable Block, Walled Garden, Dower House, Rookery Lodge and Gardeners Cottage were the structures you believed held the greatest value to the site aside from the Listed Buildings (February 2016).</td>
<td>• The Mansion House being restored to its former glory was your second priority for the site (December 2015).</td>
<td>• We agree to remove the 1960s/70s former university buildings which will reinstate historic views across the site, restore the original setting of the Mansion House and enhance the openness of the Green Belt.</td>
</tr>
<tr>
<td>• 95% of respondents believed that removing the 1960s/1970s buildings is the correct approach (February 2016).</td>
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<td>• We agree to remove the 1960s/70s former university buildings which will reinstate historic views across the site, restore the original setting of the Mansion House and enhance the openness of the Green Belt.</td>
</tr>
<tr>
<td>• 78% stated what they disliked most about the site were the 1960s and 1970s former university buildings (December 2015).</td>
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<td>• We agree to remove the 1960s/70s former university buildings which will reinstate historic views across the site, restore the original setting of the Mansion House and enhance the openness of the Green Belt.</td>
</tr>
<tr>
<td>• A form of public access to the Mansion House would be desirable (December 2015).</td>
<td>• The three most popular options of public access to the Mansion House chosen were a museum, events space and a café (February 2016).</td>
<td>• Public access for the first time in its history to the most historically significant areas of the Mansion House.</td>
</tr>
<tr>
<td>• The three most popular options of public access to the Mansion House chosen were a museum, events space and a café (February 2016).</td>
<td>• The three most popular options of public access to the Mansion House chosen were a museum, events space and a café (February 2016).</td>
<td>• A viable, long-term and sustainable museum, café and events space to celebrate the history of Trent Park.</td>
</tr>
<tr>
<td>• A range of house types were shown to be popular. Family homes received the most votes, followed by downsizer housing/apartments and first time buyer apartments (February 2016).</td>
<td>• A range of house types were shown to be popular. Family homes received the most votes, followed by downsizer housing/apartments and first time buyer apartments (February 2016).</td>
<td>• The delivery of 257 homes (including restoration) which range from 1-5 bedroom houses and 1-3 bedroom apartments. This will secure the long term viable future of the site.</td>
</tr>
<tr>
<td>• 88% supported a residential-led development of the site which enables the restoration and maintenance of key historic assets (February 2016).</td>
<td>• 88% supported a residential-led development of the site which enables the restoration and maintenance of key historic assets (February 2016).</td>
<td>• A range of house types suitable for families, first time buyers and downsizers in various price bands.</td>
</tr>
<tr>
<td>• Highways and traffic has been raised in regard to local concerns (February and May 2016).</td>
<td>• Highways and traffic has been raised in regard to local concerns (February and May 2016).</td>
<td>• The homes are sensitively located, of a high quality design and contextually appropriate to the setting.</td>
</tr>
<tr>
<td>• 60% supported our strategy for improving the site’s transport accessibility, 20% held a neutral opinion (May 2016).</td>
<td>• 60% supported our strategy for improving the site’s transport accessibility, 20% held a neutral opinion (May 2016).</td>
<td>• A courtesy shuttle bus has been proposed which would be open to the public from the site to Oakwood Station.</td>
</tr>
<tr>
<td>• New cycle routes and cycle parking facilities will be located across the development and two car club vehicles are proposed.</td>
<td>• New cycle routes and cycle parking facilities will be located across the development and two car club vehicles are proposed.</td>
<td>• Our proposed development will result in a net reduction in traffic compared to the previous University use at the site.</td>
</tr>
</tbody>
</table>

*Berkeley Group*

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EXISTING SITE

1. Mansion Rooftop view of Daffodil Lawn, Stableblock and Gubbay Hall
2. Mansion Rooftop view of Orangery, Pool and Bevan Hall
3. Stableblock
4. Wisteria Building and Repton Building
5. Gubbay Hall
6. Student Union
7. Sports Hall and Parking
8. Wisteria Building
9. Sassoon Hall
10. Long Garden
11. Long Garden Pond and Music Block
12. Piggery and Bothy
13. Rookery Lodge
14. Duchess Column
15. Wisteria Walk
16. Dower House
17. Walled Garden
Trent Park
Public Consultation

MASTERPLAN VISION

March 2016

Approximately 328 homes

April 2016

Approximately 289 homes

May 2016

Approximately 245 homes

Proposed Masterplan

Key Buildings and Areas
1. Mansion House
2. Wisteria Walk
3. Stable Block
4. Orangery
5. Walled Garden

Character Areas
6. The Woodland Glade
7. Daffodil Lawn
8. Gubbay Park
9. Stable Block
10. Walled Garden
11. Wisteria Drive
12. Dew Pond
13. Oak Walk
14. Icehouse Wood

