

Appendix 002

Enfield Town

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 002 Enfield Town covers the Major Centre of Enfield Town and its environs.
- The area has many listed buildings and features the Enfield Town conservation area. The area is also the principal economic and commercial centre of the borough and a key place for civic focus.

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.

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.

- Tall buildings have been proposed to mark the train stations, the town centre and replace existing poor quality buildings at the Council Civic Centre.

- Key views from 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.
- Heights across the area have been reduced due to impact on multiple views.
- The tall building area covering Palace Gardens has been reduced due to impact on the listed church and many other views.
- Revision of boundary at Civic Centre site to account for locally listed New River route.

- Increase in height to accommodate marking of important civic, commercial and transport functions.
- Reduction in heights throughout tall buildings zones from revision A.












Viewpoints

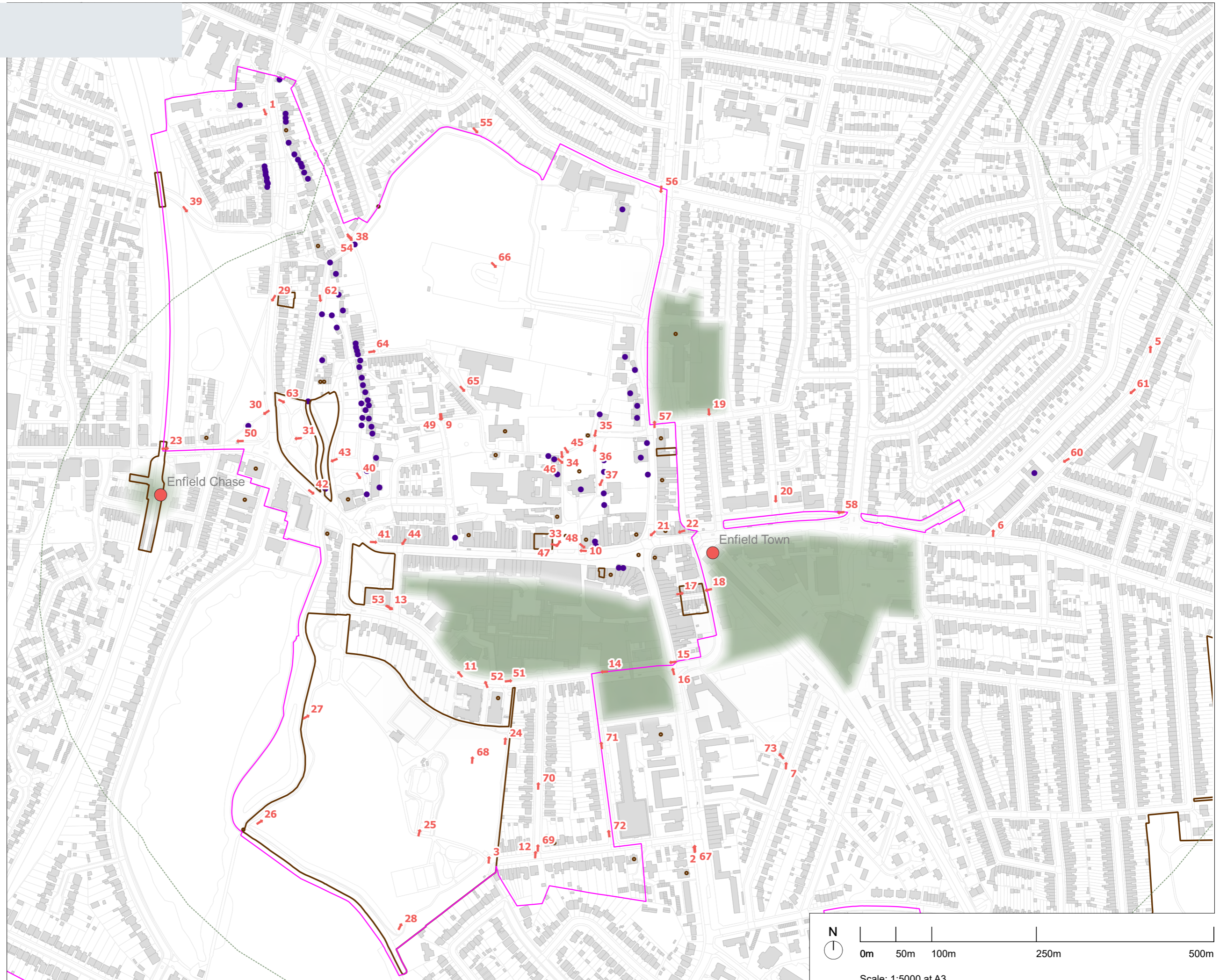
Areas potentially impacted by the proposed tall building zones were initially identified by using a series of concentric 500m buffer zones to find near, and medium assets. Areas that may be affected just outside the zone are also included as part of a holistic assessment.

