

Enfield's Local Development Framework

EVIDENCE BASE

Report on Location of Tall Buildings and Important Local Views in Enfield

March 2012

Taller Buildings and Important Local Views in Enfield

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1. Introduction

1.1 This report sets out the findings of the tall buildings and important local views study undertaken to inform the tall buildings policy (DMD 44) in the consultation draft Development Management Document (DMD). The proposed policy indicates the appropriateness of locations for tall buildings. It also sets out the considerations that apply when assessing tall building proposals, including the impact on important local views.

1.2 The definition of a tall building in DMD 44 is that given in the London Plan, “Tall and large buildings are those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor” (London Plan 2011¹).

2. Scope of the Study

2.1 This report identifies:

- i) the location and appropriateness of existing tall buildings in the borough and their impact on the surrounding area; and
- ii) important local views and the components of views identified.

2.2 The report also assesses the feasibility of mapping areas according to their suitability for tall buildings.

3. Enfield Characterisation Study Findings

3.1 The Enfield Characterisation Study² produced in 2011 is an important reference source for this report. The study describes the borough’s character as varying from dense urban and suburban residential areas to an open rural character, reflecting its important position between urban London and rural Hertfordshire. Topography has had a strong influence on the land use pattern and development form established in the borough, with a higher density form of development found on the flatter valley floor and a lower density form on sloping and higher ground. The study highlights the sensitivity of green belt (comprising approximately a third of the borough) in proximity to the location of tall buildings. It considers the impact of tall buildings within key views from higher ground in rural areas within the green belt. It refers to predominant building typologies within the borough and identifies three corridors of development. The western and central corridors are predominantly low rise

¹ The London Plan – Spatial Development Strategy for Greater London – July 2011 (para 7.25)

² Enfield Characterisation Study - Final Report February 2011 – Urban Practioners

areas whilst the eastern corridor and locations adjacent to the North Circular Road contain the majority of the borough's existing taller buildings.

4. Policy Context

4.1 The National Planning Policy Framework³ (NPPF) does not contain specific policies for tall buildings or identification of views. However, in relation to design policies in local plans the NPPF states these should concentrate on guiding *inter alia* the overall scale, density, massing and height of new development in relation to neighbouring buildings and the local area more generally. At the regional level the London Plan⁴ policy on the location and design of tall buildings state that boroughs should work with the Mayor to consider which areas are appropriate, sensitive or inappropriate for tall and large buildings and identify them in Local Development Frameworks. This London Plan policy, together with those on place shaping and heritage, include criteria for determining whether an area is appropriate for tall buildings. Many of these criteria are now well established following the production of guidance on tall buildings that was jointly produced by the former Commission for Architecture and the Built Environment (CABE) and English Heritage⁵.

4.2 Enfield Core Strategy Policy 30 *Maintaining and Improving the Quality of the Built and Open Environment* states that the Council will identify "Areas appropriate, inappropriate and sensitive to tall buildings, including consideration of the strategic growth areas located in the Upper Lee Valley Opportunity Area." The policy adds that that "these areas will be mapped and policies will be developed as part of the Development Management DPD". The Core Strategy also states that the Council will seek to identify "important strategic and local views".

4.3 Paragraph 8.25 of the reason justification text supporting the Core Strategy policy notes references made in the 2008 version of the London Plan and the emerging Upper Lee Valley Opportunity Area Planning Framework (OAPF)⁶ to the potential of the Upper Lee Valley Opportunity Area, and the strategic growth areas it contains, to accommodate tall buildings with the potential to act as landmarks and beacons of regeneration. However the Core Strategy states that these benefits may equally be achieved through other means and that the suitability of these areas may depend on the provision of sufficient transport infrastructure and a more detailed analysis of the potential impacts on their surroundings, including local character. It also promises that more detailed work will be conducted to inform proposals in relevant area action plans.

³ National Planning Policy Framework – DCLG March 2012 (para 59)

⁴ The London Plan – Spatial Development Strategy for Greater London – July 2011 (Policy 7.7F)

⁵ Guidance on Tall Buildings – CABE / English Heritage 2007

⁶ Upper Lee Valley Opportunity Area Planning Framework – GLA -Consultation Draft November 2011

5. Methodology

5.1. A desk based study and site visits have been undertaken to identify and record:

- i) existing buildings and structures in the borough that are substantially taller than those in the surrounding area; and
- ii) important local views both within the borough and also from a number of vantage points on higher ground in neighbouring authorities that afford views looking into and across Enfield.

5.2 The Enfield Characterisation Study identifies a number of important local views within and across the borough and also provides background information on the nature of tall buildings and their impact on surrounding areas. The identification of views in Enfield's Unitary Development Plan were noted and considered. References to views in individual Conservation Area Character Appraisals, existing and emerging development plan documents of neighbouring planning authorities, the Lee Valley Regional Park Authority and the Upper Lee Valley draft Opportunity Area Planning Framework⁷ were also all considered.

5.3 Fieldwork has been undertaken to confirm both the location of existing taller buildings and evaluate and photograph important local views identified. The location of existing buildings that might be considered tall given their context has been mapped. Also mapped are the locations of viewing points for potential important longer distance local views with the general direction of the view indicated.

5.4 Following the identification of tall buildings, the next stage was to categorise the buildings as appropriate, sensitive or inappropriate. Having regard to draft DMD 44, the table at Appendix 1 indicates for each tall building the appropriateness of both the location for a tall building and of the current building on the site.

5.5 Further consideration has been given to the intention set out in the adopted Core Strategy policy 30 to produce maps covering the whole borough identifying the spatial extent to which locations are appropriate, sensitive and inappropriate for the siting of taller buildings. It is important that a policy based on the mapping of areas to indicate appropriateness of taller buildings is well understood and able to be applied consistently when assessing applications. A definitive map produced on an Ordnance Survey base would be required that could be robustly defended if challenged. The map would need to show clearly the boundaries indicating the appropriateness of areas for tall buildings. It would therefore not be acceptable to produce a map that showed generalised or simplistic boundaries. Partial mapping coverage of the borough is not a viable option either as this would give rise to uncertainty as to the policy approach in respect of those areas not covered.

