

Enfield's Local Plan

EVIDENCE BASE

Town Centres Uses and Boundaries Review

March 2013

Town Centre Uses and Boundaries Review

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\ Proposed Submission Development Management Document

Town Centres Uses and Boundaries Review – July 2013

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Town Centre Uses and Boundaries Review

1.0 Introduction

1.01 Overview

To inform the Council's Development Management Document (DMD), a review of the borough's town centre, district centre, local centres and local parades boundaries has been undertaken.

In particular this review serves as an evidence base for the town centre policies within the DMD to inform the boundaries identified in the Policies Map, The DMD policies include:

- Proposed Submission DMD 25: Locations for New Retail, Leisure and Office Development;
- Proposed Submission DMD 26: Enfield Town;
- Proposed Submission DMD 27: Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres; and
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Nathaniel Litchfield and Partners were asked to prepare a Town Centres Review in 2007 and an update in 2009 which considered the following three elements:

- Town centre boundaries and primary and secondary shopping areas;
- Maintaining a balance of uses in town centres; and
- Allocation of new retail floorspace by centre.

Evidence and methodologies are set out in the Nathaniel Litchfield and Partners reports of 2007 and 2009 have informed a more detailed review of the town centre boundaries and balance of uses.

1.02 Purpose of this report

The purpose of this report is to provide evidence and justification to support Proposed Submission DMD Policies specifically in relation to updating the Unitary Development Plan¹ and defining the local centres and local parades detail in accordance with the adopted hierarchy designations in the London Plan (2011) and the adopted Core Strategy (2010).

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1.1 Methodology

1.11 Approach

The boundaries for Enfield Town and the District Centres were updated through the adoption of the Core Strategy and accompanying Policies Map (2010). This DMD review has focused on the local centre boundaries that were last formally defined and agreed in 1996.

Each local centre boundary was reviewed by:

- Applying existing evidence – these include the Town Centres' Study (2007) and its Update (2009);
- Undertaking site visits by surveying uses within and at the edge of centres and recording the level of vacancy within the centres and the local parades; and
- Taking into account the built form of each town centre.

Centres were consolidated or split where:

- There were unviable units on the edge of the centre;
- The centres were dispersed;
- There were high levels of vacancies; and
- There were non-commercial uses, such as residential properties.

Centres were expanded where they were vibrant and viable to include peripheral commercial, community uses, particularly where there is evidence of low vacancy rates.

The new boundaries and a summary of the reasons for any change are provided in section 1.4 of this report.

¹ Town Centre boundaries were identified in the Supplementary Planning Guidance to the UDP (1996)

Town Centre Uses and Boundaries Review

1.2 Background

Town Centre Designation Criteria

Major Centre	<p>The London Plan (2011) suggests that Major Centres should have borough-wide catchment areas. Their attractiveness is derived both from comparison and convenience shopping and in some cases leisure and entertainment functions.</p> <p>Normally have a catchment of over 50,000 sq m of retail floorspace</p> <p>High level of accessibility in a local and strategic context. Major Centres are accessible for pedestrians and are within walking distance to a transport node and major bus route. Located upon or close to the strategic road network.</p> <p>Contains primary and secondary frontages making up a primary shopping area.</p> <p>Enfield borough has 1 major centre – Enfield Town</p>
District Centres	<p>The London Plan suggests District Centres traditionally provide convenience goods and services for more local communities, although some may have developed specialist shopping functions.</p> <p>Generally accommodates between 10,000 to 50,000 sq m of retail floorspace (depending on the character and needs of the area).</p> <p>High level of accessibility in a local and strategic context. District Centres are accessible for pedestrians and are within walking distance to a transport node and major bus route. Located upon or close to the strategic road network.</p> <p>Typically contain a good range of comparison shopping, along with supermarkets and non-retail services.</p> <p>Evidence suggests that the designation of primary and secondary frontages is not appropriate or necessary within the four district centres. Land use surveys indicate that the four district centres do not have specific concentrations of retail use within core areas, and non retail uses are spread more evenly through the centres than in Enfield Town.</p> <p>Enfield borough has four district centres: Angel Edmonton, Edmonton Green, Southgate and Palmers Green.</p>
Local Centres and Local	<p>Generally under 10,000 sq m of retail floorspace.</p> <ul style="list-style-type: none"> • Large Local Centres – over 40 outlets and over 4,000 sq m of gross

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Shopping Parades	<p>floorspace;</p> <ul style="list-style-type: none"> • Local centres – not defined, but covers those that fit between 20-40 outlets and less than 4,000 sq m gross floorspace; • Local parades – between 6 to 20 outlets, no floorspace defined; and • Local facilities – less than 6 retail outlets. <p>The Town Centre study recommends resisting the loss of shop units (A1, A2, A3, A4 and A5) and other community services within defined centres.</p> <p>The key facilities that should be protected in local centres and local shopping parades include:</p> <ul style="list-style-type: none"> • Food supermarkets or convenience stores; • Post office counters; • Newsagents; and • Chemists. <p>Other facilities include:</p> <ul style="list-style-type: none"> • Banks (ATMs); • Off licences; • Takeaways/cafes; • Public houses; • Opticians; • Hairdressers/barbers; • Dry cleaners; • DVD/video hire shops; • Shoe repairs; • Health centres, dentists etc; • Libraries; • Schools; and • Community halls and associated facilities. <p>Enfield borough has 17 large local centres, 10 local centres, and 34 local parades</p>
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Town Centre Uses and Boundaries Review

1.3 Factors Informing the Review

This section sets out the key policy framework focusing specifically on town centre strategy policy formulation and the management of growth and change.

1.31 National Planning Policy Framework, March 2012

Section 2 of the NPPF addresses the viability of town centres. Of particular importance include paragraphs 23 to 27 as summarised below:

- Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.
- Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.
- This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.
- When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).
- Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

1.32 London Plan (2011)

The London Plan published in 2011 is the spatial development strategy for Greater London setting out an integrated social, economic and environmental framework for future development over the next 15-20 years. It seeks to promote London as a World City and to maintain and enhance the competitiveness of business, including encouraging services, tourism, culture and the arts. It promotes urban regeneration particularly in areas requiring physical improvement, the enhancement of employment opportunities and seeks to maximise housing provision and to facilitate development of efficient transport systems.

The Plan adopts a policy of “structured choice” which concentrates the supply of retail and leisure facilities and services in the most accessible places and spreads them between central London, town centres and “Opportunity Areas” such as the Upper Lee Valley. Policy 4.7: Retail and Town Centre Development states that London boroughs should enhance access to goods and services and strengthen the wider role of their town centres to:

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- Encourage retail, leisure and other related uses in town centres and discourage them outside the town centres;
- Improve access to town centres by public transport, cycling and walking;
- Enhance the quality of retail and other consumer services in town centres;
- Designate core areas primarily for shopping uses and secondary areas for shopping and other uses; and
- Undertake regular town centre health checks.

1.33 Enfield's Local Plan

In 2010, the Council adopted its Core Strategy which sets the spatial framework for development of the borough over the next 15 to 20 years. It is a strategic document providing the broad strategy for the scale and distribution of development and the provision of supporting infrastructure. It contains core policies for guiding patterns of development.

The adopted Core Strategy defines the existing hierarchy of centres and policy objectives for shopping and town centres across Enfield. There are over 70 local shopping centres and parades, these vary significantly in terms of their size and mix of uses. However, they play an important role in ensuring that residents have access to a basic range of small shops and services.

