

4.24 | Tall Building Zones Schedule



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

Each tall building location is detailed on the following maps and also in a schedule in the accompanying appendix.

In total there are 50no. unique tall building zones in the borough covering town centres, mixed use and residential.

There are 13no. industrial tall building zones, which cover the industrial typologies and generally follow proposed Strategic Industrial Land.

Refer to: CoG-A3-Locations Schedule_Rev_A

Schedule - Appropriate Locations for Tall Buildings				
Revision	A	Town Centres/Mixed Use/Residential Areas	50	
Date	31.01.24	Industrial Tall Building Areas	13	
Key				Total 63
Confirmed				
Area Number	Description	Tall Building Area Reference	Potentially Appropriate Maximum Height (m)	Proposed Guidance
TOWN CENTRES / MIXED USE / RESIDENTIAL				
1.1	Cockfosters Station South	Area_1_Cockfosters	39m	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.
1.2	Cockfosters Station Car Park	Area_1_Cockfosters	39m	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.
2.1	Enfield Civic Centre	Area_2_Enfield Town	39m	Tall buildings could be located at the centre of the site in the form a small cluster of buildings to mark the civic use of the site. The maximum height of any new buildings must be perceptively lower than the existing civic centre tower to reduce the impact on nearby heritage assets. Shoulder heights on the west should better respond to the low-rise listed buildings and conservation area. Likewise, edges must include intermediate massing that responds to the low rise scale of the context Views from within the Enfield Town Conservation Area and setting of listed buildings must be considered.
2.2	Station and Retail Park	Area_2_Enfield Town	42m	Tall buildings could be located adjacent to the station and the centre of the site to create a layered cluster that marks the town centre from borough views and the train station from medium views – helping to aid legibility. The tallest building should sit on the corner site at the station entrance with these rest reducing in height towards the edges. The corner building must improve the setting of the conservation area by concealing existing unattractive tall buildings. Edges must include intermediate massing that responds to the low rise scale of the context Development must consider the impact on the Enfield Town conservation area particularly views along Church Street, Genotin Terrace and the setting of listed buildings.
2.3	Palace Gardens	Area_2_Enfield Town	27m	This area has been split into two distinct zones to avoid interrupting the very sensitive viewing corridor southwards from the north of the listed church, and market square. Tall buildings could therefore be located in two locations towards the centre of the site with a gap in between them. These tall buildings will enable density in this highly sustainable location and mark the town centre to aid townscape legibility. Buildings will need to be carefully positioned to reduce the impact on both heritage assets and the lower scale character of the high street. Views from all heritage assets, but in particular the Market Square, church and graveyard to the north, must inform proposals. Edges must respect the existing scale of townscape by stepping up to any tall buildings.
2.4	Enfield Chase station	Area_2_Enfield Town	27m	Some height could be located to the west of Enfield Chase Station to mark the station. Height to the east of the railway is likely to be too harmful to heritage assets and townscape. Edges must include intermediate massing that responds to the low rise scale of the context. Development must consider the impact on the Enfield Town Conservation Area particularly views from the listed war memorial and Chase Green Gardens.
2.5	Dugdale Center	Area_2_Enfield Town	24m	Tall buildings could be located on this site to mark both the civic use of the site, the important junction and close proximity of the town centre through a layering of tall buildings. Edges must include intermediate massing that responds to the low rise scale of the context. The northern street edge is less sensitive in this location, but buildings will still need to create a pleasant and human-scale environment. Development must consider the impact on the Enfield Town Conservation Area particularly views along Cecil Road and in the setting of listed buildings.
3.1	A10 North West	Area_3_Southbury	27-42-30m	Tall buildings should line the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, in close proximity to a station. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. The tallest buildings should be located at the junction, with a decrease in maximum height towards the end of the linear zones as indicated by the lower heights at the extremities. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities.
3.2	A10 South West	Area_3_Southbury	27-33-27m	Tall buildings should line the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, in close proximity to a station. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. The tallest buildings should be located at the junction, with a decrease in maximum height towards the end of the linear zones as indicated by the lower heights at the extremities. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities.
3.3	A10 North East	Area_3_Southbury	30-48-21m	Tall buildings should line the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, in close proximity to a station. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. Height should reduce adjacent to the listed Ripualts Building.