⁷ Upper Lee Valley Opportunity Area Planning Framework – Consultation draft November 2011 - GLA

5.6 Using a map approach may work well and be the preferred in some central London boroughs and smaller, predominantly urban, local authorities that are fairly homogenous in terms of character, topography and buildings typology and where clear viewing corridors to specific buildings or features that can be readily identified. However, in a geographically larger and more varied borough such as Enfield it is debatable how practical and useful using a map to indicate the acceptability of tall buildings would be. In order to successfully produce the map it would be necessary to precisely define what is considered to be a tall building and clearly indicate matters such as the extent of the urban fringe boundary. Mapping of boundaries would also need to reflect topography; the extent of the 22 conservation areas, historic parks and gardens and the location of listed buildings and ancient monuments. In relation to views most of the longer distance important local views that have been identified are wide panoramic ones that do not focus on specific buildings or features. For example, the view from Barn Hill encompasses most of the borough. In addition it is likely that a graduated approach to building heights would be necessary to avoid a 'cliff edge' effect along any boundary lines drawn demarcating between where tall buildings are considered appropriate, sensitive and inappropriate.

5.7 For the reasons explained above, it is not considered feasible to define tall building acceptability zone boundaries that properly take account of all the necessary factors and considerations. Consequently, the adoption of an alternative approach to mapping areas of acceptability for tall buildings is considered justifiable and preferable. A more sensitive policy approach is required in order to enable proper consideration of individual proposals on their relative merits.

6. Tall Buildings

Location of Tall Buildings - General Considerations

6.1 This section of the report reflects what is said in draft DMD policy 44 which should be consulted for information on tall building considerations. The concept of a tall building is relative to its context. An eight storey building that would be considered modest in central London and major town centres has a substantial presence in a suburban outer London borough such as Enfield where the predominant character is two or three storeys. However, for the reasons explained below, a borough wide definition of a tall building expressed in either number of storeys and / or height is unlikely to be particularly helpful or meaningful.

6.2 Consideration of the relationship that a tall building has with the surrounding built and natural environment is often complex and invariably involves a degree of subjectivity in judgements reached. Whilst tall buildings are more likely to be acceptable in lower lying areas a building taller than its surroundings can affect an existing street view or a view from an open space. Well designed and appropriately located tall buildings can positively enhance

the townscape and be considered as elegant structures that form important landmarks and thereby aid legibility and understanding of an urban area.

6.3 In locations where taller buildings are considered to be appropriate those that are successful integrate well with existing buildings and seek to improve the impact that they have on the surrounding area. Buildings that have active street frontage uses are more likely to integrate successfully than those with non active uses and residential uses at ground floor.

6.4 Acceptability of a taller building in a particular location will be dependent on the detailed local context including the relationship with conservation areas and listed buildings and the impact on views to and from historic buildings over a wide area. Careful consideration should be given to the potential negative impact that the introduction of a taller building might have. As a general rule buildings significantly taller than their surroundings are unlikely to be appropriate within or in close proximity to conservation areas, historic parks and gardens, listed buildings and ancient monuments. However, it is necessary to assess and evaluate the merits of individual proposals and exceptionally it may be possible for an applicant to demonstrate that an exemplary designed taller building is acceptable within or close to nationally or locally designated heritage assets.

6.5 The presence of an existing tall building does not necessarily mean that its replacement with a building of similar height or the addition of another tall building in the same area will be acceptable. Redevelopment proposals will need to consider the potential for improving upon the impact that the existing building has on its setting and surroundings. Where existing buildings are redeveloped public transport accessibility levels (PTAL) should be considered. Access to open space is likely to be an important consideration in evaluating the acceptability of a residential use tall building proposal. The impact that a taller building may have on longer distance views is also important and is considered below.

Location of Existing Taller Buildings in Enfield

6.6 The Borough has a number of existing buildings and structures, sixty of which have been identified in this study as being significantly taller than their surroundings. To assist the consideration of future planning applications, an assessment of these buildings has been undertaken having regard to the criteria set out in the draft DMD tall buildings policy 44. Each building has been assessed according to the appropriateness of the general location for a tall building and also in terms of the quality and appropriateness of the existing building on site. The results of this assessment have been mapped with a colour coded key and the building locations are shown in a table (Appendix 1).

6.7 Most of the existing tall buildings identified in Enfield were constructed post 1950 and their location falls into three main categories:

i) Within town centres and local centres – Enfield Town, Edmonton, Cockfosters and Southgate all have a number of taller buildings. Whilst some of these buildings assist in emphasising importance as service centres and transport nodes, in urban design terms a number are considered to be inappropriate in relation to their impact on their local setting and important local views.

ii) Residential clusters – there are a number of residential estates across the borough which have tall buildings, typically dating from the 1950s and 1960s. These include the following Alma, Shires, Eastfield Road, Green Street Nursery, Lavender Hill, Beaconsfield and High View Estates.

iii) Non residential buildings and structures – mostly located away from existing centres, this group includes Edmonton Eco Park, Enfield Power Station, Cineworld, North Middlesex Hospital and a number of redundant gas holders.

6.8 Many of the residential estates have a negative impact on the quality of the surrounding environment and therefore fail to meet the requirements of the tall buildings policies in the London Plan and the draft DMD. In most cases the blocks are situated outside existing centres and are neither well located nor architecturally / aesthetically well regarded. Additionally most of the existing clusters of taller residential blocks do not relate well with adjacent residential streets which are typically two or three storey terrace. In some cases within Enfield's regeneration areas residential blocks may be subject to comprehensive estate renewal programmes. Where there are currently taller buildings this study, (Appendix 1 refers), considers the appropriateness of these locations for taller buildings; for example in terms of intensity of use and access to public transport, shops and services.

6.9 Taller buildings are likely to have a greater impact when located either within, or on the edge of, open space. Approximately a third of the borough is designated Green Belt and there are significant other areas of open space. In these locations topography and sight lines are likely to be a major factor in evaluating the suitability of proposals. Existing tall buildings are visible in many of the longer distance important local views. However, as most of these views are from large open areas the precise impact will vary. There is likely to be increased sensitivity regarding the acceptability for a tall building situated on higher ground. Impact is likely to be considered significant if a tall building obscures or adversely affects the principal focus of the view or appears very prominent on the horizon and can be readily seen in views silhouetted on the skyline.

7. Consideration of Important Local Views

Selection of Important Local Views

7.1 Establishment of a views protection framework based on the identification and analysis of important local views is a key component of the

tall buildings policy. The important local views framework for the borough is considered to comprise of the longer distance views depicted on the important local views proposals map inset (see Appendix 2) together with other views identified in the Enfield Characterisation Study and the Conservation Area Character Appraisals.