Enfield's hierarchy of town centres are shown in Table 6.3 of the Core Strategy and is set out below:

Enfield's Hierarchy of Town Centres

Status	Centre	
Major Town Centre	Enfield Town	
District Centres	Angel Edmonton	Edmonton Green
	Southgate	Palmers Green
Large Local Centres	Baker Street	Hertford Road Central
	Bounces Road	Lancaster Road
	Bowes Road	Oakwood
	Bush Hill Park	Ordnance Road
	Chase Side	Ponders End
	Cockfosters	Winchmore Hill Broadway
	Enfield Highway	Winchmore Hill Green
	Enfield Wash	Winchmore Hill Green Dragon
	Small Local Centres	Green Lanes
Aldermans Hill		Main Avenue
Arnos Grove		New Southgate
Bush Hill Parade		Silver Street
Cambridge Circus		Windmill Hill
Freezywater		
Local Parades	Barrowell Green	Hoppers Road
	Brimsdown	Huxley Parade
	Bullsmoor	Kempe Road
	Bury Street West	Mottingham Road
	Carterhatch Lane	Nightingale Road
	Chaseville Park Road	Percival Road
	Durants Road	South Street
	Dysons Road	Southbury Road
	Empire Parade	Southbury Road Kingsway
	Enfield Island Village	Southgate Green
	Enfield Lock	The Grangeway
	Enfield Road/Linkside	Town Road
	Firs Lane	Victoria Road
	Green Street	Westerham Avenue
	Hadley Wood	Whittington Road
	Hazelbury Road	Winchester Road
	Hertford Road North	
	High Street (Southgate)	

Town Centre Uses and Boundaries Review

1.4 Summary Schedule of Proposed Town Centre Boundary Changes

LBE No	NLP No	Town Centre	Summary of changes
Major Centre			
2.1		Enfield Town	No change.
District Centres			
3.1		Angel Edmonton	No change.
3.2		Edmonton Green	Town centre boundary revisions: <ul style="list-style-type: none"> • Include Edmonton Baptist Church on Hertford Road and the car park to the rear on St Martin's Road; • Small boundary updated to follow alignment of Hertford Road; and • Include service road between 359 and 361 Fore Street.
3.3		Southgate	Small updated of boundary to follow alignment of the road.
3.4		Palmers Green	Small updated of boundary to follow alignment of the road.
Large Local Centres			
4.1	(3)	Baker Street	Update of boundary to remove residential flats No.47 Pilgrims Court and flats No. 225-235.
4.2	(5)	Bounces Road	Town centre boundary is revised: <ul style="list-style-type: none"> • Centre is consolidated to exclude units to the east.
4.3	(6)	Bowes Road	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential uses opposite Ritz Parade to the south and east beyond Livingstone Road. • To include church and surgery in between 172 and 176, and adjacent to 156 Bowes Road. • Additional land to the west and north of Ritz Parade has now been included.
4.4	(11)	Bush Hill Park	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (70 to 108 St Marks Road); • To focus around Bush Hill Park station; and

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LBE No	NLP No	Town Centre	Summary of changes
			<ul style="list-style-type: none"> • To include community facilities on Queen Anne's Place and Bush Hill Park Hotel on First Avenue adjacent to the station.
4.5	(14)	Chase Side	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units: 102 to 120 Chase Side); and units on the edge: 1 to 5 Chase Side Crescent; and • To include St Michael and All Angels Church on corner of Chase Side and Gordon Hill; and commercial unit at 142 Chase Side.
4.6	(17)	Cockfosters	Town centre boundary is revised: <ul style="list-style-type: none"> • To include offices on 1a Chalk Lane; Cockfosters Station; Holbrook House on 116 Cockfosters Road; and Churchwood House on 114a Cockfosters Road
4.7	(22)	Enfield Highway	Town centre boundary is revised: <ul style="list-style-type: none"> • To include the library on 258 Hertford Road, the community house and its hall to rear on 117 Hertford Road; and • To exclude residential units to the south.
4.8	(25)	Enfield Wash	Town centre boundary is revised: <ul style="list-style-type: none"> • To include leisure centre and library; and • To exclude residential units to the south, including: 447 to 485 Hertford Road.
4.9	(32)	Green Lanes	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Palmers Green Baptist Church on Green Lanes.
4.10	(36)	Hertford Road Central	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (355 to 385 Hertford Road, St Clements Court, 346 to 396).
4.11	(42)	Lancaster Road	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (1 to 31 Lancaster Road); • To include shops and other commercial premises and some housing at 211 – 245 and 204-214 Chase Side.
4.12	(53)	Oakwood	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Oakwood Station and commercial units 126 to 135 Bramley Road adjacent to the station;

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LBE No	NLP No	Town Centre	Summary of changes
			and <ul style="list-style-type: none"> To exclude 95 Bramely Road and units 1 and 2 on Oakwood Parade.
4.13	(54)	Ordnance Road (Enfield Lock)	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude residential units (115 to 169 and 138 to 142 Ordnance Road); To include the Methodist church to the north of the road and ex-pub site to the west of the centre ;and The centre is considered as multi-nodal east to west.
4.14	(56)	Ponders End	Town centre boundary is revised: <ul style="list-style-type: none"> To include Ponders End library and the community centre to the north of Nags Head Road.
4.15	(70)	Winchmore Hill (Broadway)	Town centre boundary is revised: <ul style="list-style-type: none"> To include commercial units on 1 and 3 Compton Road; and Exclude 792 Green Lanes.
4.16	(72)	Winchmore Hill Green	Town centre boundary is revised: <ul style="list-style-type: none"> To include: day nursery at 63 Church Hill; The Green, Kings Head public house and Devon House; To exclude the flats to the south; and The centre is considered multi-nodal east and west.
4.17	(71)	Winchmore Hill (Green Dragon)	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude Pegasus Court.
Small Local Centres			
5.1	(1)	Aldermans Hill	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude residential units to the east (23 and 91 to 102 Aldermans Hill).
5.2	(2)	Arnos Grove	Town centre boundary is revised: <ul style="list-style-type: none"> To include Arnos Grove Station and retail units at the station; and. To include church and associated buildings to the west of the centre.
5.3	(10)	Bush Hill Parade	Town centre boundary is revised: <ul style="list-style-type: none"> To include the library and community centre on Ridge Avenue and Church Street.

LBE No	NLP No	Town Centre	Summary of changes
5.4	(12)	Cambridge Circus	Town centre boundary is revised: <ul style="list-style-type: none"> The centre is considered as multi-nodal east and west.
5.5	(29)	Freezywater	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude residential units (752 to 790, 822 to 866, and 797 to 829 Hertford Road); and The centre is considered as multi-nodal north and south.
5.6	(38)	Hertford Road South	The town centre is revised: <ul style="list-style-type: none"> To refocus it around the commercial uses between 187 to 233 and 266 to 276 Hertford Road); and To exclude residential units on the edges.
5.7	(47)	Main Avenue	Town centre boundary is revised: <ul style="list-style-type: none"> To include community hall adjacent to No. 60 Main Avenue.
5.8	(51)	New Southgate	New small local centre designation: <ul style="list-style-type: none"> Inclusion of 18a and 18-36 Friern Barnet Road as a small local centre.
5.9	(57)	Silver Street (Edmonton)	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude residential units on the edge (129 to 145b Silver Street); Remaining centre encompasses 65-127 Silver Street.
5.10	(73)	Windmill Hill	Town centre boundary is revised: <ul style="list-style-type: none"> To exclude properties to the east of the railway line and refocusing the centre to the west; and To include offices on the southern edge of the centre: no 2 Lough Point and 1 to 14 and 38 to 40 Windmill Hill.
5.11	no#	Enfield Island Village	New small local centre designation: <ul style="list-style-type: none"> Designation updated to Local Centre from the previous Core Strategy designation as a local shopping parade; and The centre includes shops, commercial units, offices and a fitness centre.

Town Centre Uses and Boundaries Review

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LBE No	NLP No	Town Centre	Summary of changes
Local Shopping Parades			
6.1	(4)	Barrowell Green	No change.
6.2	(7)	Brimsgate	Local parade is revised: <ul style="list-style-type: none"> To include the public house to the south; and The centre is considered as multi-nodal north and south.
6.3	(8)	Bullsmoor	The local parade is revised to: <ul style="list-style-type: none"> Include a petrol station and two hot food restaurants/ takeaways to the south of Bullsmoor Lane.
6.4	(9)	Bury Street West (Winchmore Hill)	No change.
6.5	(13)	Carterhatch Lane	Local parade is revised: <ul style="list-style-type: none"> To exclude residential units: 785 to 791 Great Cambridge Road; The centre is considered as multi-nodal; and
6.6	(15)	Chaseville Park	No change.
6.7	(19)	Durants Road	No change.
6.8	(20)	Dysons Road	No change.
6.9	(21)	Empire Parade	No change.
6.10	(23)	Enfield Lock	Local parade is revised: <ul style="list-style-type: none"> To exclude residential uses 379 to 343 Ordnance Road; and To exclude 389 Ordnance Road to the east of the centre.
6.11	(24)	Enfield Road/Linkside	No change.
6.12	(27)	Firs Lane	No change.
6.13	(33)	Green Street	No change.
6.14	(34)	Hadley Wood	No change.
6.15	(35)	Hazelbury Road	No change.
6.16	(37)	Hertford Road North	The local parade:

LBE No	NLP No	Town Centre	Summary of changes
			<ul style="list-style-type: none"> Is revised to include the public house at the north end of the centre.
6.17	(62)	High Street Southgate	The local parade: <ul style="list-style-type: none"> Is revised to exclude residential units on the edge of the centre; Is revised to include commercial units at the edge of the parade.
6.18	(39)	Hoppers Road	No change.
6.19	(40)	Huxley Parade	No change.
6.20	(41)	Kempe Road	No changes.
6.21	(49)	Mottingham Road	No change.
6.22	(52)	Nightingale Road	No change.
6.23	(55)	Percival Road	The local parade boundary: <ul style="list-style-type: none"> Has been revised to include the club at 149 Percival Road.
6.24	(58)	South Street (Ponders End)	No change.
6.25	(59)	Southbury Road (Enfield Town)	The local parade: <ul style="list-style-type: none"> Is revised to exclude 36 to 48 Southbury Road; and Is revised to include 8-16 Ladysmith Road and 65-85 Southbury Road.
6.26	(60)	Southbury Road Kingsway	Local parade is revised: <ul style="list-style-type: none"> To include commercial units 451 and 453 Southbury Road; and To exclude units on the edge: 376 and 495 Southbury Road.
6.27	(61)	Southgate Green	The local parade: <ul style="list-style-type: none"> Is revised to remove residential properties to the north of the centre and areas of highway; and Is revised to extend the boundary along The Mall to encompass the pub car park and Travelodge hotel
6.28	(63)	The Grangeway	The local parade: <ul style="list-style-type: none"> Is revised to exclude properties 22-30 Vera Avenue and units to the rear of 16-28 The Grangeway;

LBE No	NLP No	Town Centre	Summary of changes
			<ul style="list-style-type: none"> Is revised to include the restaurant/ public house at the western edge of the parade.
6.29	(64)	Town Road	The town centre is de-designated as a local parade.
6.30	(65)	Victoria Road	The local parade: <ul style="list-style-type: none"> Is revised to exclude the residential properties to the south of the centre. Is revised to include doctors' surgery at 2-4 Chalfont Road.
6.31	(67)	Westerham Avenue	No change.
6.32	(68)	Whittington Road	The local parade is revised: <ul style="list-style-type: none"> To exclude the residential properties to the south and west of the centre.
6.33	(69)	Winchester Road	No change.
New Local Parades			
7.1	no#	Bowes Road (Friern Barnet)	<ul style="list-style-type: none"> Bowes Road (Friern Barnet) is newly designated as a local parade, 8 units; 454-474 Bowes Road.
7.2	(16)	Chequers Way	<ul style="list-style-type: none"> Chequers Way is newly designated as a local parade, containing 6 units, including a post office
7.3	(18)	Craig Park Road	<ul style="list-style-type: none"> Craig Park is newly designated as a local parade of 6 units.
7.4	(26)	Fillebrook Avenue	<ul style="list-style-type: none"> Fillebrook Avenue is newly designated as a local parade - 10-24 Fillebrook Avenue.
7.5		Highlands Village	<ul style="list-style-type: none"> 1-6 Florey Square is newly designated as local parade.
7.6		Lincoln Court	<ul style="list-style-type: none"> Units 68 to 86 a newly designated local parade - 68-86 Lincoln Court, London Road.
7.7		Clock Parade	<ul style="list-style-type: none"> Units 1-6 Clock Parade, London Road a newly designated local parade.

**Town Centre Uses and Boundaries Review
Main and District Centres**

2.0 Main Centre

2.1 Enfield Town

3.0 District Centres

3.1 Angel Edmonton

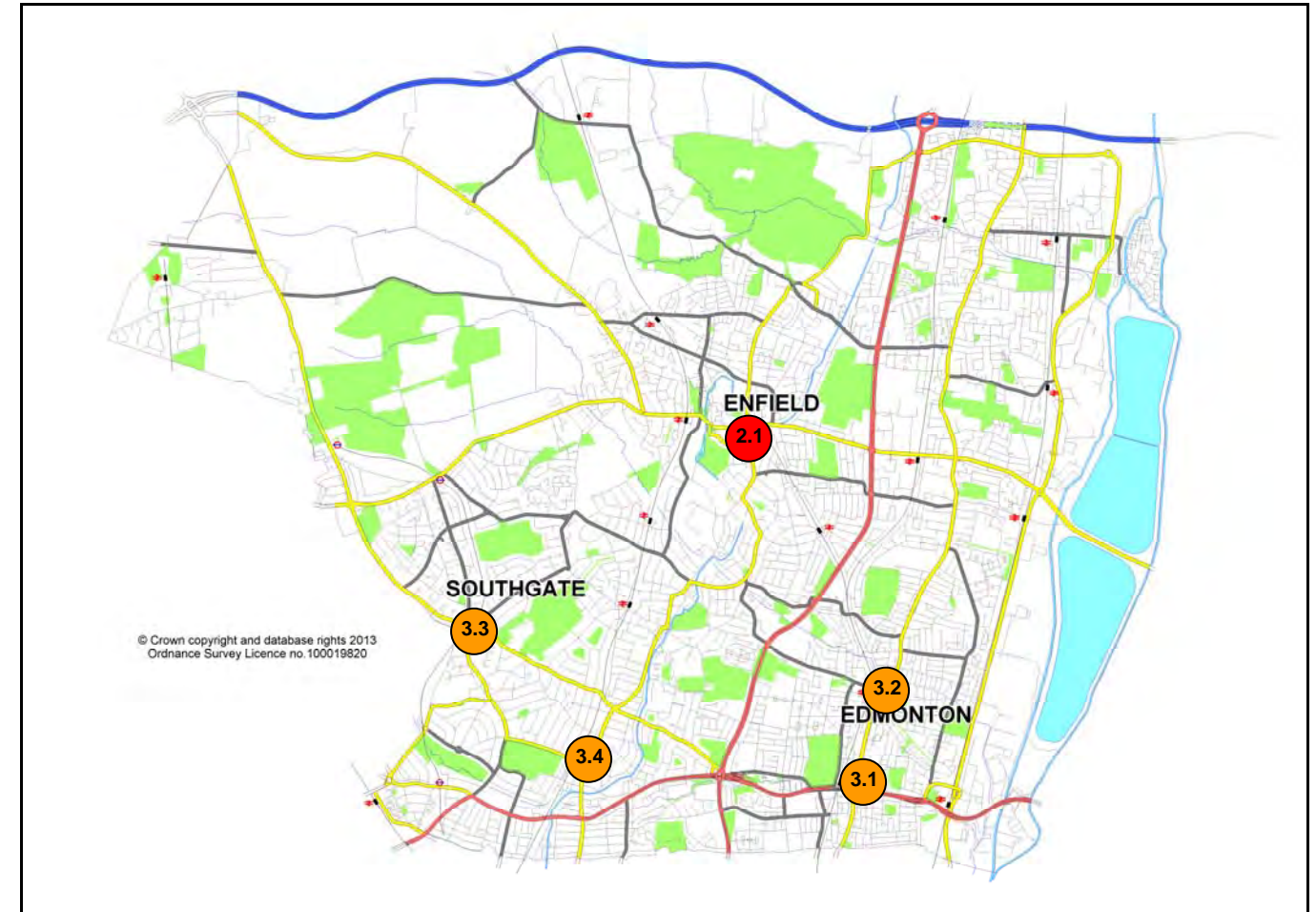
3.2 Edmonton Green

3.3 Southgate

3.4 Palmers Green

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Main and District Town Centres Location Map

