

Welcome

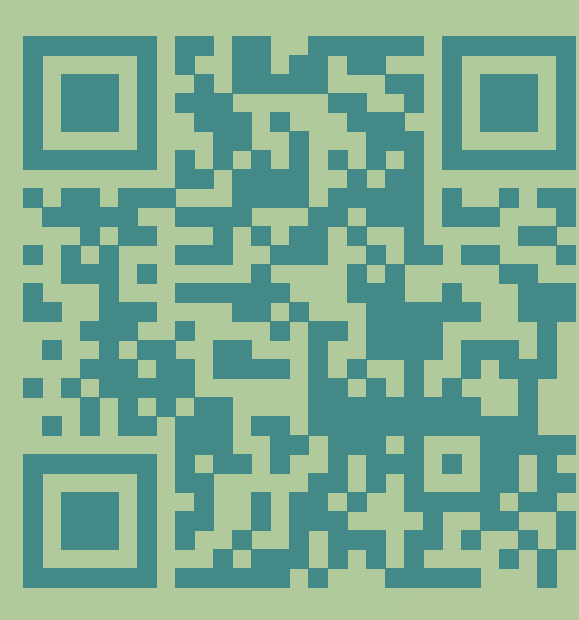


Welcome to the public consultation event for the Brimsdown Masterplan in Enfield.

The proposals are for land at the former Brimsdown Sports Ground, 77 Osborne Road, Enfield EN3 7RW.

Arish Living are hoping to bring forward plans to transform this unused site into a vibrant, green and well-connected new neighbourhood that benefits both existing and future residents.

This consultation is to gather community feedback on the proposals to help inform our planning application to Enfield Council.



SCAN TO PROVIDE FEEDBACK



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PUBLIC CONSULTATION

Brimsdwn Masterplan, Enfield

About



About Arish Living

Arish Living are a UK based contractor and developer established in 2019. Arish Living strive to enhance value and work flexibly to deliver the highest quality standards across our developments.

We are committed to working closely with the community in order to develop residential spaces that are innovative, sustainable, and inclusive.

You can find out more about Arish Living by visiting: www.arishliving.co.uk

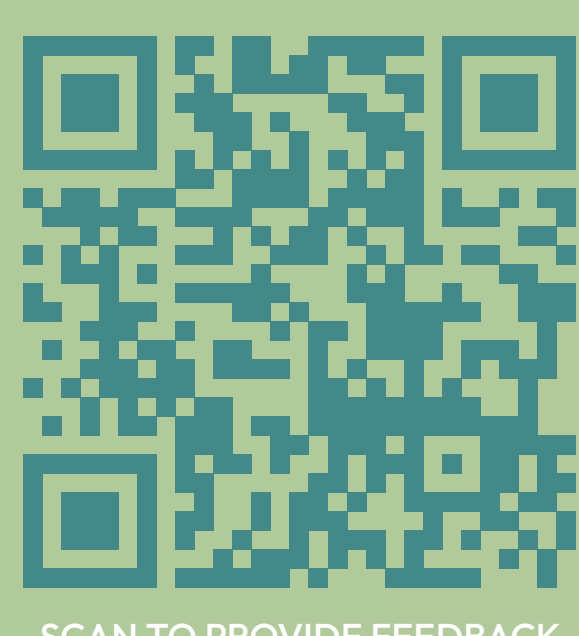


www.arishliving.co.uk

History of the Site

The site was once used as a local sports ground, but has been closed off to the public for a number of years. Arish Living hope that the whole community will be able to benefit from the site being opened up to the public again, particularly through the use of the new central park.

The site has been identified in the London Borough of Enfield's emerging Local Plan as a site for new homes. Our vision is to reopen the site, provide approximately 390 much-needed homes for local people, and create welcoming green spaces with better connections across the area.



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The Proposals

At the heart of the proposals is a landscaped green spine running through the site, which will be opened up for public access. The proposals include:

New homes and community



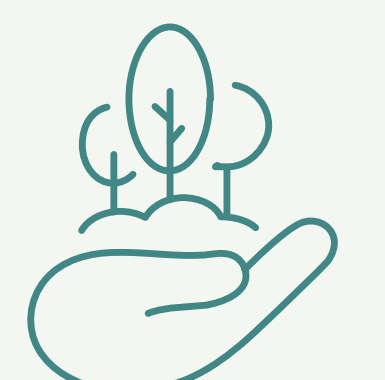
All homes will have either a garden, terrace or communal courtyard



A mixture of homes, including flats and houses



Around 390 new homes



All existing neighbouring gardens will continue to back onto gardens within the new development



Building heights will range from 2 – 3 storeys at the site edges, stepping up to 5 storey blocks further into the site, away from existing homes



Active frontages will overlook the green spine and open spaces, providing natural surveillance and safety

Open green space



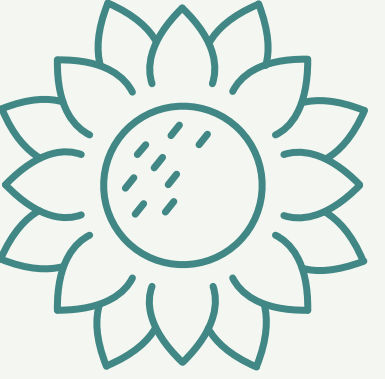
A central park with pedestrian, cycle and running paths around and across it