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

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

Key

-  Reservoirs
-  Green Belt
-  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
27-33 Gentlemans Row Gentlemans Row 27	II
27-33 Gentlemans Row Gentlemans Row 29	II
27-33 Gentlemans Row Gentlemans Row 31	II
Former Enfield Electrical Works (No.20) Ladysmith Road	II
War Memorial Chase Green Enfield	II
17 Gentlemans Row (Clarendon Cottage) Gentlemans Row 17	II*
Enfield Grammar School N.E. Building Church Walk Enfield	II*
Railings & Bridges Over New River LoopRiver ViewEnfield	II
Church of St. Andrews Church Walk Enfield	II*
Forecourt Railings to 22 (Old Vestry Office)The Town 22Enfield	II
Wall To East Of Garden Of VicarageSt Andrews VicarageSilver Street 36Enfield	II
Forecourt Railings to Nos. 13 & 15Gentlemans Row 13 & 15 (Fortescue Villas)Enfield	II
Front Railings to No. 11Gentlemans Row 11 (Fortescue Lodge)Enfield	II
Wall to East SideGentlemans Row 1-3Enfield	II
South Garden Wall 55 Gentlemans Row (Brecon House) Gentlemans Row 55Enfield	II
Wall to North Of Forecourt of No. 1Gentlemans Row 1Enfield	II
Front Railings & Gate to No. 9Gentlemans Row 9 (Elm House)Enfield	II
Wall to E of Church of St AndrewSt Andrews Church HallSilver Street 14-16Enfield	II
Wall To East Of Church Of St. AndrewSt Andrews VicarageChurch WalkEnfield	II
Wall to E of Church of St AndrewSt Andrews churchyardChurch WalkEnfield	II
Wall to E of Church of St AndrewSilver Street 18Enfield	II
Wall at back of garden to 68 (The White Lodge)Church LaneEnfield	II
Wall To East Of Garden Of VicarageSt Andrews VicarageSilver Street 36Enfield	II
Footbridge over New River (1 of 4) River View Enfield	II
Footbridge Over New River (1 of 4) South end of Parsonage Garde Enfield	II
Footbridge over New River (1 of 4) River View Enfield	II
4 K6 Telephone Kiosks East Side Little Park Gardens Enfield	II
Footbridge Over New River (1 of 4) River View Enfield	II
Uvedale House & Uvedale Cottage Uvedale House Church Walk Enfield	II
172 & 174 Baker Street Enfield	II
16 Gentlemans Row (The Haven) Gentlemans Row 16	II

Listed Building (within LB Enfield)	Grade
Uvedale House & Uvedale Cottage Uvedale Cottage Holly Walk 1 Enfield	II
25 Gentlemans Row Gentlemans Row 25	II
23 Gentlemans Row Gentlemans Row 23 (Archway)	II
19 Gentlemans Row (Eastbury) Gentlemans Row 19	II
21 Gentlemans Row (Sedgescrop) Gentlemans Row 21	II
11 Gentlemans Row (Fortescue Lodge) Gentlemans Row 11	II
Coach House Gentlemans Row	II
1 Gentlemans Row Gentlemans Row 1	II
5 Gentlemans Row (Little Park) Gentlemans Row 5	II
32 Gentlemans Row (Rivulet House) Gentlemans Row 32	II
55 Gentlemans Row (Brecon House) Gentlemans Row 55	II
The Laurels River View	II
The Crown & Horseshoes P.H. Horseshoe Lane 15	II
84 Silver Street Silver Street 84 Enfield	II
90 Silver Street Silver Street 90 Redlingtons Enfield	II
58-60 Silver Street Silver Street 60 Enfield	II
68 Silver Street Silver Street 68 (The White Enfield	II
36 Silver Street (The Vicarage) Silver Street 36 Enfield	II
58-60 Silver Street Silver Street 58 Enfield	II
22 The Town (Old Vestry Office) The Town 22 Enfield	II
Enfield Court (Enfield Grammer School) Silver Sreet Enfield	II
7 & 9 Gentlemans Row Gentlemans Row 7	II
13 & 15 Gentlemans Row Gentlemans Row 13 (Fortescue	II
13 & 15 Gentlemans Row Gentlemans Row 15 (Fortescue	II
3 & 4 The Town The Town 3	II
3 & 4 The Town The Town 4	II
7 & 9 Gentlemans Row Gentlemans Row 9 (Elm House)	II
27-33 Gentlemans Row Gentlemans Row 33	II

Enfield Local List	List No.
Nos 41 and 43 Silver Street	184
Chase Green Gardens	39
39 to 45, Chase Side, Enfield	36
6 and 7, The Town, Enfield	221
Town Park	31
Library Green	30
Enfield Chase Station and Railway bridge	261
Bush Hill Park	193
Old Wheatsheaf PH (No 3)	259
4, Essex Road, Enfield	67
Enfield Evangelical Free Church (No 79)	32
2 Private Road, Bush Hill Park	176
25, Essex Road, Enfield	68
Lawn Villa and Lawn Cottage (Nos 13 and 15)	138
Iron bridge over New River	228
Blake and Horlock clock at No 27,	185
Lloyds Bank TSB (Nos 1 to 2) Southbury Road, Enfield	187
Jolly Butcher's PH (No 168), Baker Street, Enfield	12
Chapel of Rest Church Lane, Enfield	45
St Andrew's Churchyard	46
Nicon House (No 45) Silver Street, Enfield	186
Enfield Central Library	29
38, The Town, Enfield	224
Railings along the New River Loop	47
Trinity Methodist & United Reformed Church	53
New River House (Nos 88 and 90)	56
Enfield Post Office (No 27)	54
65, London Road, Enfield	151
Our Lady of Mount Carmel (No 45)	153
Barclay's Bank (No 20)	222
London Borough of Enfield Civic Centre	183
Enfield Market House and Market Place	220
The Kings Head PH	57
32 to 35, The Town, Enfield	223
The Fountain, The Town, Enfield	225
The Drill Hall (No 1)	168
The George PH	226
2, Gentleman's Row, Enfield	93
4, Gentleman's Row, Enfield	92
Enfield County School	139
5, Gentleman's Row, Enfield	41
Genotin Terrace	91
Old Court House, Windmill Hill, Enfield	260
1-3 Market Chambers	55