3.4	A10 SE	Area_3_Southbury	30-42-33-48m	Tall buildings should be located in close proximity to the station as well as lining the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, as well as signifying the location of Southbury Station. There should only be tall buildings lining the route, not deeper into the site, with the exception of sites immediately adjoining the station, where a small cluster of tall buildings may be appropriate. The tallest buildings should be located at the station (up to 48m) and junction (up to 42m), with a decrease in maximum height between these two focal points and towards the southern extremity of the linear zone. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities. The use of lower intermediate heights (shouldering) and set backs will be also be needed in the immediate vicinity of the listed Ripualts Building and locally listed station, to manage the impact on these heritage assets. Detailed scrutiny of the impact on these assets will be needed.
3.5	Tesco Site	Area_3_Southbury	33m	Tall buildings could be located towards the centre of the site to aid legibility by marking the Ponders End large local centre. These tall buildings should be lower than in Major and District town centres to reflect the relative importance of the location in the town centre hierarchy. Shoulder blocks should be placed at the edges of the site to step down height to the surrounding context. Development must consider the impact on the industrial sheds to the south, which are undesignated historic assets, and the locally listed "The Goat" pub, also to the south.
4.1	Brimsdown Station	Area_4_Brimsdwn	48m	Tall buildings should be located on both sides of Brimsdown Station to mark the location of the transport node. Tall buildings to the immediate east of the station should take advantage of the low sensitivity of the industrial context and large-scale infrastructure to approach the maximum permitted height. The tallest element should mark the station, stepping down in height to the lower context, in particular using setbacks and more human scale development along Green Street to reference the low rise houses to the west
4.2	Exeter Road Estate	Area_4_Brimsdwn	39m	Tall buildings could located on the Exeter Road Estate, as part of the existing cluster and responding to the space and views created by the. Tall buildings should integrate with the existing towers to create a coherent cluster of buildings that does not create a wall of development. Edges must include intermediate massing that responds to the low rise scale of the context. Development must consider the impact on the locally listed Durants Park and the lower rise residential context to the south.
5.1	Ponders End Station	Area_5_Ponders End	33m	A small cluster of tall buildings should be located on the western side of Ponders End Station only to mark the location of the transport node and aid legibility. Tall buildings to the east will have a detrimental impact on the setting of the Ponders End Flour Mills Conservation Area and listed building cluster so are not permitted. Shoulder blocks should be placed around any tall buildings to provide intermediate massing that responds to the lower context. Development should consider the impact on the Conservation Area and listed building cluster at Ponders End Flour Mills.
6.1	Southgate North East	Area_6_Southgate	30m	Tall buildings could be located on to the north of the town centre adjacent to the railway. Tall buildings will mark the location of town centre from medium and long views, but at a height that reduces impact on Southgate Circus Conservation Area (and associated Listed Buildings) and views from the Groveland's Registered Park and Garden to the east (and associated listed buildings). Tall buildings should take advantage of the sloping topography of the site to manage impacting views from the Conservation Area and the listed Southgate Station group. Tall buildings should not be visible from Grovelands RPG. Edges must include intermediate massing that responds to the low rise scale of the context, particularly where the zone abuts the conservation area.