Approximately 257 homes

Indicative Residential Mix

<table>
<thead>
<tr>
<th>Size</th>
<th>Heritage Conversion</th>
<th>New Build House</th>
<th>New Build Apartment</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
<td>7</td>
<td>1</td>
<td>26</td>
<td>34</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>13</td>
<td>-</td>
<td>54</td>
<td>67</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>12</td>
<td>41</td>
<td>22</td>
<td>75</td>
</tr>
<tr>
<td>4 Bedroom</td>
<td>-</td>
<td>59</td>
<td>-</td>
<td>59</td>
</tr>
<tr>
<td>5 Bedroom</td>
<td>-</td>
<td>22</td>
<td>-</td>
<td>22</td>
</tr>
<tr>
<td>TOTAL</td>
<td>32</td>
<td>123</td>
<td>102</td>
<td>257</td>
</tr>
</tbody>
</table>

Indicative Building Heights
LANDSCAPE-LED MASTERPLAN

Landscape Concept

From our landscape appraisal, historical research and analysis work, the masterplan has four main objectives:

1. To completely restore the heritage landscape with its formal gardens and walks but most importantly recreate the grand original setting of the Mansion House.
2. To create a new inter-connected green grid along the south-eastern quadrant that ties together existing landscape-led character areas across the site, which will inform the character and style of the emerging development.
3. Thirty view points have been taken from around the site to test the visual impact of the proposed development. We can confirm that the proposed scale and positioning is extremely sensitive to the setting of the Mansion House and heritage gardens.
4. To increase permeability by reconnecting the proposed network of paths and trim trails on site to those within the wider Trent Country Park.

Restored Historic Landscapes

1. Removal of vegetation to open up views of the Mansion House and create 200m of restored lake edge with reed beds and viewing decks.
2. Removal of the 1960’s/70’s former university buildings and the restoration of the North Lawn and setting of the Mansion House.
3. Restoration of the American Garden.
4. Restoration of the Arboretum with the planting of 50 new trees.
5. Restoration of Ice House Wood through positive woodland management creating bluebell glades and informal paths.
7. Restoration of the Wisteria Walk with repairs to the pergola and replacement of the lost curved seat.
8. Restoration of the heated outdoor pool and Orangery Garden.
9. Maintaining and restoring the Daffodil Lawn.
10. A unique new walled garden that combines residential development with a landscaped garden embellished with espalier fruit trees, and a cruciform path network linking through to the Wisteria Walk.
11. The creation of an additional 3.5 kilometers of public footpaths connecting with the wider Trent Country Park.
12. The introduction of an exemplar holistic Sustainable Urban Drainage System, which will support new habitats and promote biodiversity.
13. The new landscape will require the planting of approximately 315 new trees.
Public Consultation

HERITAGE ASSETS BEING RETAINED, RESTORED AND REUSED

The image to the left shows the detrimental impact the Jebb building has on the setting of the Historic Grade II Mansion House and the Registered Park. There has been building development to the west of the Mansion House since the beginning of the nineteenth century. It was the service wing during the Sassoon, World War II and early Teacher Training College periods and there was a high 3m brick wall around the area.

- The design responds to the request from Historic England to set the building apart from the main Mansion House.
- Opens up views of the 'Cedar of Lebanon' tree and the views of the lake beyond.
- Utilises different materials and design language so that it is not in competition with the Mansion House.
- Has been designed to fit within the historic coppice so that it retains the ideals of the hidden service wing.
- Creates a new landscaped area for the public to the west of the Mansion House. This includes a new Rose garden and a viewing pavilion which allows unperturbed views of the Arboretum, restored American Garden and lake.

Our proposals include significant restoration and enhancement of heritage assets across the site including:

- Restoration of 60,000sqft of listed and landmark buildings.
- Demolition of 255,000sqft of buildings which make a negative contribution to the Conservation Area and openness of the Green Belt.
- Restoration of buildings which make a positive contribution to the Conservation Area including: Grade II Listed Mansion House, Grade II Listed Orangery and Swimming Pool, Stable Block, Dower House, Garden Cottage and Rookery Lodge.
- Restoration of the historic walled garden.

The West Wing

Grade II Listed Mansion House 35,886 sq. ft. GEA restored

Proposed North elevation of the West Wing

Dower House 4,957 sq. ft. GEA restored

The West Wing

Garden Cottage 1,507 sq. ft. GEA restored

Landmark Stable Block 25,628 sq. ft. GEA restored

Walled Garden 716 linear ft. restored

Grade II Listed Orangery and Swimming Pool - 1,614sq.ft. and 1,058sq.ft. GEA restored

Proposed North elevation of the West Wing
Our proposals include public access for the first time to the most historically significant areas of the Mansion House. This will be via a long-term and sustainable museum, café and events space to celebrate the rich History of Trent Park.

**Museum Vision**

- A Museum within the Mansion House to celebrate the exceptional historic features of Trent Park grounds, the house, and the events that occurred there. We propose bringing all of this to life in an immersive and theatrical exhibition, using high quality audio visual techniques to make a unique and memorable experience.

- The priority is to find a long-term viable solution in terms of visitor numbers, revenue and running costs. In order to find the right size museum, we researched 30 precedents including every WW2 museum in a 50 mile radius.