7.2 Given the topography of the borough, Enfield has some attractive long distance views both of, and from, areas of higher ground and skyline ridges. Thirteen panoramic and longer distance views have been selected as being potentially worthy of identification as important longer distance local views. The views chosen are valued because they make a significant contribution to a person's ability to understand the borough and Enfield's position within the wider north London context. Most of the views identified extend beyond Enfield, including a number where the viewing place is from higher ground outside of the borough. Brief descriptions for each are given in Appendix 2. Photographs of these views are included in Appendix 3.

7.3 The 1994 Enfield Unitary Development Plan includes a map – Figure 5 – indicating high buildings and views. Although four strategic viewpoints with the angle of view indicated are depicted, the map is indicative and the location of the viewpoints is not stated. However, three of the four viewpoints are shown as being from outside the borough looking eastwards. These include views from Barn Hill in Epping Forest DC and King's Head Hill in LB Waltham Forest. Both of these viewpoints have been included in the proposed longer distance important local views together with the viewpoint shown within Enfield looking south from Broomfield Park. The fourth viewpoint in the UDP is shown as being on the Waltham Forest and Redbridge borough boundary. This view from Woodford Golf Course looking towards Alexandra Palace has not been included in the proposed list. The reasons for this are that only a very small part of Enfield comes within the field of view and in the foreground much of the view, even in winter, is obscured by foliage.

7.4 A review of the adopted development plans of Enfield's seven neighbouring local authorities did not reveal any existing views crossing Enfield. Barnet, in its emerging DPDs, has included longer distance views extending beyond the borough boundary but none of these cross into Enfield. Waltham Forest and the Lee Valley Regional Park Authority have commenced work on detailed area proposals that will include consideration of views.

7.5 In addition to the long distance views there are also many valued shorter distance local views within the borough that incorporate both townscape and rural aspects. Similar considerations should apply in relation to seeking to protect these shorter views and in how new developments that impact on views should be assessed. Although it would not be practicable to seek to show all of these views on the map depicting important local views, where these views are within Conservation Areas they have been identified and described in the relevant Conservation Area Character Appraisal. A number of these have also been listed at part B of the important local views table included at Appendix 2.

Components of Longer Distance Important Local Views

7.6. Each of the views comprises of an identified viewing place together with foreground and background areas. Only a few of the longer distance views selected have a specific location or major landmark building identified as the focal point; for example Alexandra Palace in the views from Broomfield Park and Station Road New Southgate.

7.7 A number of views, including those from Barn Hill, Mansfield Park, Broomfield Park and The Ridgeway, afford wide panoramic views of the borough of Enfield. These views extend beyond the borough boundary and, depending on the view point and direction, look towards either central London to the south, or the open countryside in respect of views looking northwards. Most long distance views that cross the borough boundary have extensive foreground and background areas and, having no defined boundaries or specific object building or feature, extend to a prominent ridge or the distant skyline horizon. It would therefore not be practical or appropriate for these views to have specific viewing corridors associated with them. Consequently, depiction of the views proposals map inset is for indicative purposes only.

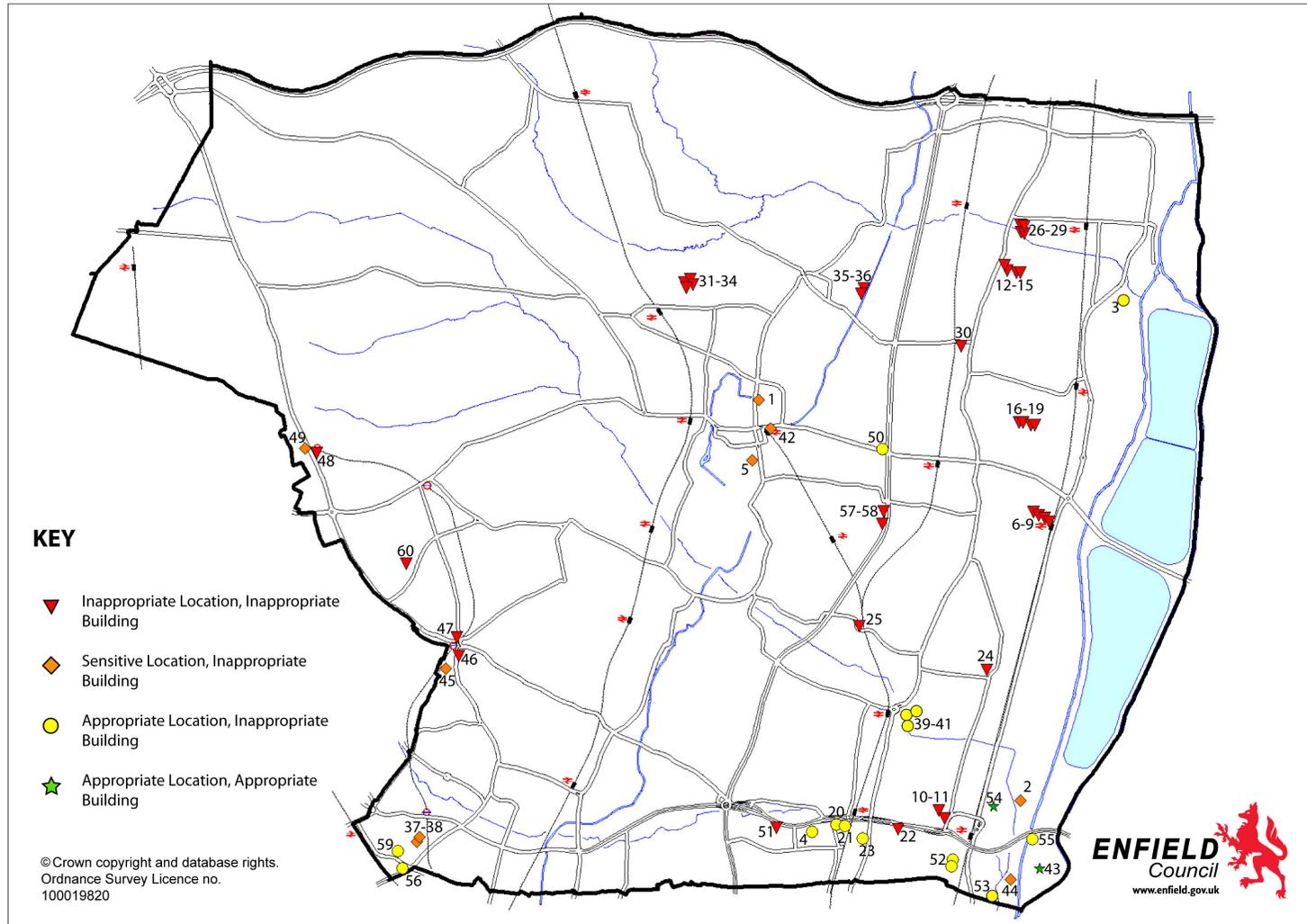
7.8 All viewing places selected are in open and publicly accessible areas. Some viewing places are limited in their extent, constrained by built or natural objects, for example those from Windmill Hill and King's Head Hill where the views are framed by the buildings on either side of the road. Although there may be an optimum viewing point, for most of the longer distance panoramic views there is more than one location from which the overall view, or a number of different views, can be appreciated. For example, along the Ridgeway it is important to consider the different and changing views that can be experienced by a person travelling along the road. Within this viewing place a range of views looking in different directions can be enjoyed from a number of vantage points.

8. Conclusions

8.1 This report has identified and mapped 60 existing taller buildings and structures. To assist in the consideration and likely acceptability of future proposals, the report has indicated the appropriateness of the location for a taller building as well as the appropriateness of the existing building currently in-situ. It has also identified a number of longer distance important local views that cross the borough.

8.2 The proposed criteria based policy to the location of taller buildings can be applied on a case by case basis according appropriate consideration and weight to the criteria dependent on the individual circumstances. Added certainty will be provided as Area Action Plan DPDs and Masterplans are progressed and detailed work undertaken identifying views worthy of protection and specific preferred locations and building heights within the identified regeneration areas where taller buildings can help create a sense of place.

Existing Tall Buildings Assessment



Appendix 1 Existing Taller Buildings and Structures in Enfield

Applying draft DMD tall buildings policy traffic light key to appropriateness of the location for a tall building and of the current building on the site:

Red = Inappropriate Location for Tall Building / Inappropriate Existing Tall Building

Amber = Sensitive Location for Tall Building / Inappropriate Existing Tall Building

Yellow = Appropriate Location for Tall Building / Inappropriate Existing Tall Building

Green = Appropriate Location for Tall Building / Appropriate Existing Building

Comments on Location, Existing Building and Use	Appropriateness
<p>1. Civic Centre - Silver Street, Enfield Town EN1 3XY (48m)</p> <p>Immediately adjacent to Conservation Area where tall buildings likely to be considered inappropriate. However location is adjacent to major town centre, in a regeneration area with good access to public transport; appropriate for existing office and civic function use. Existing stainless steel clad Civic Centre very distinctive landmark signifying civic function use in both townscape and longer distance views. Possibly appropriate location for high quality building that is taller than the surrounding area but differently designed.</p>	Amber
<p>2. Edmonton Eco Park - Advent Way, London N18 3AG chimney stack (100m)</p> <p>Location adjacent to A406 appropriate for existing waste use. Proximity to Lee Valley Regional Park makes the location sensitive to tall buildings. Highly visible dominance of chimney necessary for operational reasons that serves as a landmark feature for orientation and legibility purposes. The chimney is clearly visible in and significantly impacts on many views both within and across the Borough.</p>	Amber
<p>3. Enfield Power Station - Brancroft Way, Brimsdown, EN3 7PL (97m)</p> <p>Located in industrial area appropriate for power station use. Dominance of chimney reflects industrial character of the area and is necessary for operational reasons. Although not contributing positively to the public realm and</p>	Yellow

impacting on views the chimney is in an industrial area and does serve as a landmark feature in long distance views for orientation and legibility purposes.	
4. North Middlesex University Hospital - Sterling Way / Bull Lane N18 1QX (Maternity block c35 – 40m) Out of centre location with reasonable access to public transport. Fronting A406, suitable location for taller buildings that aid legibility of the borough. Main maternity block building is not of high architectural quality and its dominance infringes / detracts from views in the southern part of the borough.	Yellow
5. Tower Point - 52 Sydney Road EN2 6SZ (41m) Immediately adjacent to Conservation Area where tall buildings likely to be considered inappropriate. The existing building has been compromised by the addition of green balconies making it highly visible in both local townscape and more long distance views. However this is an edge of town centre location adjacent to a regeneration area with reasonable access to public transport indicating that a high quality building that is slightly taller than those in surrounding area might be acceptable in this location.	Amber
6. Cormorant House - Alma Road, Ponders End EN3 4QQ (62m) comprises part of Alma Estate Adjacent to Lee Valley Regional Park out of centre location that is inappropriate for a very tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are highly intrusive in many long distance views and do little to aid legibility of the borough. However, the site has reasonable public transport access and is located within a regeneration area.	Red
7. Curlew House - Napier Road EN3 4QP (62m) forms part of Alma Estate As above.	Red
8. Kestrel House - Alma Road EN3 4QD (62m) forms part of Alma Estate As above.	Red
9. Merlin House - Napier Road EN3 4QL (62m) forms part of Alma Estate As above.	Red

<p>10. Cheshire House - Cameron Close Edmonton Green N18 2HR (49m) forms part of Shires Estate</p> <p>Out of centre location that is inappropriate for a very tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in long distance views and do little to aid legibility of the borough. However, the site has reasonable public transport access and is located within a regeneration area.</p>	Red
<p>11. Shropshire House - Cavendish Close Edmonton Green N18 2HU (49m) forms part of Shires Estate</p> <p>As above.</p>	Red
<p>12. Jersey House - 2 Eastfield Road Enfield Highway EN3 5UY (37m) forms part of Eastfield Road Estate</p> <p>Out of centre location that is inappropriate for a tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough. However, the location has reasonable public transport access and nearby amenity space.</p>	Red
<p>13. Guernsey House - 4 Eastfield Road Enfield Highway EN3 5XD (37m) forms part of Eastfield Road Estate</p> <p>As above.</p>	Red
<p>14. Sark House - 8 Eastfield Road Enfield Highway EN3 5XB (37m) forms part of Eastfield Road Estate</p> <p>As above.</p>	Red
<p>15. Herm House -10 Eastfield Road Enfield Highway EN3 5XD (37m) forms part of Eastfield Road Estate</p> <p>As above.</p>	Red
<p>16. Ashcombe House - Exeter Road Enfield Highway EN3 7TP (37m) forms part of Green Street Nursery Estate</p> <p>Out of centre location that is inappropriate for a tall building. The existing blocks are not of high quality</p>	Red

architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough.	
17. Tiverton House - Exeter Road Enfield Highway EN3 7TW(37m) forms part of Green Street Nursery Estate As above.	Red
18. Honiton House - Exeter Road Enfield Highway EN3 7TS (37m) forms part of Green Street Nursery Estate As above.	Red
19. Newton House - Exeter Road Enfield Highway EN3 7TT (37m) forms part of Green Street Nursery Estate As above.	Red
20. Dover House - Bolton Road Upper Edmonton N18 1HR (40m) The existing block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment nor aid legibility of the borough. The site is an edge of centre (Angel Edmonton) location, reasonable public transport access and part of an established residential area.	Yellow
21. Telephone Exchange - Bolton Road Edmonton, N18 1HN (c30m) The site, adjacent to the A406 and the railway line near to Silver Street station, comprises an existing telephone exchange and provides office accommodation and siting of telephone exchange equipment. The block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment nor aid legibility of the borough. However, appropriate location for a tall building given edge of centre (Angel Edmonton) location, reasonable public transport access adjacent to an established residential area which includes Dover House (c40m) and a number of lower residential blocks comprising of ground floor flats with four storey maisonettes above.	Yellow
22. Scott House - Woolmer Road Upper Edmonton N18 2JH (40m) Out of centre location that is inappropriate for a tall building. The existing block although refurbished is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment;	Red

proximity adjacent to A406 is intrusive in views and does little to aid legibility of the borough.	
<p>23. Bridport House - College Gardens Upper Edmonton N18 2TB (40m)</p> <p>The existing block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment nor aid legibility of the borough. Edge of centre (Angel Edmonton) location, reasonable public transport access and part of an established residential area.</p>	Yellow
<p>24. Walbrook House - Huntingdon Road Lower Edmonton N9 8LR (61m)</p> <p>Out of centre location that is inappropriate for a very tall building. The existing block is not of high quality architectural standard and does not contribute positively to the public realm / surrounding environment. Whilst very prominent in many long distance views it is intrusive and does little to aid legibility of the borough.</p>	Red
<p>25. Walmer House - Bury Street N9 9LH (34m)</p> <p>Out of centre location that is inappropriate for a tall building. The existing block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment and does little to aid legibility of the borough.</p>	Red
<p>26. Welch House - Beaconsfield Road Enfield Lock EN3 6UX (37m) forms part of the Beaconsfield Estate</p> <p>Out of centre location that is inappropriate for a tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough.</p>	Red
<p>27. Keys House - Beaconsfield Road Enfield Lock EN3 6UY (37m) forms part of the Beaconsfield Estate</p> <p>As above.</p>	Red
<p>28. Dorset House - Kettering Road Enfield Lock EN3 6XA (37m) forms part of the Beaconsfield Estate</p> <p>As above.</p>	Red

29. Woolpack House - Kettering Road Enfield Lock EN3 6UU (37m) forms part of the Beaconsfield Estate As above.	Red
30. Hastings House - Sherbourne Avenue Enfield Highway EN3 5BS (38m) Out of centre location lacking good transport accessibility that is inappropriate for a tall building. The existing block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment and does little to aid legibility of the borough.	Red
31. Normandy House - Cedar Road Chase EN2 OPE (37m) forms part of the Lavender Hill Estate Out of centre location lacking good transport accessibility that is inappropriate for a tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough.	Red
32. Picardy House - Cedar Road Chase EN2 OPB (37m) forms part of the Lavender Hill Estate As above.	Red
33. Burgundy House - Bedale Road Chase EN2 OPA (37m) forms part of the Lavender Hill Estate As above.	Red
34. Brittany House - Chantry Close Chase EN2 OPG (37m) forms part of the Lavender Hill Estate As above.	Red
35. Bliss House - Holbrook Close Chase EN1 4UN (38m) Out of centre location lacking good transport accessibility that is inappropriate for a tall building. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough.	Red

36. Purcell House - Holbrook Close Chase EN1 4UH (38m) As above.	Red
37. Jackson House - Highview Gardens New Southgate (37m)N11 1SH forms part of the High View Estate Edge off centre site in an established residential area with reasonable access to public transport. The existing blocks are not of high quality architectural standard; do not contribute positively to the public realm / surrounding environment; are intrusive in views and do little to aid legibility of the borough. The site has reasonable public transport access and nearby amenity space.	Yellow
38. Swinson House - Highview Gardens New Southgate (37m)N11 1SJ forms part of the High View Estate As above	Yellow
39. Mendip House - Lower Edmonton N9 OTA (70m) forms part of the Edmonton Green Estate Edmonton Green town centre location appropriate for tall buildings. Existing buildings although not of high architectural quality are highly distinctive and prominent in most long distance views. As such they serve as landmark buildings that aid legibility of the borough. Located in a regeneration area with very good access to public transport, part of an existing cluster makes the location and possibly surrounding area, appropriate for tall buildings.	Yellow
40. Grampian House - Lower Edmonton North Mall N9 OEG (70m) forms part of the Edmonton Green Estate As above.	Yellow
41. Pennine House - Lower Edmonton South Mall N9 OTG (70m) forms part of the Edmonton Green Estate As above	Yellow
42. New River House - 6a Colman Parade, Southbury Road, Enfield Town EN1 1YY Immediately adjacent to Conservation Area where tall buildings likely to be considered inappropriate. Existing red	Amber

