

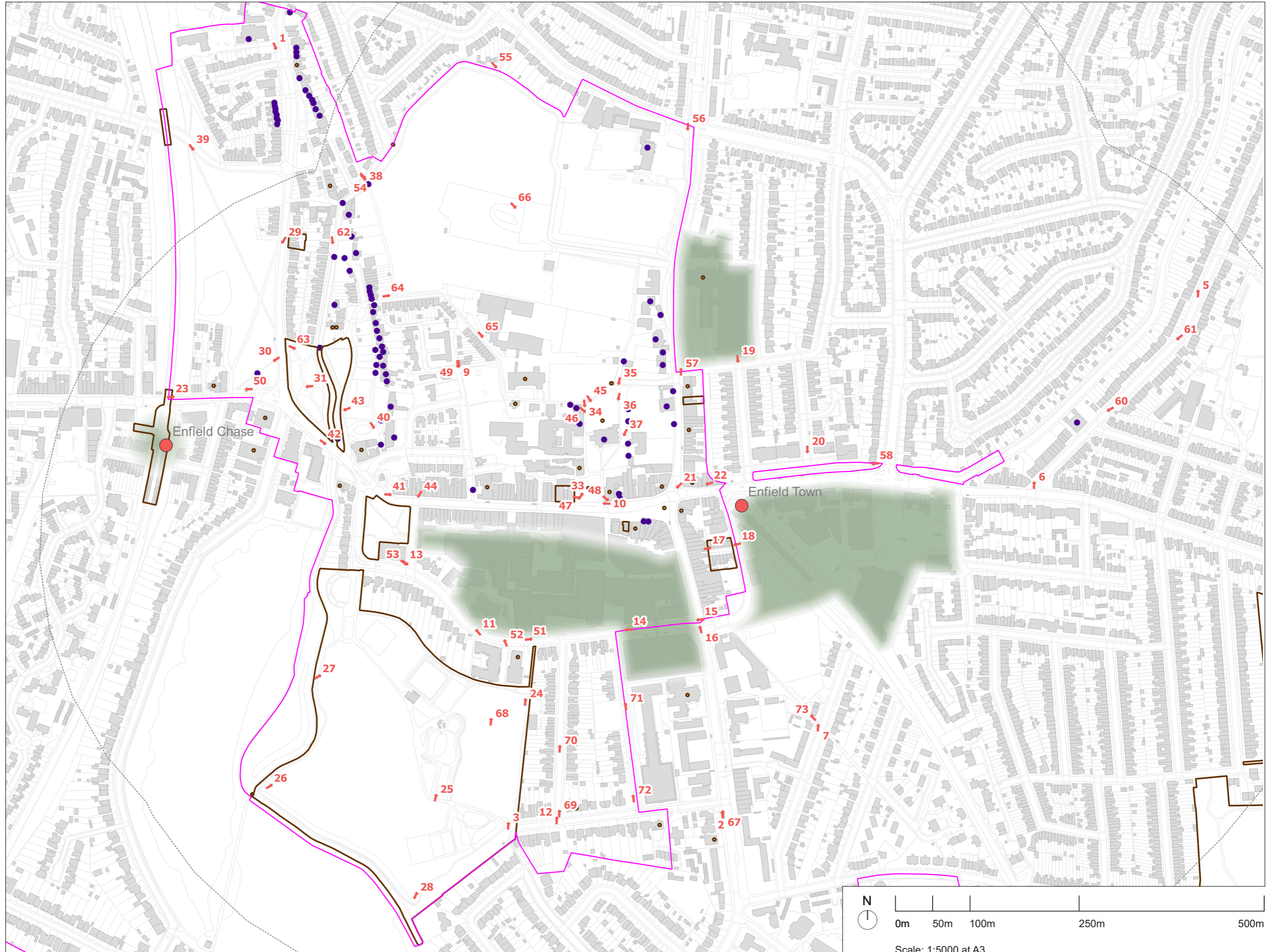
4.15 | Testing - Viewpoints



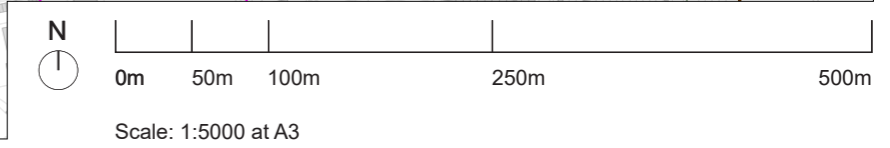
Areas potentially impacted by the proposed tall building zones were initially identified by using a series of concentric 500m buffer zones (up to 1500m) to find near, medium and far assets. Areas that may be affected just outside the zone are also included as part of a holistic assessment.

In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. Not all views have been shown.

Longer views (eg. the key local views in the borough) have been checked and if impacted are included. No London wide viewing corridors are impacted.