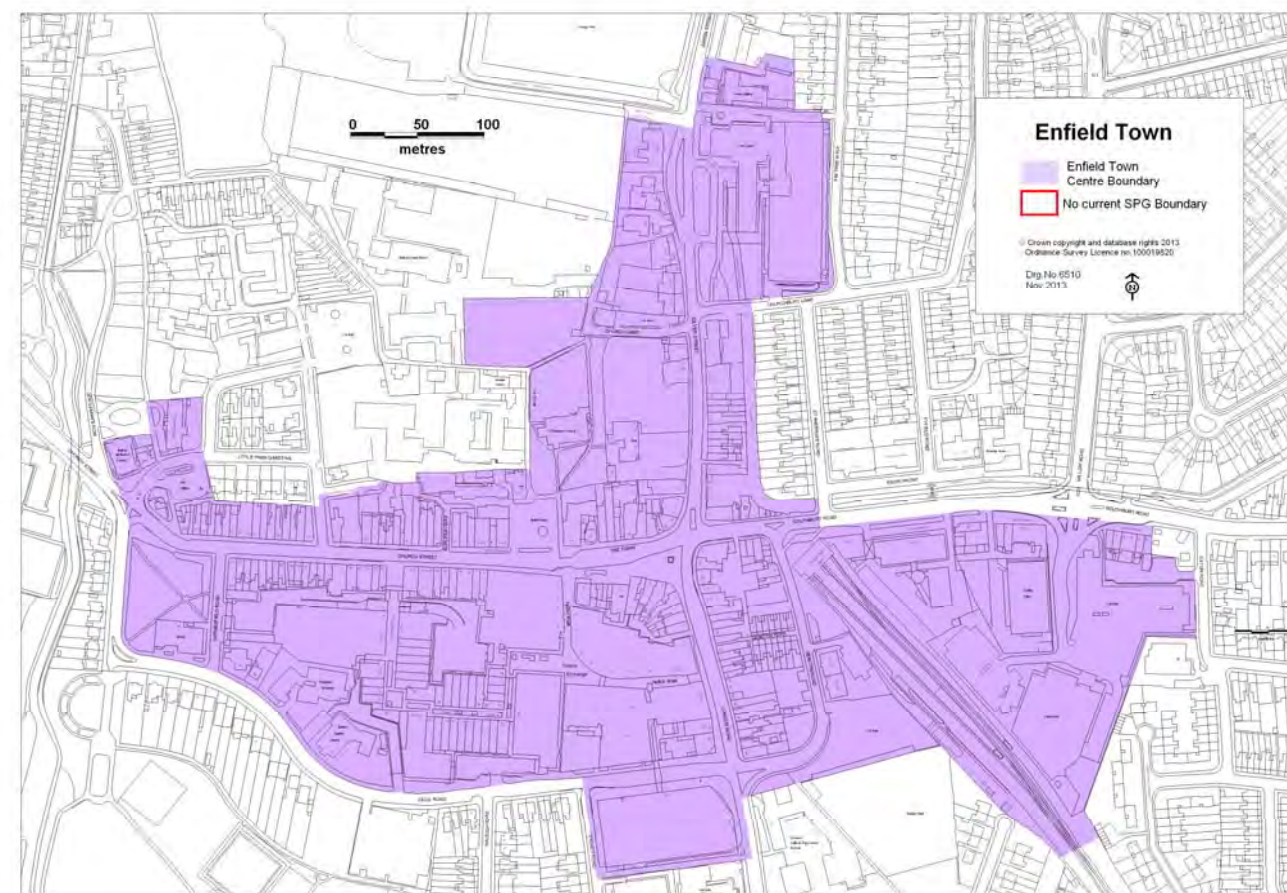


2.1 Enfield Town

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 26: Enfield Town

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
As per boundary on Policies Map.	No change.
<p>Description</p> <p>Enfield Town is the main shopping and commercial centre in the borough. It is designated as a major centre in the London Plan and Enfield's Core Strategy. It has a large number of retail and service uses. The centre serves shoppers from across the borough and beyond, particularly for comparison shopping. The primary shopping frontages are shown in the map overleaf. Its key roles include:</p> <ul style="list-style-type: none"> • Convenience shopping – including bakers, a fishmonger, several newsagents and Waitrose and Tesco supermarkets. There is also a food hall in the Marks and Spencers store. These facilities serve main food and top up shopping trips for visitors; • Comparison shopping – a range of multiple and independent shops selling high and lower order comparison goods. There is a good selection of multiples, mainly located within the Palace Gardens and Palace Exchange shopping centres; • Services – including a good range of high street national banks, cafes, restaurants, takeaways, travel agents and hairdressers/ beauty parlours; • Entertainment – including several pubs and bars; and • Community facilities – including a careers centre, public library and Civic Centre. <p>Although the town centre boundary may appear to have expanded to include the library and St Andrews Church, these areas were previously covered by Metropolitan Open Land and Open Spaces layers on the Proposals Map accompanying the Core Strategy in 2010. Therefore no changes are proposed to the town centre boundary.</p> <p>The Council is preparing an Area Action Plan and/or masterplan for Enfield Town. The AAP will support an improved shopping environment for Enfield Town.</p>	

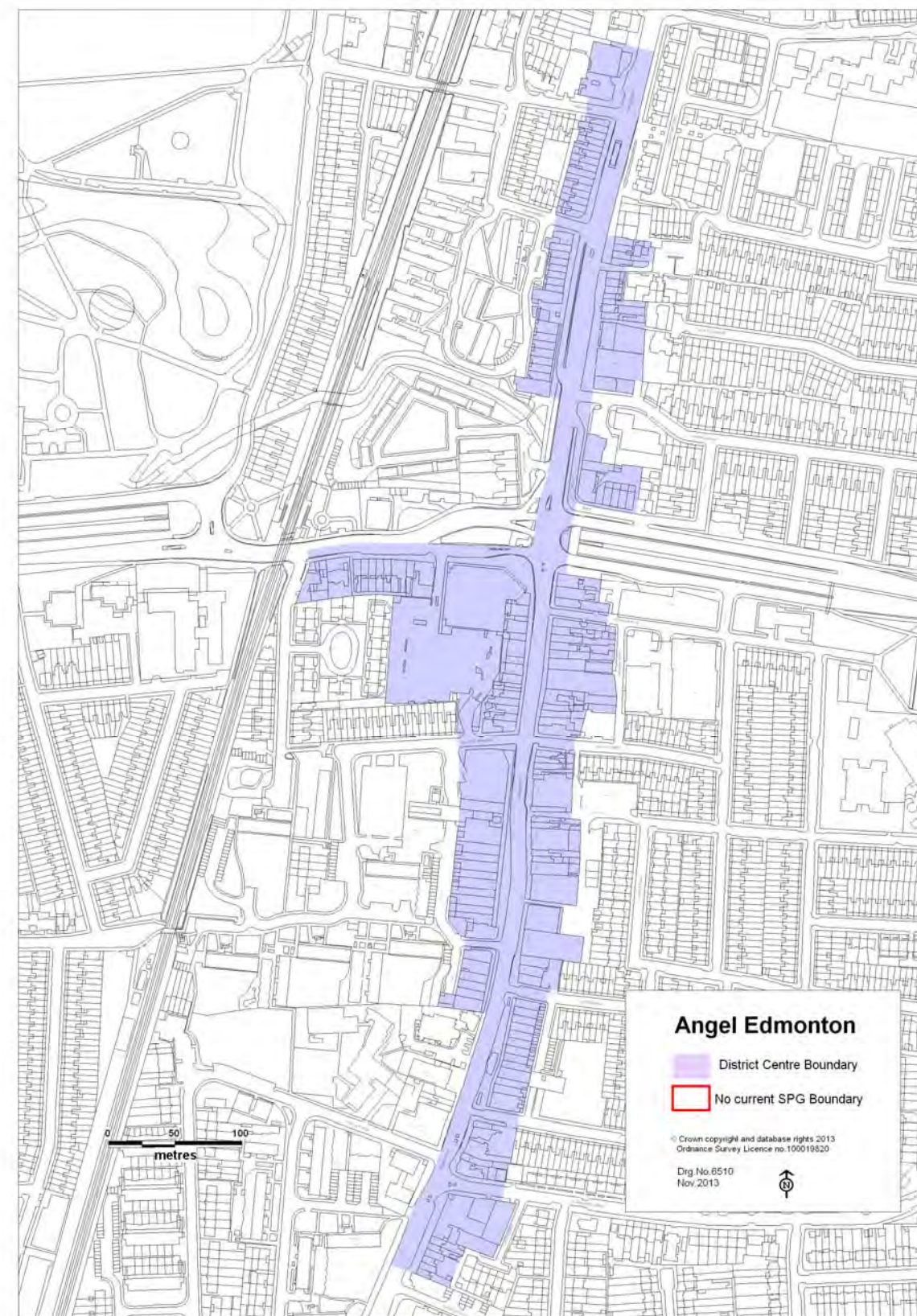


3.1 Angel Edmonton

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 27: Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres.