6.2	Southgate College	Area_6_Southgate	30m	Tall buildings could be located on the site of the college. Tall buildings will mark the civic use of the site as well as location of town centre from medium and long views, but at a height that reduces impact on Southgate Circus Conservation Area (and associated Listed Buildings), views from the Groveland's Registered Park and Garden to the east (and associated listed buildings), and/or Southgate House. Edges must include intermediate massing that responds to the low-rise scale of the context Development should, in particular, consider the setting of the listed buildings on the High Street (to the SE) and improve upon the existing massing height and scale of the existing college buildings to create a more successful townscape.
6.3	Southgate South East	Area_6_Southgate	27m	Tall buildings could be located on to the southeast of the of the town centre. Tall buildings will mark the location of town centre from medium and long views but at a height that avoids impact on the Southgate Circus Conservation Area; or views from the Groveland's Park Registered Park and Garden; or Southgate House. Edges must include intermediate massing that responds to the low-rise scale of the context, particularly where the zone abuts the conservation area. Tall buildings should not be visible from Groveland's RPG.
7.1	Arnos Grove Station	Area_7_New Southgate	27m	Tall buildings could be located to north of the car park to the west of the listed station on account of the steep fall in the topography. They are unlikely to be acceptable elsewhere. Tall buildings will mark the location of the transport node aiding legibility in medium views and providing opportunities for high density adjacent to the transport node. Tall buildings should take advantage of the sloping topography of the site to prevent tall buildings from unacceptably impacting views of the Grade II* listed station building. Shoulder blocks should be located near the station to step down height and conceal the tall building behind. Edges must include intermediate massing that responds to the low-rise scale of the context.
7.2	New Southgate North	Area_7_New Southgate	33m-24m-24m	Tall tallest building (max 33m) should mark the location of the station, while other buildings of reduced height (to a maximum of 24m) could line Station Road. This tall building area will help to mark an important transport node whilst more moderate buildings will respond to the important approach along Station Road, the presence of the railway, and provide enclosure to the public open space. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have gaps between them to avoid creating a wall of development and step down to street level. Development should consider the impact of proposals on views from the listed Friern Hospital to the West, located in LB Barnet. Proposals should avoid being visible (apart from the station marking building) above the ridgeline of the building.
7.3	Station Road Triangle	Area_7_New Southgate	24m-33m	Tall buildings could line the major infrastructure of station road and the North Circular Road with an increase in height to a maximum height at the junction. This tall building area will help to mark an important route to the station, provide enclosure to the local open space and respond to the large scale infrastructure of the North Circular Road. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should punctuate a line of shoulder blocks which will help to avoid creating a wall of development and step down to street level. Development should consider the impact of proposals on views from the listed Friern Hospital to the West, located in LB Barnet. Proposals should avoid being visible above the ridgeline.