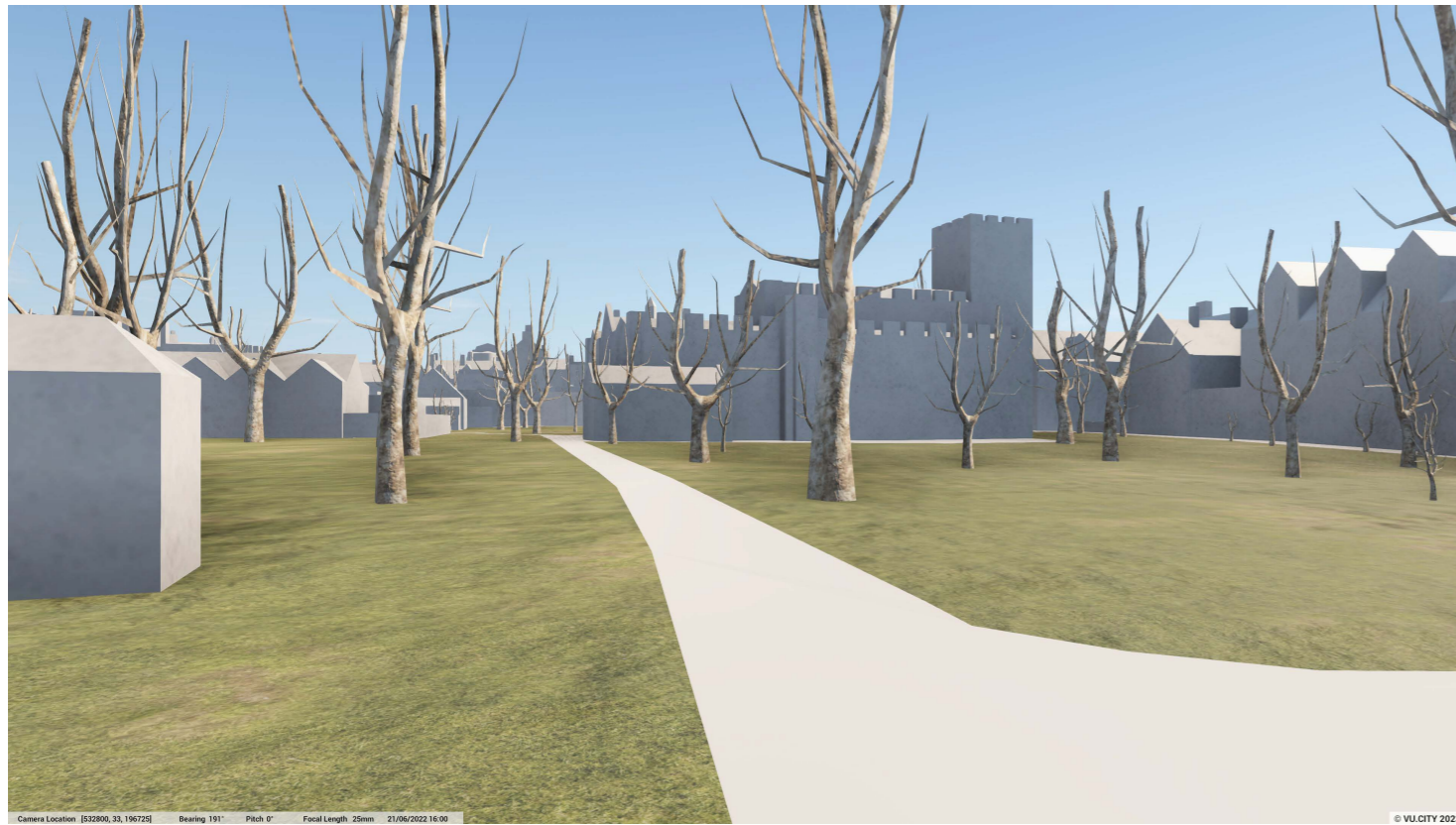
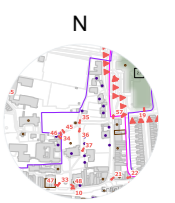
- Key**
- Reservoirs
 - Green Belt
 - Train Station
 - 500m increment buffer zone
 - Potentially Appropriate for Tall Buildings
 - Registered Parks and Gardens
 - Conservation Area
 - Listed Building
 - Local Heritage Asset
 - Borough Boundary
 - View (no.X)



4.16 | Testing - Example View (35)



Key showing what stage of method is being described on the page.



Existing



Revision A



Limited Harm



Revision B

4.17 | Testing - Example View (41)



Key showing what stage of method is being described on the page.