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
As per boundary on the Core Strategy Proposals Map (2010).	No change. 42-202 and 210, 205-273, 71-179 Fore Street and 15-46 Sterling Way.
Description	
<p>Angel Edmonton is designated as a district centre in the London Plan and Enfield's Core Strategy. It is situated in the south of the borough along Fore Street (A1010). The centre primarily serves the day-to-day shopping and service needs of local residents. It is anchored by a Lidl food store. Its key roles include:</p> <ul style="list-style-type: none"> • Convenience shopping – including a number of green grocers, butcher, bakers, newsagents, and the Lidl store. These facilities serve both main and top up food shopping trips; • Comparison shopping – a range of comparison shops primarily serving lower order shopping needs. There are a few multiples including Argos, Superdrug and Blockbusters; • Services – including several banks, estate agents, takeaways and hairdressers; • Community facilities – including a job centre, health centre, dentist; and • Entertainment – includes pubs, restaurants and amusement arcades. 	

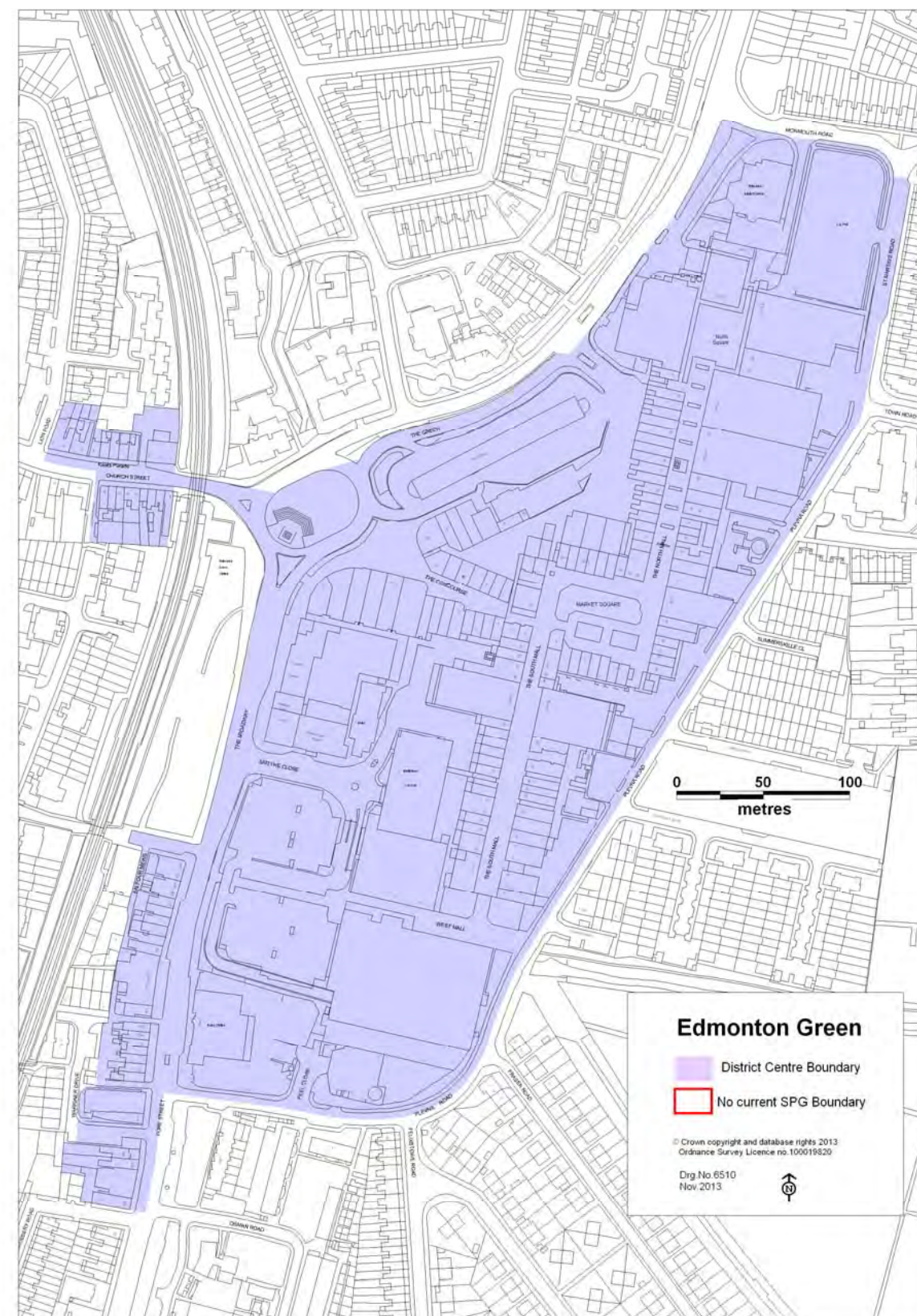


3.2 Edmonton Green

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 27: Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
As per boundary on the Core Strategy Proposals Map (2010).	<p>Town centre boundary revisions:</p> <ul style="list-style-type: none"> • Include Edmonton Baptist Church on Hertford Road and the car park to the rear on St Martin's Road; • Small boundary updated to follow alignment of Hertford Road; and • Include service road between 359 and 361 Fore Street.
<p>Description</p> <p>Edmonton Green is designated as a district centre in the London Plan and Enfield's Core Strategy. It has a small number of multiple retailers and primarily serves the retail needs of residents within the south east of the borough. The centre is anchored by Tesco and Asda. The centre has a reasonable number of units. Its key roles include:</p> <ul style="list-style-type: none"> • Convenience shopping – including a number of green grocers, bakers, butchers, newsagents, a frozen food shop (Iceland), along with the Tesco and Asda stores. There are also a number of convenience stores; • Comparison shopping – a small range of independent shops with some national multiples; • Services – including banks, a number of takeaways, estate agents and a post office; • Entertainment – restaurants/ cafés and pubs; and • Community facilities – a number of adult educational and advice centres, public open space, a library and a leisure centre. <p>The Council is preparing a masterplan for Edmonton Green which considers how housing, parks and town centres could be improved.</p>	