- We propose the Museum component is integrated with two other audience attractors as it needs to be a long-term viable, sustainable and successful visitor attraction:
  - **Museum Café**: The café could occupy the Blue Room (which contains the Rex Whistler murals) and outdoor terrace, as depicted in the image above.
  - **Hirable Event Space**: When the museum is not in operation, two of the spaces on the ground floor could be used as event space and hired to the local community, new residents, corporate entities and learning groups. This will be an important revenue stream to cover the operational costs and updating of the museum content over the years to come.
WEST WING CHARACTER AREA

West Wing Site Photo

West Wing Perspective View
Trent Park
Public Consultation

Southern Lane Character Area

Southern Lane Site Photo

Southern Lane Perspective View

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DEW POND CHARACTER AREA

Dew Pond Site Photo

Dew Pond Perspective View

Dew Pond Landscape Vignette
LIME TREE AVENUE CHARACTER AREA

Lime Tree Avenue Site Photo

Lime Tree Avenue Perspective View

Lime Tree Avenue Landscape Vignette
**HIGHWAYS AND ACCESSIBILITY - TRANSPORT UPDATES**

**Proposed Transport Improvements**

- **Net Reduction in Traffic:** The proposed development is forecast to reduce vehicular traffic by 40% when compared to the previous university use.

- **Courtesy Bus:** A new high frequency 7 day a week courtesy bus service open to the public linking the site to Oakwood Station.

- **Improved Pedestrian and Cycle Routes:** Linking the site to the wider Trent Country Park.

- **New Cycle Parking Facilities:** Located across the development to encourage cycling for leisure and commuting to and from Oakwood Station.

- **Car Parking:** A total of 464 parking spaces are proposed including parking for residents and residents' visitors.

- **Car Club:** Two car club vehicles are to be provided to reduce reliance on car ownership.

- **Snakes Lane Surfacing:** Improvements to Snakes Lane surface for vehicles / cyclists and pedestrians.

- **Travel Plan:** A travel plan will be submitted and agreed as part of the planning application. The main purpose of the Travel Plan is to encourage the use of sustainable modes of transport.

- **Vehicular Access:** We are reviewing options to control vehicular access onto the former main campus site. We are considering a drop bollard to be placed where the university had their control gate. This will not prevent pedestrians or cyclists from accessing the site.

**Next Steps**

- A full Transport Assessment will be submitted to London Borough of Enfield which will assess the transport impacts of the proposed development and any mitigation measures required.

- A Travel Plan will be submitted to promote sustainable modes of travel to and from the development for future residents and visitors encouraging limited car usage.

---

**Pedestrian Access Strategy**

- **Facilities will include a bus shelter, secure cycle parking facilities and parking for the courtesy bus.**

- **A raised table to improve pedestrian crossing facilities and reduce vehicular speed turning into Snakes Lane.**

- **Upgraded pedestrian crossing facility on Bramley Road to link courtesy bus users with Oakwood Station.**

**Bramley Road / Snakes Lane Junction**

- **Any junction improvements will be confined to public highway land and Berkeley owned land.**

- **The extent of the publicly maintained highway is hatched in blue and Berkeley land ownership is outlined in red in the images to the right. The remaining land is not owned by Berkeley.**

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**Berkeley**

**Designed for life**
Demolition of 255,000sqft of inappropriate 1960's/70s former university buildings

Restore built heritage assets and other statues/sculptures on site

Significant investment in the restoration of 30 acres of historic landscape

315 additional trees planted across the site

New connections into the wider Trent Country Park

Enhancements to the site’s Green Belt setting

New homes for families, first time buyers and downszers in various price bands

Publicly accessible walking/cycling routes through an ungated site

Public access to the Mansion House for the first time in its history including community/museum space

A shuttle bus along Snakes Lane and other transport initiatives

£2.9m annual resident expenditure in shops and services in the local Enfield area

Ongoing site management by Berkeley

1,190 Construction jobs plus apprenticeships and skills/training

c.£5m community infrastructure and other planning contributions for the delivery of public services

Design and analysis by NLP (June 2016)
**NEXT STEPS**

Over the next few months we will be:

1. Taking on feedback from the consultation event and continuing to meet with the Council, the GLA, other stakeholders, local community groups and address all feedback.
2. Continue the evolution of the scheme design.
3. Consider further options for the Mansion House and the best way of interpreting the site’s history and context.
4. To submit to London Borough of Enfield a full Transport Assessment to assess the impacts of the proposed development, and a Travel Plan to promote sustainable modes of travel.
5. Carry out further environmental surveys as part of the Environmental Impact Assessment.

Please take your time to consider the information presented and to discuss the proposals with the project team. We very much welcome and encourage you to share your views on the paper feedback questionnaires, or you can submit your comments via the electronic tablets.

Alternatively, you can take the feedback forms away with you along with a freepost envelope, or you can e-mail us directly at trentpark@berkeleygroup.co.uk. The consultation boards and feedback forms can be downloaded at www.trent-park.com/consultation.

**KEY DATES TIMELINE**
Welcome to our fourth Public Consultation, please place a marker where you have come from today on the map below: