

Appendix 001

Cockfosters and Oakwood

Revision A - 08.03.24
LBE Design and Heritage

Summary

Process

- Explanation of the sequential process to assess the impact of tall buildings on townscape and heritage assets. Refer to the main Character of Growth Report for further context and explanation. This appendix seeks to show each view and the testing that lies behind the recommendations.

Results of each step

- Area 001 Cockfosters and Oakwood covers two areas adjacent to Cockfosters Tube Station and one area next to Oakwood station.
- The area is adjacent to Trent Park, a listed park and the area has many important listed buildings such as Cockfosters and Oakwood tube stations.

Revision A

- Tall building zones have been considered for all transform areas within walking distance of a station, fronting infrastructure and in a town centre or planned area of change. They were discounted where there were obvious implications for heritage or biodiversity.
- An initial urban design assessment set the height.
- Refer to section 4.07 in the report for a detailed flow chart explaining building height selection and placement.

Limited Harm

- This stage shows the revisions (annotated in red text on the page) that were made to Revision A based on the impacts on heritage assets identified.
- Key views from Trent Park and the conservation area have been considered and resulted in the reduction in heights. These views were particularly important/impacted and therefore resulted in the reduction in height.
- The impact of tall buildings on the two listed stations have been considered and led to reduction and removal of tall building areas.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

Revision B (Conclusion)

- “Following the review of impact on heritage assets and the identification of the “limited harm” option, further consideration was given to the boundaries of potentially appropriate areas based on a more holistic consideration of townscape and design benefits. The results of this assessment are shown in this section, alongside recommendations for the distribution of height within each area.”
- Following the assessment of limited harm the tall building areas 1.1 and 1.2 have been reduced. 1.3 has been removed on account of the scale of harm caused to the listed building.
- Reduction in heights throughout tall buildings zones.

Impacted Heritage Assets

Areas potentially impacted by the proposed tall building zones were initially identified by using a 1000m buffer zone 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.

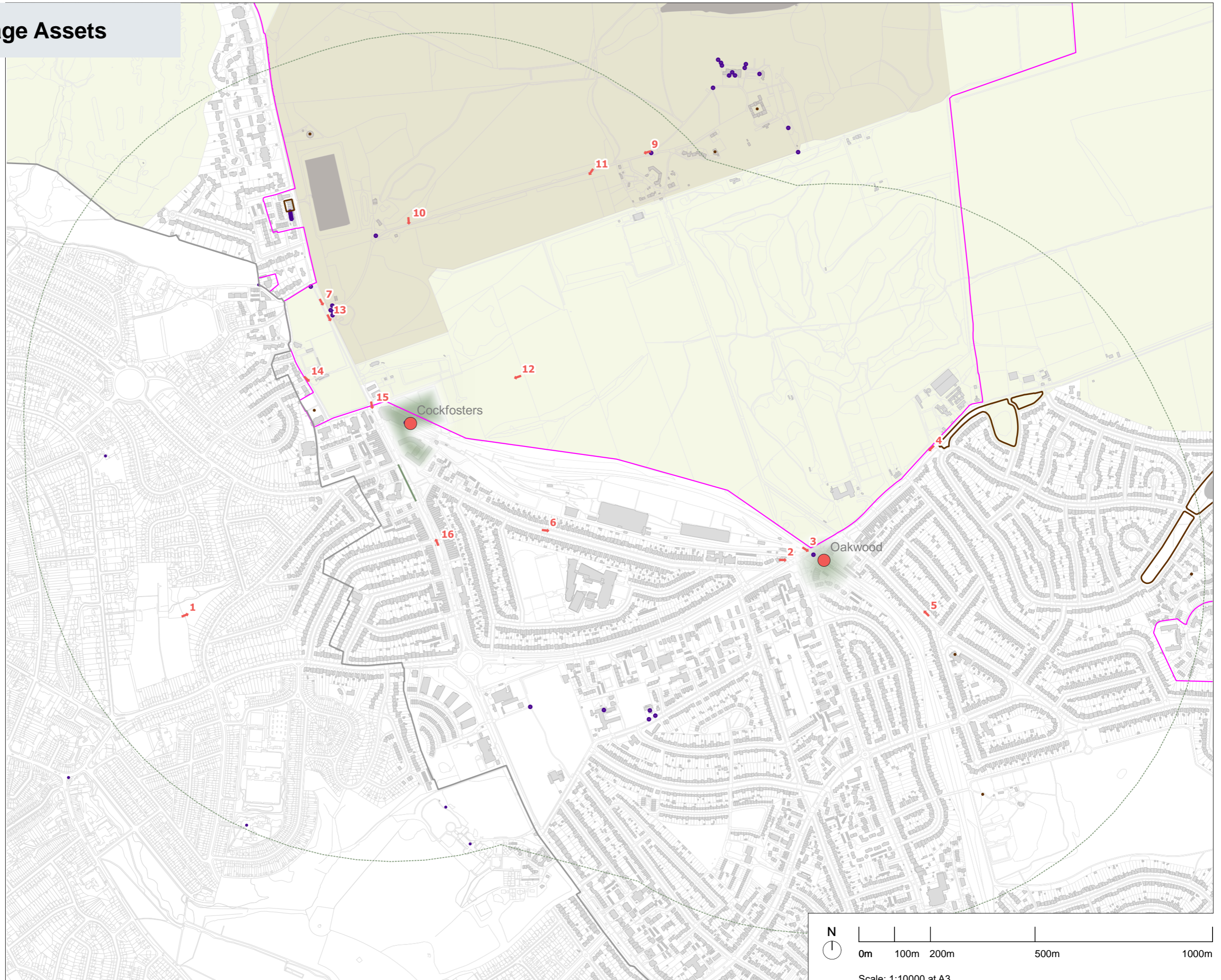
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not a street view, or it is fully encompassed by a building) these are clearly marked on the relevant pages.

Longer views (eg. the key local views in the borough) have been checked and if impacted are included. No view management framework views are impacted.

The tall building areas proposed in Revision A have been used as this iteration will have the biggest impact.

Key

- Reservoirs
- Green Belt
- Station
- 1000m increment buffer zone
- Potentially Appropriate for Tall Buildings
- Registered Parks and Gardens
- Conservation Area
- Listed Building
- Local Heritage Asset
- Borough Boundary
- View (no.X)



Identified Heritage Assets

Listed Building (within LB Enfield)	Grade
Bollards At Entrance Gateway To Trent Pk Cockfosters Road	II
Station Sign To North Of Oakwood Station Bramley Road N14	II*
Monument To South West Of Trent Park Cockfosters Road	II
Monument To SW Of Trent Park House Middlesex University Cockfosters Road	II
LRT Station inc. platform and canopies Cockfosters Road	II
Oakwood Station Bramley Road N14	II*
De Bohun School Green Road, N14	II
De Bohun Library, Health Centre & Gates Green Road, N14	II
325-335 Cockfosters Road Cockfosters Road 333	II
325-335 Cockfosters Road Cockfosters Road 335	II
325-335 Cockfosters Road Cockfosters Road 329	II
325-335 Cockfosters Road Cockfosters Road 331	II
325-335 Cockfosters Road Cockfosters Road 325	II
325 335 Cockfosters Road Cockfosters Road 327	II
Front Lodge at Trent Park Cockfosters Road (Northeast,	II
De Bohun Park Clock Tower Bramley Road	II
De Bohun Library & Health Centre GatesGreen Road	II
De Bohun Library & Health Centre GatesGreen Road	II
Listed Bollards At Entrance Trent ParkCockfosters Road	II
West Entrance Gateway To Trent ParkCockfosters Road	II
Cockfosters War Memorial, junc Chalk Lane / Cockfosters Rd	II

Listed Building (outside LB Enfield)	Grade
DANEGROVE SCHOOL	II
OAK HILL COLLEGE	II
THE ABBEY CHURCH OF CHRIST THE KING	II
ACCESS GATE TO HADLEY COMMON	II
GARDEN TEMPLE APPROXIMATELY 100 METRES NORTH WEST OF OAK HILL THEOLOGICAL COLLEGE	II

Enfield Local List	List No.
5, Tarnbank, Oakwood, Enfield	205
Cockfosters Water Tower	59
Christ Church Cockfosters Churchyard	34
Oakwood Park Ice Well	167
St Thomas Church	182
Dairy House (Nos 337 to 345)	190
Boxer's Lake	154
Lakeside, South Lodge Crescent	145

Conservation Area
TRENT PARK
HIGHLANDS

Conservation Area (outside LB Enfield)
MONKEN HADLEY

Registered Parks and Gardens	Grade	Register Page No.
TRENT PARK	Grade II	20

Revision_A Initial Areas

Caveats

These diagrams do not infer an acceptable scheme in terms of townscape and a scheme specific analysis must be undertaken.

Acceptability in terms of impact on listed building and any conservation areas area not implied here.







Areas prepared in line with the 2021 London Plan Policy D9 B requirements.

All proposals must address the requirements of 2021 London Plan Policy D9 C. Accordance with these requirements are not implied by these areas and must be assessed on a case by case basis.










All areas not marked as potentially appropriate are not suitable for tall buildings

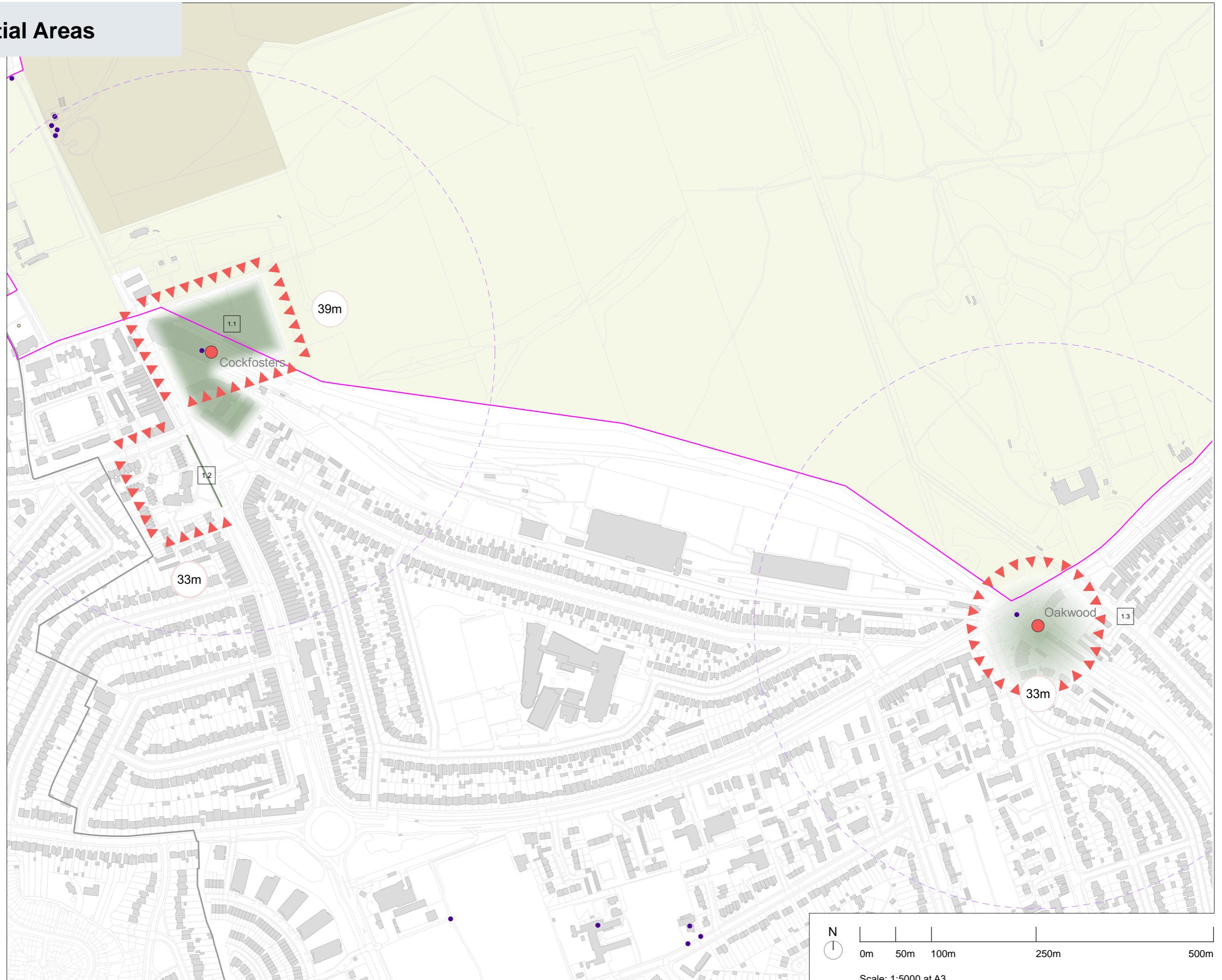
Key

Tall Building Zones

-  Height sensitive edge
-  Potentially appropriate location for tall buildings
-  Potential for tall windfall sites near stations
-  Potential to front infrastructure
-  XXm Maximum height within area
-  XX Location reference number

Context

-  Train Station
-  400m radius (5 min walk)
-  Major Centre
-  800m of Major Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary



Revision_Limited Harm

Caveats

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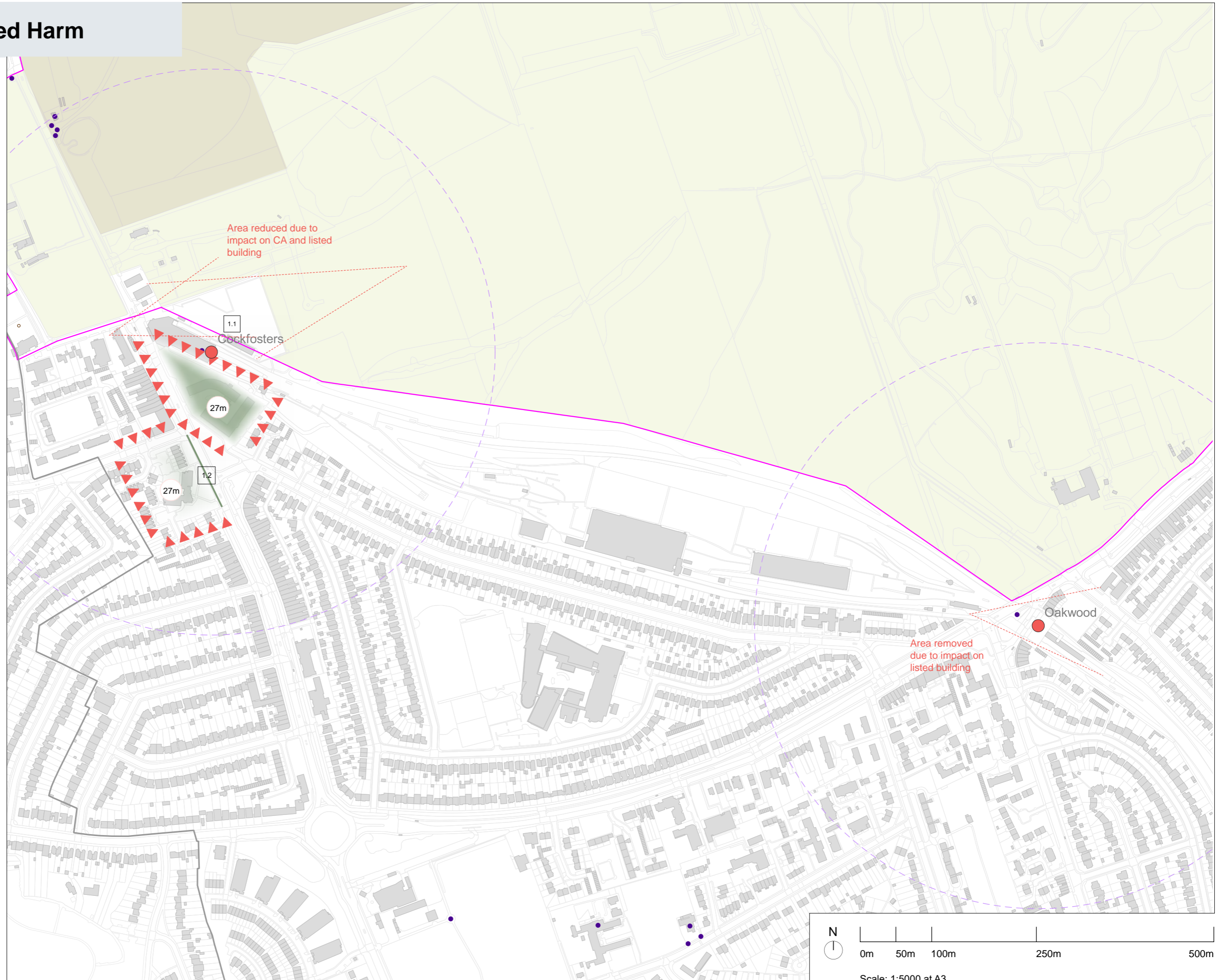
Key

Tall Building Zones

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-  XXm Maximum height within area
-  XX Location reference number

Context

-  Train Station
-  400m radius (5 min walk)
-  Major Centre
-  800m of Major Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary



Revision_B

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.

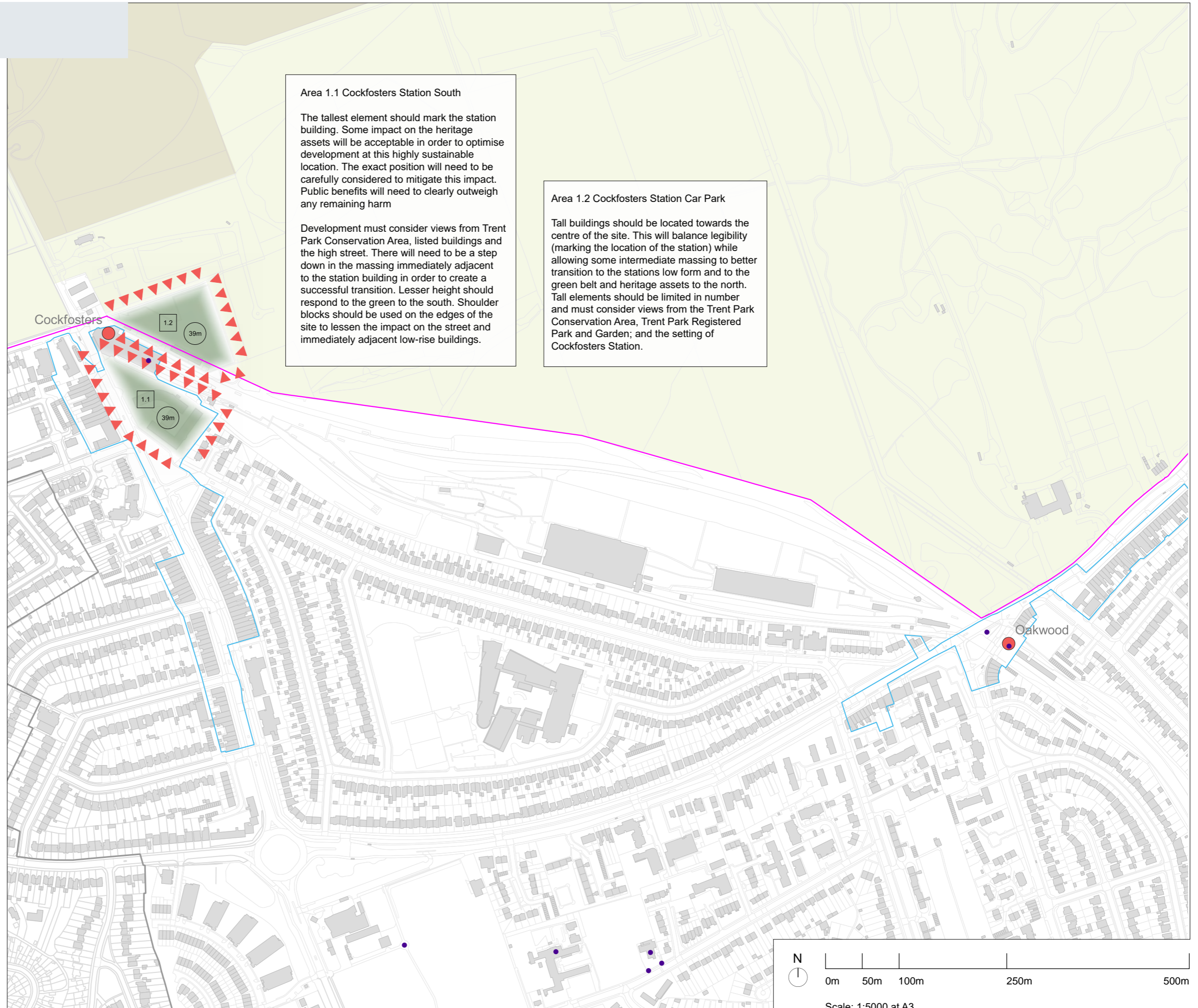
Areas not marked as potentially appropriate are not suitable for tall buildings.

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
-  XXm Maximum height within area
-  XX 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



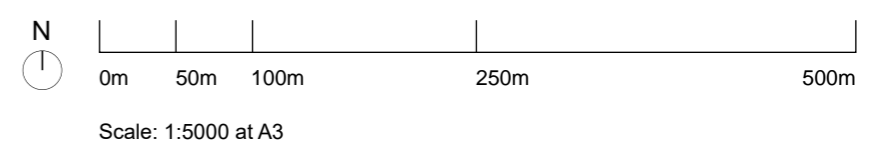
Area 1.1 Cockfosters Station South

The tallest element should mark the station building. Some impact on the heritage assets will be acceptable in order to optimise development at this highly sustainable location. The exact position will need to be carefully considered to mitigate this impact. Public benefits will need to clearly outweigh any remaining harm

Development must consider views from Trent Park Conservation Area, listed buildings and the high street. There will need to be a step down in the massing immediately adjacent to the station building in order to create a successful transition. Lesser height should respond to the green to the south. Shoulder blocks should be used on the edges of the site to lessen the impact on the street and immediately adjacent low-rise buildings.

Area 1.2 Cockfosters Station Car Park

Tall buildings should be located towards the centre of the site. This will balance legibility (marking the location of the station) while allowing some intermediate massing to better transition to the stations low form and to the green belt and heritage assets to the north. Tall elements should be limited in number and must consider views from the Trent Park Conservation Area, Trent Park Registered Park and Garden; and the setting of Cockfosters Station.



Existing

This diagram shows the existing condition.

Caveats

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Areas prepared in line with the 2021 London Plan Policy D9 B requirements.

All proposals must address the requirements of 2021 London Plan Policy D9 C. Accordance with these requirements are not implied by these areas and must be assessed on a case by case basis.

All areas not marked as potentially appropriate are not suitable for tall buildings

Key

Tall Building Zones

- ▶ Height sensitive edge
- 18m / 12m shoulder height (not tall)
- 21m+ (tall)
- ⊗ Maximum height within area
- XX Location reference number

Context

- Station



Revision_A Initial Areas

This diagram illustrates one potential development scenario purely defined in urban design terms and is not a prescriptive instruction for development.

Layouts based on urban design principles for site allocations where appropriate.

Caveats

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Tall Building Zones

-  Height sensitive edge
-  18m / 12m shoulder height (not tall)
-  21m+ (tall)
-  Maximum height within area
-  Location reference number

Context

-  Station



Revision_Limited Harm

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

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Key

Tall Building Zones

-  Height sensitive edge
-  18m / 12m shoulder height (not tall)
-  21m+ (tall)
-  Maximum height within area
-  Location reference number

Context

-  Station



Revision_B

This diagram illustrates one potential development scenario purely defined in urban design terms and is not a prescriptive instruction for development.

Layouts based on urban design principles for site allocations where appropriate.

Caveats

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
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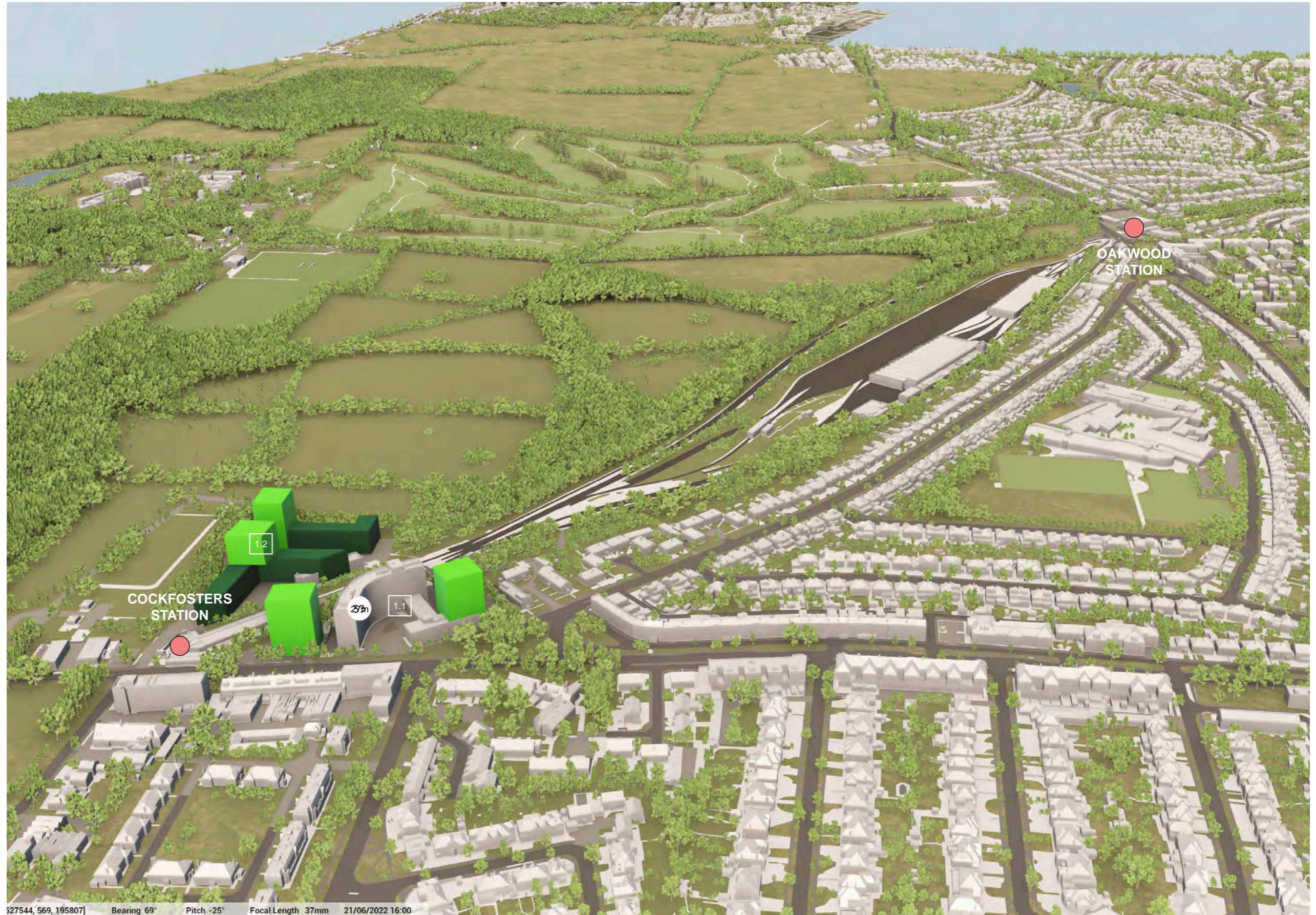
Key

Tall Building Zones

-  Height sensitive edge
-  18m / 12m shoulder height (not tall)
-  21m+ (tall)
-  Maximum height within area
-  Location reference number

Context

-  Station



Assessment View 1.

View not shown due to model error - no missing information

Existing

View not shown due to model error - no missing information

Revision A

-

View not shown due to model error - no missing information

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View not shown due to model error - no missing information

Revision B

-

Assessment View 2.



Existing

Camera Location: [328234, 90, 195965] Bearing: 91° Pitch: 3° Focal Length: 37mm 21/06/2022 16:00 © VU.CITY 2023

Existing



- Revision A -

Camera Location: [328234, 90, 195965] Bearing: 91° Pitch: 3° Focal Length: 37mm 21/06/2022 16:00 © VU.CITY 2023

Revision A



Limited Harm

Camera Location: [328234, 90, 195965] Bearing: 91° Pitch: 3° Focal Length: 37mm 21/06/2022 16:00 © VU.CITY 2023



- Revision B -

Camera Location: [328234, 90, 195965] Bearing: 91° Pitch: 3° Focal Length: 37mm 21/06/2022 16:00 © VU.CITY 2023

Revision B

Assessment View 3.



Existing



Revision A



Limited Harm



Revision B

Assessment View 4.



Existing



Revision A

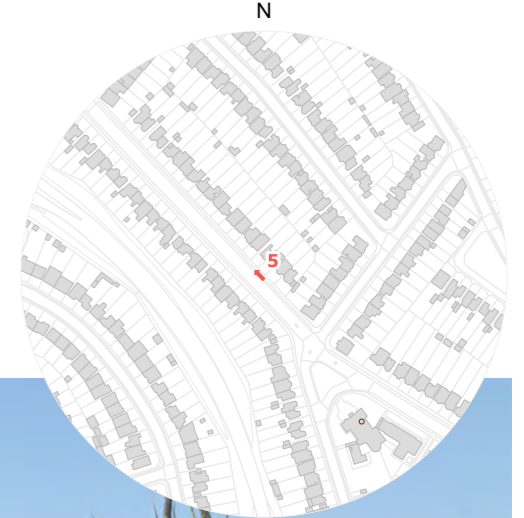


Limited Harm



Revision B

Assessment View 5.



Existing



Revision A

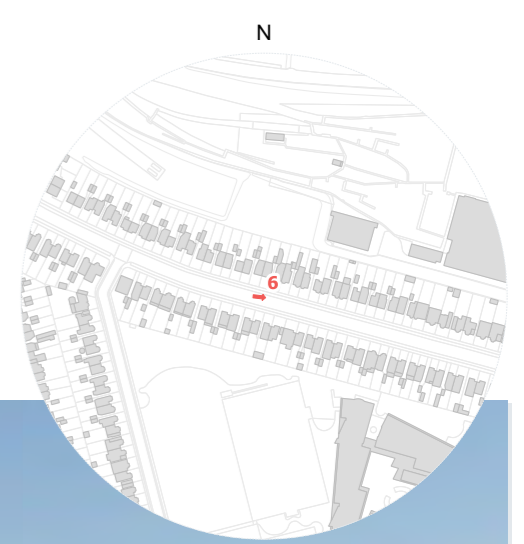


Limited Harm



Revision B

Assessment View 6.



Existing



Revision A

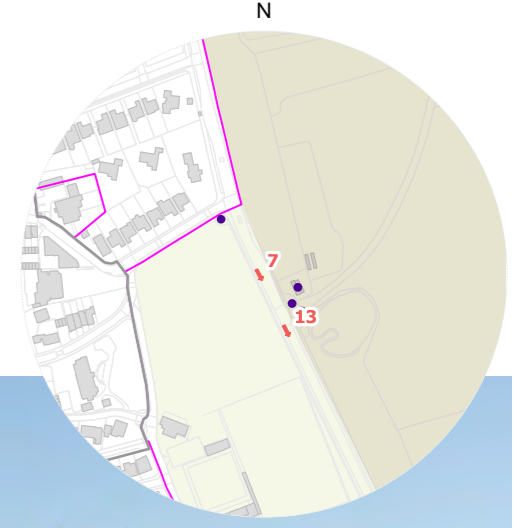


Limited Harm



Revision B

Assessment View 7.



Existing



Revision A

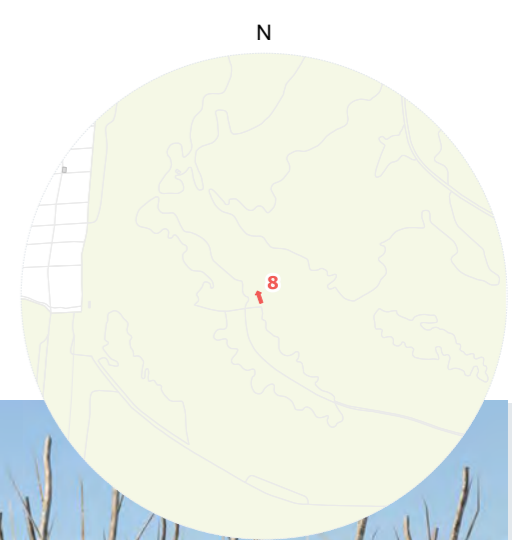


Limited Harm



Revision B

Assessment View 8.



Existing



Revision A

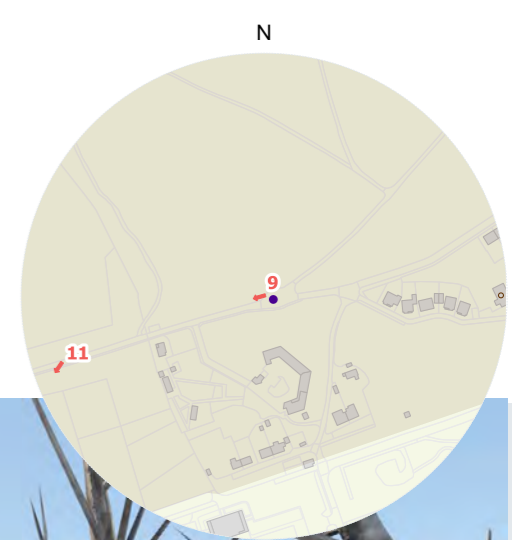


Limited Harm



Revision B

Assessment View 9.



Existing



Revision A

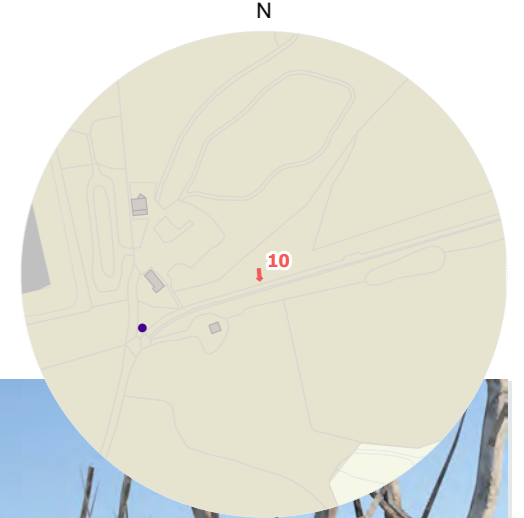


Limited Harm



Revision B

Assessment View 10.



Existing



Revision A

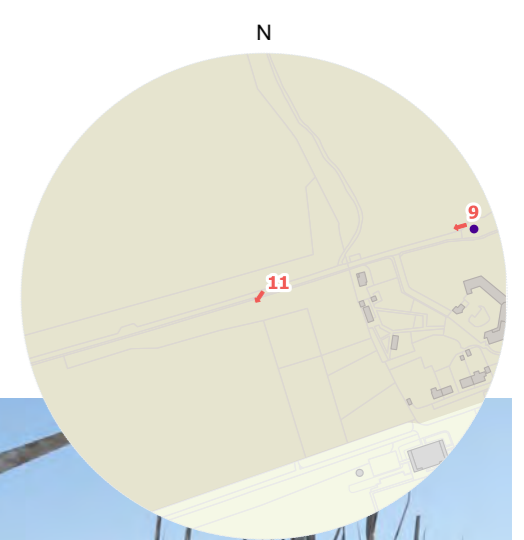


Limited Harm



Revision B

Assessment View 11.



Existing



Revision A

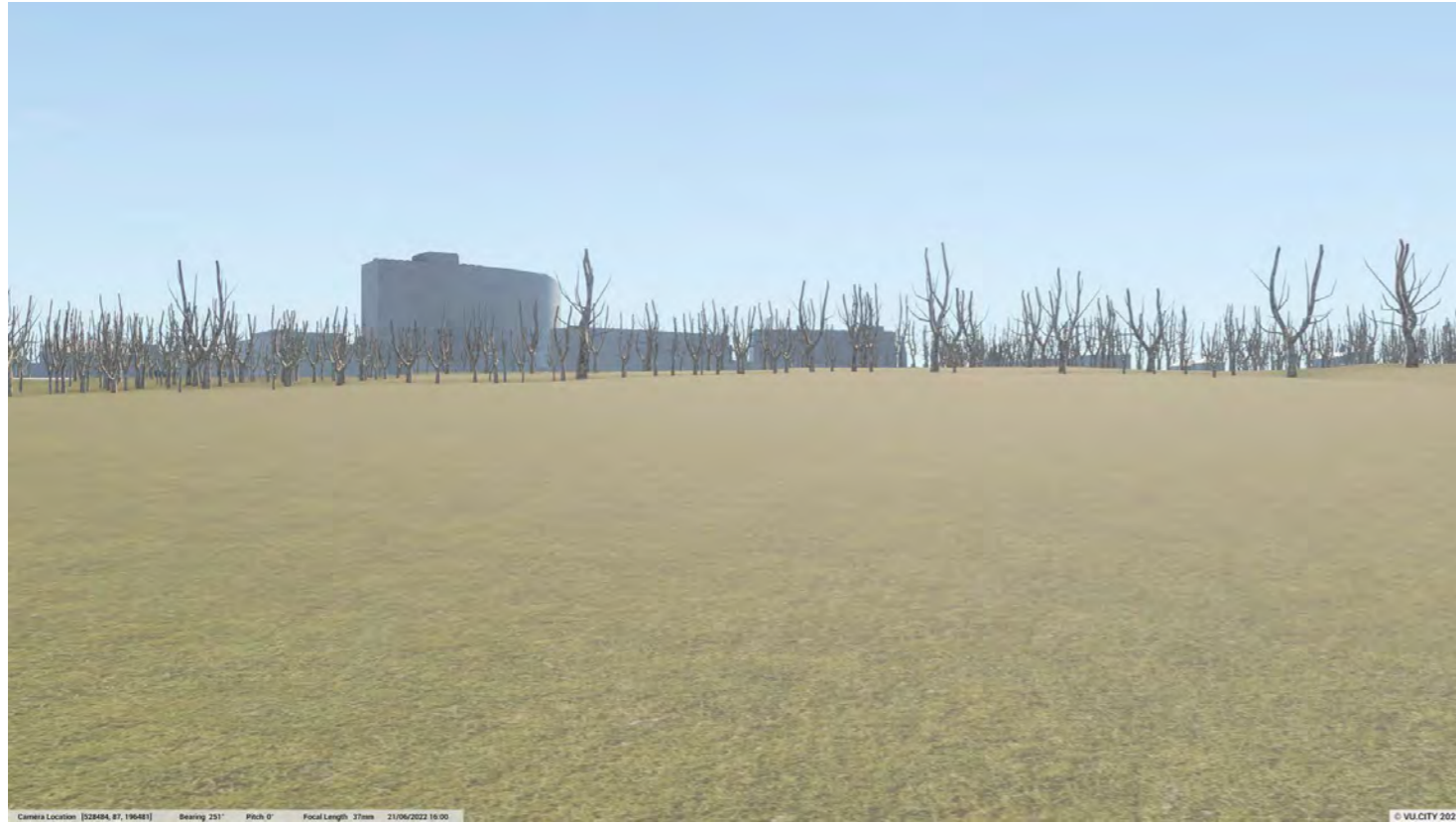
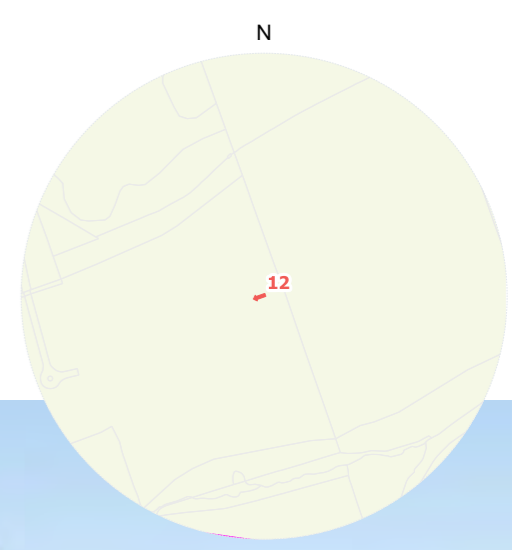


Limited Harm

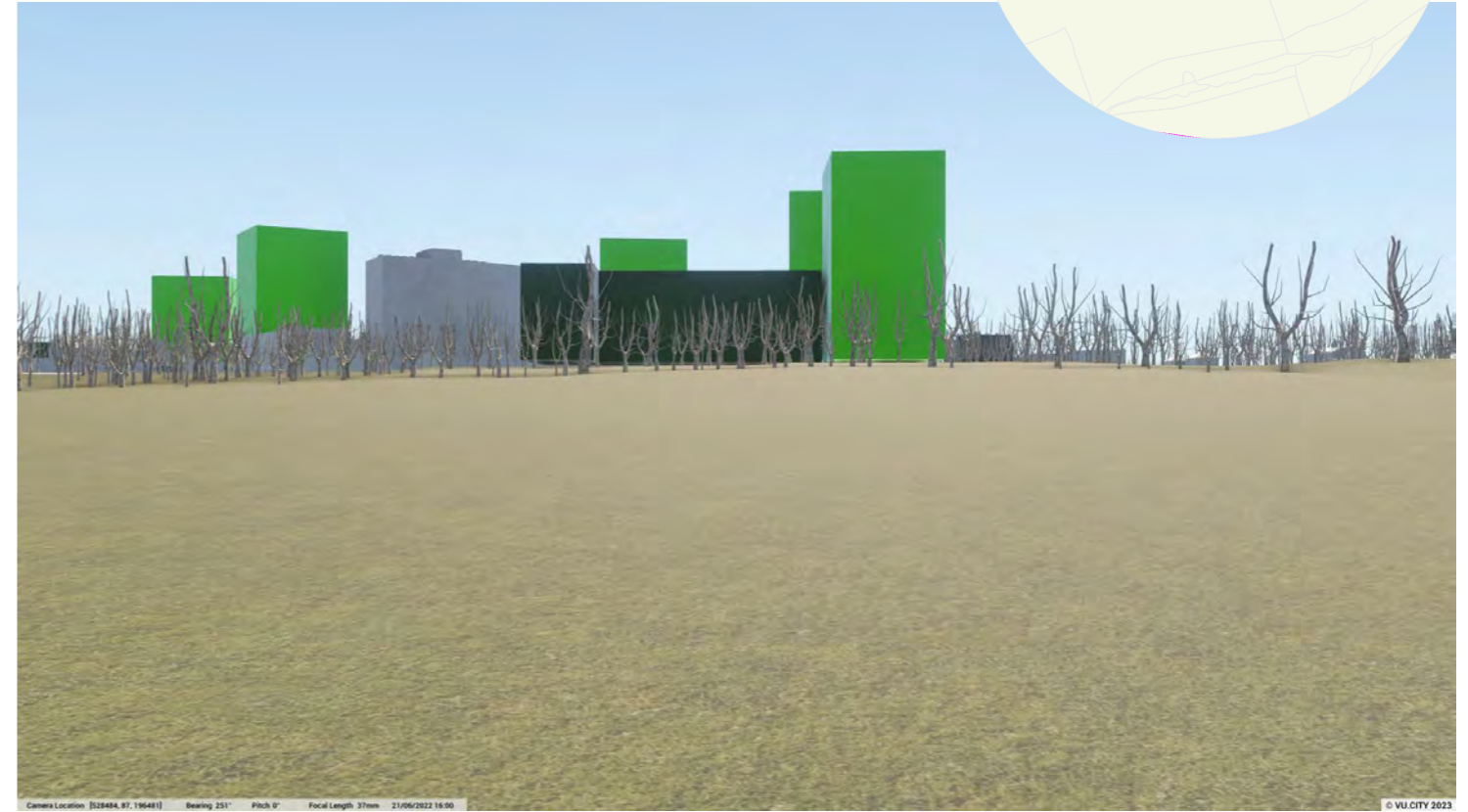


Revision B

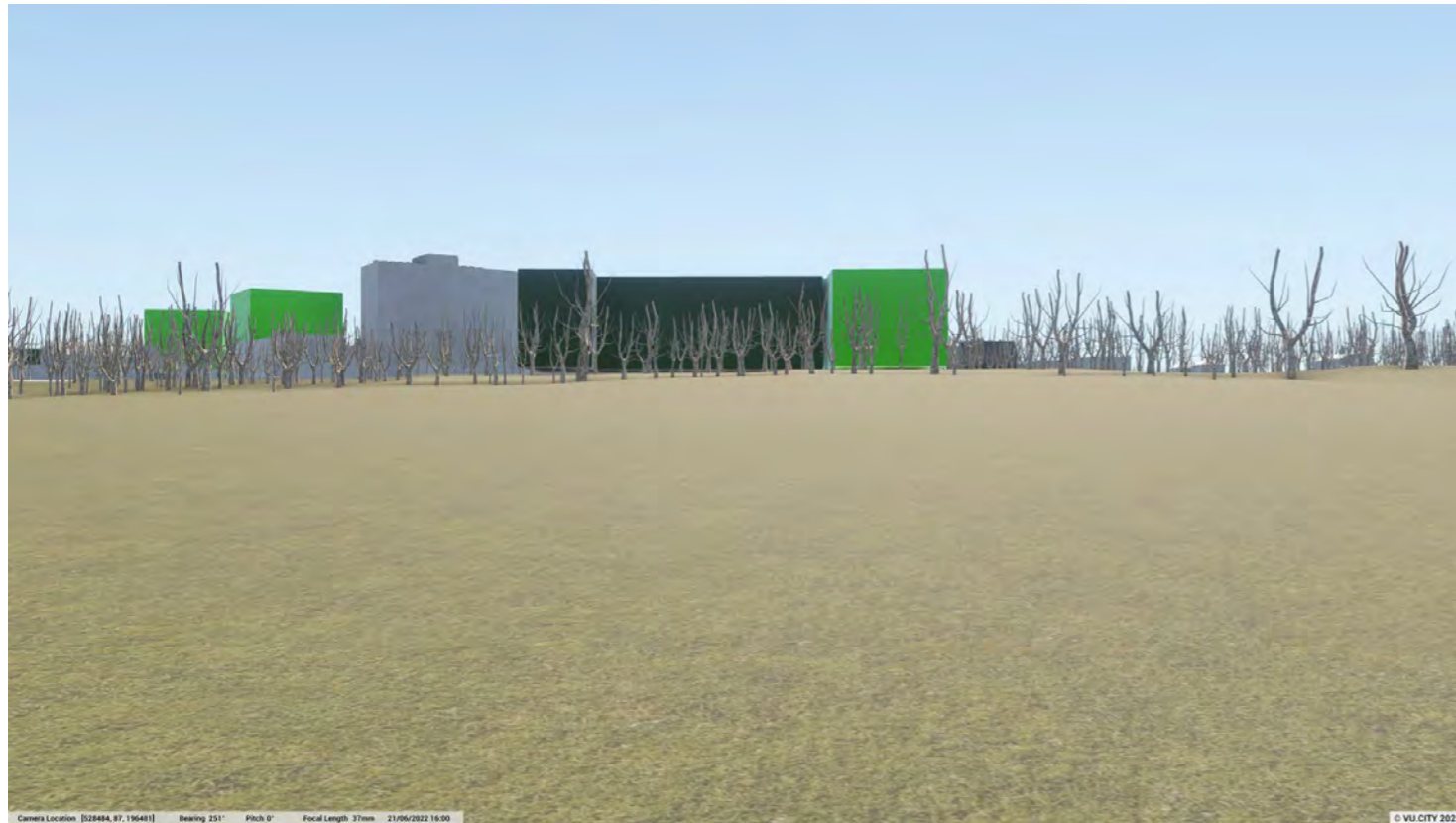
Assessment View 12.



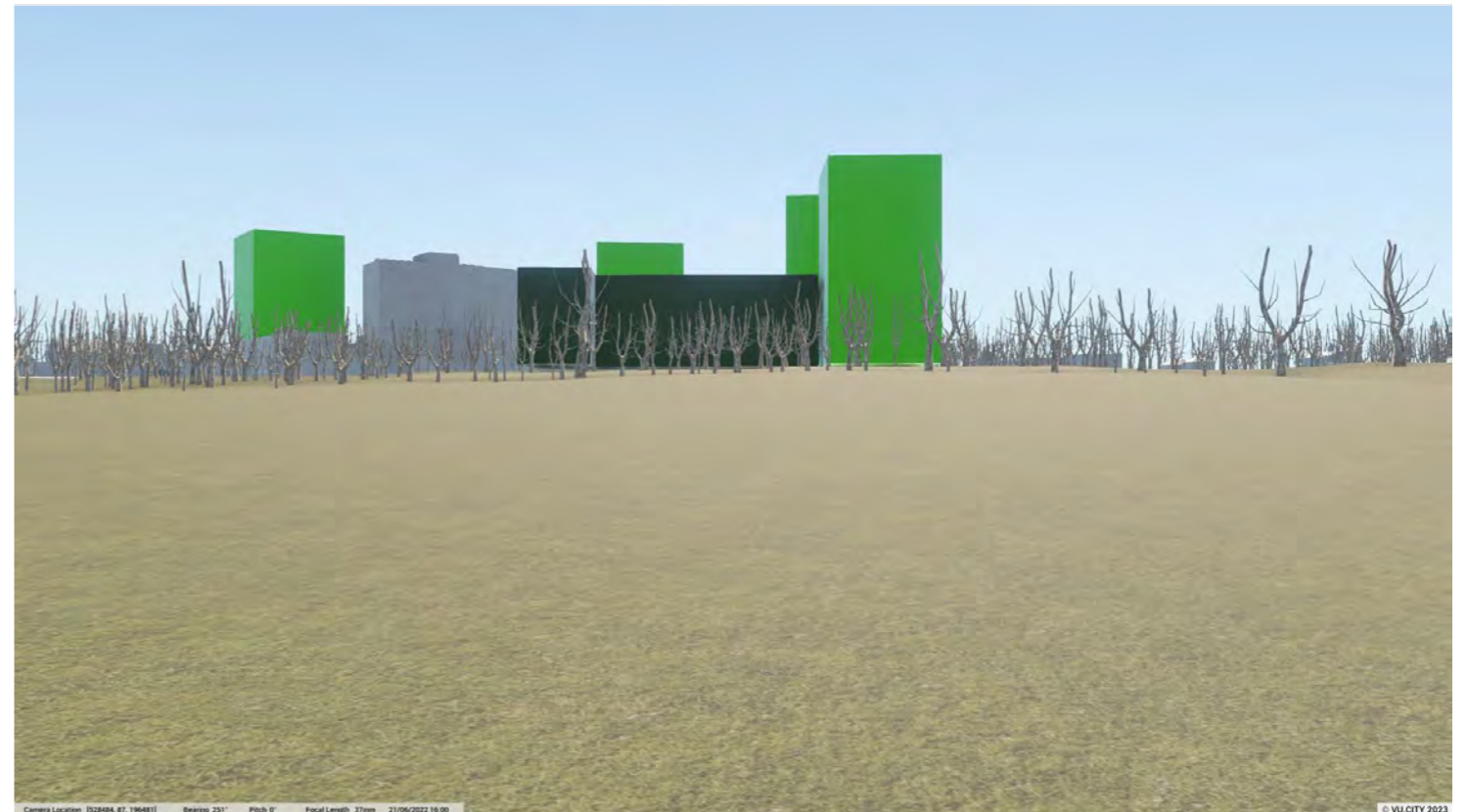
Existing



Revision A

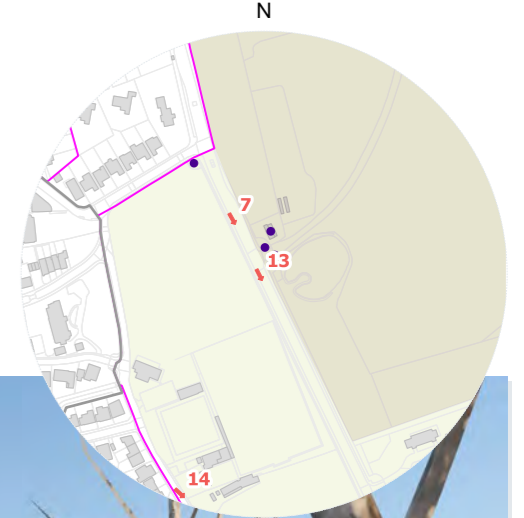


Limited Harm



Revision B

Assessment View 13.



Existing



Revision A

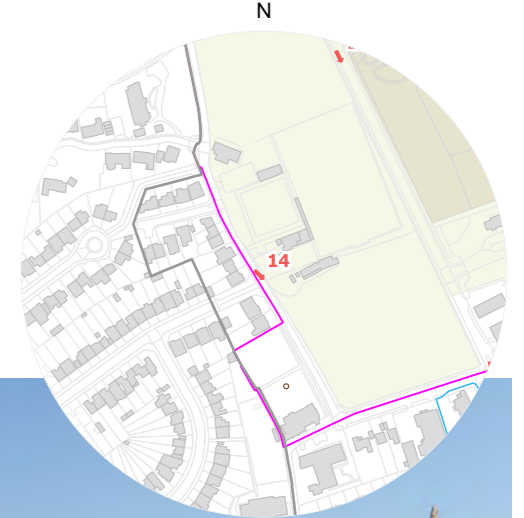


Limited Harm



Revision B

Assessment View 14.



Existing



Revision A

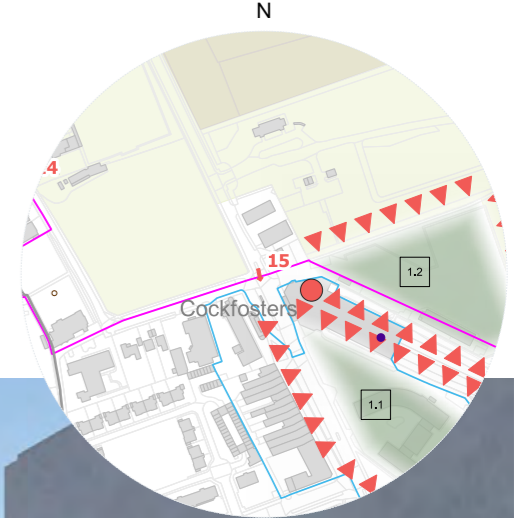


Limited Harm



Revision B

Assessment View 15.



Existing



Revision A

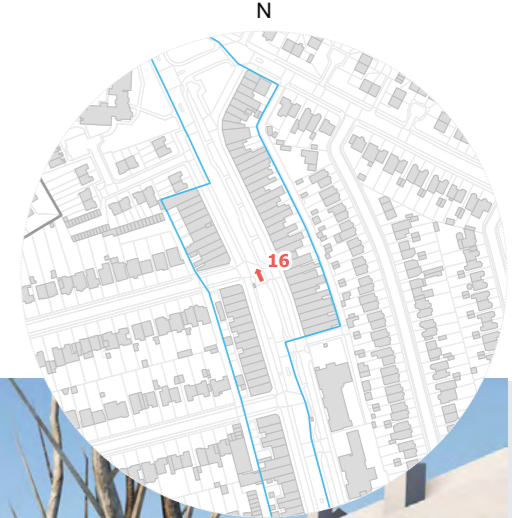


Limited Harm



Revision B

Assessment View 16.



Existing



Revision A



Limited Harm



Revision B