1. Extract of schedule

4.25 | Tall Buildings Locations Map



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

This map shows the proposed areas that could potentially accommodate tall buildings with all other areas being inappropriate. This does not preclude the assessment process required for tall buildings and proposals will still have to adhere to a high standard of design.

This map is for information only. Policy maps are shown in each sub area.

Refer to: CoG-A1-Tall Buildings Locations-Rev-B

Key

Tall Building Zones

- 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

Context

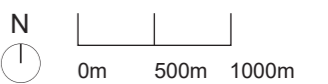
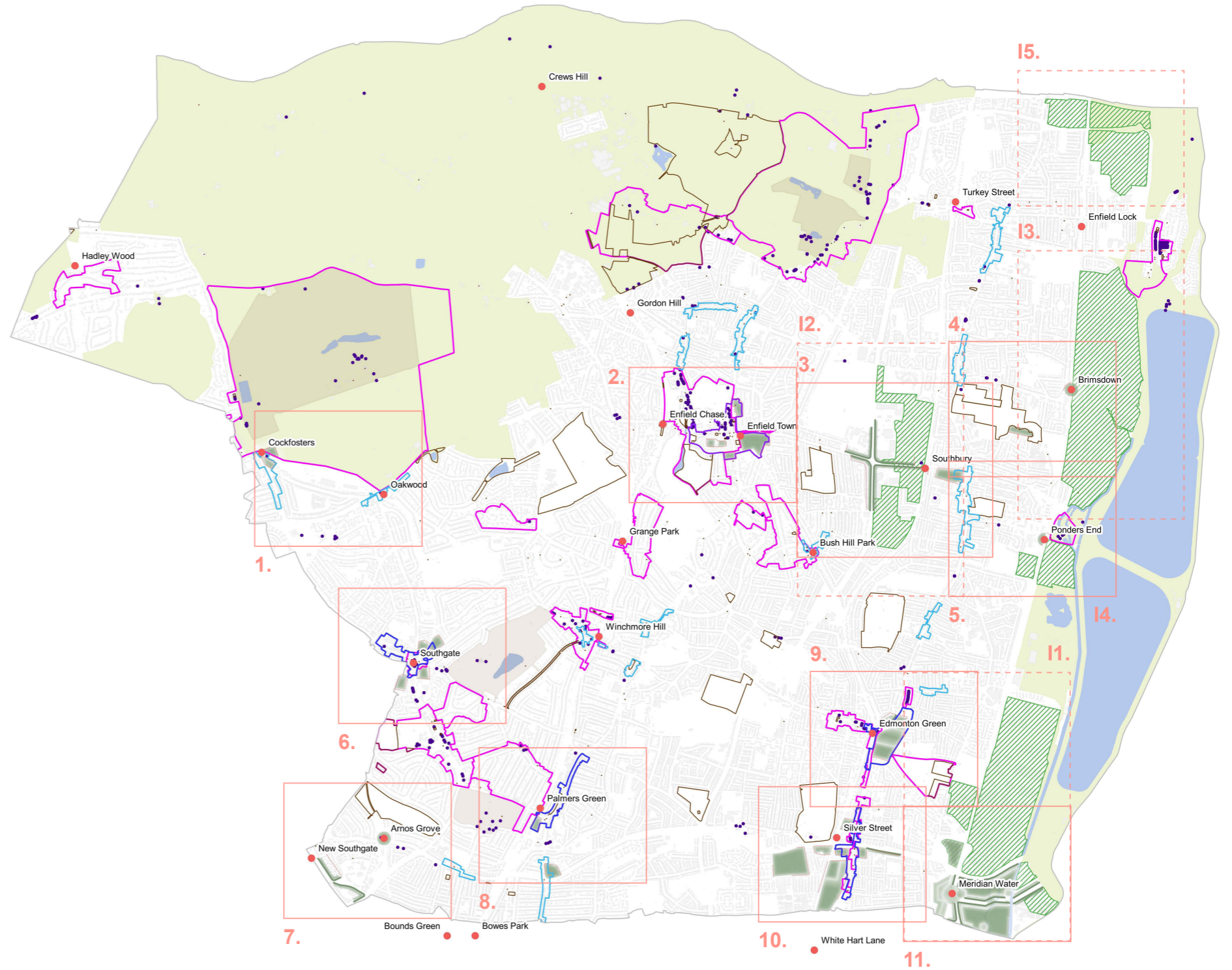
- Train / Underground Station
- Height sensitive edge
- Conservation Area
- Listed Building
- Local Heritage Assets (2018)
- Registered Parks and Gardens
- Major Centre
- District Centre
- Large Local Centre
- Water
- Green Belt

Sub Area - Tall Buildings

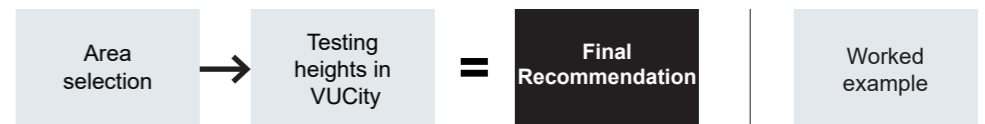
1. Area_01_Cockfosters_Oakwood
2. Area_02_Enfield Town
3. Area_03_Southbury
4. Area_04_Brimsdown
5. Area_05_Ponders End
6. Area_06_Southgate
7. Area_07_New Southgate
8. Area_08_Palmers Green
9. Area_09_Edmonton Green
10. Area_10_Angel Edmonton
11. Area_11_Meridian Water

Sub Area - Industrial Only

- I1. Area_01_SE Enfield
- I2. Area_02_Southbury
- I3. Area_03_Brimsdown
- I4. Area_04_Ponders End
- I5. Area_05_North Enfield



01_Cockfosters



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.