Identified Heritage Assets

Listed Building (outside LB Enfield)	Grade
NONE	

Conservation Area
ENFIELD TOWN
BUSH HILL PARK

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
NONE		












Viewpoints

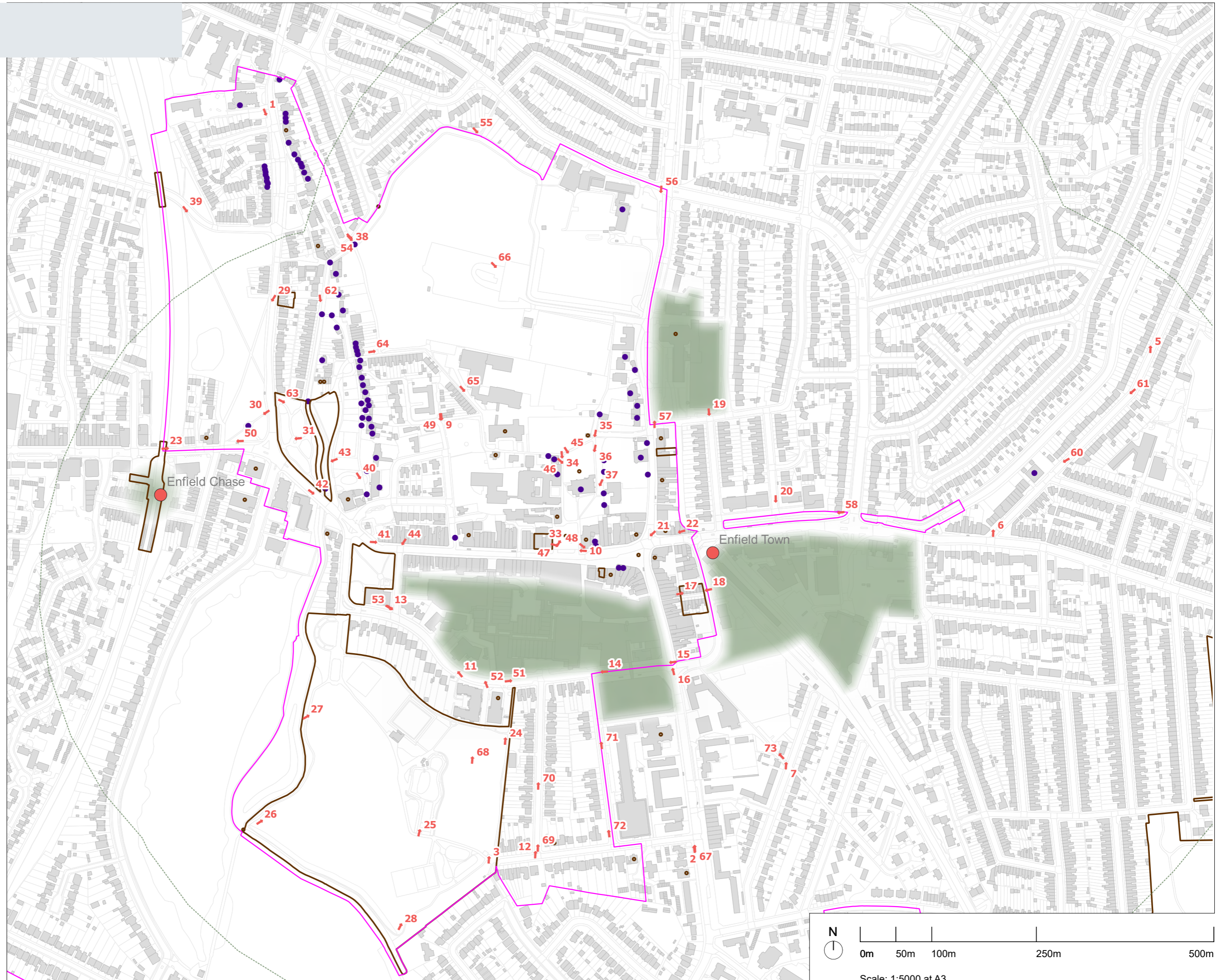
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Longer views (eg. the key local views in the borough) have been checked and if impacted are included. No London wide viewing corridors are impacted.

Key

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-  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)