Children’s play areas



Informal recreation spaces



Biodiversity-rich planting to enhance wildlife habitats

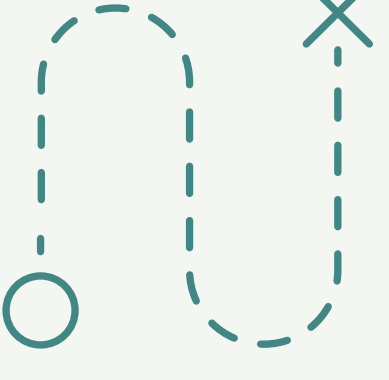
Connectivity and pathways



A new dedicated pedestrian link from Osborne Road will improve accessibility



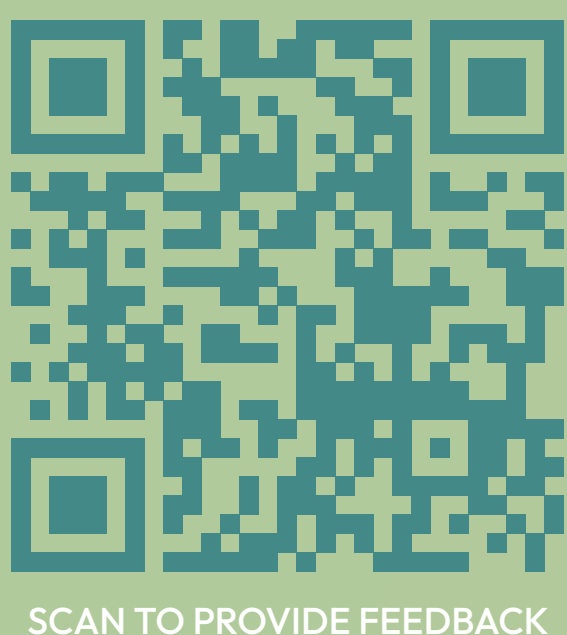
A thoughtfully designed perimeter path for walking, running and cycling around the sit



The existing pedestrian and cycle route from Carterhatch Road to Osborne Road will be retained and improved to create a ‘green spine’ through the site



New vehicle entrances from Goldsdown Road, Vista Avenue and Carterhatch Road to prevent ‘rat runs’ across the site



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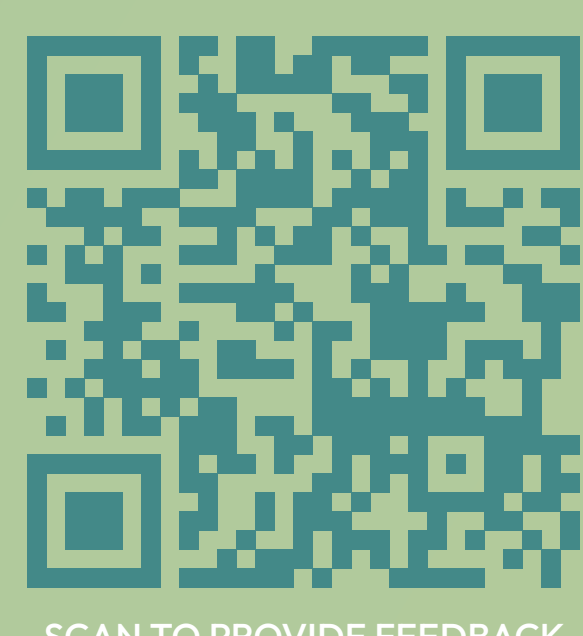
Housing Types and Layout

The proposals seek to address Enfield's housing need, and so will offer a mix of family homes and apartments aimed at those looking to downsize or to get onto the property ladder for the first time.

The planning application will include a mix of flats (1 bedroom - 3 bedroom) and houses (3 bedroom and 4 bedroom family homes).



Emerging site layout



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Landscaping and Access

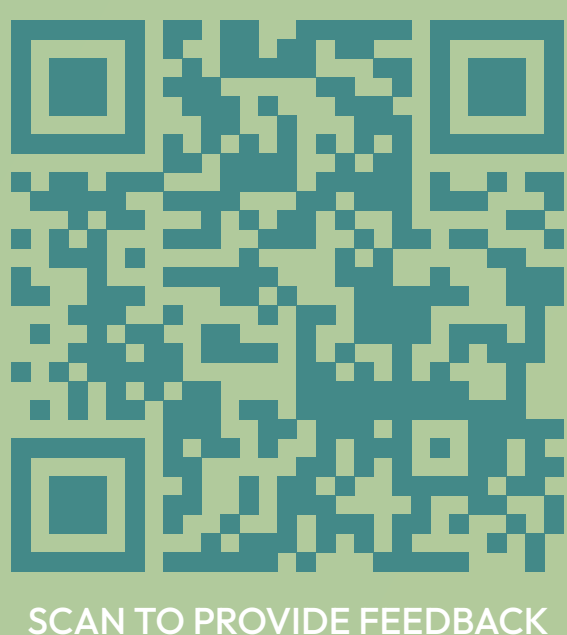
The site’s proposed new green corridor will connect people, encourage walking and cycling, and create an attractive and safe public realm. The site is currently inaccessible to the public and provides no contribution to the community. We propose to open up the space with a green central park for use by new and existing local residents.



Landscape plan



Central Green plan



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Have Your Say



Thank you for visiting our consultation event about the Brimsdown Masterplan, Enfield.

We welcome all feedback from the community and invite you to share your views with us before 16th July 2026.

You can have your say by:

Visiting brimsdownconsultation.com or click the QR code to complete the online questionnaire.

If you would prefer a paper copy of the questionnaire, please speak to a member of the team or email us and we would be happy to arrange this for you.

You can also contact us directly with any comments or questions:

@ consultation@iceniprojects.com

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All feedback will be summarised as part of the planning application. We are hoping to submit our application to the London Borough of Enfield later this year.



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