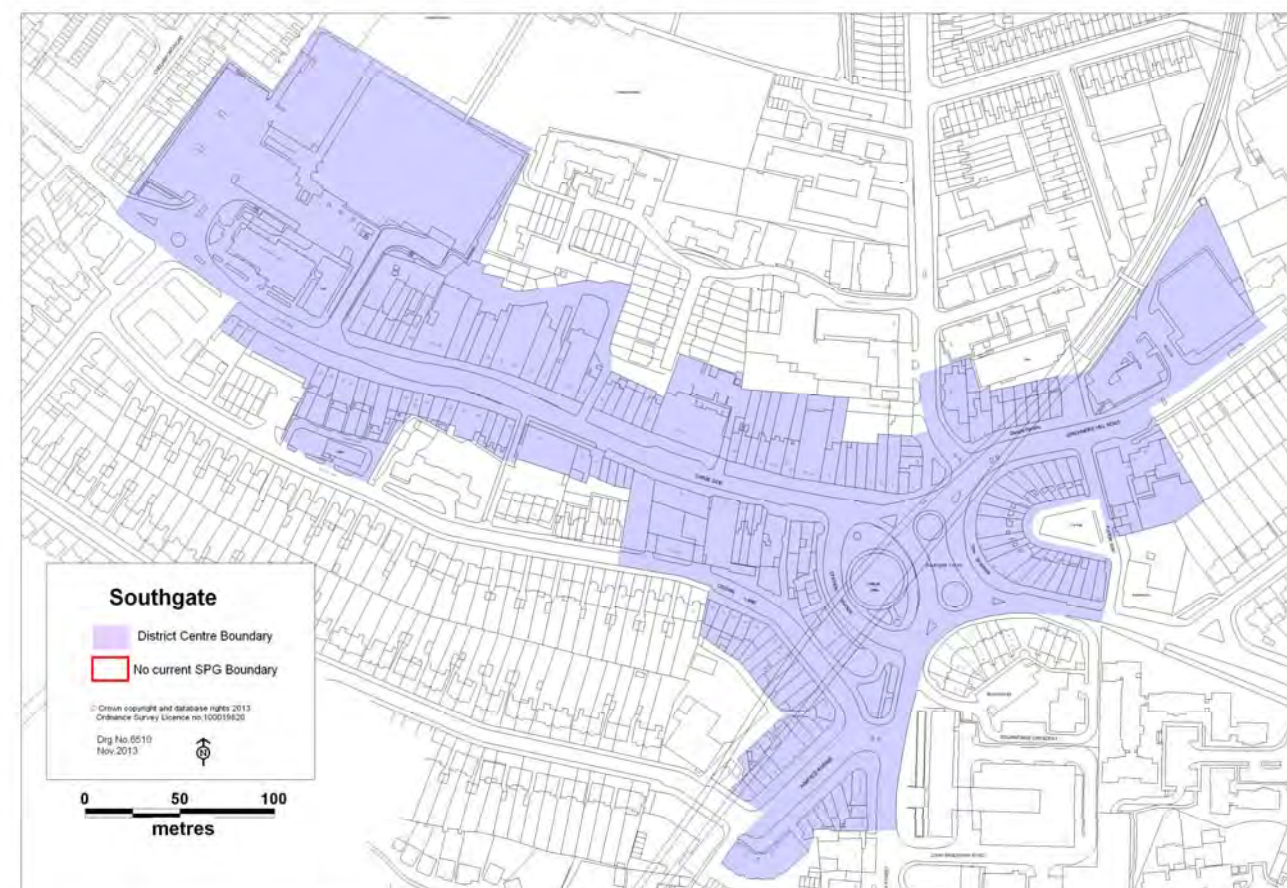


3.3 Southgate

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 27: Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
As per boundary on the Core Strategy Proposals Map (2010).	Small updated of boundary to follow alignment of the road.
<p>Description</p> <p>Southgate is designated as a district centre in the London Plan and Enfield's Core Strategy. It is situated in the south-west of the borough on the A11 road. The centre primarily serves the day-to-day shopping and service needs of local residents. It is anchored by an Asda supermarket. The centre also has a Marks and Spencer food store and a Costcutter convenience store. Its key roles include:</p> <ul style="list-style-type: none"> • Convenience shopping – including Asda supermarket and Marks and Spencers store, green grocers, a baker and various newsagents. These facilities serve both main and top up food shopping trips; • Lower order comparison shopping – a range of comparison shops primarily serving lower order shopping needs. There are also several multiples including Boots and Clinton Cards; • Services – including several banks, estate agents, takeaways and hairdressers; • Community facilities – including a leisure centre, a fire station, a dentist, church, library and social club; and • Entertainment – includes restaurants and pubs. 	



3.4 Palmers Green

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 27: Angel Edmonton, Edmonton Green, Southgate and Palmers Green District Centres

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
As per boundary on the Core Strategy Proposals Map (2010).	Small updated of boundary to follow alignment of the road.
<p>Description</p> <p>Palmers Green is designated as a district centre in the London Plan and Enfield's Core Strategy. It is situated in the south west of the borough on the A105 (Green Lanes). The centre primarily serves the day-to-day shopping and service needs of local residents. It is anchored by Morrisons supermarket. Its key roles include:</p> <ul style="list-style-type: none"> • Convenience shopping – including Morrison's supermarket, Costcutter and Marks & Spencers foodhall, a green grocer, two bakeries and various newsagents. These facilities serve both main and top up food shopping trips; • Comparison shopping – a range of comparison shops including a number of multiples, e.g. WH Smith, Hallmark Cards, Boots, QS Clothing and Clarkes Shoes; • Services – including several banks, estate agents and hairdressers; • Community facilities – limited community facilities; and • Entertainment – restaurants, cafes, takeaways and pubs. 	

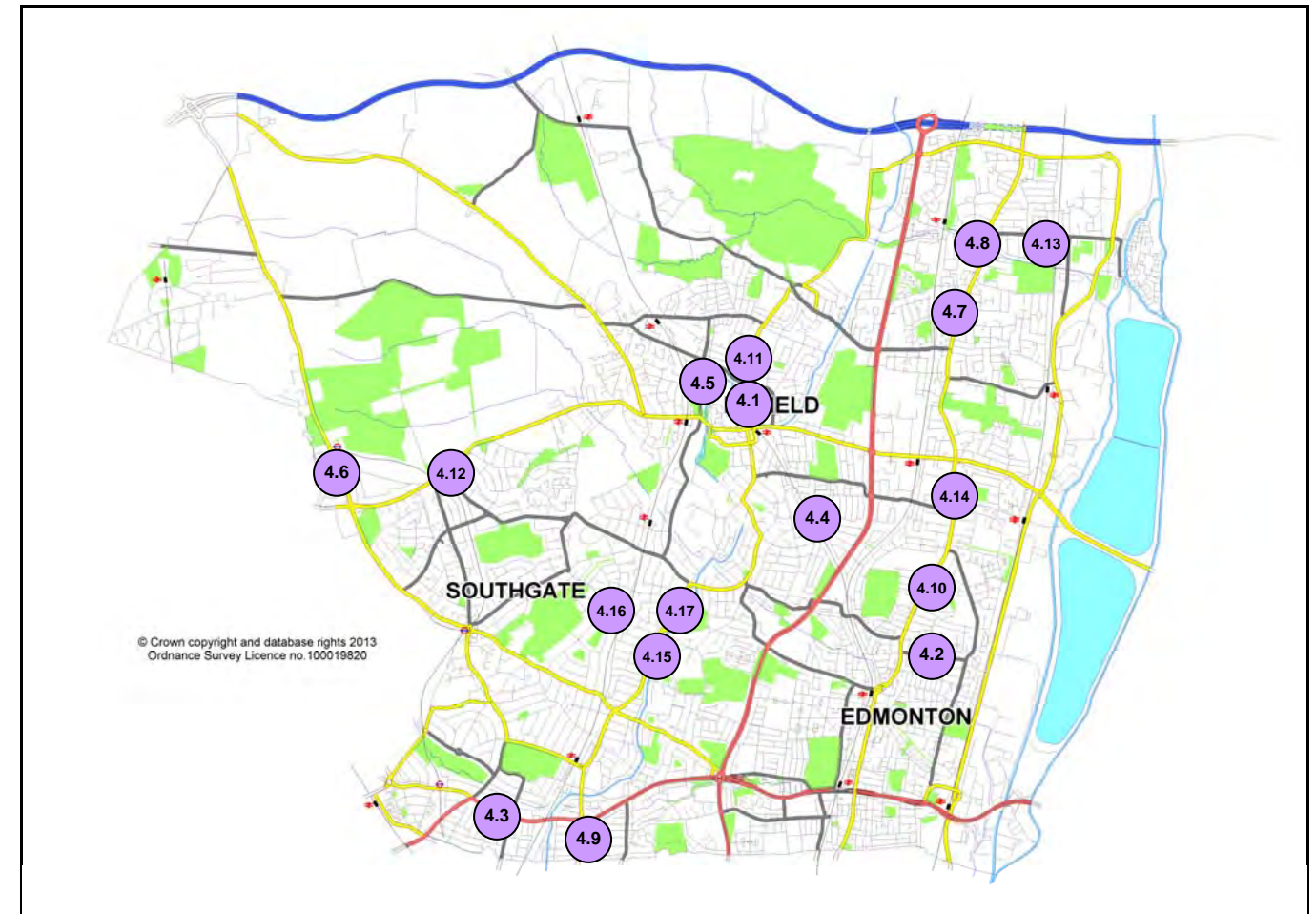


Town Centre Uses and Boundaries Review Large Local Centres

- 4.0 Large Local Centres
- 4.1 Baker Street
- 4.2 Bounces Road
- 4.3 Bowes Road
- 4.4 Bush Hill Park
- 4.5 Chase Side
- 4.6 Cockfosters
- 4.7 Enfield Highway
- 4.8 Enfield Wash
- 4.9 Green Lanes
- 4.10 Hertford Road (Central)
- 4.11 Lancaster Road
- 4.12 Oakwood
- 4.13 Ordnance Road (Enfield Lock)
- 4.14 Ponders End
- 4.15 Winchmore Hill Broadway
- 4.16 Winchmore Hill Green
- 4.17 Winchmore Hill Green Dragon