Revision_A

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

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

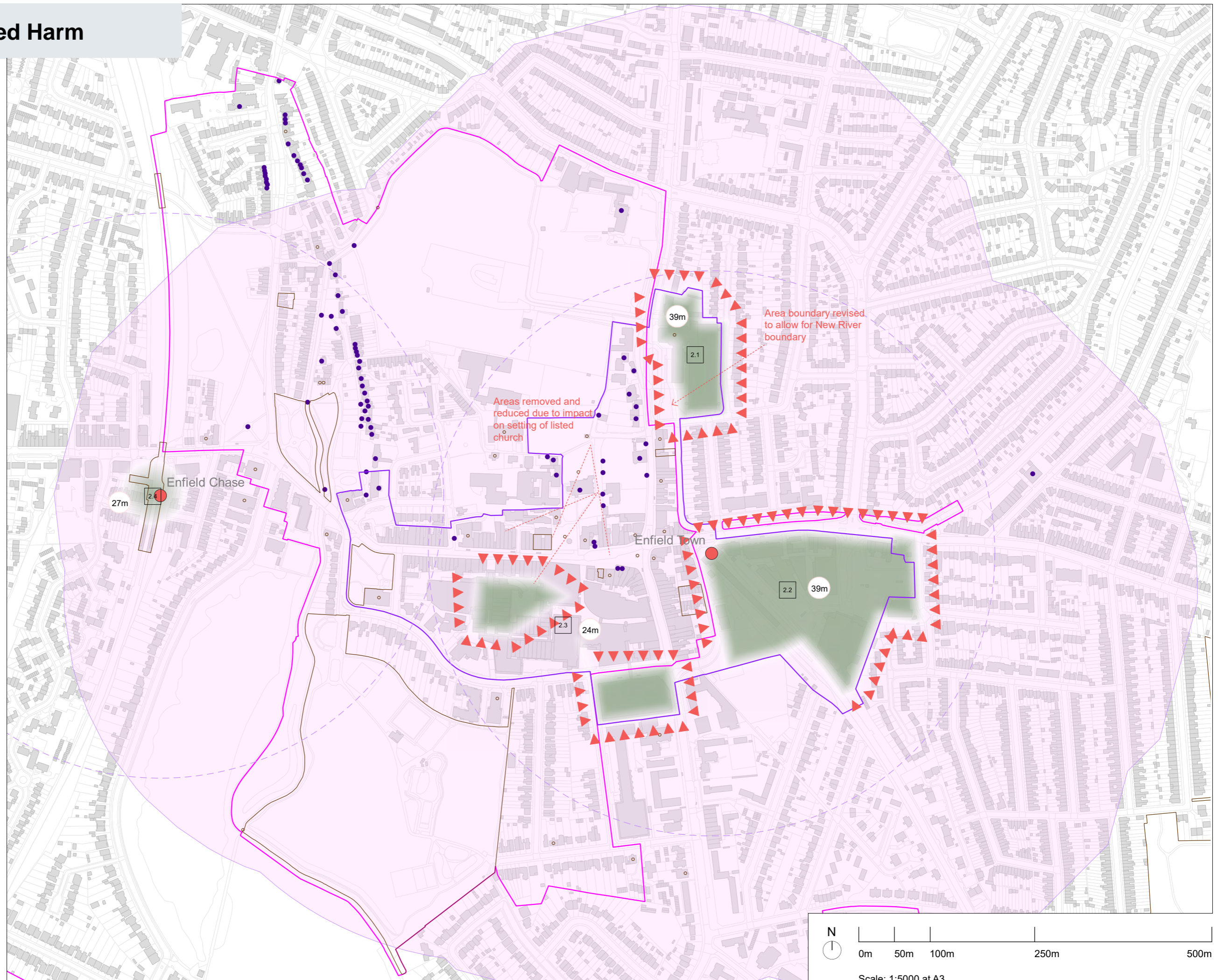
Key

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



Area_2_Enfield Town

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.

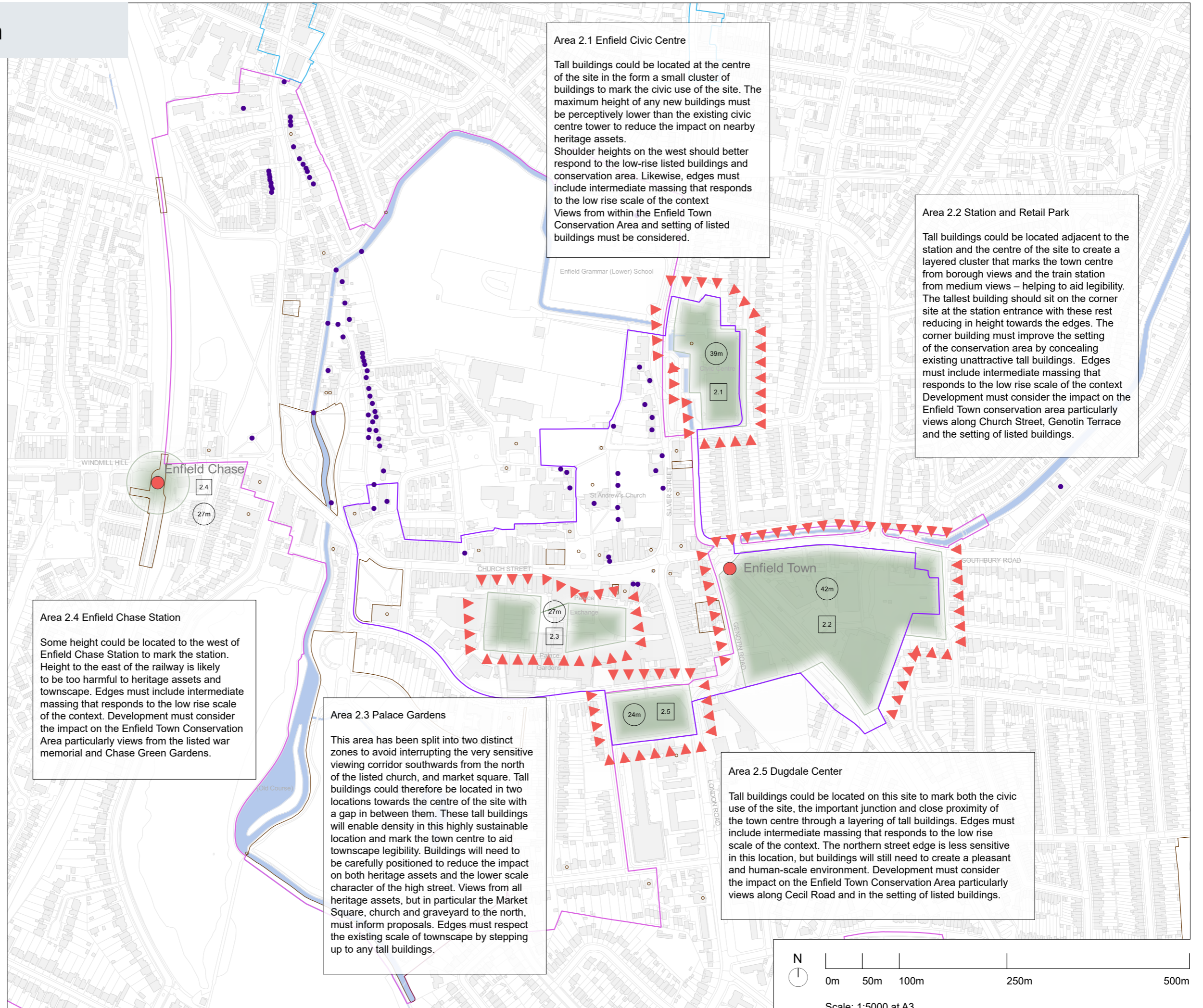
Areas not marked as potentially appropriate are not suitable for tall buildings.

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



Existing

This diagram shows the existing condition.

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

Context

- Train 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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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
-  Location reference number

Context

-  Train Station



Revision_Limited Harm

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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
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
-  Location reference number

Context

-  Train 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

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

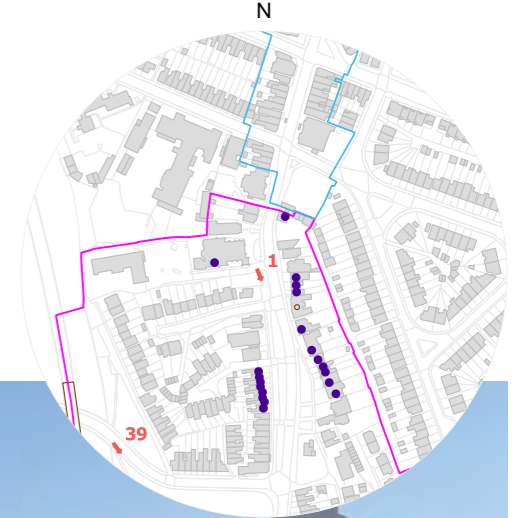
- ▶ Height sensitive edge
- 18m / 12m shoulder height (not tall)
- 21m+ (tall)
- ⊗ Maximum height within area
- XX Location reference number

Context

- Station



Assessment View 1.



Existing



Revision A



Limited Harm



Revision B

Assessment View 2.



Existing



Revision A

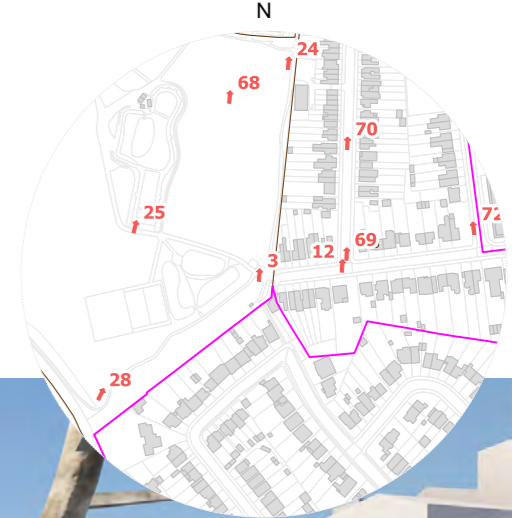


Limited Harm



Revision B

Assessment View 3.



Existing



Revision A

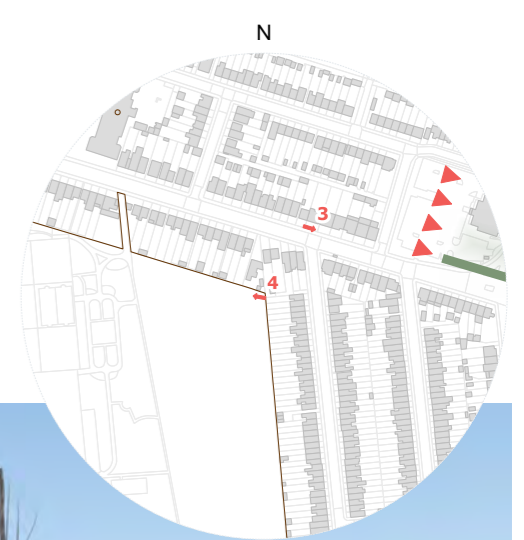


Limited Harm



Revision B

Assessment View 4.



Existing



Revision A

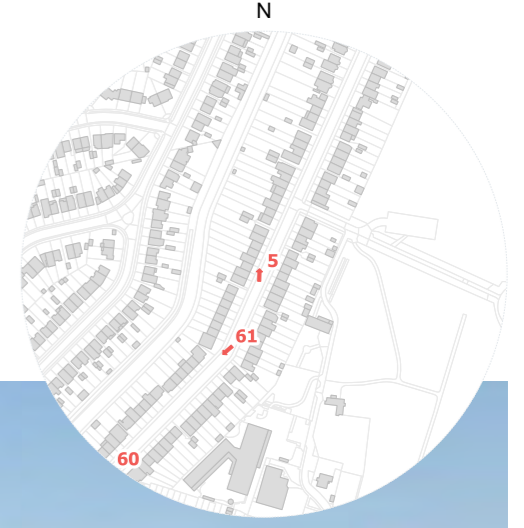


Limited Harm



Revision B

Assessment View 5.



Existing



Revision A

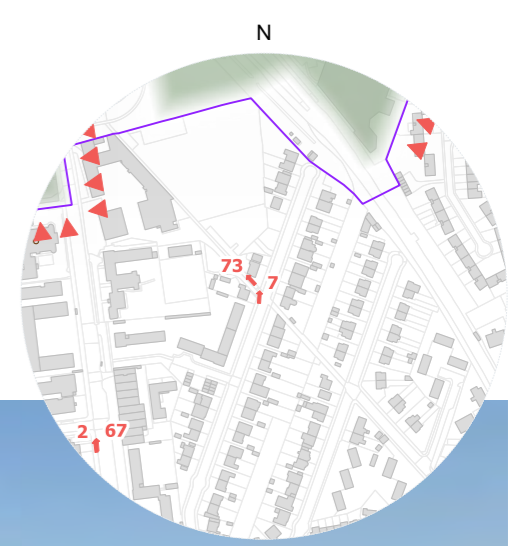


Limited Harm

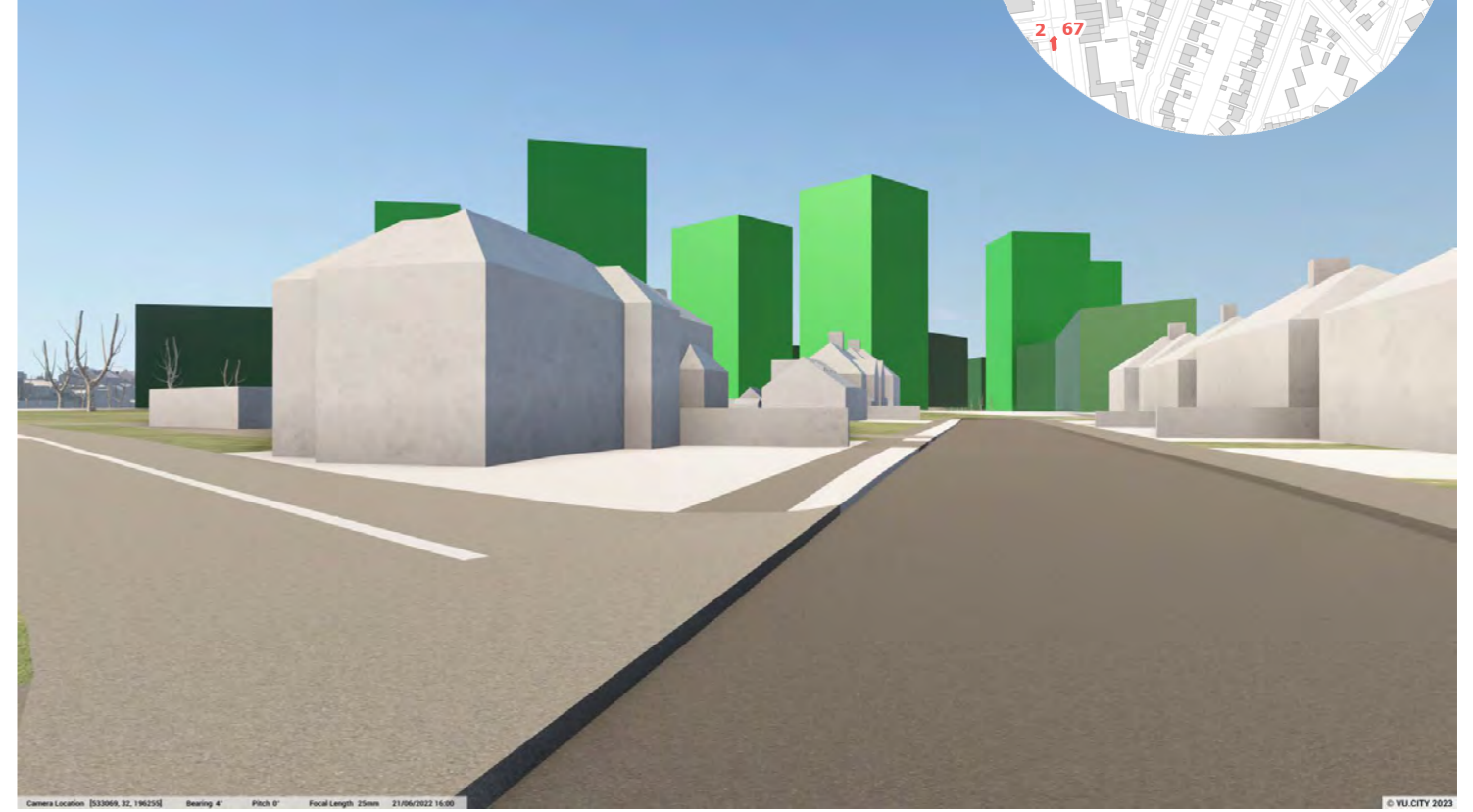


Revision B

Assessment View 7.



