

Character of Growth

Local Plan Evidence Base



Revision B - 01.02.24
LBE Design and Heritage

Document Control

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Document Revision Tracker

Revision	Issue Date	Purpose
A	21/06/21	Stage 1,2 and tall buildings draft for Regulation 18 consultation
B	01/02/24	Stage 1-4 for publication to accompany for Regulation 19 Local Plan consultation.

Appendix Register

Revision	Drawing / Schedule
A	Cog-A3-Stage 2-General Assessment Table
A	Cog-A3-Stage 2-Assessment Table
B	CoG-A1-Typology Map
B	CoG-A1-Scale of Change Map
B	CoG-A1-Tall Buildings Definition Map
B	CoG-A3-Tall Buildings Appropriate Locations
A	CoG-A4-Appropriate Locations Schedule
A	CoG-A3-Appendix 1_Cockfosters
A	CoG-A3-Appendix 2_Enfield Town
A	CoG-A3-Appendix 3_Southbury
A	CoG-A3-Appendix 4_Brimsgate
A	CoG-A3-Appendix 5_Ponders End
A	CoG-A3-Appendix 6_Southgate
A	CoG-A3-Appendix 7_Palmers Green
A	CoG-A3-Appendix 8_Edmonton Green
A	CoG-A3-Appendix 9_New Southgate
A	CoG-A3-Appendix 10_Angel Edmonton
A	CoG-A3-Appendix 11_Meridian Water

Contents

Introduction

0.01 Purpose	1
0.02 Background	2
0.03 Process Diagram	3

Stage 1: Baseline

1.01 Enfield's Urban Typologies	5
1.02 2011 Characterisation Study	6
1.03 Changes since 2011 Study	7
1.04 Urban Typologies of Enfield	8

Stage 2: Character Assessment

2.01 Definitions of change	10
2.02 Assessment Methodology	11
2.03 Method - Urban Typologies	12
2.04 Method - General Value	13
2.05 Method - Specific Value	14
2.06 Layers - Specific Value	15
2.07 Method - Forces of Change	16
2.08 Layers - Forces of Change	17
2.09 Method - Final Recommendation	18
2.10 Results - General Value Map	19
2.11 Results - Specific Value Map	20
2.12 Results - Forces of Change Map	21
2.13 Results - Recommendations Map	22
2.14 Interpretation of results	23

Stage 3: Typology Recommendations

3.01 Introduction	25
3.02 Methodology	26
3.03 Glossary of Typologies	27
3.11 Historic Centre	28
3.12 Metroland Centre	29
3.13 Linear Centre	30
3.14 Urban Centre	31
3.15 Institutions	32
3.16 Big Box Retail	33
3.17 Pre-Victorian Residential	34
3.18 Urban Terrace	35
3.19 Garden City	36
3.20 Classic Suburban	37
3.21 Large Suburban	38
3.22 Suburban Flats	39
3.23 Street Based Estate	40
3.24 Free Form Estates	41
3.25 Contemporary Flats	42
3.26 Mews / Infill	43
3.27 Small Scale Industry	44
3.28 Large Scale Industry	45
3.29 Office / Technology Park	46

Typology Library

3.30 01 - Rear Extension	48
3.31 02 - Roof Extension	49
3.32 03 - Side Extension	50
3.23 04 - Streetscape Infill	50
3.34 05 - Corner Infill	51
3.35 06 - Backland Infill	52
3.36 07 - Mews	53
3.37 08 - Cluster	54
3.38 09 - Terrace	55
3.39 10 - Mansion Block	56
3.40 11 - Villa Block	57
3.41 12 - Linear Block with Podium	58
3.42 13 - Linear Block without Podium	59
3.44 14 - Tower	60
3.45 15 - Industrial - Extension / Infill	61
3.46 16 - Stacked Industrial	62
3.47 17 - Co-location	63

Stage 4: Tall Buildings

4.01 Tall Buildings - Background	65
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Local Height Definition

4.02 Tall Buildings - Definition	66
4.03 Method - Definition of Tall	67
4.04 Tall Building Definition Maps	68-72

Appropriate Locations for Tall Buildings

4.05 Summary - Appropriate Locations	73
4.06 Method - Selection of zones for testing	74-75
4.07 Method - Flow Chart	76
4.08 Method - Discounted Transform Areas	77
4.09 Testing - Approach to Zones	78
4.10 Testing - 3D Model Assumptions	79
4.11 Testing - Existing	80
4.12 Testing - Revision_A	81
4.13 Testing - Limited Harm	82
4.14 Testing - Revision_B	83
4.15 Testing - Viewpoints	84
4.16 Testing - Example View (35)	85
4.17 Testing - Example View (41)	86
4.18 Testing - Revision_A	87
4.19 Testing - Limited Harm	88
4.20 Testing - Revision B	89
4.21 Industrial Tall Buildings - Intro	90
4.22 Industrial - Precedents	91-92
4.23 Industrial - Recommendations	93
4.24 Tall Building Zones Schedule	94
4.25 Tall Buildings Locations Map	95-112
5.01 Conclusion and Next Steps	114



1. Fore Street - Linear Centre



2. The Shires - Free Form Estate



3. Dujardin Mews - Contemporary Mews

0.01 | Purpose

In order to reduce pressure for development on greenfield land and to maximise the potential for development in sustainable locations, such as in our town centres and in areas of high access to public transport, a substantial amount of growth will need to be located in existing communities. We recognise that the character of existing communities is valued by residents and therefore the type of growth, and the resulting impact on the character of the community, needs to be carefully managed.

This study, the “Character of Growth” (CoG) is to inform the development of the local plan and ensure that new development responds to the unique qualities of the borough and its communities.

The study builds on the work completed in the “Enfield Characterisation Study” (2011) by:

- Updating the categorisation of the borough to account for recent developments.
- Assessing the quality of existing areas using assessment against the characteristics listed in the National Design Guide and other material, such as more detailed conservation area character appraisals.
- Assessing the presence of local “drivers of change”, for example the presence of existing low density development in relation to high levels of access to public transport or proximity to town centres.
- Making recommendations for the level of change to the character that would be supported through development proposals.
- Proposing the form of development (“types” or “typologies”) that will be supported in each area based on the existing context and level of change proposed, including the consideration of how tall buildings should be defined in different areas, where tall buildings might be appropriate and what heights should be considered.

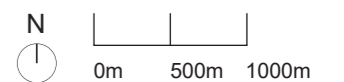
This report is an explanation of the findings and recommendations and should be read in conjunction with the maps and schedules.

The Character of Growth Study

Is for:

Is not:

Is for:	Is not:
Informing the view of the planning authority	To replace the planning process
Encouraging good quality, sustainable density	For replacing the judgment of planning and design professionals on individual sites
Increasing certainty for developers and planners	A guarantee of planning permission
Informing site allocations in the Local Plan	A comprehensive assessment of every plot/site
Providing a broad area assessment	A landscape assessment
Championing good design	
Celebrating the boroughs positive characteristics	
Providing guidance to windfall developments	
Informing future design codes	



0.02 | Background

The Character of Growth Study (CoG) informs the emerging Regulation 19 Enfield Local Plan. This report is issued alongside the public consultation to inform the public on what evidence underpins the design policies in the plan. This sits within a wider, changing backdrop of planning in London and in England in general which the study responds to as below:

Key Documents:

- The London Plan (2021)

The CoG responds to the challenges laid out in the London Plan for boroughs to:

- 1) Create a local definition for tall buildings (Policy D9)
- 2) Propose appropriate locations for tall buildings (Policy D9)
- 3) Optimise sites for housing delivery through a policy of good growth and good design.

- White Paper: Planning for the Future (2020) and National Model Design Code (2021)

In anticipation of the planning system moving towards a coding approach and digital planning:

- 1) Using the assessment criteria make clear recommendations for scale of change and growth based on quality of character.
- 2) Data and work is stored in a GIS space ready for translation into a web based, accessible format.