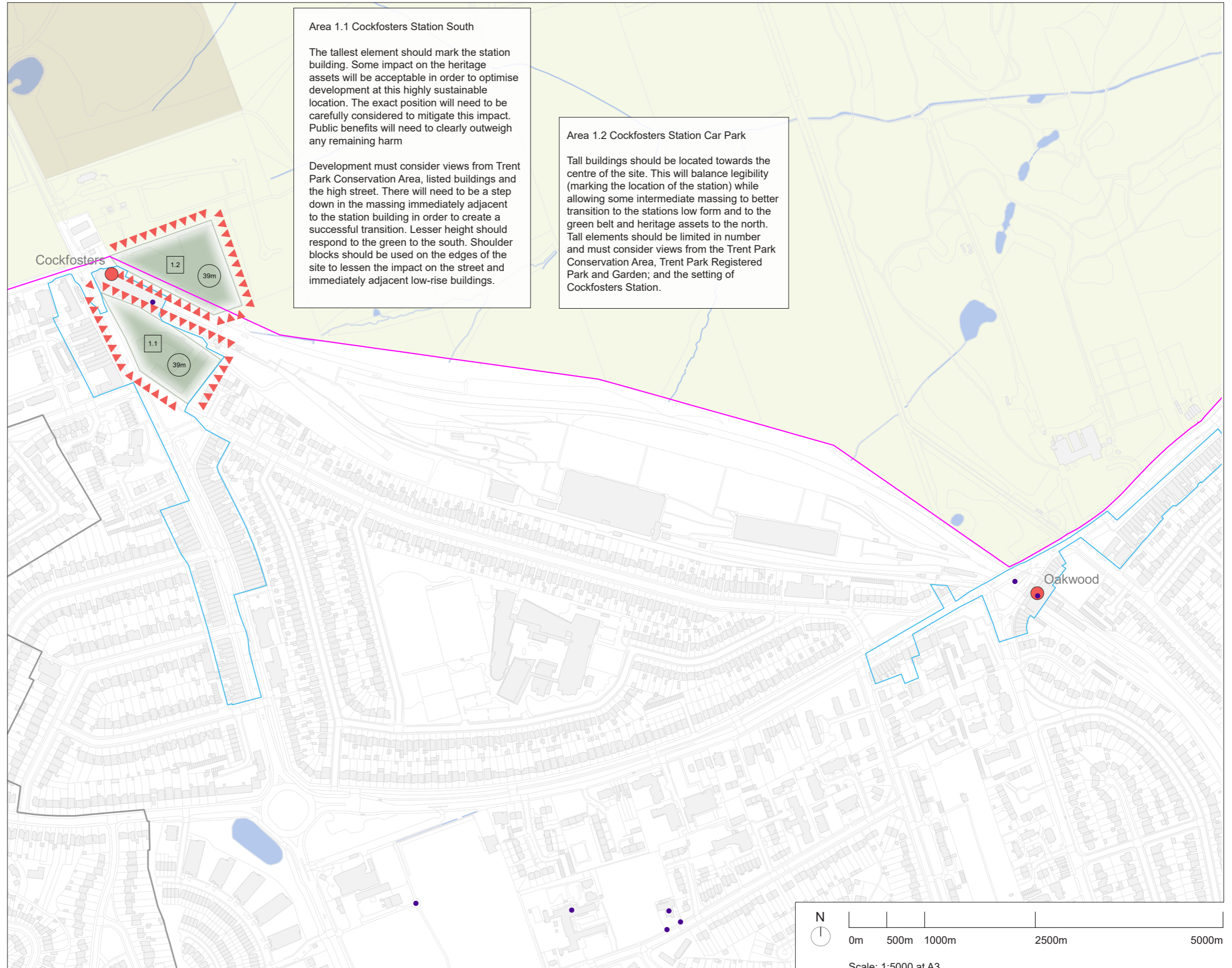
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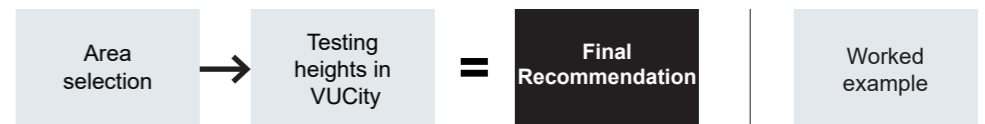
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- Maximum height within area
- Location reference number

Context

- Train / Underground Station
- Major Centre
- District Centre
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02_Enfield Town