Enfield's Local Plan

Large Local Centres Location Map



Town Centre Uses and Boundaries Review Large Local Centres

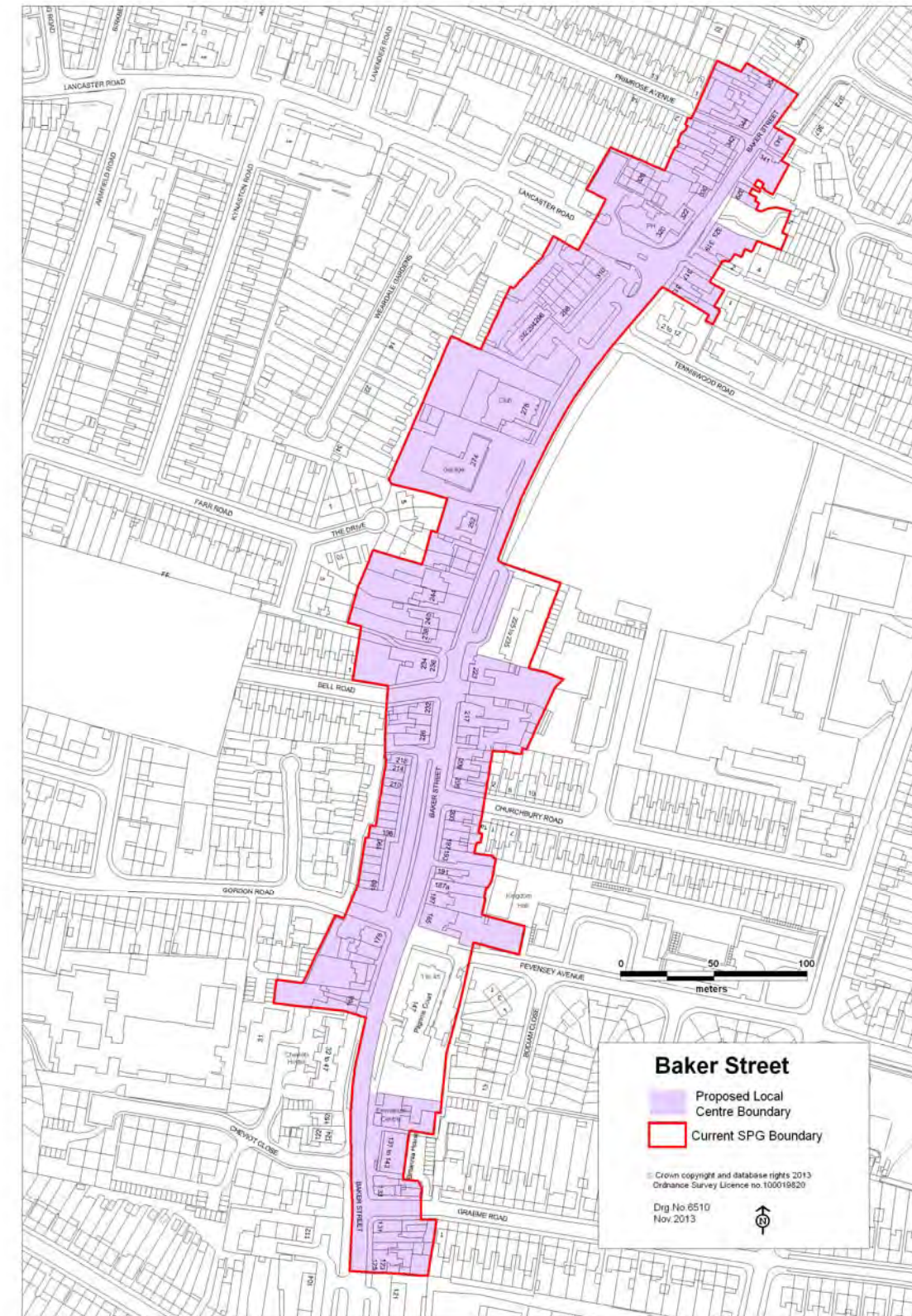
4.1 Baker Street

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
123-343 & 168-354 Baker Street.	Update of boundary to remove residential flats No.47 Pilgrims Court and flats No. 225-235.
Description	Justification
This town centre stretches over 700m in length of Baker Street interspersed with stretches of residential properties.	The centre provides day-to-day goods and services to its catchment area. The primary retail role is retained and other non-retail uses falling within "A" use classes and community uses providing a complementary role are also supported. The boundary update removes residential flats from the centre.

Enfield's Local Plan



Town Centre Uses and Boundaries Review Large Local Centres

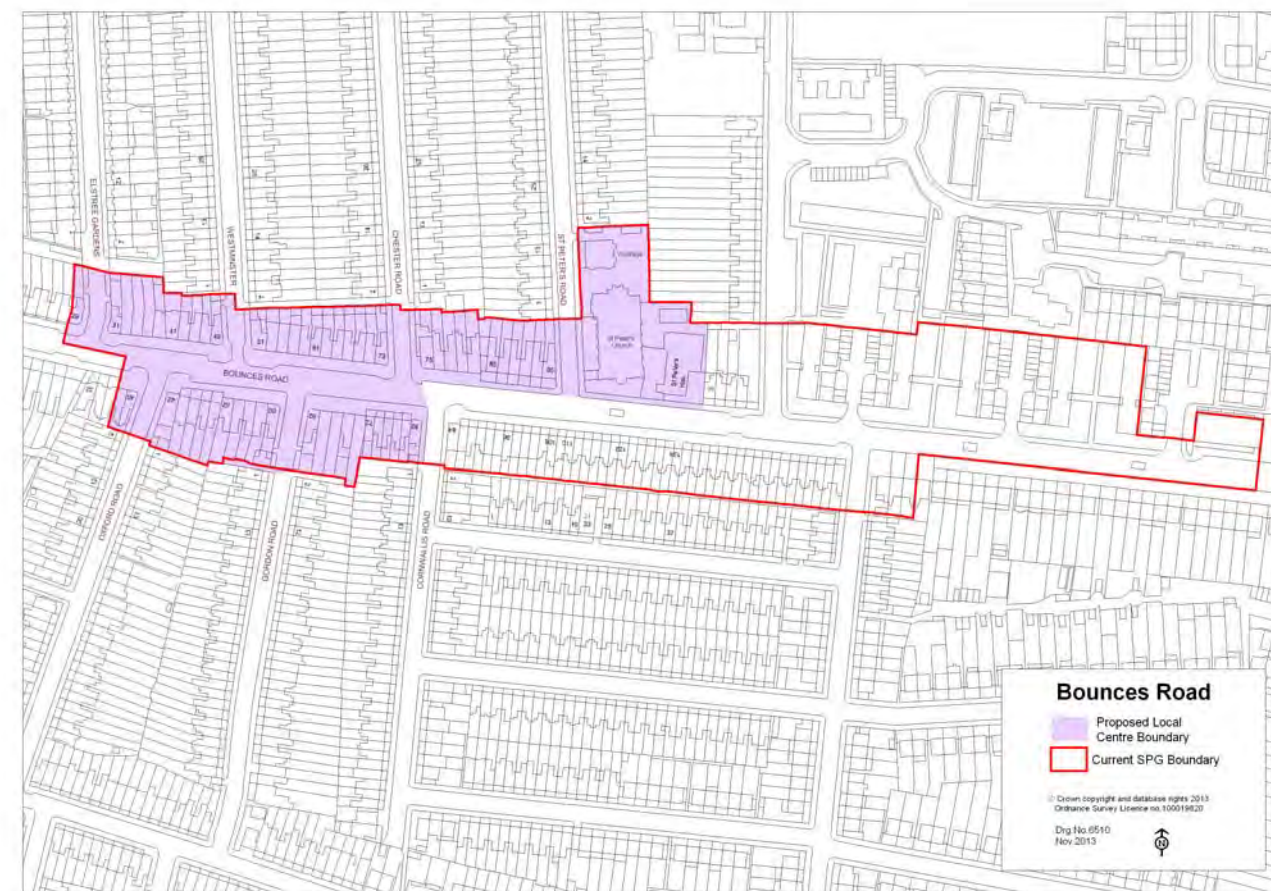
4.2 Bounces Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
29-247 and 38-178 Bounces Road	Town centre boundary is revised: <ul style="list-style-type: none"> • Centre is consolidated to exclude units to the east.
Description	Justification
<p>This town centre stretches over 500m in length of Bounces Road interspersed with stretches of residential properties.</p> <p>The centre's main retail node is near the junction of Westminster Road and Bounces Road with a purpose built parade at the eastern end of Bounces Road.</p>	<p>The centre is consolidated, excluding a length of residential properties to the east.</p> <p>The revised boundary gives greater focus to protect local services serving an important community function.</p>