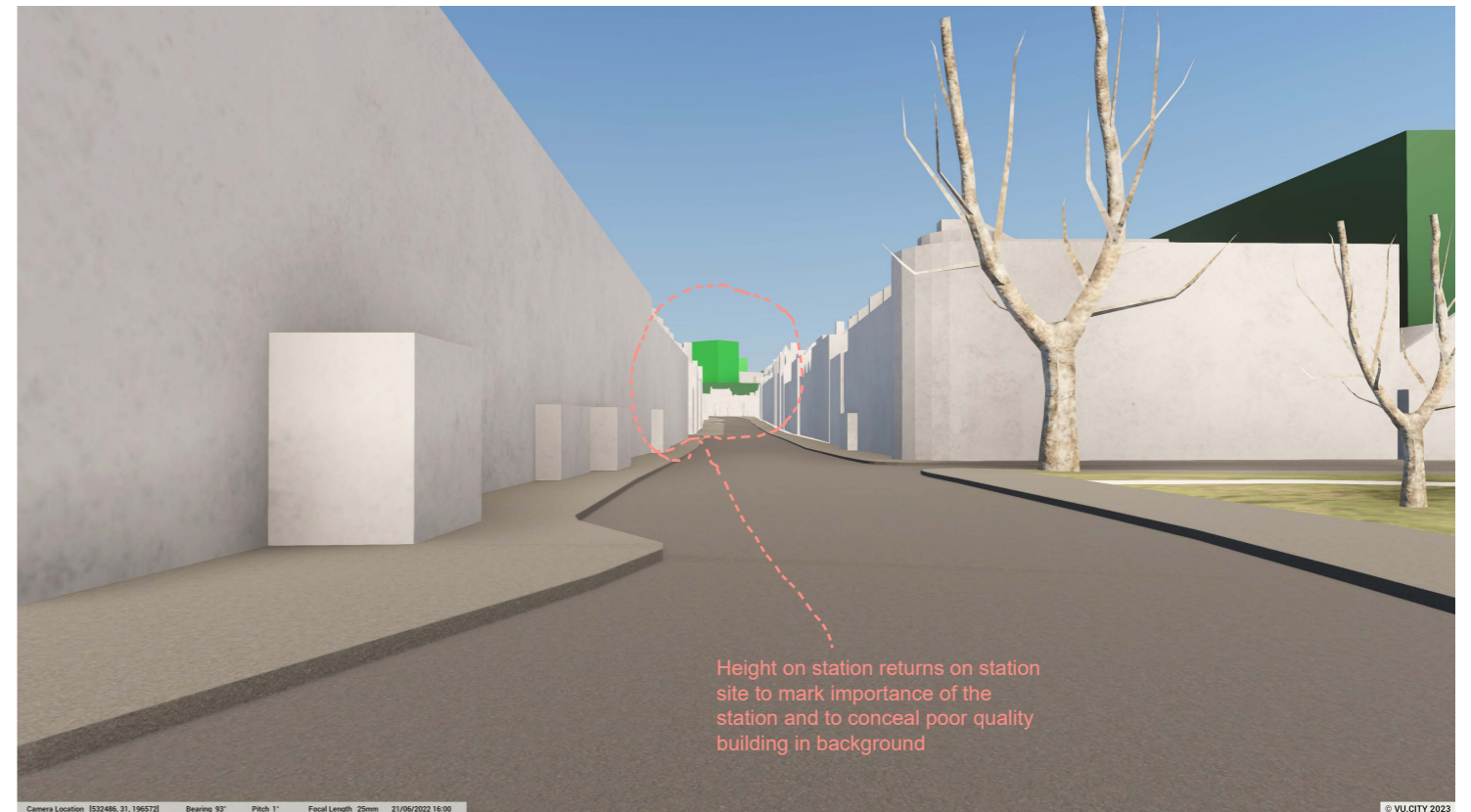
Existing



Revision A



Limited Harm



Revision B

4.18 | Testing - Revision_A



Notes

This map has been produced in line with policy D9 of the London Plan (2021), which requires boroughs to identify "locations where tall buildings may be an appropriate form of development". It only describes where tall buildings are potentially appropriate.

Please check the Tall Building Definition Map for what constitutes a Tall Building for the purposes of applying tall buildings policies.

Please refer to Policy DE6: Tall Buildings, which contains important information on the interpretation of these maps and the criteria to be applied to all proposals for tall buildings. In addition, all proposals must address the requirements of London Plan (2021) Policy D9 (and its successors). Accordance with these requirements are not implied by these areas and must be assessed on a case by case basis.

These diagrams do not infer an acceptable proposal in terms of townscape or impact on heritage assets. A proposal-specific analysis must be undertaken in accordance with other policies in the development plan.

Areas not marked as potentially appropriate are not suitable for tall buildings.

Tall Building Zones

- Height sensitive edge
- Potentially appropriate location for tall buildings
- Potentially appropriate for tall building to mark station
- Linear area potentially appropriate for tall buildings to front major infrastructure
- Potentially appropriate for tall buildings enabling industrial intensification only
- Maximum height within area
- Location reference number

Context

- Train / Underground Station
- Major Centre
- District Centre
- Large Local Centre
- Conservation Area
- Registered Parks and Gardens
- Listed Building
- Local Heritage Asset (2018)
- Borough Boundary
- Water
- Green Belt