<p>brick and glass building is visible in both local townscape and more long distance views. The site is edge of major town centre, in a regeneration area at a ‘gateway’ location adjacent to Enfield Town station with good access to public transport indicating that a high quality building that is slightly taller than, but respecting those in surrounding area, might be acceptable.</p>	
<p>43. Atlas Works - Silvermere Drive</p> <p>Within Meridian Water, Atlas Works is a brick built former industrial building (Victorian Mill) that provides an important reminder of past industrial heritage of the area that is capable of adaptation to a new use. Appropriately location for a tall building within the Meridian Water regeneration area that, once the development is completed should have reasonable access to public transport. The existing building has the potential to contribute positively to the area and act as an iconic landmark building aiding legibility for the regeneration area.</p>	Green
<p>44. Former BOC Premises Sheds</p> <p>Situated within Meridian Water adjacent to A406 NCR the sheds part of the former British Oxygen Company premises. Although taller buildings may be appropriate as part of the Meridian Water regeneration area - Masterplanning work undertaken indicates that the area may be suitable for reasonably tall buildings – proximity to the Lee Valley Regional Park and the Green Belt makes this a sensitive location. The existing sheds are inappropriate large bulky structures, not aesthetically pleasing with very limited scope for conversion to a new use.</p>	Amber
<p>45. Barnet & Southgate College - Southgate Campus High Street, Southgate N14 6BS</p> <p>Located on the edge of Southgate town centre the site fronts the High Street to the east and contains a mixture of college buildings from the 1960/70s ranging in height from single to six storeys. Close to Southgate tube station, the site has good access to public transport and a higher education institution is an appropriate use in this location. However, this is a sensitive site for a tall building. The main 6 storey existing building is not of high architectural quality; is prominent in local views from adjacent conservation areas and streets and does not contribute positively to the surrounding area. Any replacement building should be of higher quality and one that better respects the location and setting.</p>	Amber
<p>46. The Grange (offices) - 100 High Street Southgate N14 6BN</p>	Red

<p>In Southgate town centre on high ground within a conservation area and adjacent to Grade II listed underground station this is an inappropriate location for a tall building. Prominent in local views from adjacent conservation areas and streets, the quality of the built setting of the station complex would be improved by the removal and replacement of this building.</p> <p>However, the existing office use is appropriate in this location and high quality modest height replacement building respecting the location and local setting might be acceptable.</p>	
<p>47. South Point House (offices) - 321 Chase Road, Southgate N14 6JT</p> <p>Prominent in local views from the adjacent Southgate Green Conservation Area and streets the existing South Point House is inappropriate in terms of its height and design quality. In town centre on high ground within conservation area and adjacent to Grade II listed underground station the quality of the built setting of the station complex would be improved by the removal and replacement of this building.</p> <p>However, the existing office use is appropriate in this location and high quality modest height replacement building respecting the location and local setting might be acceptable.</p>	Red
<p>48. Holbrook House / Black Horse Tower (offices) - 116 Cockfosters Road, Barnet, EN4 0DR</p> <p>On a ridge occupying a prominent position very sensitive to tall buildings. The existing curved shaped building is highly visible in many views from the south and east. Although serving as a landmark and aiding legibility of the borough the existing building does not contribute positively to its surroundings nor provide high quality public space. However, the site has good access to public transport being adjacent to Cockfosters tube station the existing office use is appropriate in this location. A high quality less bulky replacement building that better respects the prominent location and setting might be acceptable.</p>	Red
<p>49. Metro Point (offices) -1a Chalk Lane Cockfosters Hertfordshire EN4 9HJ</p> <p>Office building of modest architectural quality. Although higher than buildings immediately adjacent on Cockfosters Road, it is not as tall as the Holbrook House office block nor does it occupy such a prominent location. The site has good access to public transport being adjacent to Cockfosters tube station and the existing office use is appropriate in this location. A higher architectural quality replacement building that better respects the location and setting</p>	Amber

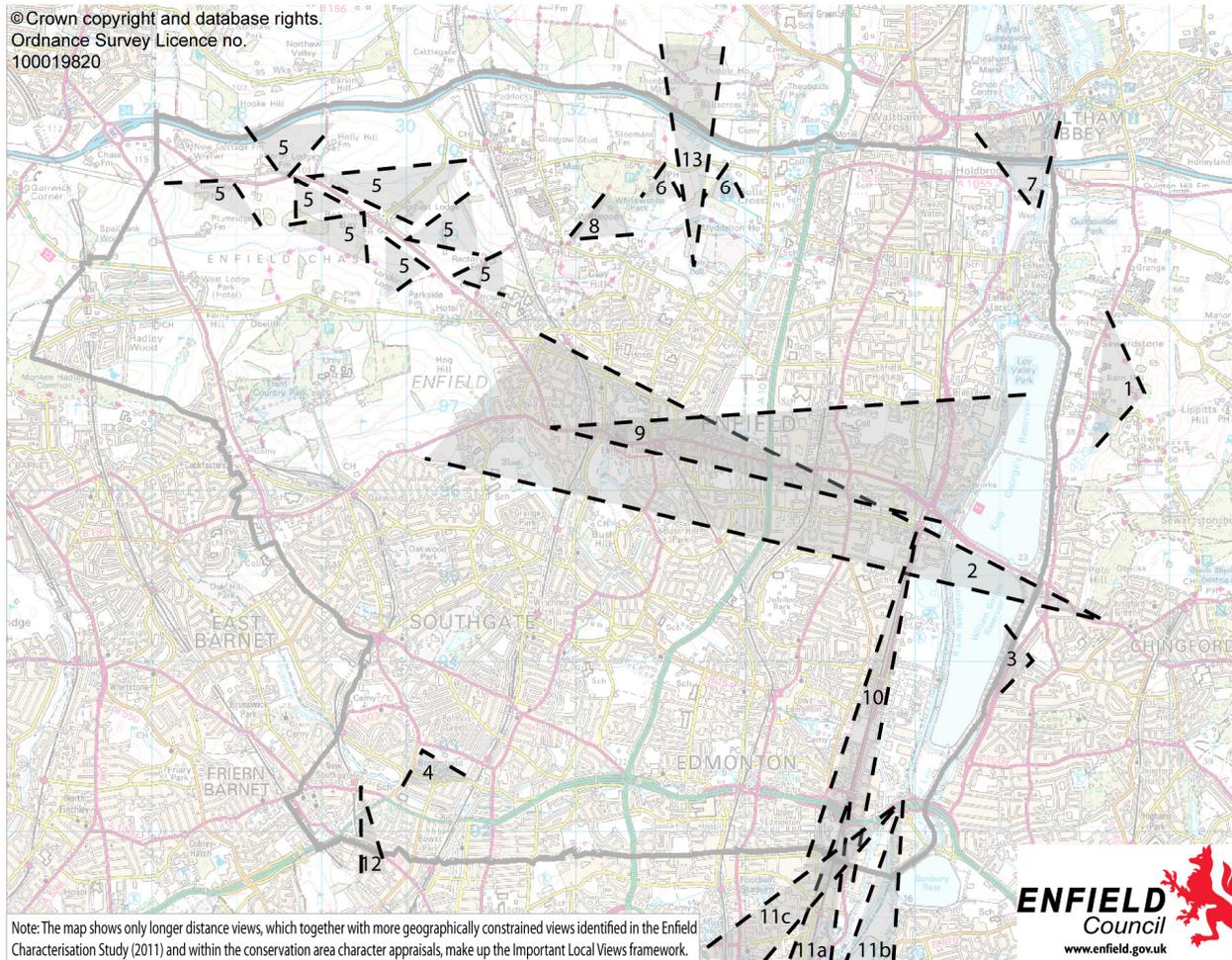
might be acceptable in this location.	
<p>50. Cineworld - Southbury Leisure Park, 208 Southbury Road, EN1 1YQ</p> <p>15 screen modern multiplex cinema located on A110 Southbury Road junction with A10. Out of centre location but with reasonable access to public transport and close proximity to Leisure Centre, Morrisons, Sainsbury's and Enfield Retail Park. Acceptable location for a tall building and current cinema use but bulk and size of current building is not considered appropriate for this important site on a key road junction in the borough.</p>	Yellow
<p>51. 44 Watermill Lane Edmonton N18 1SH</p> <p>7/8 storey residential building significantly higher than buildings in rest of the development which are up to 4 stories. Location is not in a designated town centre or regeneration area; it does not have particularly good access to public transport site and does not form part of an existing tall buildings cluster.</p>	Red
<p>52. Meridian Way Gasholders x2 - near Albany Road / Kimberley Road N18</p> <p>Situated within Meridian Water adjacent to A406 NCR. The large bulky gas holder structures are not considered appropriate for re-use and are therefore to be removed. Although taller buildings may be appropriate as part of the Meridian Water regeneration proposals on some sites in the action plan area they are not envisaged on this site which has been identified for use as playing fields as part of the masterplanning proposals for the Meridian Water regeneration area..</p>	Yellow
<p>53. Glover Drive Gasholder - adjacent to Leaside Road N9</p> <p>Situated within Meridian Water adjacent to A406 NCR. Taller buildings may be appropriate as part of the Meridian Water regeneration proposals on some sites in the action plan area however the large bulky structure gas holder structure is not considered appropriate for re-use and is therefore to be removed.</p>	Yellow
<p>54. Coca Cola Bottling Plant - Coca Cola Enterprises Ltd 10-10a, Unit, Nobel Road, Edmonton N18 3DJ</p> <p>Situated within an industrial area the existing building is considered to be appropriate for the location.</p>	Green

<p>55. Self storage & business centre office block - Argon Road south side of A406 London, N18 3BW</p> <p>Upper Lee Valley forms part of an important gateway to the borough due to its location close to the strategic road network and its proximity to the boundaries of the boroughs of Haringey and Waltham Forest. Building occupies a gateway location at the eastern edge of the borough within Meridian Water adjacent to, and readily visible from, the A406 NCR. The existing block has no architectural merit and is not considered an appropriate building on this important site. Taller buildings may be appropriate as part of the Meridian Water regeneration proposals on sites such as this adjacent to A406 once public transport improvements have been implemented.</p>	Yellow
<p>56. New Southgate Gasholder - junction of Telford Road and Station Road Station Road, New Southgate</p> <p>Situated within New Southgate regeneration area adjacent to A406 NCR with reasonably good access to public transport. However, the large bulky structure gas holder structure is not considered appropriate and is therefore to be removed. Tall buildings of a similar height may be acceptable at this location as part of the regeneration proposals for the area.</p>	Yellow
<p>57. Bonnington House - Ayley Croft Southbury EN1 1XT – c11 storey residential tower block</p> <p>Out of centre location lacking good transport accessibility that is inappropriate for a tall building. The existing block is not of high architectural quality; does not contribute positively to the public realm / surrounding environment; is intrusive in views and does little to aid legibility of the borough.</p>	Red
<p>58. Gainsborough House - Ayley Croft Southbury EN1 1XY – c11 storey residential tower block</p> <p>As above.</p>	Red
<p>59. Curtis House - Ladderswood Way Southgate Green N11 1SB</p> <p>Situated within New Southgate regeneration area adjacent to A406 NCR with reasonably good access to public transport. It is intended that the 13 storey residential tower block be demolished although taller buildings of a similar height may be acceptable at this location as part of the regeneration proposals for the area.</p>	Yellow
<p>60. Shepcot House - Cowper Gardens Cockfosters N14 4NT - 10 storey residential tower block.</p>	Red

Out of centre location lacking good transport accessibility that is inappropriate for a tall building. The existing block is not of high quality architectural standard; does not contribute positively to the public realm / surrounding environment; is intrusive in local views and does not aid legibility of the borough.	
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Important Local Views: Longer Distance Views

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Note: The map shows only longer distance views, which together with more geographically constrained views identified in the Enfield Characterisation Study (2011) and within the conservation area character appraisals, make up the Important Local Views framework.

Appendix 2 Important Local Views

A) Longer Distance Important Local Views – Location of viewing place and brief description of the view (See map for numbered view location)
<p>1. Barn Hill – Epping Forest DC off Daws Hill near Sewardsbury Essex E4</p> <p>Excellent wide panoramic view looking westwards across King George's Reservoir into LB Enfield. Extensive views of the whole borough - from M25 and beyond to the north and London EcoPark Chimney / Meridian Water Gas holders to the south. View extends beyond Enfield into Barnet and the ridges - Cockfosters, The Ridgeway, Totteridge, High Barnet, Monken Hadley are all visible on the horizon. The panorama provides a strong sense of the geography and topography of both the borough and north London.</p>
<p>2. King's Head Hill – London Borough Waltham Forest – Kings Head Hill junction with The Ridgeway Chingford E4 7EA</p> <p>Framed by the houses on either side of King's Head Hill, a 'slot' view is provided of central Enfield looking west across Ponders End to Enfield Town and beyond. From the viewing place the foreground falls away steeply into the valley of the River Lee below and across the Chingford reservoirs.</p>
<p>3. Mansfield Park – London Borough Waltham Forest – entrance junction of Mansfield Hill / The Ridgeway / Old Church Road Chingford E4</p> <p>Fine panoramic views of the southern part of the borough from inside the park entrance at the top of Mansfield Hill at the junction with the Ridgeway looking west across the reservoirs.</p>
<p>4. Broomfield Park - Southgate N14</p> <p>Good range of views from north west corner of the park (Cannon Hill / Aldermans Hill entrance) looking south into Haringey – towards Alexandra Palace and panoramic views across a wide span of London. Moving through the viewing place the viewer is afforded appreciation of the topography of central and eastern London. At various points the silhouette of the tall buildings in the City's financial district with the recent addition of the Shard of Glass beyond can clearly be seen, as can the agglomeration of taller buildings within Docklands.</p>
<p>5. The Ridgeway (A1005)</p> <p>Spectacular and extensive range of long distance views from the Ridgeway looking in all directions across the rolling landscape of farmland ridges and valleys can be obtained travelling between the borough boundary near the M25 and the Royal Chase Hotel. Views include those</p>