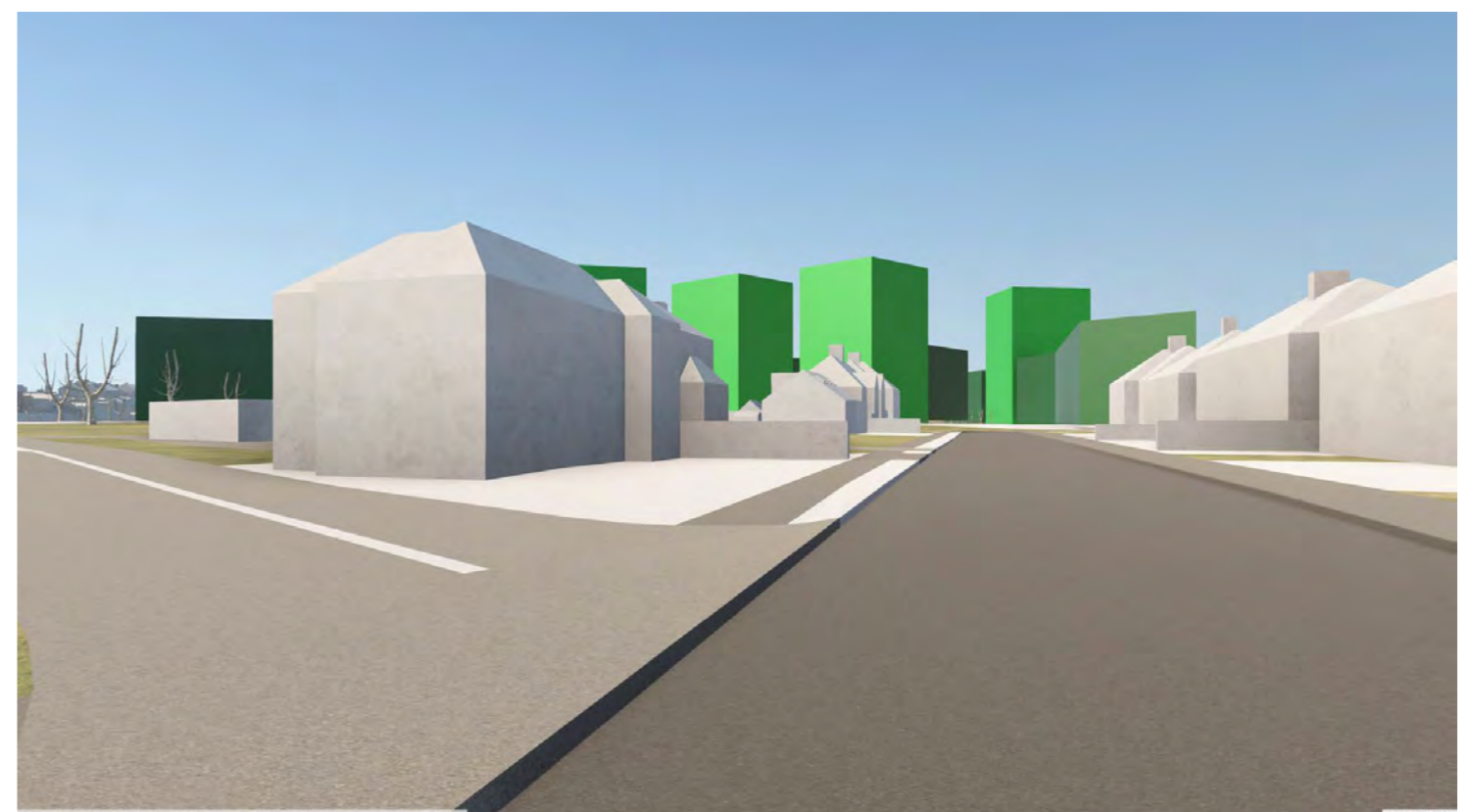
Existing



Revision A

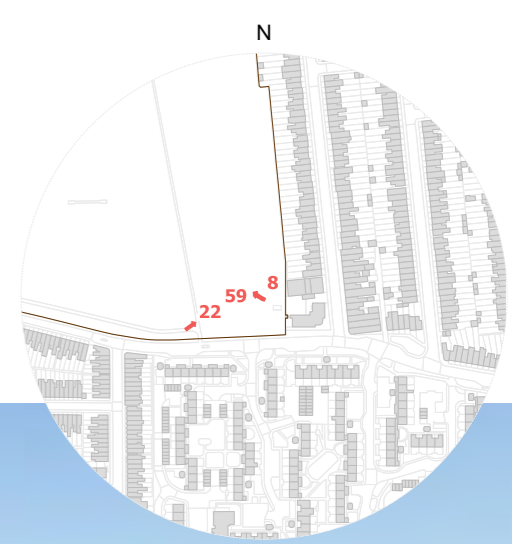


Limited Harm



Revision B

Assessment View 8.



Existing



Revision A

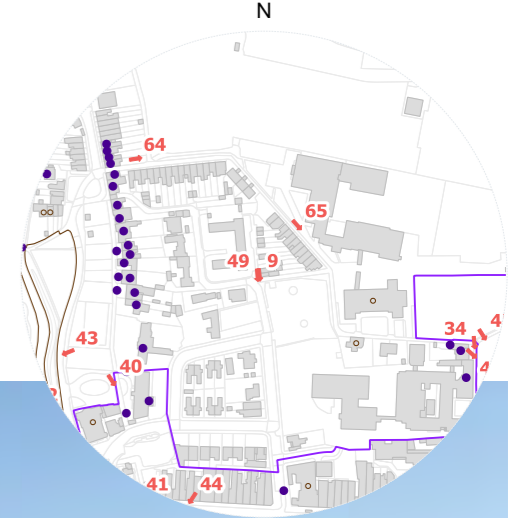


Limited Harm



Revision B

Assessment View 9.



Existing



Revision A

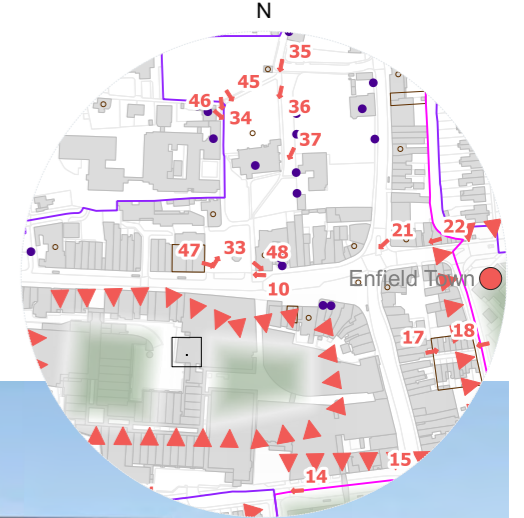


Limited Harm



Revision B

Assessment View 10.



Existing



Revision A

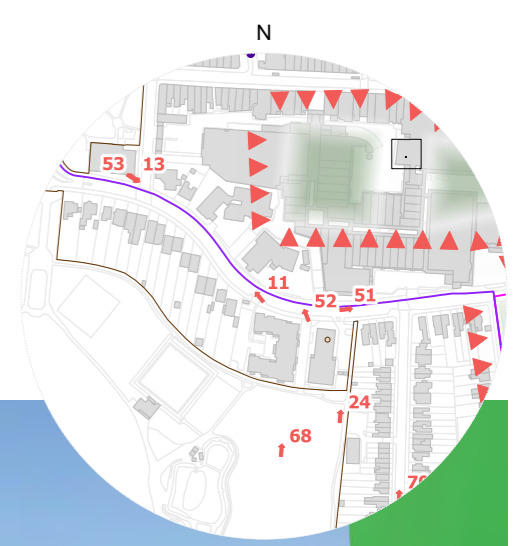


Limited Harm



Revision B

Assessment View 11.



Existing



Revision A



Limited Harm



Revision B

Assessment View 12.