4.19 | Testing - Limited Harm



Notes

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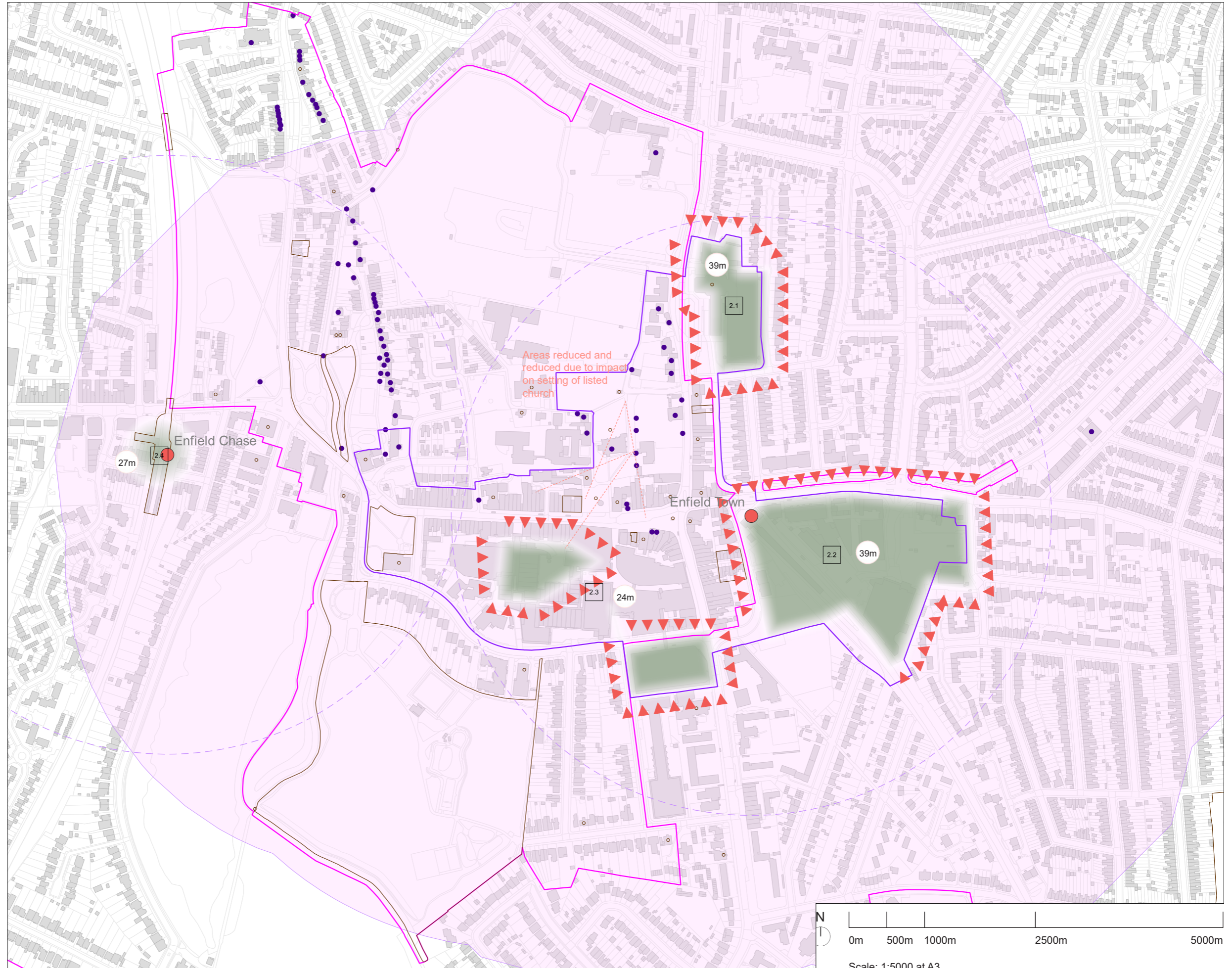
Areas not marked as potentially appropriate are not suitable for tall buildings.

Tall Building Zones

- Height sensitive edge
- Potentially appropriate location for tall buildings
- Potentially appropriate for tall building to mark station
- Linear area potentially appropriate for tall buildings to front major infrastructure
- Potentially appropriate for tall buildings enabling industrial intensification only
- Maximum height within area
- Location reference number

Context

- Train / Underground Station
- Major Centre
- District Centre
- Large Local Centre
- Conservation Area
- Registered Parks and Gardens
- Listed Building
- Local Heritage Asset (2018)
- Borough Boundary
- Water
- Green Belt



4.20 | Testing - Revision B



Notes

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Please refer to Policy DE6: Tall Buildings, which contains important information on the interpretation of these maps and the criteria to be applied to all proposals for tall buildings. In addition, all proposals must address the requirements of London Plan (2021) Policy D9 (and its successors). Accordance with these requirements are not implied by these areas and must be assessed on a case by case basis.