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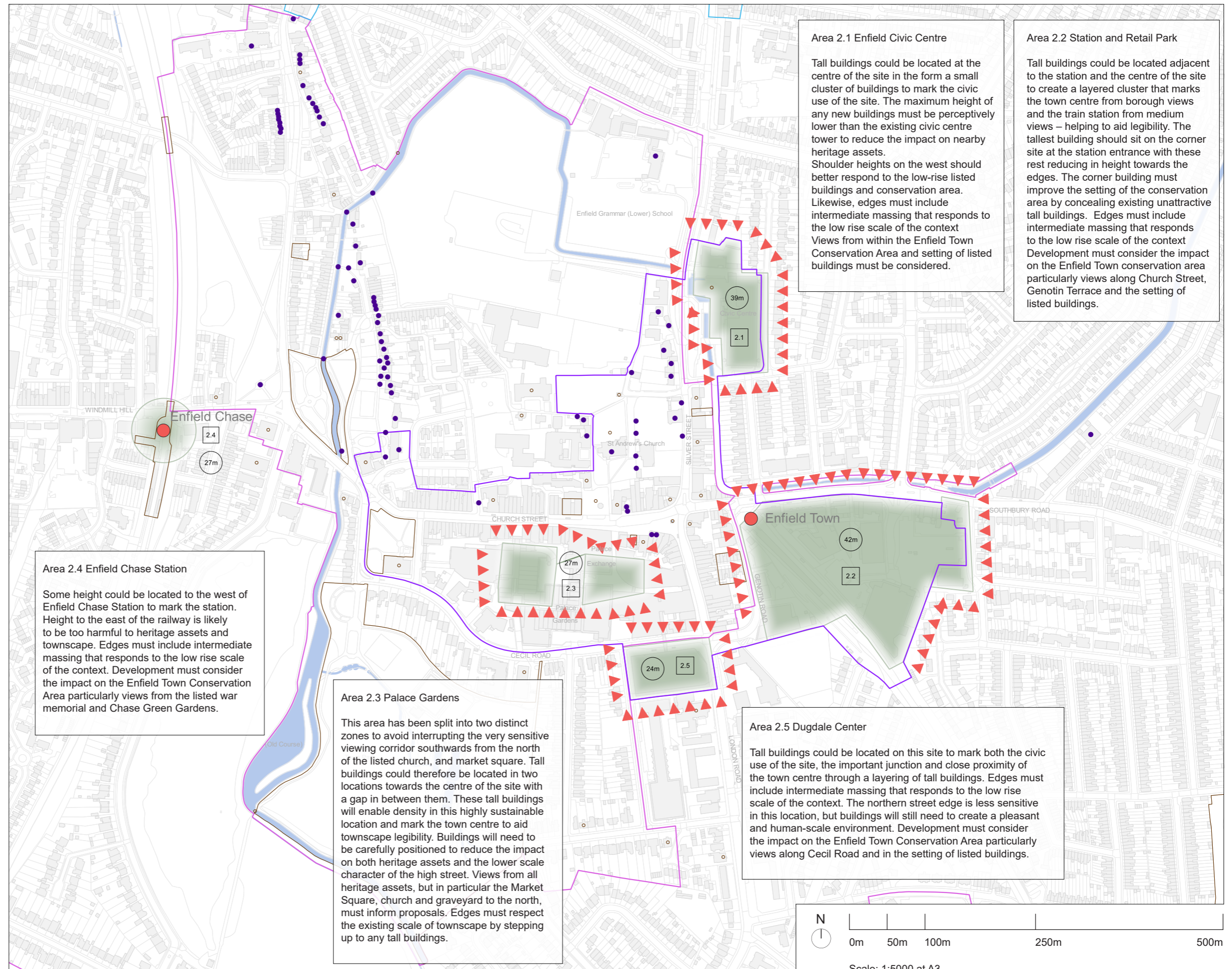
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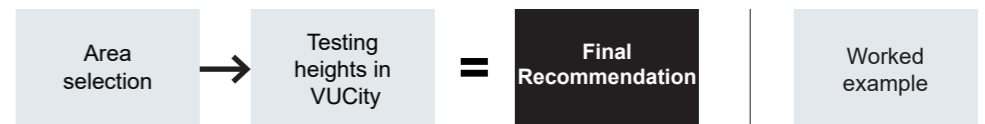
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03_Southbury