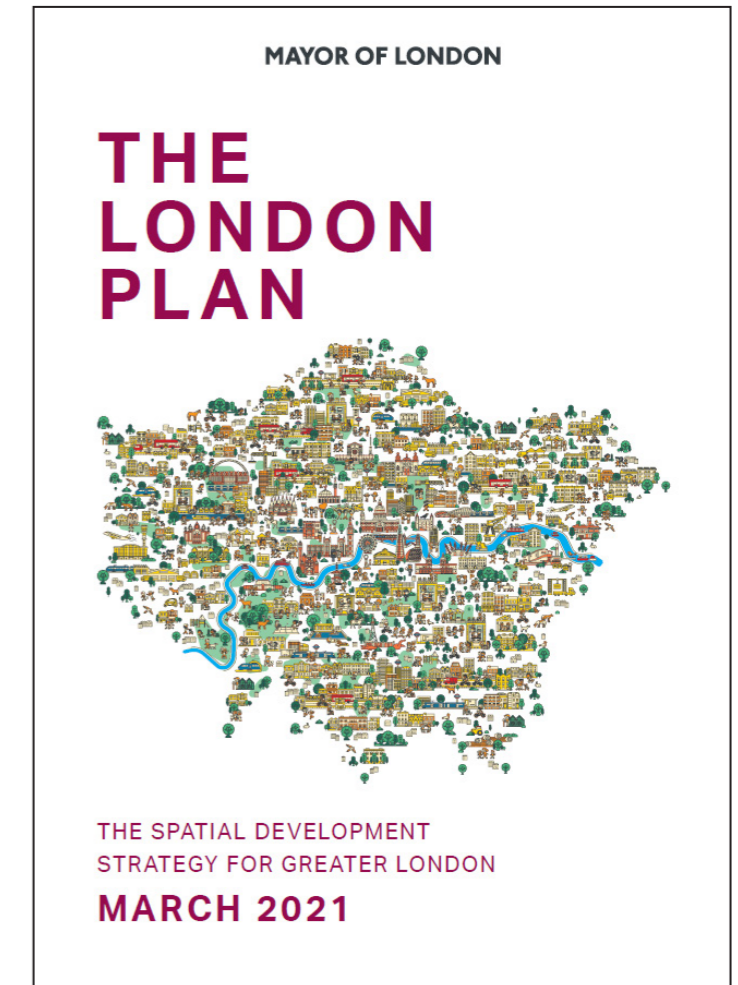
1. National Model Design Code



2. Planning for the Future, White Paper



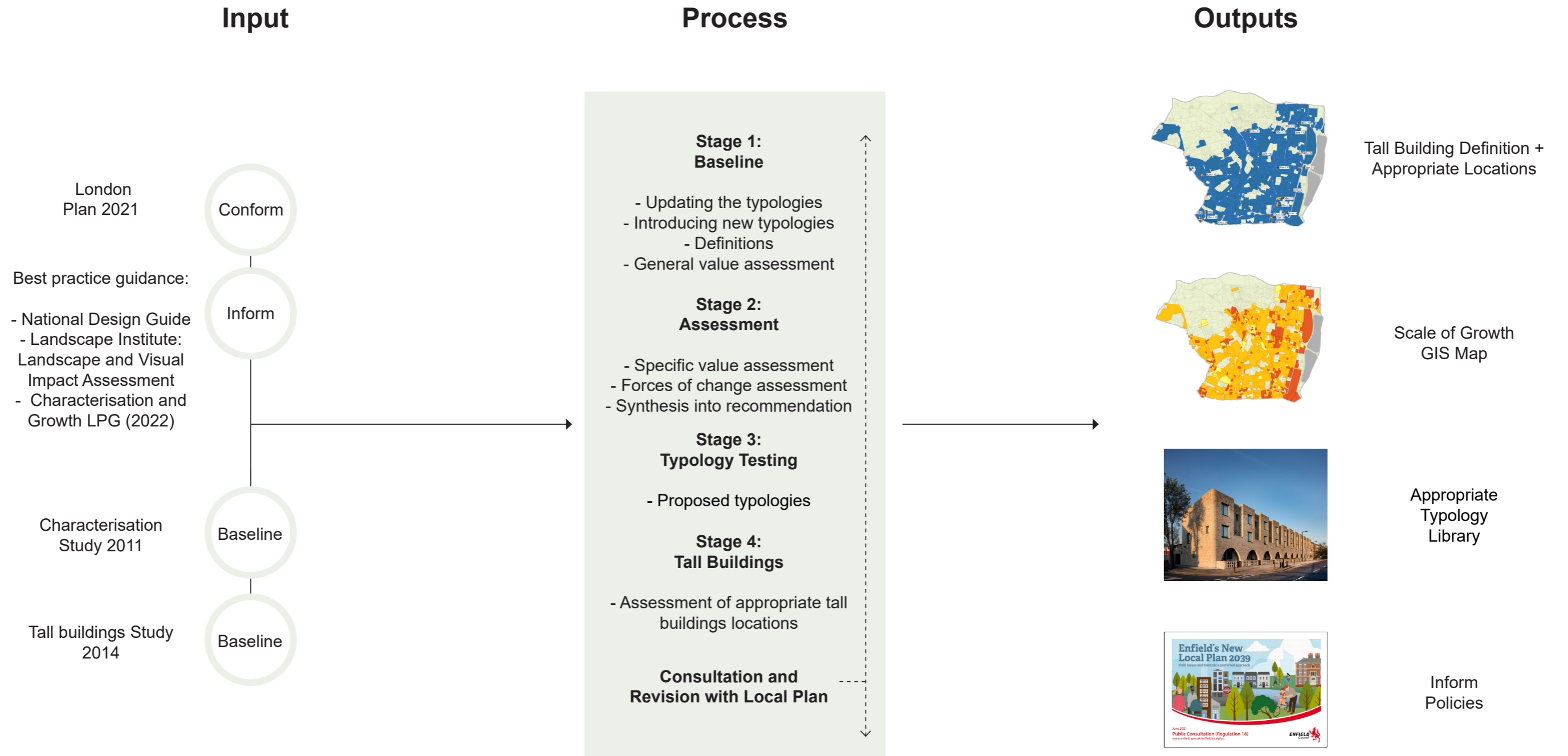
3. Enfield's New Local Plan



4. The London Plan 2021

0.03 | Process Diagram

The diagram below shows the process, inputs and outputs of the study.



Stage 1: Baseline



1.01 | Enfield's Urban Typologies

The 2011 Enfield Characterisation Study is used as base upon which to assess the quality and capacity for change of the boroughs urban typology areas. For ease of reference, the full range of urban typologies from the 2011 Characterisation Study are shown here.

18 and 19 are described on the following page and are new typologies that have emerged since 2011.

The study splits the borough into areas based on the type and use of buildings it contains. These are called the urban typologies.

Image 18-19 © Enfield Council

All other images are sourced from the 2011 Study © Allies and Morrison Urban Practitioners



01. Historic Centres



02. Metroland Centres



03. Urban Centres



04. Linear Centres



05. Big Box Retail



06. Institutions



07. Large Scale Industry



08. Small Scale Industry



09. Technology Park



10. Pre Victorian



11. Urban Terrace



12. Garden City



13. Classic Suburban



14. Large Suburban



15. Suburban Flats



16. Street Based Estates



17. Free Form Estates



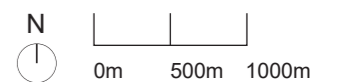
18. Contemporary Flatted



19. Mews/infill

NEW

NEW



1.02 | 2011 Characterisation Study

- The 2011 study is a detailed analysis of the borough's character, identifies typologies and explains the history of the urban environment. It is a solid base for this study and does not need to be fully revised.
- Over the last 10 years many changes have occurred in the borough which need to be captured in updated mapping.
- The study does not make recommendations for the scale of change that each urban typology could accommodate acting as a descriptive document rather than a propositional one.

Actions