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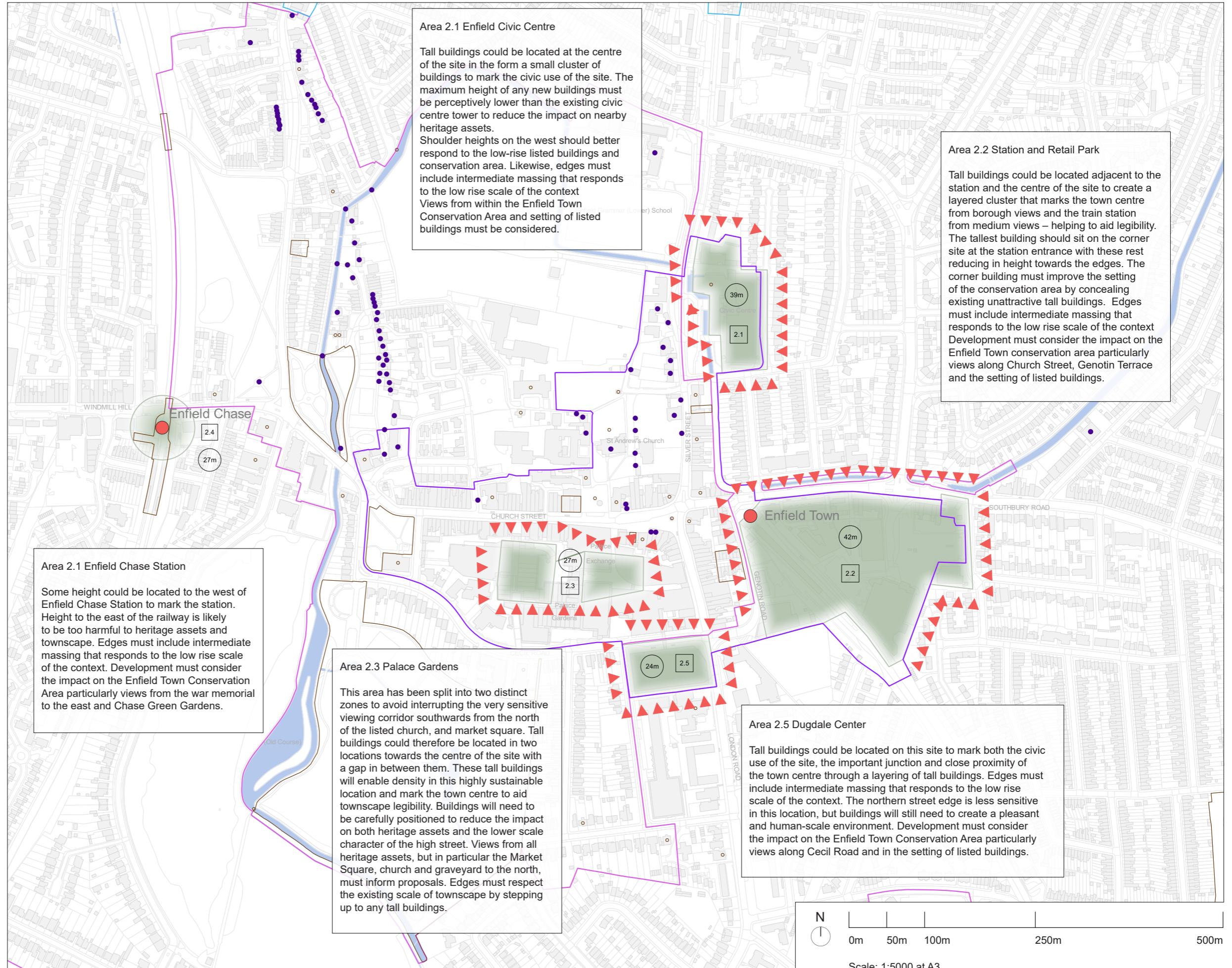
Areas not marked as potentially appropriate are not suitable for tall buildings.

Tall Building Zones

- Height sensitive edge
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- Potentially appropriate for tall building to mark station
- Linear area potentially appropriate for tall buildings to front major infrastructure
- Potentially appropriate for tall buildings enabling industrial intensification only
- Maximum height within area
- Location reference number

Context

- Train / Underground Station
- Major Centre
- District Centre
- Large Local Centre
- Conservation Area
- Registered Parks and Gardens
- Listed Building
- Local Heritage Asset (2018)
- Borough Boundary
- Water
- Green Belt



4.21 | Industrial Tall Buildings - Intro



Within the industrial typology areas of the borough there are already tall buildings in place. As can be seen in the images across, these buildings have a different character from those in town centres and residential areas. Typically these are wider, longer than an equivalently tall building elsewhere. Crucially, the extant examples do not confuse or undermine borough wide legibility - for instance, people do not associate these types of buildings with town centres. Therefore a different approach to height can be taken with a more permissive approach.

New industrial buildings at a higher density which provide more floorspace in a constrained setting are being built. Often this increases building heights above the 21m London Plan threshold. Industrial intensification is supported by Enfield and is promoted at Stage 3 in this report.

Therefore the study should accommodate tall buildings throughout the industrial typologies to facilitate intensification. This section of the report examines several proposed and existing intensified industrial buildings to ascertain what heights would be appropriate for these areas.

All other design policies and tests will apply.

Method

A review of existing guidance:

Industrial Intensification Primer
Mayor of London 2017

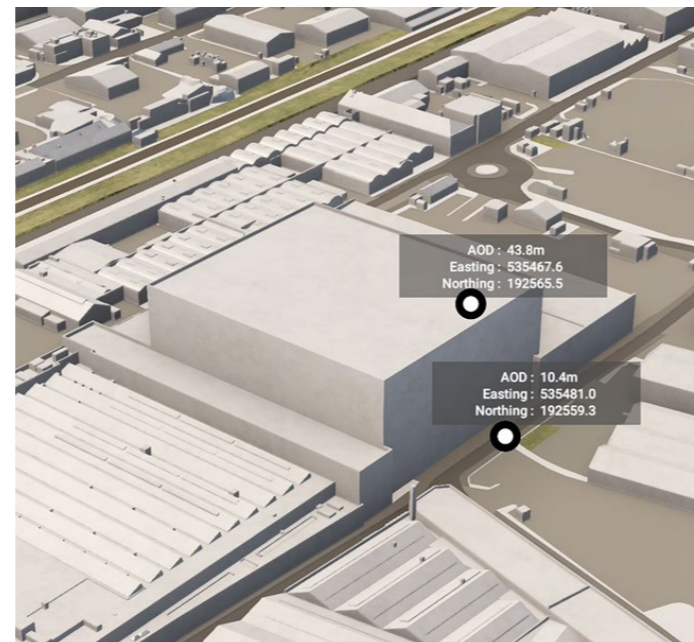
The London Plan
Mayor of London 2021

A review of existing industrial intensification schemes either built, in planning or under development.