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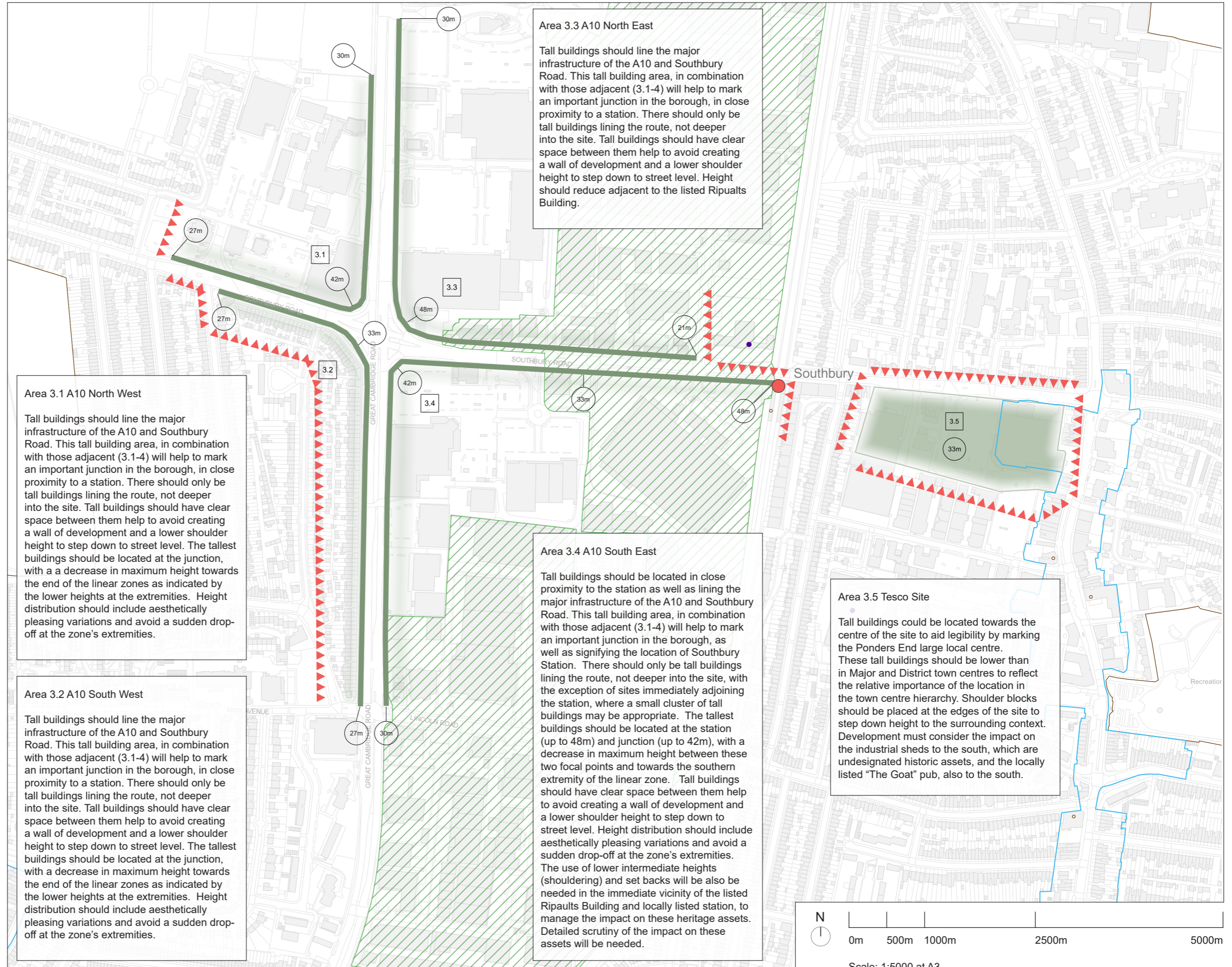
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04_Brimsdown