- A review of the study was undertaken to verify the boundaries of each typology.
- Assess where changes have occurred in the last 10 years.
- Identify any new typologies in the urban environment.
- The Character of Growth Study covers only urban areas. Therefore we have not assessed or made recommendations for the landscape typology areas.

Findings

- Two new typologies have emerged over the last decade and are explained across the page. These roughly follow the "New London Vernacular" that has emerged as an architectural style in London.
- There have been 39 changes in typology since 2011 as development has occurred.



18. Contemporary Flatted

Contemporary flatted developments are defined by a perimeter block approach, use of inset and projecting balconies and generally of a style which could be considered as "New London Vernacular".

The scale and massing is generally a sustainable density of 5-6 storeys with flats either accessed from a central core or deck access. These areas can host tall buildings.

This typology often employs a street-based approach with greening in the public realm.

A good example of this type is the Alma Estate in Ponders End.



19. Mews/infill

Contemporary Mews / Infill are an emergent typology in Enfield that make use of narrow, backland and small sites by employing innovative architectural forms that provide amenity and privacy in an unconventional way.

Often parking, pedestrian routes, refuse vehicle access and greening must share the same public realm and space.

A good example of this type is Dujardin Mews in Ponders End.



1: 2011 Report Cover

1.03 | Changes since 2011 Study





This map shows where updates have been made to the 2011 urban typologies. In the 10 years since the study was completed many changes have occurred and are explained below.

As part of Stage 1 each 2011 area was checked and amended as required to reflect the current reality. Through this process cartographic errors were addressed and some overly large areas split up to be more manageable.



This process resulted in:

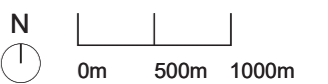
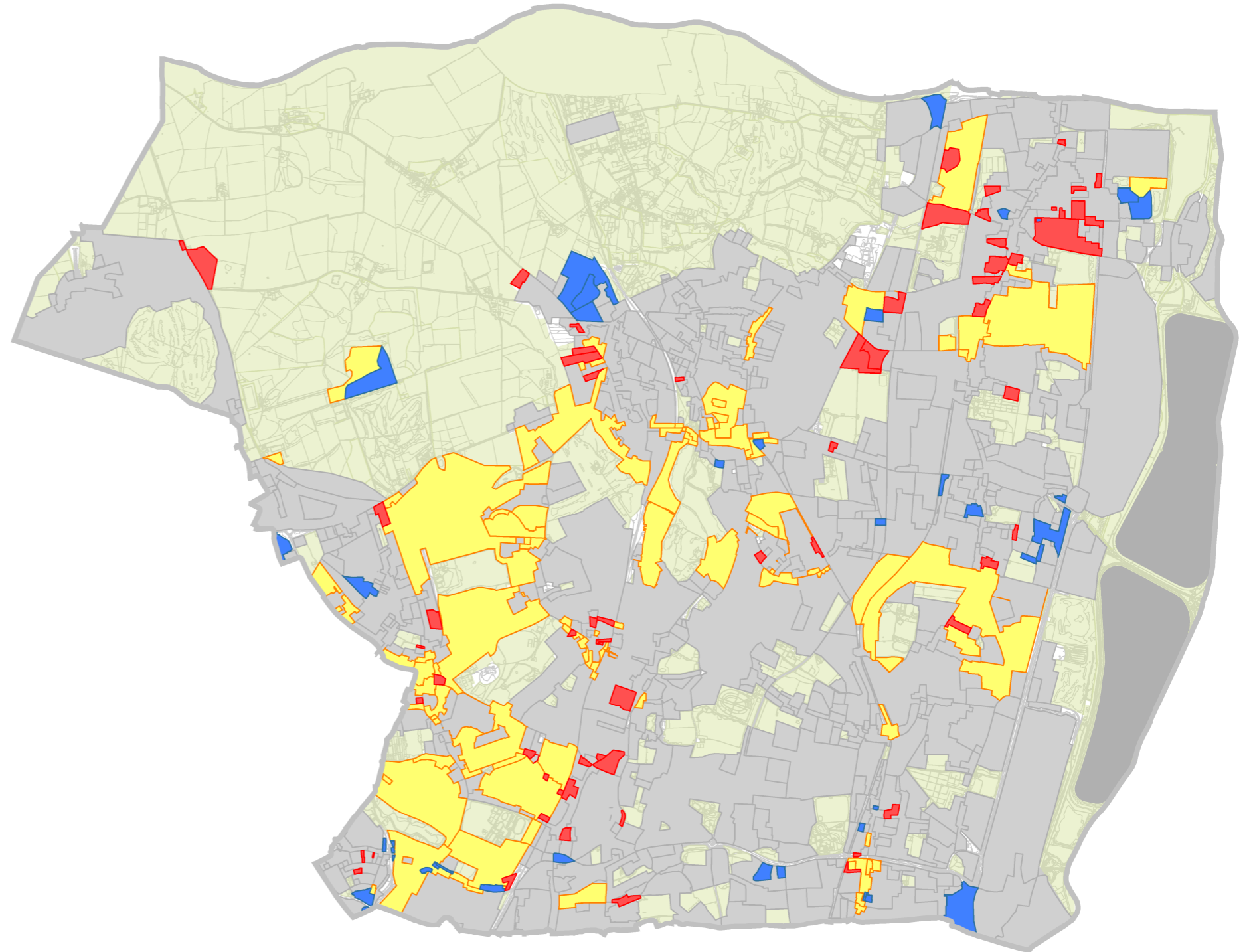
- 760 - New total number of urban typology areas
- 76 - Amendments (consolidations, splitting up, refinement of boundaries to match typology)
- 39 - New developments since 2011 significant enough to change to a new typology area
- 69 - Misallocated in 2011 and assigned to correct typology

Typology Key

-  Amended Typology Boundary
-  Misallocated in 2011
-  Typology Change from Development
-  No change in Urban Typology

Non Urban

-  Reservoirs
-  Landscape Typology



1.04 | Urban Typologies of Enfield

This map illustrates the updated typologies as of 2021. Projects that have been granted planning and started on site which change the typology have been shown.

760 - Total number of typology areas

These areas are the basis upon which character and potential for change is assessed.

Refer to: CoG-A1-Typology Map-Rev-B

Typology Key

Centres	Industrial
■ Urban Centre	■ Big Box Retail
■ Historic Centre	■ Large Scale Industry
■ Metroland Centre	■ Small Scale Industry
■ Linear Centre	■ Office / Technology Park
■ Institutions	
Predominately Residential	Non Urban
■ Pre-Victorian Residential	■ Reservoirs
■ Urban Terrace	■ Landscape Typology
■ Classic Suburban	
■ Garden City	
■ Large Suburban	
■ Suburban Flats	
■ Street Based Estates	
■ Free Form Estates	
■ Contemporary Flats (New)	
■ Mews/Infill (New)	