The range of heights of these schemes is recorded and used as the basis for setting a maximum height envelope to allow industrial intensification to happen in the borough.



Photograph of Edmonton Coca Cola Operations



VU CITY analysis



Google maps 3D view

Edmonton Coca Cola Operations

LB Enfield
Height = 33m to ridge line
Status: Completed

Existing tall building in SIL land.

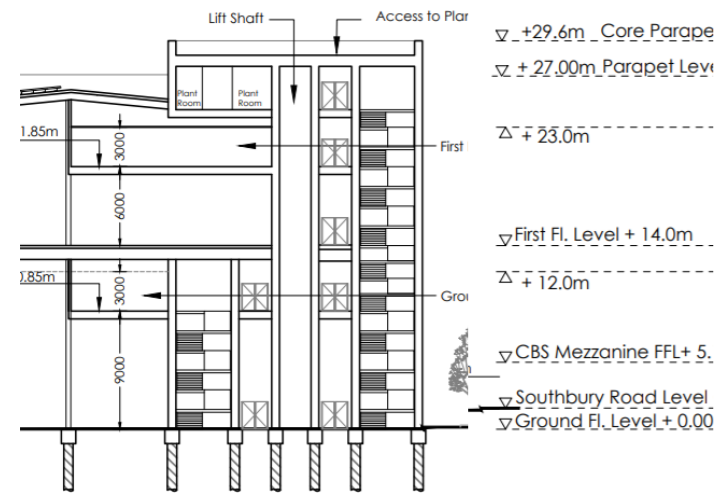
4.22 | Industrial - Precedents



PRECEDENT 1



Image of proposal



Sectional drawing

Heritage House

LB Enfield
 Height = 29.6m to core parapet
 Status: Detailed approval

Double stacked, with ramp for HGV access to upper level.

PRECEDENT 2

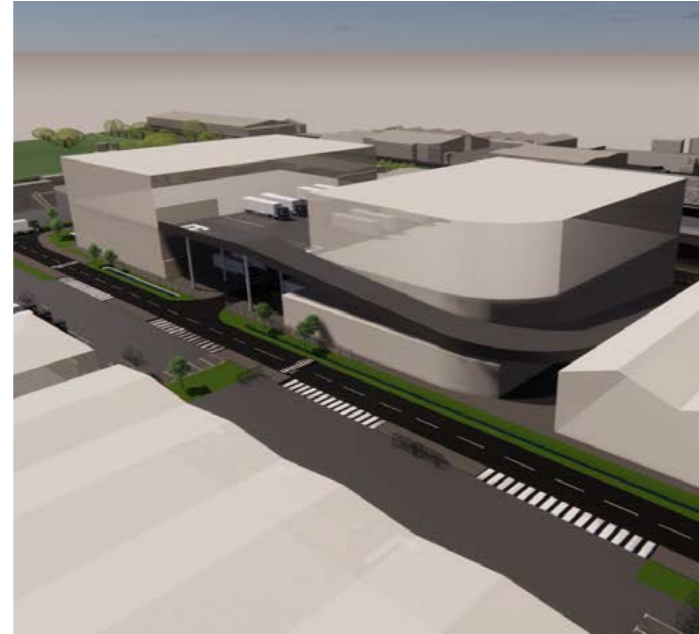
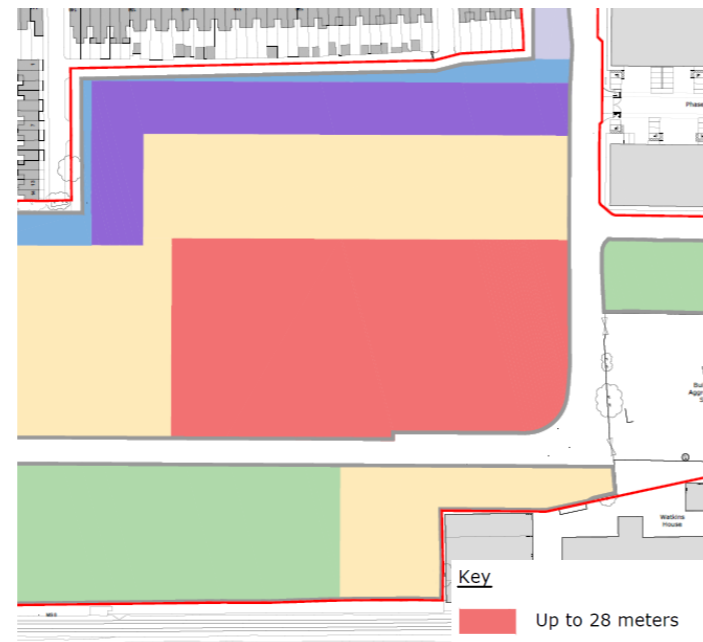