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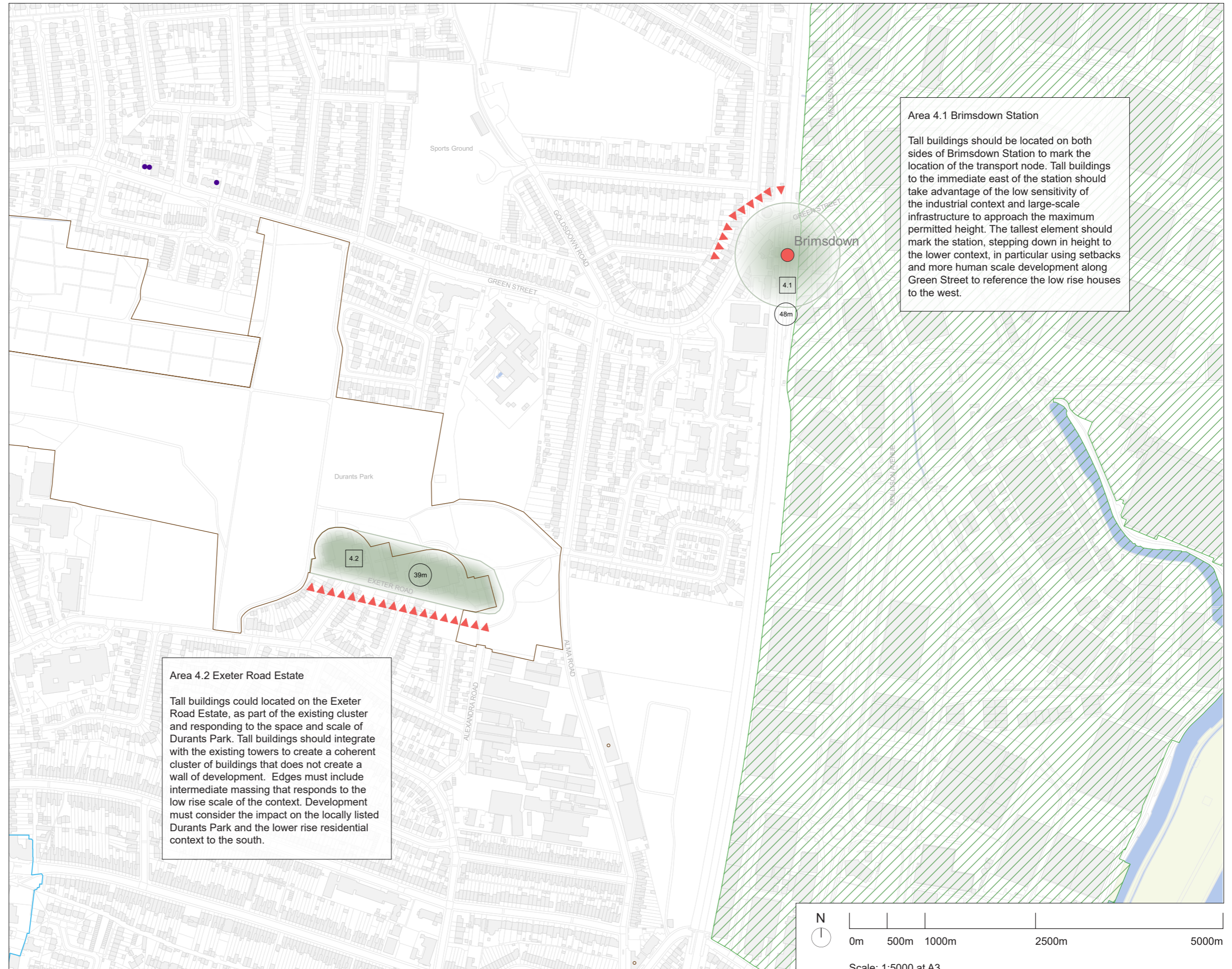
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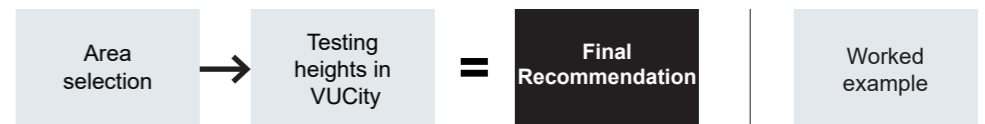
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05_Ponders End



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