

# Stage 2: Character Assessment



## 2.01 | Definitions of change

This diagram explains the definitions of change recommend in Stage 2. These inform Stage 3 tall buildings appropriate locations and appropriate precedents library.

### Limited Change

The typology character is of a high quality and should be maintained.

Implications:

- Exploit infill and extension opportunities
- Where demolition is necessary, replacement should conserve and complement the existing character

\* Does not override the protections afforded by heritage assets

### Medium Change

The typology character is mixed with positive features that should be improved and negative features that should be resolved.

Implications:

- Exploit infill and extension opportunities
- Some demolition and replacement possible (e.g. corners or garage blocks or along a main roads)
- Replacement buildings can change the character to some extent

### Transformative Change

The typology character is of a poor quality and/or low density potentially with a high force of change and should be transformed to resolve these issues.

Implications:

- Acceptance that character will completely change
- Fundamental changes in density
- Fundamental changes in urban form.
- Demolition and Replacement
- Potential location for tall buildings in some instances.

Illustrative Diagrams



Extensions



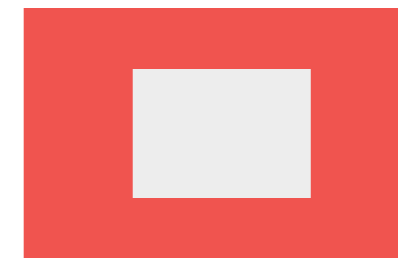
Limited Infill



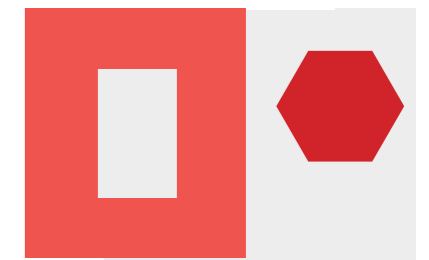
Infill



Limited Develop



Redevelop



Tall Buildings

Indicative Example



Rear extension, Camden



Corner Infill



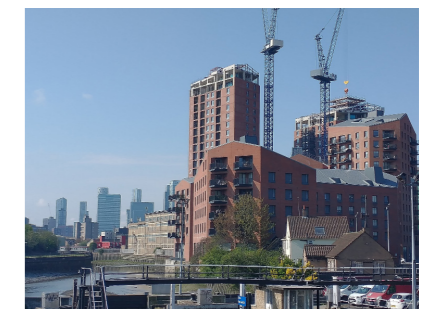
Dujardin Mews, Ponders End



Ordnance Road, Enfield Highway



Alma Estate, Ponders End



Three Waters, Bow

## 2.02 | Assessment Methodology

The assessment methodology follows 5 stages as described in Table 1 across. Each stage follows sequentially from the other in order and are explained in detail on the following pages.

The top right diagram allows the reader to see what stage of the method they are at thought this section of the report.

The overall methodology was developed in line with some of the recommendations and guidance of the Landscape Institutes's Landscape Visual Impact Assessment guide. This has been adapted to fit the needs of the study in assessing urban typologies only.

The full schedule of analysis and results are located online accompanying this report:

Refer to:  
Cog-A3-Stage 2-Assessment Table - Rev-A

Refer to:  
Cog-A3-Stage 2-General Assessment Table - Rev-A



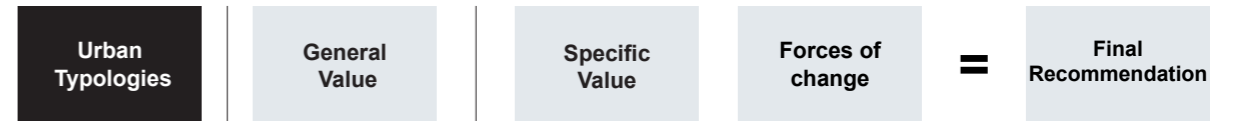
Key showing what stage of method is being described on the page.

Stage	Considerations	Assessment Action	Purpose	Outcome
Urban Typology	2011 Characterisation Study Review	Update the 2011 Characterisation Study	Ensure that the urban typologies of the borough are correct.	Updated typology map of the borough.
General Value Assessment	National Design Guide (2021)	Using best practice (National Model Design Code) perform an assessment on the general characteristics of the urban typologies identified in the 2011 study as well as the two new typologies.	Identify common issues and features of each typology in general. Make general assumptions and recommendations to compare specific local variations against.	Baseline value assigned to each generic typology. Expressed as the level of change that will be supported as: Limited, Medium Transformative.
Specific Value Assessment	<ol style="list-style-type: none"> <li>1. Conservation Areas</li> <li>2. Locally/nationally listed heritage</li> <li>3. Proximity to green space</li> <li>4. Proximity to the Green Belt</li> <li>5. Desktop visual assessment</li> </ol>	<p>GIS analysis to determine influence of each factor on each specific typology area.</p> <p>Qualitative visual assessment of each area by urban design team marked against the general value assessment. (positive or negative deviation)</p>	Understand the locally specific positive or negative character value of each of the 760no. specific individual typology areas.	Conclusion of general value assessment updated to take into account local variations. Expressed as the level of change that will be supported as: Limited, Medium Transformative.
Forces of Change	<ol style="list-style-type: none"> <li>6. Public Transport Accessibility</li> <li>7. Proximity to Town Centre</li> <li>8. Proximity to Large Local Centre</li> <li>9. Efficient Use of Land</li> <li>10. Area of Large Scale Coordinated Change</li> </ol>	<p>GIS analysis to determine influence of each factor on each specific typology area.</p> <p>Qualitative visual assessment of each area for efficient use of land by urban design team.</p>	Understand the specific forces of change of each individual typology area and understanding efficiency of land use. The higher the forces of change the more likely a change in character will be supported.	Force of change expressed as low, medium or high.
Final Recommendation	General Value Assessment Specific Value Assessment Forces of Change	Holistic assessment of all factors to reach an informed professional judgement.	Synthesise above factors into a concise recommendation for the level of change for each specific individual typology area.	<p>Each specific typology area recommended for:</p> <p>Limited Change</p> <p>Medium Change</p> <p>Transformative Change</p>

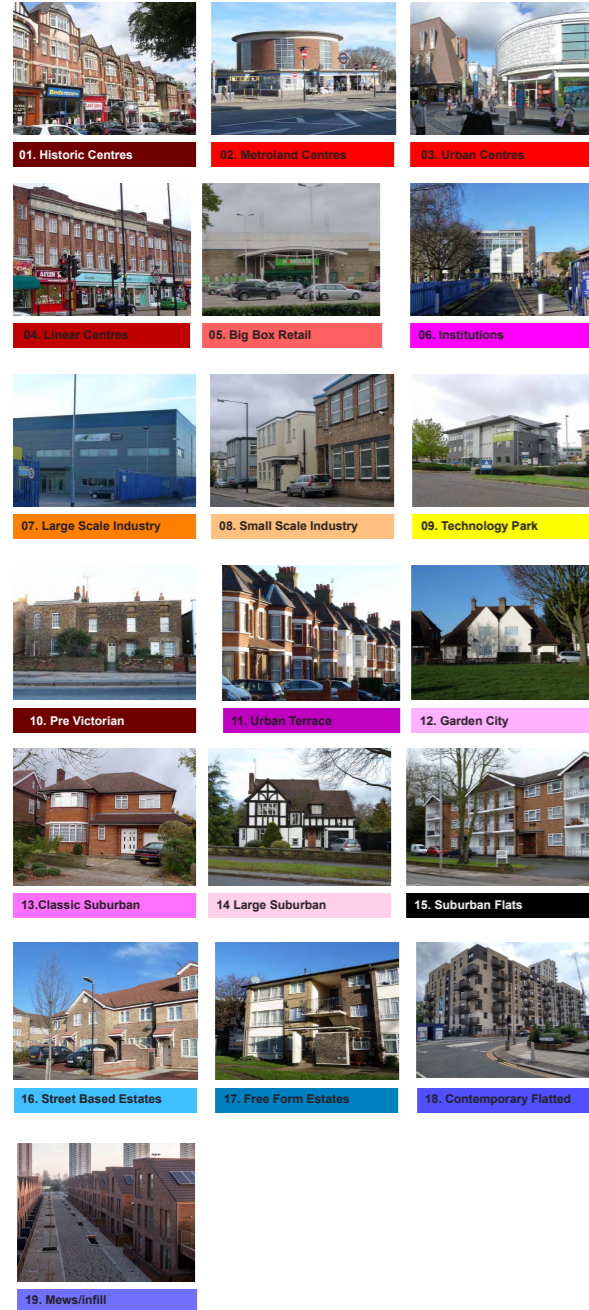
Table 1: Explanation of each stage of the assessment methodology

## 2.03 | Method - Urban Typologies

The first stage in the process is stage 1, completed in the previous section, which establishes the up to date condition of the borough.



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Factor	Method	Assessment + Assumptions	Outcome
2011 Characterisation Study - Typologies Review	<p>GIS analysis to determine any changes since 2011 or inaccuracies in the assessment boundary adjustments where needed.</p> <p>Desktop based visual check using GIS, aerial photography and mapping software (due to Covid-19)</p>	A log is made where a boundary is changed or typology changed.	<p>Up to date list of typologies and accurate GIS mapping.</p> <p>19 total (17 original + 2 new)</p>
2011 Characterisation Study - Typologies Description	<p>Review of descriptive material in the study and inclusion in the schedule.</p> <p>Creation of description for new typologies.</p>	The description serves to describe the typology to the reader.	Updated descriptions included in the schedule.

Table 2: Explanation of assessing the general value of typologies.

## 2.04 | Method - General Value

The General Value assessment looks at the 19 typologies in general to understand and make recommendations on common themes.

An assessment of the inherent positive and negative attributes of the typology creates a baseline that specific local variations can be assessed against.

Please refer to the accompanying Schedule which breaks down the assessment by type.

Refer to:  
Cog-A3-Stage 2-General Assessment Table - Rev-A



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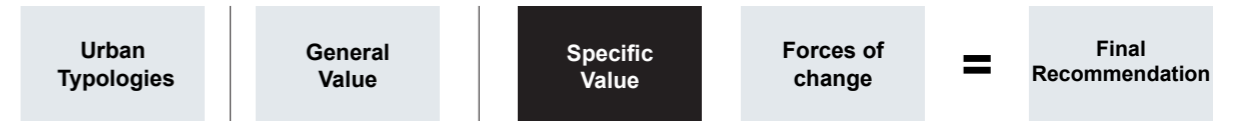
Factor	Method	Assessment + Assumptions	Outcome
2011 Characterisation Study - "Implications"	Review of "implications" noted in the 2011 study and inclusion in the schedule.  Analysis of "implications" for new typologies.	The "implications" reached in the 2011 study are not a comprehensive summary of the positives and negatives of each typology. However they are useful as a consideration in forming a new value judgement.	Part of overall assessment and recorded in the schedule.
Positive Features Assessment	Reviewed against characteristics for good urban design as described in the National Design Guide (2021) and other best practice guidance.	Review of the character of the place, not just the built form.  Urban design and architectural quality are reviewed.  Nature, tree coverage and adaptability is valued as well as the buildings and urban form.	Description of assessment result included in the schedule.
Negative Features Assessment	Reviewed against characteristics for good urban design as described in the National Design Guide (2020) and other best practice guidance.	Review of the character of the place, not just the built form.  Urban design and architectural quality are reviewed.  For example, predominance of car parking, and poor relationship with street and sustainable travel is reviewed.	Description of assessment result included in the schedule.
General Assessment	Holistic Assessment of the above factors by the urban design team.	Fundamental issues such as layout, density, permeability are the most important aspects in assigning a recommendation for change.  Generally, the architectural style is not important for this review but the condition and quality is.	A recommendation for the level of change acceptable for each typology - not accounting for specific local variations; Limited, Medium, Transformative

Table 3: Explanation of assessing the general value of typologies.

## 2.05 | Method - Specific Value

The below table explains the assessment process for each typology in the borough. Please refer to the assessment schedule for the results for each typology.

Refer to: Cog-A3-Stage 2-Assessment Table - Rev-A



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

Factor	Method	Assessment + Assumptions	Outcome
Conservation Area	GIS analysis to determine which typologies are within conservation areas.	Conservation areas already benefit from enhanced protection and have detailed Conservation Area Character Appraisals. Therefore recommendations are derived from the recommendations of the appraisal and Conservation Area Management Proposals.	If the typology is within a Conservation Area it is recommended that Limited Change is acceptable unless marked as negative or neutral in the Conservation Area Appraisal and Management Proposals. In these cases the typology will be recommended for medium or transformative change in line with the appraisal.
Listed Buildings, Locally Listed Buildings and Heritage Assets	GIS analysis to determine which typologies contain a listed or locally listed heritage asset.  Visual check to verify.	Listed and Locally listed buildings and heritage assets already have enhanced protection to conserve their character. Therefore they are assumed to be outside of the scope of this study and to be limited change.  A small typology area containing just a heritage asset will be allocated as limited change.	Limited Change if typology is mainly listed - for instance a typology fully consisting of listed buildings.  If a listed asset is contained within a larger area the wider typology can be medium or transformative change but future developments must consider the listed asset as in any planning application.
Green Belt (GB)	GIS analysis to determine which typologies are inside or within a 50m influence of GB.  Visual check to verify.	Proximity to the green belt (for instance on the boundary) will be a consideration in the overall assessment of the areas value because green belt protections place limits on how much a typology can change.  Within the influence of green belt means that the specific local circumstances should be accounted for e.g.the typology fronts the green belt and could impact on the sense of openness.  If the typology is contained within the greenbelt the assessment will assume limited change as the purpose of the Green Belt is to maintain the existing character of openness.	A recommendation for Limited Change will be made if the typology is wholly within the Green Belt.  If the typology is within the influence of the green belt then local circumstances will determine what impact this has on the final recommendation.
Proximity to Local Open Space (LOS)	GIS analysis to determine which typologies are inside or within a 50m influence of Local open Space (LOS).  Visual check to verify.	LOS covers the majority of the boroughs green spaces but does not reflect on quality or use. This method allows green space (whether a large park or small area) to be taken into consideration by the assessment.  Proximity to LOS (e.g. fronting a park) will be a consideration in the overall assessment of the areas value.	A recommendation for Limited Change will be made if the typology is wholly within a Local Open Space.  If the typology is within the influence of Local Open Space then the local circumstances will determine what impact this has on the final recommendation. E.g. a registered park and gardens would indicate limited change but the scale of the open space could indicate a larger scale of change could be acceptable.
Visual Assessment	Desktop based assessment to verify and compare local characteristics against the criteria in the general assessment of typologies.	Given the scale of the borough only a simple assessment can be made based on street view and aerial photography.  The area is checked for fundamental issues (such as front to back issue) against the general assessment criteria. Variation is categorised as a positive or negative deviation.	Should the specific typology be a particularly good example or not suffer from the issues identified in the general typology assessment then the recommendation for acceptable change will be less than is identified in the general assessment.  In many instances the general assessment is accurate and the recommendation is the same.  In some instances there are more negative deviations meaning the recommendation will be for more change than then general assessment.
Assessment	Holistic Assessment of the above factors by the urban design team.	All factors above are taken into consideration.  Where the category of the area (in terms of level of change) is not altered due to the presence of once of the above factors (e.g. being within a conservation area) the assessment will be based on the quality of the specific typology.  The objective is to capture specific local deviations from the general assessment carried out in the previous stage.	A recommendation for acceptable change of "Limited, Medium, Transformative" is made based on a holistic assessment of the above factors.

Table 4. Explanation of assessing the specific value of each typology.

## 2.06 | Layers - Specific Value

### Assessment Layers

These diagrams illustrate the spatial distribution of the GIS assessment layers used in the analysis and assessment of the value of each specific urban typology in the borough. These were overlaid onto the urban typologies and used to help make the recommendations explained in table 3.

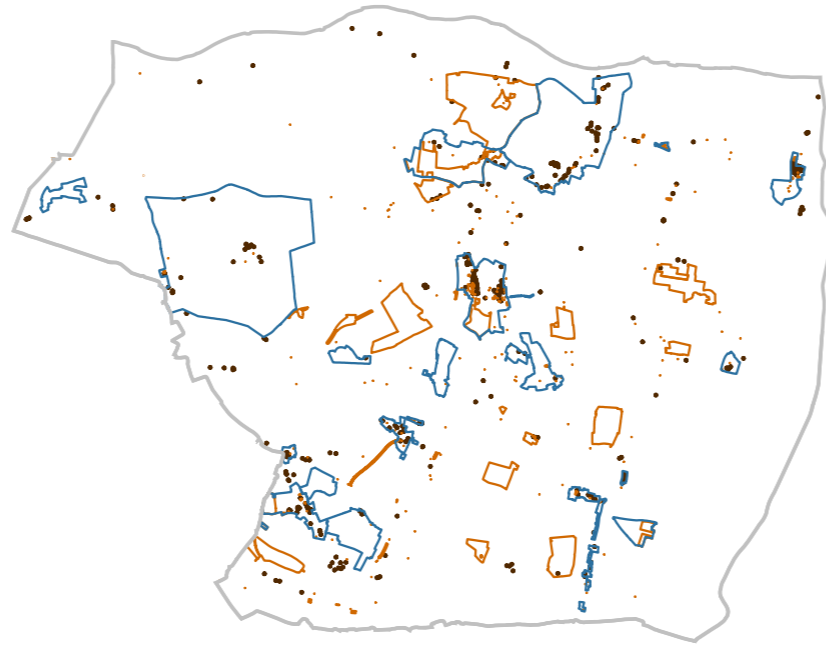
This quantitative analysis was used to inform qualitative professional judgements and assessments described in table 3.



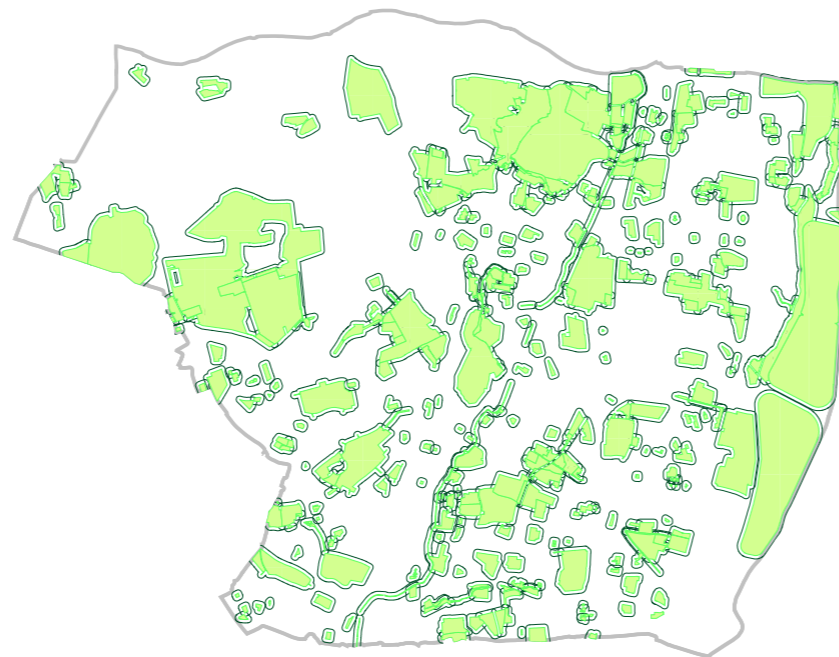
5. Street Based Visual Assessment



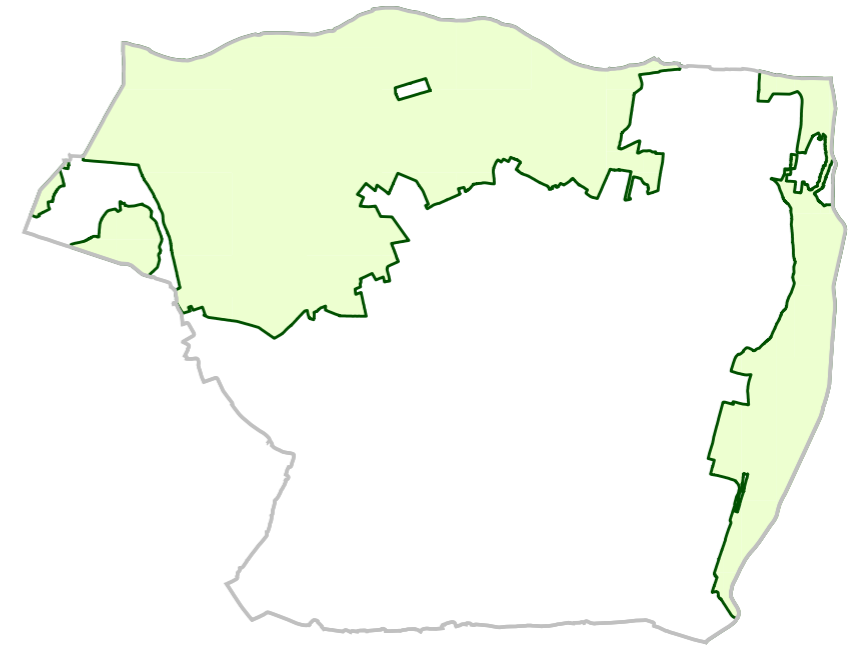
6. Aerial Photographic Urban Analysis



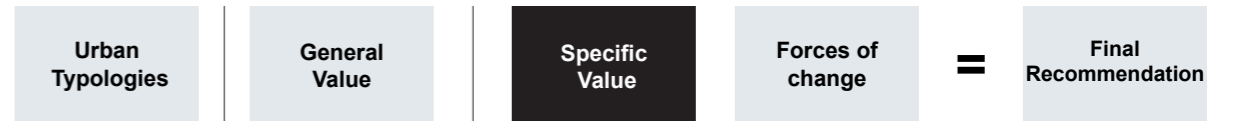
1. Conservation Areas. 2. Listed buildings and local assets



4. Local Open Space with 50m buffer



3. Green Belt



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## 2.07 | Method - Forces of Change



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The below table explains the assessment process for each typology in the borough. Please refer to the assessment schedule for the results for each typology.

Refer to: Cog-A3-Stage 2-Assessment Table - Rev-A

Factor	Method	Assessment + Assumptions	Outcome
PTAL and planned improvements	<p>Overlay of latest TfL PTAL data and GIS analysis.</p> <p>Check where a typology is within 800m (a ten minute walk) of a station.</p>	<p>The following values are assigned (Ptal 0-1= low, 2-3 = medium, 4-6b = high)</p> <p>Where a urban typology is within 10 minutes or directly adjacent to the a station the force of change will be high regardless of PTAL - this is to account for inaccuracies within PTAL and irregularities where highly connected places are not represented (Meridian Water station and surrounds). This accounts for realistic journeys on foot and not “as the crow flies”.</p>	<p>Conclusion of the force of change expressed as:</p> <p>“Low, Medium, High”</p>
Proximity to Town Centres (Major Centres and District Centres)	<p>GIS analysis to determine proximity at the following distances:</p> <p>800m+ 400-800m &lt;400m</p> <p>Visual check to verify.</p>	<p>Based on Town Centre boundaries as defined in the Local Plan:</p> <p>800m+ = Low 400-800m = Medium &lt;400m = High</p>	<p>Conclusion of the force of change expressed as:</p> <p>“Low, Medium, High”</p>
Proximity to Large Local Centres	<p>GIS analysis to determine proximity at the following distances:</p> <p>800m+ 400-800m &lt;400m</p> <p>Visual check to verify.</p>	<p>Based on boundaries defined in the Local Plan:</p> <p>800m+ = Low 400-800m = Medium &lt;400m = High</p>	<p>Conclusion of the force of change expressed as:</p> <p>“Low, Medium, High”</p>
Sustainable Density / Efficient Use of Land.	<p>Visual check of density of the typology.</p> <p>Visual check for inefficient use of land (large gap sites etc.)</p>	<p>Residential: Generally suburban typologies (garden city, large suburban etc.) are generally low density. Historic patterns and terraces tend to be a more sustainable density.</p> <p>Industry: Focuses on the efficient use of plot for delivering industrial floor space.</p>	<p>Conclusion of the force of change expressed as:</p> <p>“Low, Medium, High”</p> <p>A lower density typology will have a higher force of change as there is a need to make efficient use of land to provide for new homes and employment space.</p>
Large Scale Coordinated Change.	<p>GIS overlay of areas proposed by the Local Plan Policy Team. These are places subject to large regeneration or town centre renewal schemes, e.g.. Meridian Water, Enfield Town.</p>	<p>If the urban typology is within an area of change then there is a weighting towards a “high” force of change.</p>	<p>Force of change expressed as “Yes” - final outcome depends on the detail of the planned change but generally means a greater force of change.</p> <p>“No” - final outcome relies on the above factors.</p>
Assessment	<p>Holistic assessment of the above factors by the urban design team.</p>	<p>All factors above are taken into consideration.</p> <p>A low density area (in particular industrial) will generally imply a high force of change.</p> <p>Proximity to a town centre and/or high PTAL / improved connectivity will almost always result in a high force of change.</p> <p>Large local centres will have less weight but in combination with PTAL and other factors can cumulatively result in a high force of change.</p>	<p>Conclusion of the force of change expressed as:</p> <p>“Low, Medium, High”</p> <p>This is used in the next step to create a new, final recommendation of acceptable scale of change.</p> <p>If there are significant forces of change this may result in an assessment of “limited change” being moved up to a higher degree of change</p>

Table 5. Explanation of assessing the forces of change acting on each typology.



## 2.08 | Layers - Forces of Change

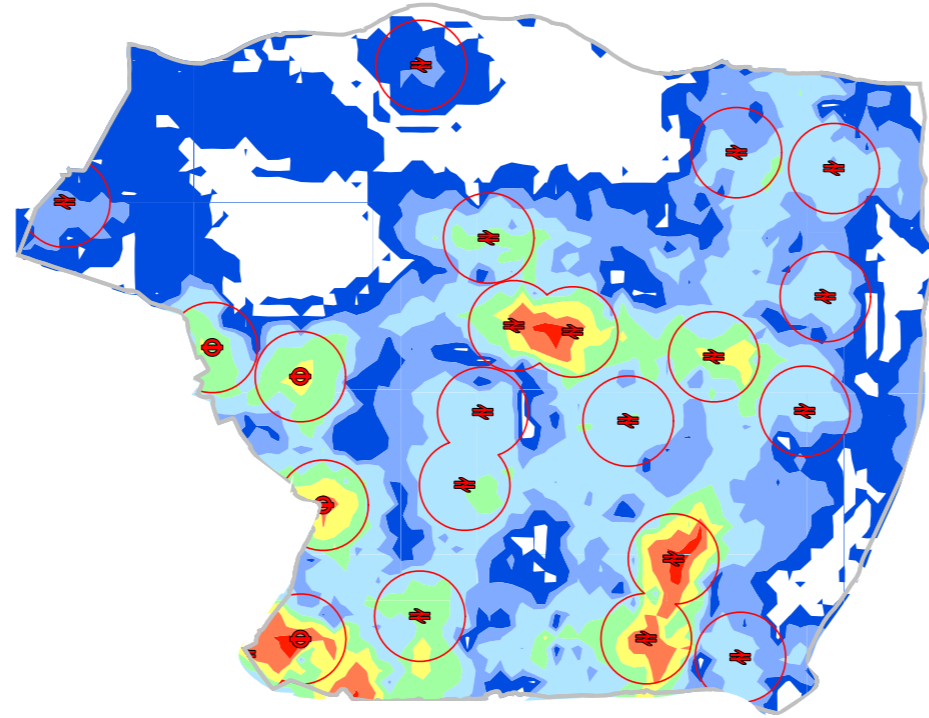
### Assessment Layers

These diagrams illustrate the spatial distribution of the GIS assessment layers used in the analysis and assessment of the forces of change of each specific urban typology in the borough. These were overlaid onto the urban typologies and used to help make the recommendations explained in the following tables.

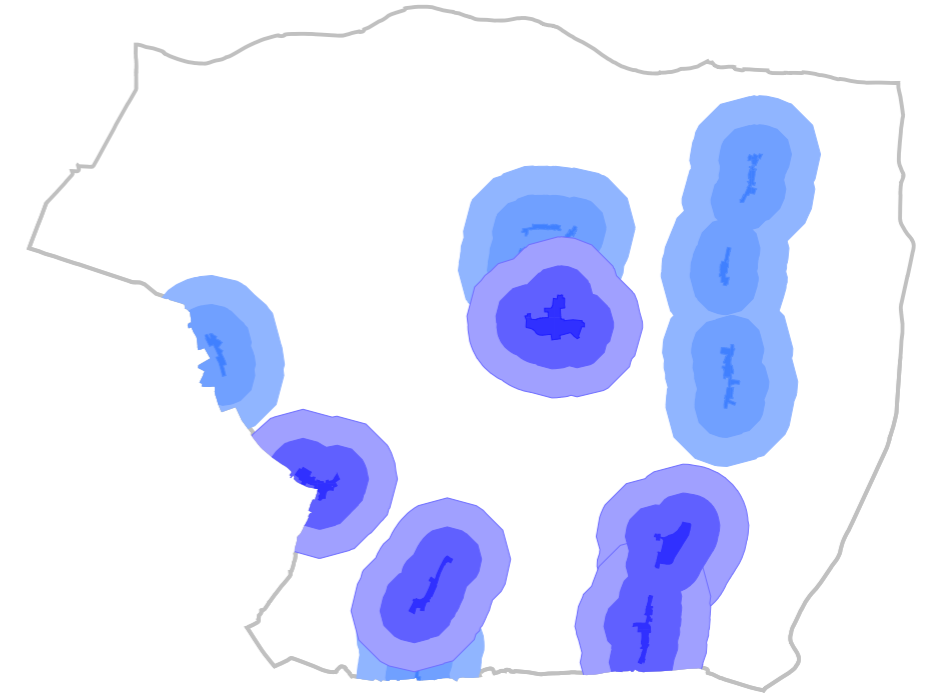
This quantitative analysis was used to inform qualitative professional judgements and assessments described in the table on the previous page.



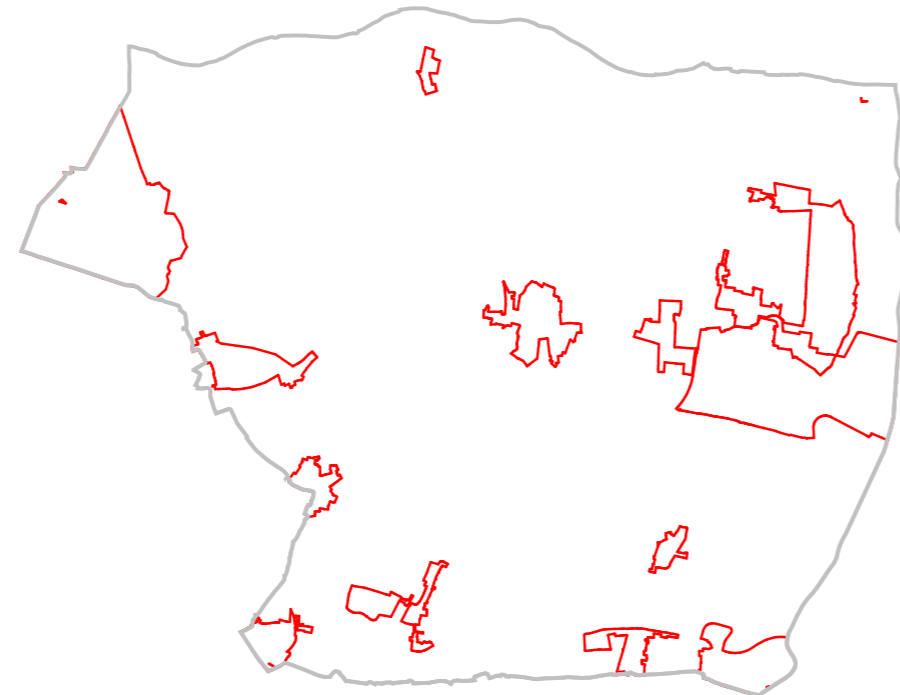
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1. PTAL and proximity to stations



2. Major Centres, District Centres, 3 Large Local Centres



4. Area of large scale coordinated change

## 2.09 | Method - Final Recommendation

Table 5 and the flow chart (across) explain the process of reaching a final recommendation. These recommendations are taken forward to Stage 3 to inform what form the proposed level of change could take including areas that may be able to accommodate tall buildings.

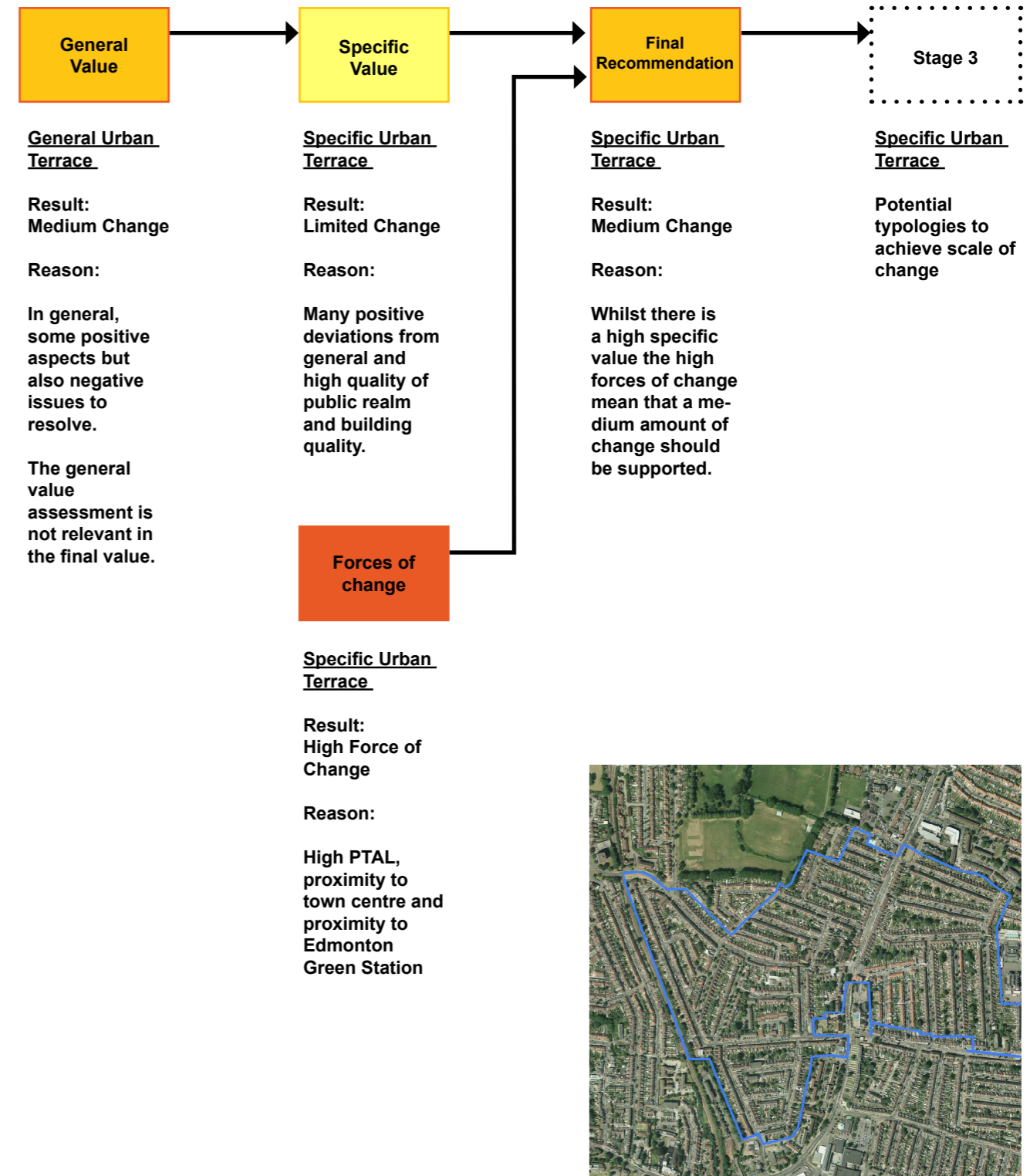
Factor	Method	Assessment + Assumptions	Outcome
General Value Assessment	See previous page	Identify common issues and features to compare specific typologies against. Make general assumptions and recommendations .	Initial level of change expressed as “Limited Medium or Transformative” change.
Specific Value Assessment	See previous page	Understand the specific positive or negative character value of each individual typology area.	If necessary the level of change is updated based on specific factors and expressed as “Limited, Medium or Transformative”.
Forces of Change	See previous page	Understand the specific forces of change of each individual typology area and efficiency of land use.	A value is assigned based on the forces of change and expressed as “Low, Medium or High”.
Final Recommendation	Holistic Assessment of the above factors by Enfield’s urban design team.	Generally an area with protected heritage status will be limited change regardless of the forces of change.	Limited Change
		A high quality example of a typology could be classed as limited change if it demonstrates many positive deviations from the general assessment.	
		Forces of change will generally be low.	
		Generally the quality of the character implies medium change, as there are both positive and negative features.	Medium Change
		The specific typology may be subject to any level of “forces of change”. The level of the “forces of change” will determine the typologies that are proposed for new development.	
		Specific value implies transform as it is low quality.	Transformative Change
		If forces of change are very high this can override the conclusion of a “medium change” from the value assessment.	
		An area with high force of change -particularly with a low density or inefficient use of land.	
		Industrial areas with inefficient use of land are generally transform even if PTAL is low. This is due to a specific transport requirements.	

Table 6. Explanation of the final assessment method.



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Flow chart for sample area

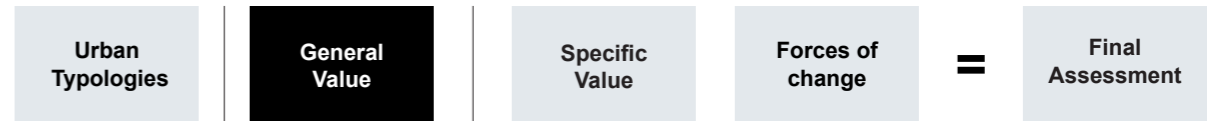


1. Above - flow chart illustrating the assessment process for an example area

2. Aerial photo of specific typology discussed above

## 2.10 | Results - General Value Map

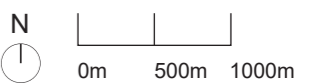
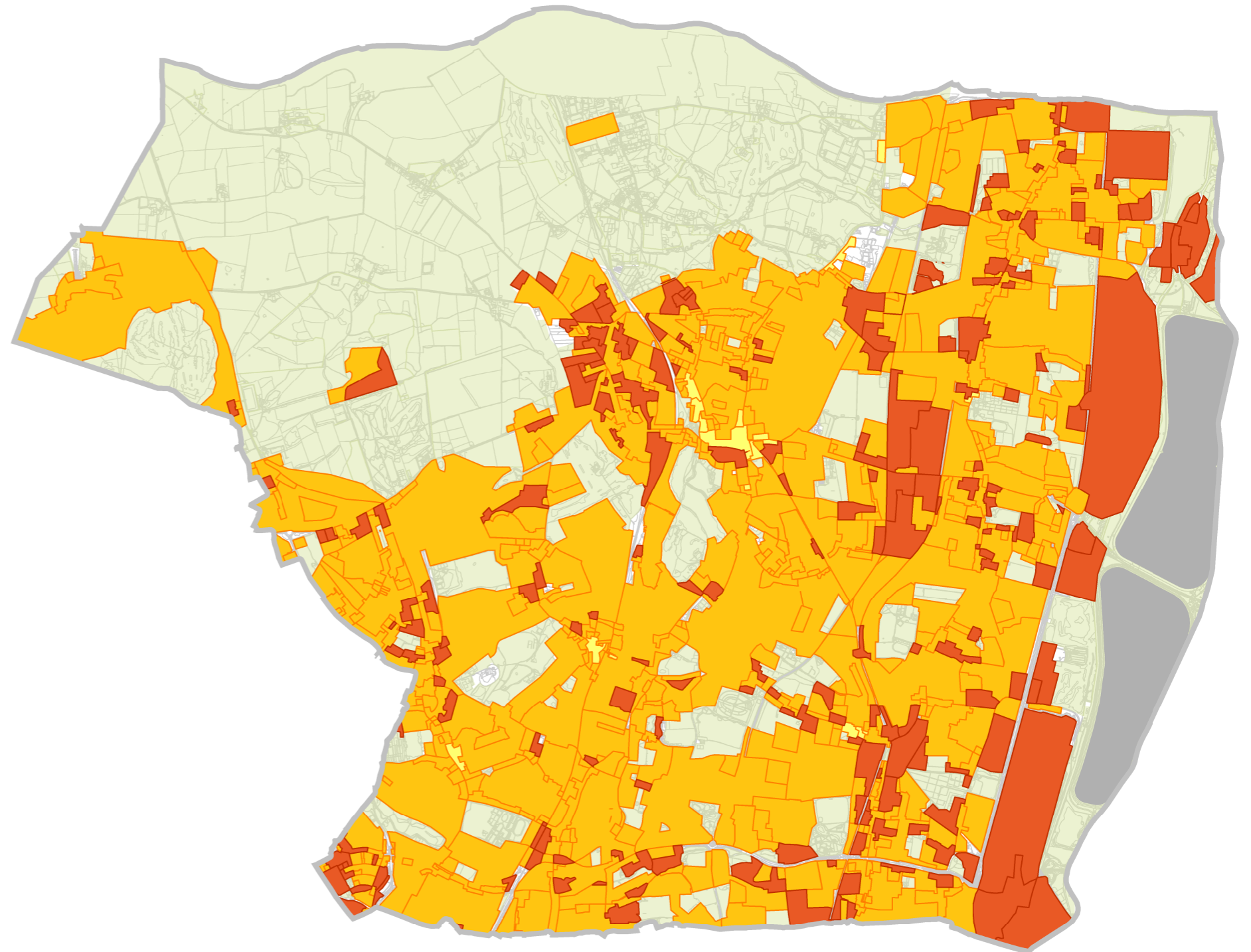
This map shows an initial general assessment overlaid on the new 2020 urban typology areas.



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### Typology Key

Level of change	Predominately Residential
<span style="color: red;">●</span> Transformative	<span style="color: yellow;">●</span> Pre-Victorian
<span style="color: orange;">●</span> Medium	<span style="color: orange;">●</span> Urban Terrace
<span style="color: yellow;">●</span> Limited	<span style="color: orange;">●</span> Classic Suburban
	<span style="color: orange;">●</span> Garden City
Centres	<span style="color: orange;">●</span> Large Suburban
<span style="color: red;">●</span> Urban Centre	<span style="color: orange;">●</span> Suburban Flats
<span style="color: yellow;">●</span> Historic Centre	<span style="color: red;">●</span> Street Based Estates
<span style="color: orange;">●</span> Metroland Centre	<span style="color: red;">●</span> Free Form Estates
<span style="color: orange;">●</span> Linear Centre	<span style="color: orange;">●</span> Contemporary Flats
<span style="color: orange;">●</span> Institutions	<span style="color: orange;">●</span> Mews/Infill
Industrial	Non Urban
<span style="color: red;">●</span> Big Box Retail	<span style="color: grey;">■</span> Reservoirs
<span style="color: red;">●</span> Large Scale Industry	<span style="color: lightgreen;">■</span> Landscape Typology
<span style="color: red;">●</span> Small Scale Industry	
<span style="color: red;">●</span> Office/Technology Park	



## 2.11 | Results - Specific Value Map

This map shows the results of the specific value assessment overlaid on the new 2020 urban typology areas. This has resulted in many areas changing recommendation.



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### Key

#### Non Urban

Reservoirs

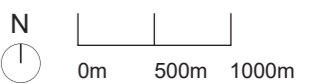
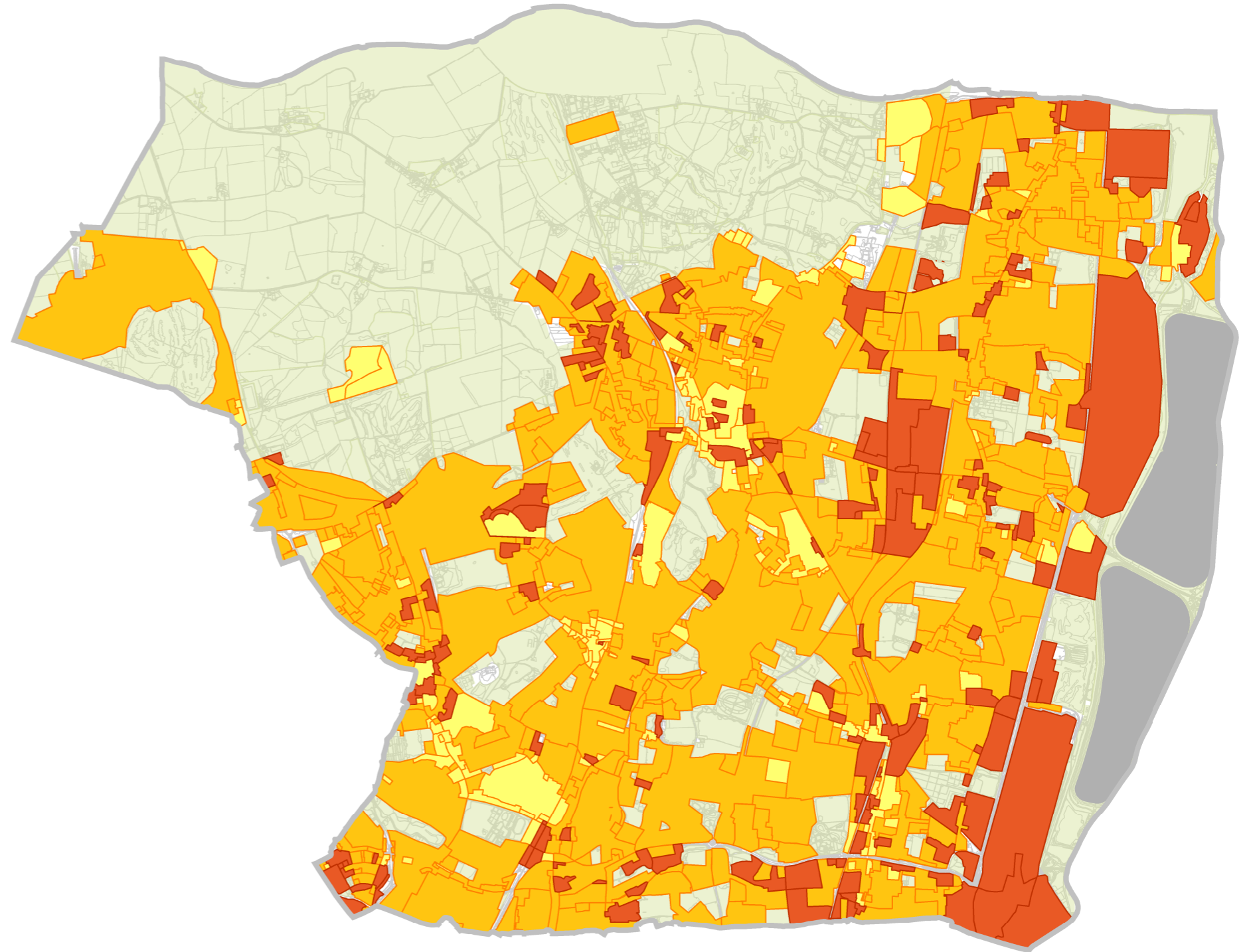
Landscape Typology

#### Level of change

Transformative

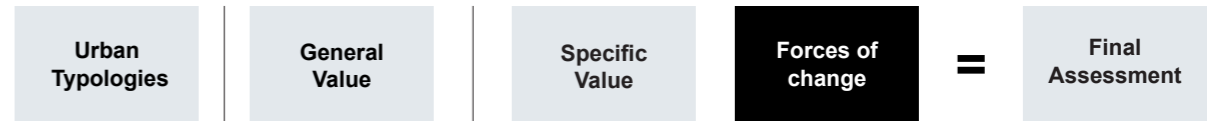
Medium

Limited



## 2.12 | Results - Forces of Change Map

This map shows the results of the forces of change assessment overlaid on the new 2020 urban typology areas. This shows a strong relationship with town centres and connectivity with forces of change.



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### Key

#### Non Urban

Reservoirs

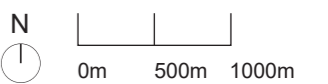
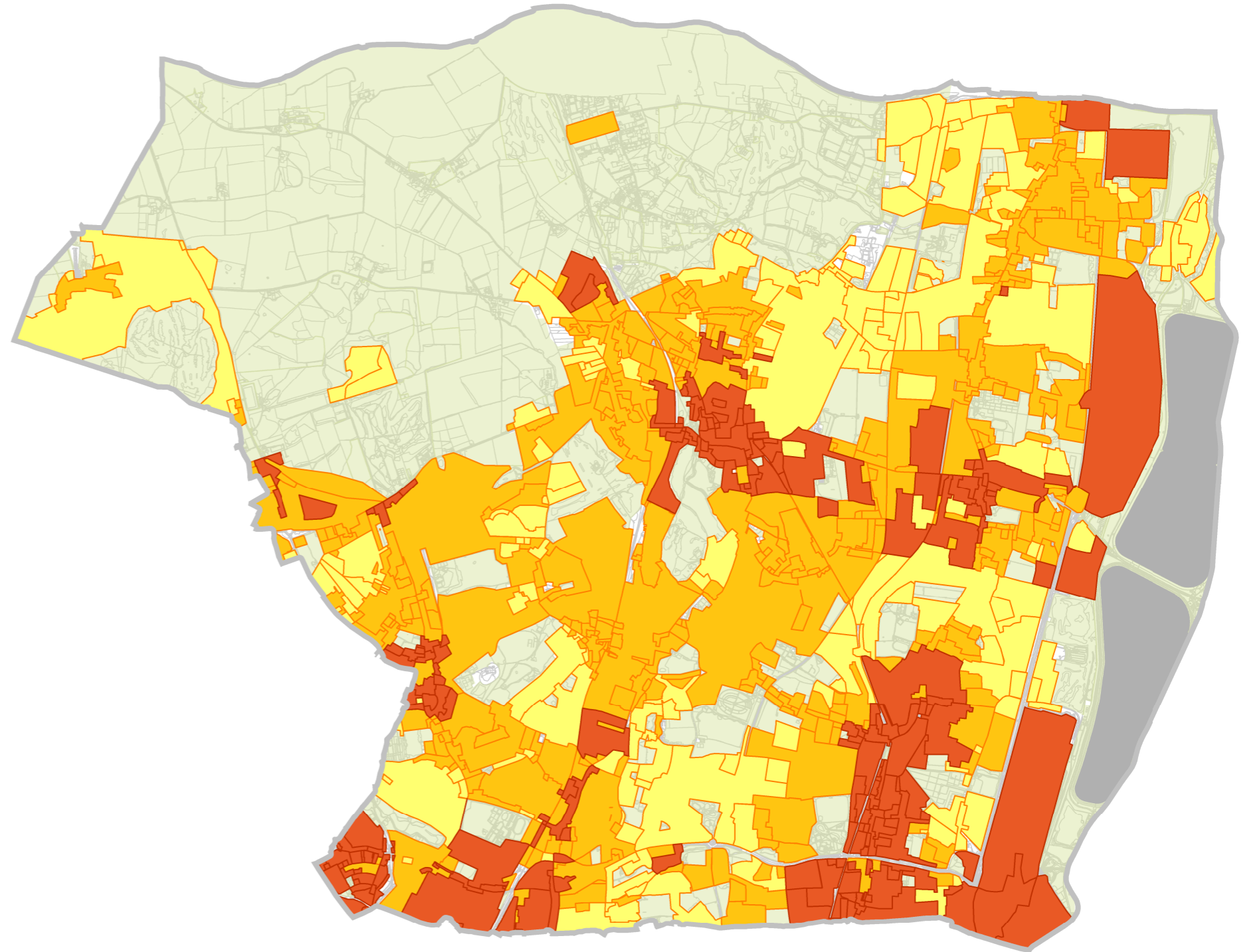
Landscape Typology

#### Force of change

High

Medium

Low



## 2.13 | Results - Recommendations Map

This map shows the results of the final assessment overlaid on the new 2020 urban typology areas. This shows a strong relationship with town centres and connectivity but also the need to conserve heritage. The majority of the boroughs urban area is recommended for a medium level of change.

The findings show that:

- In general there are several areas of the borough where density is low, typologies feature fundamental barriers to legibility, movement or character.
- Most of the borough should experience medium level of change - this means infill and gentle densification.
- Transformative change should occur mainly in industrial, retail parks and around transport nodes and town centres - as well as some isolated areas throughout the borough where the quality is particularly poor.
- Limited change is mainly concentrated around conservation areas and places with heritage assets.

Refer to: CoG-A1-Scale of Change Map-Rev-B

### Key

#### Non Urban

Reservoirs

Landscape Typology

#### Level of change

Transformative

Medium

Limited

Urban  
Typologies

General  
Value

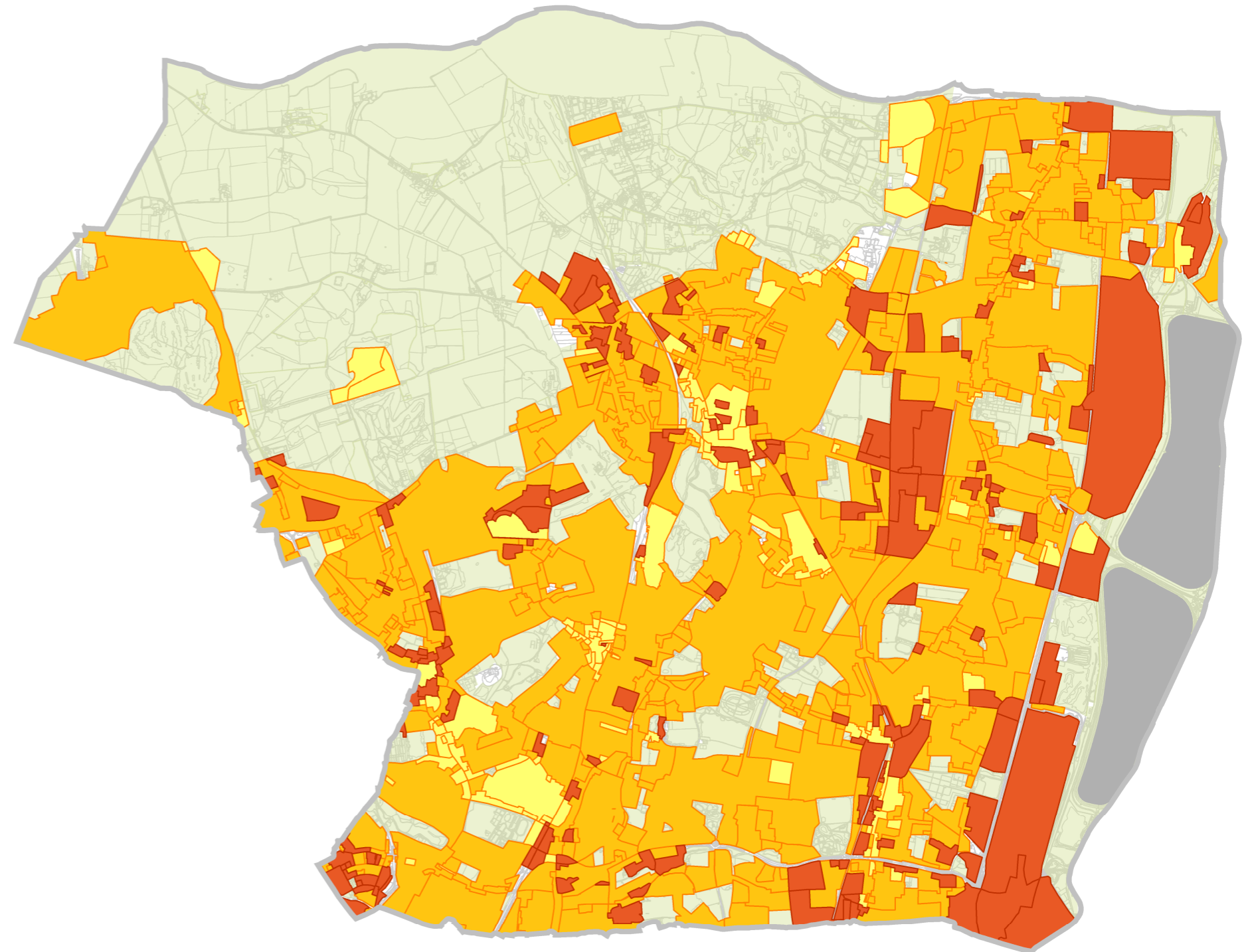
Specific  
Value

Forces of  
change

=

Final  
Assessment

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## 2.14 | Interpretation of results

With Stage 1 and Stage 2 completed the Character of Growth Study will now move to propose appropriate typologies for each specific typology based on the recommendations for scale of change.

Stage 3 interprets the results and proposes suitable types of development for each typology area and level of change. This is presented as a matrix and library of precedents developments.