looking across the undulating landscape i) east towards Enfield Chase / Forty Hall / Crews Hill and Epping Forest; ii) south towards Enfield town, Edmonton and Ilford on horizon; iii) west towards Trent Park, Hadley Wood and Cockfosters, and iv) north beyond M25 into Welwyn Hatfield and Hertsmere.

Vantage points on ridges for some spectacular long views. Viewing points along Ridgeway of photos taken include: New College; Beechbarn Farm; St John's School; Holly Hill Farm, Botany Bay, Chase Farm and Royal Chase Hotel.

Although not specifically identified on the map showing important local views, a similar range of views are obtained from a) Hadley Road / Ferny Hill looking south towards Trent Park, Cockfosters and Enfield town and b) from Staggs Hill looking eastwards across the borough.

6. Whitewebbs Lane

No set viewpoint but a range of panoramic views mainly looking south across Forty Hall are obtained moving along Whitewebbs Lane and from public footpaths leading off Whitewebbs Lane – including the footpath crossing Crews Hill golf course. Within the wider landscape, the historic landscapes are generally widely visible forming large woodland areas which are prominent on the skyline in views from the north. Due to the wooded nature of most of the parklands, views from within the areas are normally contained although there are some fine internal views within Forty Hall parkland. The recent construction of Tottenham Hotspur's new training ground is noticeable in views and has adversely impacted on the rural nature and openness of the area.

7. Rammey Marsh

Long distance views across the marshes to the open Essex countryside beyond the M25. Best vantage point from the Smeaton road bridge that accesses Enfield Island Village. Low-lying rough grassland forming part of the flood plain of the River Lee, Rammey Marsh is a site of Metropolitan Importance for Nature Conservation. The eastern edge is formed by the River Lee navigation and is an important area of public space which provides visitors with a large expanse of open land for recreation and wildlife purposes.

8. Clay Hill - Views from junction with Theobalds Park Road, Flash Lane and Strayfield Road.

The ground rises gradually and Clay Hill reaches a plateau around St. John's church and the Fallow Buck Inn at the where the landscape opens out. At this point views are obtained over the rolling countryside to the north towards Goffs Oak and Cheshunt.

9. Approach to Enfield Town - from the top part of Windmill Hill near the junction with The Ridgeway down to Chase Court Gardens junction

Slot view framed by the properties either side of the road and above the railway bridge adjacent to Enfield Chase station. Looking down Windmill Hill between eastwards across Enfield Town, across Ponders End and the Lee Valley to Epping Forest. Situated at a gateway leading into Enfield Town the view is likely to be familiar to many local residents.

10. **Ponders End** - from the bridges over the railway line Nag's Head Road (A110) and Meridian Way (A1055)

The bridges over the railway line and over Meridian Way provide corridor views looking south towards the City of London and Docklands with the tall buildings clearly visible and silhouetted on the horizon.

11. **Meridian Water**

Raised road infrastructure offer views across the valley of both natural and urban features. The tall buildings in the City of London (view 11a) and Canary Wharf (11b) are visible to the south and Alexandra Palace (11c) to the south west, can be seen from a number of locations within the Meridian Water Masterplan area. These locations include Conduit Lane, Argon Road, Leaside Road Bridge and the pedestrian bridge over the A406 which all of which provide good vantage points of views within and out of the valley.

12. **New Southgate** - view from Station Road looking south towards Alexandra Palace

Specific view from the south west corner of the borough looking towards Alexandra Palace. The iconic radio tower and distinctive roofline of the Victorian built listed building is clearly visible above the trees adjacent to Station Road and the rooftops of houses. The view from Station Road to Alexandra Palace aids the appreciation and understanding of this neighbourhood in its North London context. The view is sensitive to any large scale (bulky and/or tall) development on and adjacent to Station Road and also in the foreground or middle ground within the neighbouring boroughs of Barnet and Haringey. The impact taller buildings would have in the immediate foreground is illustrated by the view from nearby High Road where recent developments have comprised and obscured clear views of the Palace's roofline.

13. **Forty Hall** – views from / to Forty Hall across the historic parkland

View from the terrace area at rear of Forty Hall looking north across the lakes and down the double lime avenue at Forty Hall to the historic parkland beyond. Recent construction of buildings forming part of Tottenham Hotspurs' training ground off Whitewebbs Lane has impacted on this view.

B) Shorter Important Local Views within Enfield

Throughout the borough there are an extensive range of shorter local views, the locations for some of these, most of which are identified in Conservation Area Character Appraisals, are listed below.

1. **Trent Park CA** – including views from Trent Park mansion across the ornamental lakes to the obelisk
2. **Grange Park CA** - from roads within the Conservation Area including The Chine and Old Park Ridings
3. **Clay Hill CA** - North Enfield Recreation Ground off Clay Hill / Woodbine Grove – good view looking south across Enfield town
4. **Enfield Town** - Essex Road view west into Town Park; various views within Town Park; from Chase Green
5. **Meadway CA** - views from roads within the CA including along Bourne Hill, Bourne Avenue join Bourne Hill, Meadway .
6. **Ponders End Flour Mills CA** – views of Flour Mill from the pedestrian bridge over the rail line and Meridian Way & surrounding roads
7. **Southgate Circus CA** - views out of the town centre northwards along Chase Road
8. **Southgate Green CA** – views from roads within CA including Canon Hill, The Green, High Street, Cannon Hill, and Waterfall Road,
9. **Winchmore Hill CA** - Wades Hill towards Windmill Hill, spire of the church of St Mary Magdalene and south to Palmers Green
10. **Chalk Farm pedestrian bridge across the River Lee Navigation** - affords good views looking north / north west across the Meridian Water Masterplan area.