Existing



Revision A

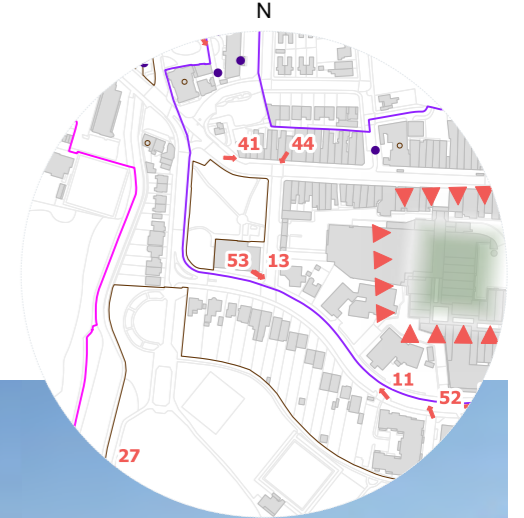


Limited Harm

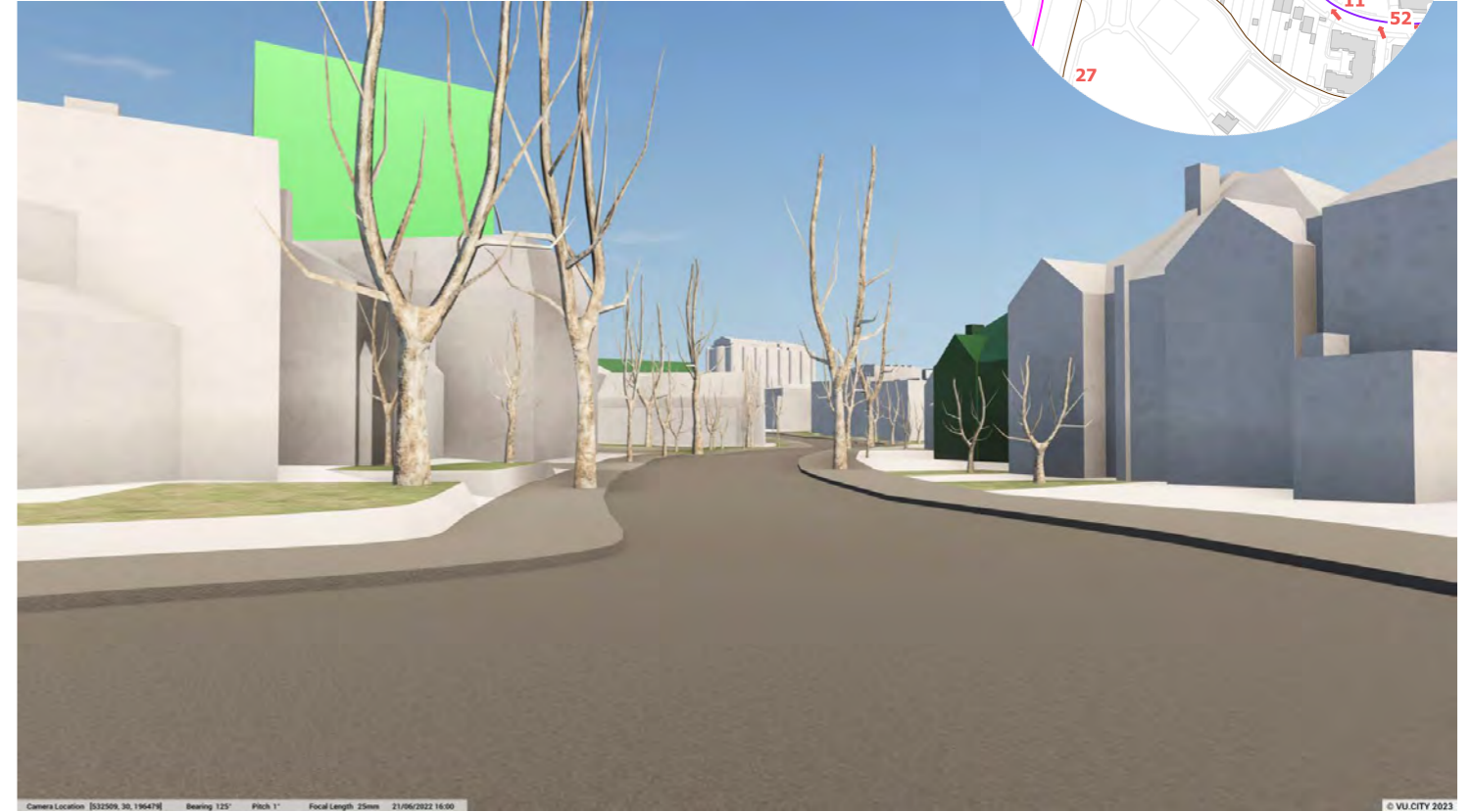


Revision B

Assessment View 13.



Existing



Revision A

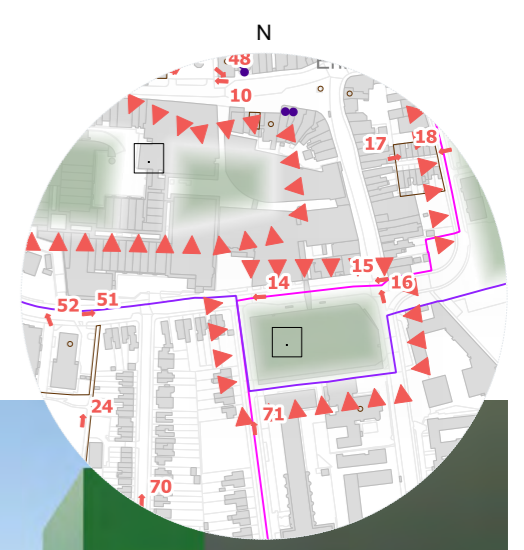


Limited Harm



Revision B

Assessment View 14.



Existing



Revision A



Limited Harm



Revision B

Assessment View 15.



Existing



Revision A

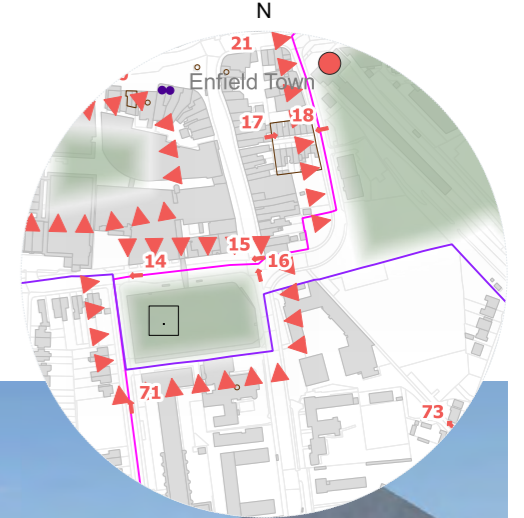


Limited Harm



Revision B

Assessment View 16.



Existing



Revision A

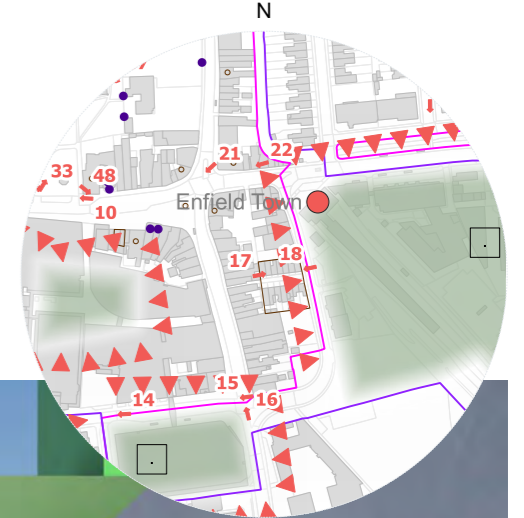


Limited Harm



Revision B

Assessment View 17.



Existing



Revision A



Limited Harm



Revision B

Assessment View 18.



Existing



Revision A



Limited Harm



Revision B