Image of proposal



Height parameter plan

Montagu Industrial Estate

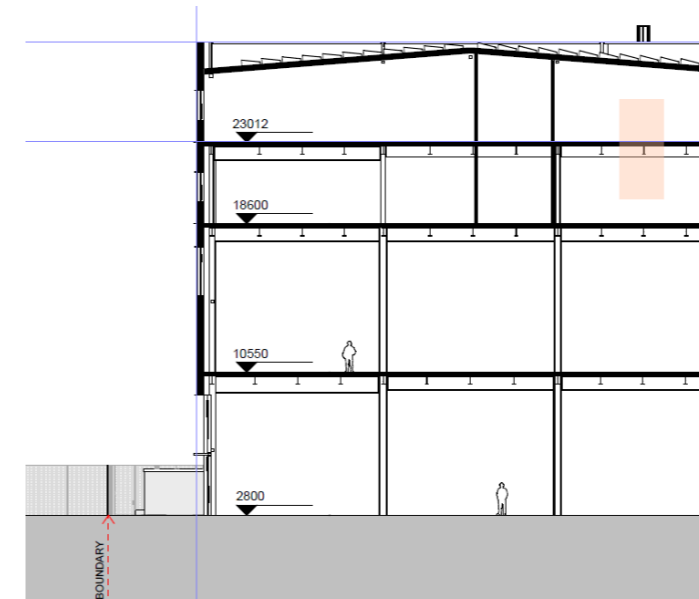
LB Enfield
 Height = 26m to top of parameter envelope
 Status: Outline approval

Double stacked, with ramp for HGV access to upper level

PRECEDENT 3



Image of proposal



Sectional drawing

Industria

LB Enfield
 Height = 26m
 Status: Under Construction

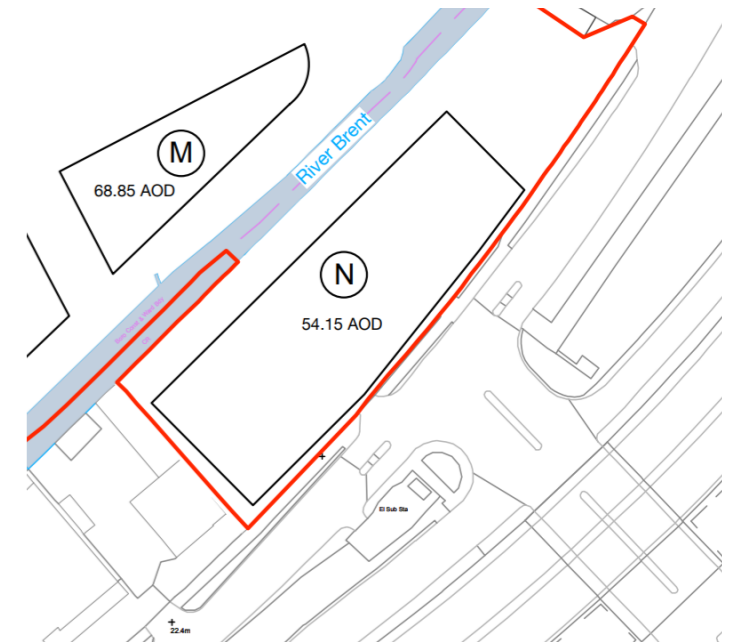
Triple stacked, with ramp for van access to upper levels. Designed for smaller businesses. Four stories in total for workspace of various height.

20/02298/FULL - planning ref.

PRECEDENT 4



Image of proposal



Height parameter plan

Segro V Park

LB Brent / OPDC
 Height = 32m
 Status: Under Construction

Five storey with no van access to upper levels. Designed for smaller businesses and served by industrial lifts.

18/0321

4.22 | Industrial - Precedents



PRECEDENT 5



Image of proposal



Sectional drawing

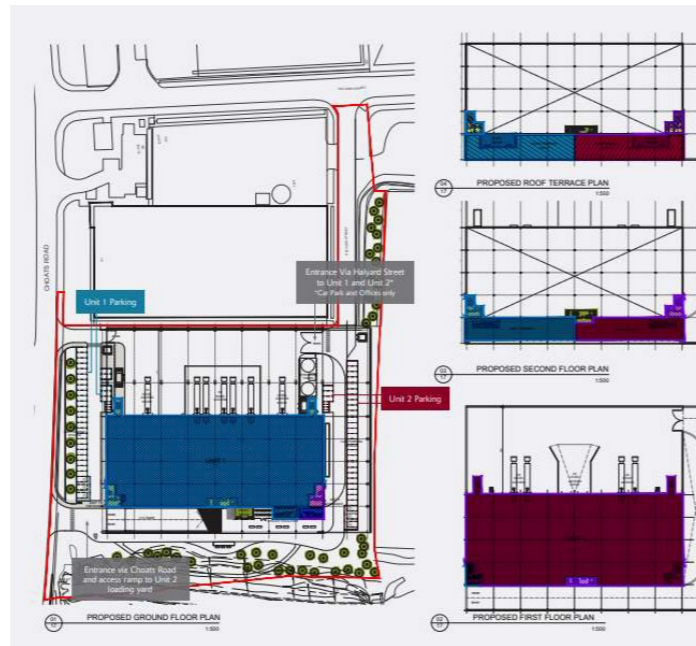
X2 Heathrow
 LB Hillingdon
 Height = 15m
 Status: Completed 2007

Double stacked, with ramp for HGV access to upper level. Shorter than other examples.

PRECEDENT 6



Image of proposal



Floor Plans

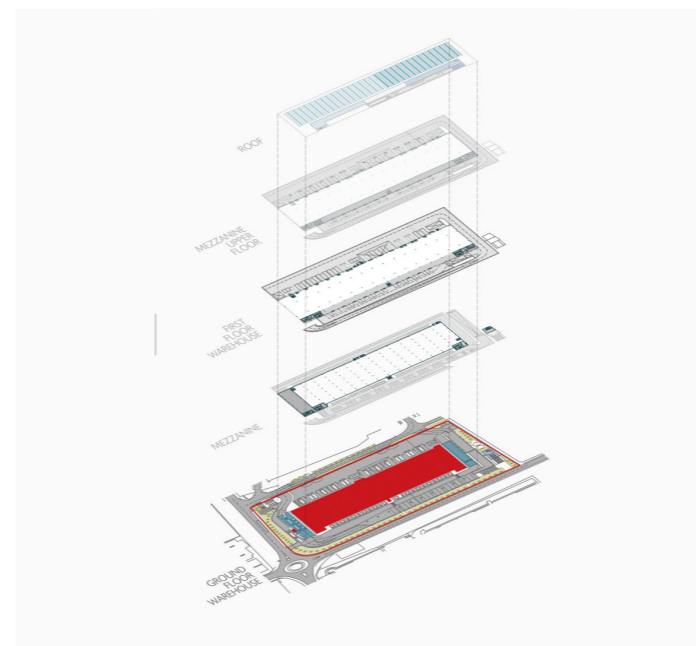
Segro V Park Barking
 LB Barking and Dagenham
 Height = 20 - 33m
 Status: Planning

Double stacked with ramp access and four levels.

PRECEDENT 7



Image of proposal



Floor plans

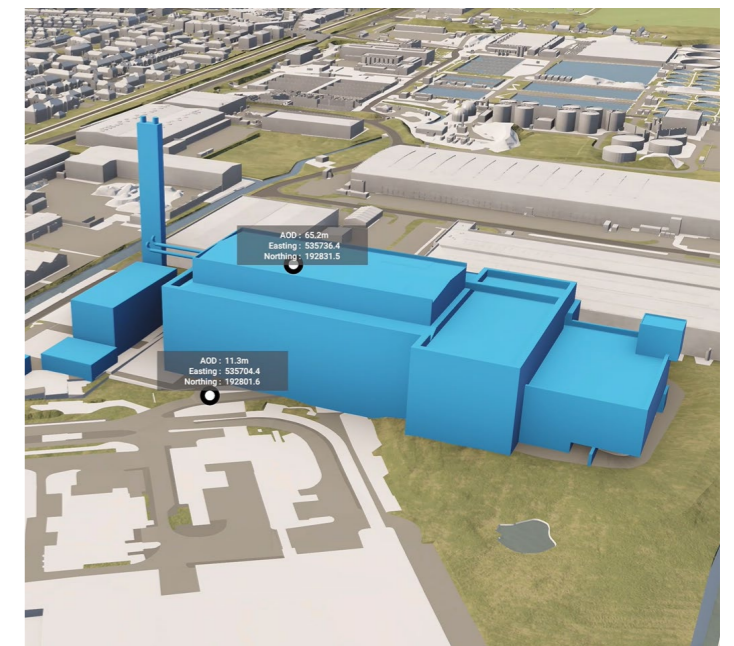
Segro V Park Dagenham
 LB Barking and Dagenham
 Height = 20 - 33m
 Status: Planning

Double stacked for HGVs with ramp access.

PRECEDENT 8



CGI of proposal



VU CITY analysis

Edmonton Eco Park
 LB Enfield
 Height = 53m to ridge line
 Status: Under construction

Under construction tall building in SIL land.

4.23 | Industrial - Recommendations

The precedent research has uncovered a variety of heights for industrial intensification schemes. These broadly fall into two categories:

1) Stacked Logistics Hubs:

Typically lower overall with 10-12m clear heights inside and two levels. A large footprint and accommodate for HGV access.

See X2 and Heritage House

Height: 15m - 33m

2) Stacked Workspace / Light Industrial

Typically taller overall with 6m clear heights over more than two levels. Smaller footprints and typically accommodate ramped access for large vans.

See Industria / Segro V Park

Height: 26m - 36m

Both of the uses above are to be encouraged in Enfield's industrial land. Therefore a maximum height ceiling should be set that allows the tallest of either of these typologies to be implemented.

A maximum height, rather than an appropriate height, should be set as it is infeasible to test appropriate heights and massing to determine the correct height. This is because as a new typology there is not the bank of built projects to understand the exact requirements and sizes of buildings needed for industry and it is not possible to test practical examples. It will be the developer and local planning authorities responsibility to determine the appropriate height within this envelope taking into account other constraints. The planning authority should review these areas regularly as more schemes are built.

The maximum height for all areas potentially appropriate for tall buildings enabling industrial intensification should be 36m.

Some existing buildings are in excess of this height (e.g. The new Incinerator at Edmonton) but are of a specific or strategic use - e.g. power generation. These should be dealt with on a case by case basis and accommodated for in the policy wording.



Key showing what stage of method is being described on the page.