Enfield's Local Plan

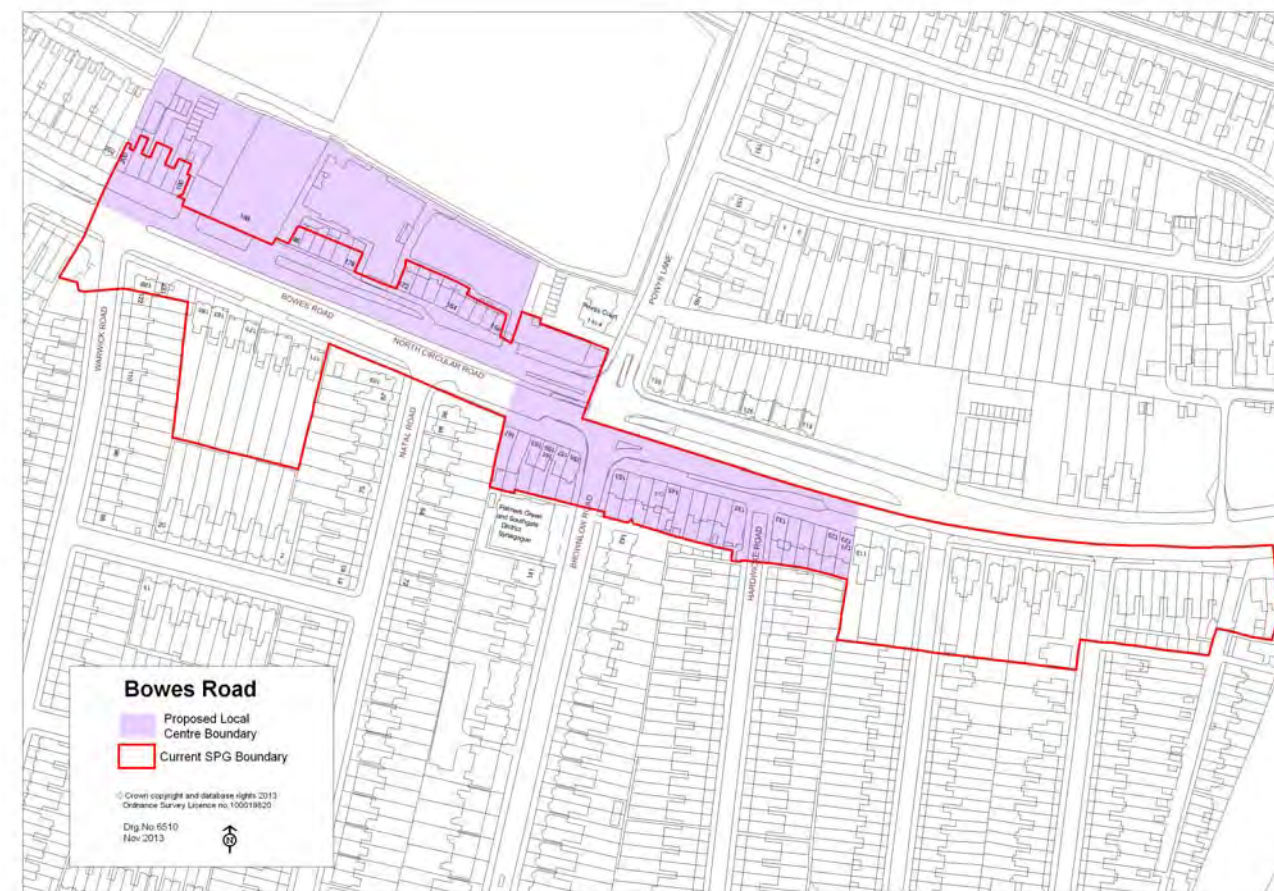


4.3 Bowes Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
73-191 & 140-200 Bowes Road.	<p>Town centre boundary is revised:</p> <ul style="list-style-type: none"> • To exclude residential uses opposite Ritz Parade to the south and east beyond Livingstone Road. • To include church and surgery in between 172 and 176, and adjacent to 156 Bowes Road. • Additional land to the west and north of Ritz Parade has now been included.
Description	Justification
<p>The recent TfL environmental and safety improvements works has involved some highway widening for cycle lanes and this has resulted in the removal of parking bays that served the business units at Ritz Parade. The addition of double red lines along this section of the North Circular has further restricted parking and reduced access to these commercial units.</p> <p>A combination of inaccessibility due to lack of parking, high traffic volumes, traffic congestion and historical under investment in the North Circular area has affected the vitality of the retail offer in this centre. The NCR acts as a strong physical divide for much of the centre's functions, with a number units struggling on the southern side owing to the TfL improvement scheme. The southern stretch of the centre retains only one viable and active retail section between 167 – 125 (odd numbers only) Brownlow Road and Livingstone Road. The sections to the west and east of these units are predominantly residential and should be excluded.</p>	<p>The North Circular Road Area Action Plan envisages the area known as Ritz Parade as a key Neighbourhood Place, attracting a mix of retail and business uses to meet local community needs.</p> <p>The boundary adjustment provides a more central focus and viable commercial Parade. Additional land to the west and north of Ritz Parade has been included to provide greater commercial opportunity. And the boundary consolidated along the southern sections, opposite Ritz Parade and beyond Livingstone Road as these are largely in residential use and serve no local centre function.</p> <p>The revised boundary gives greater focus to protect local services which serve an important community function.</p>



4.4 Bush Hill Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
71-137 & 62-120 St Mark's Road; 1-21 & 2-22 Queen Anne's Place.	<p>Town centre boundary is revised:</p> <ul style="list-style-type: none"> • To exclude residential units (70 to 108 St Marks Road); • To focus around Bush Hill Park station; and • To include community facilities on Queen Anne's Place and Bush Hill Park Hotel on First Avenue adjacent to the station.
<p>Description</p> <p>The Bush Hill Park area is the location of a number of retail centres which are in close proximity.</p> <p>This centre is interspersed with an approximately 150m length of residential properties. It operates as two different nodes that are separated by the railway line. A small supermarket has opened recently close to St Mark's Road.</p>	<p>Justification</p> <p>The centre is consolidated and considered as a multi-nodal centre excluding over 150m in length of residential properties with the town centre focussed at the eastern and western nodes.</p> <p>The boundary is revised to focus around the station by including Bush Hill Park Hotel adjacent to the station and the community facilities between 1 to 5 Queen Anne's Place.</p> <p>The revised boundary retains the primary retail role of the centre whilst supporting other non-retail uses falling within "A" use classes and community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>

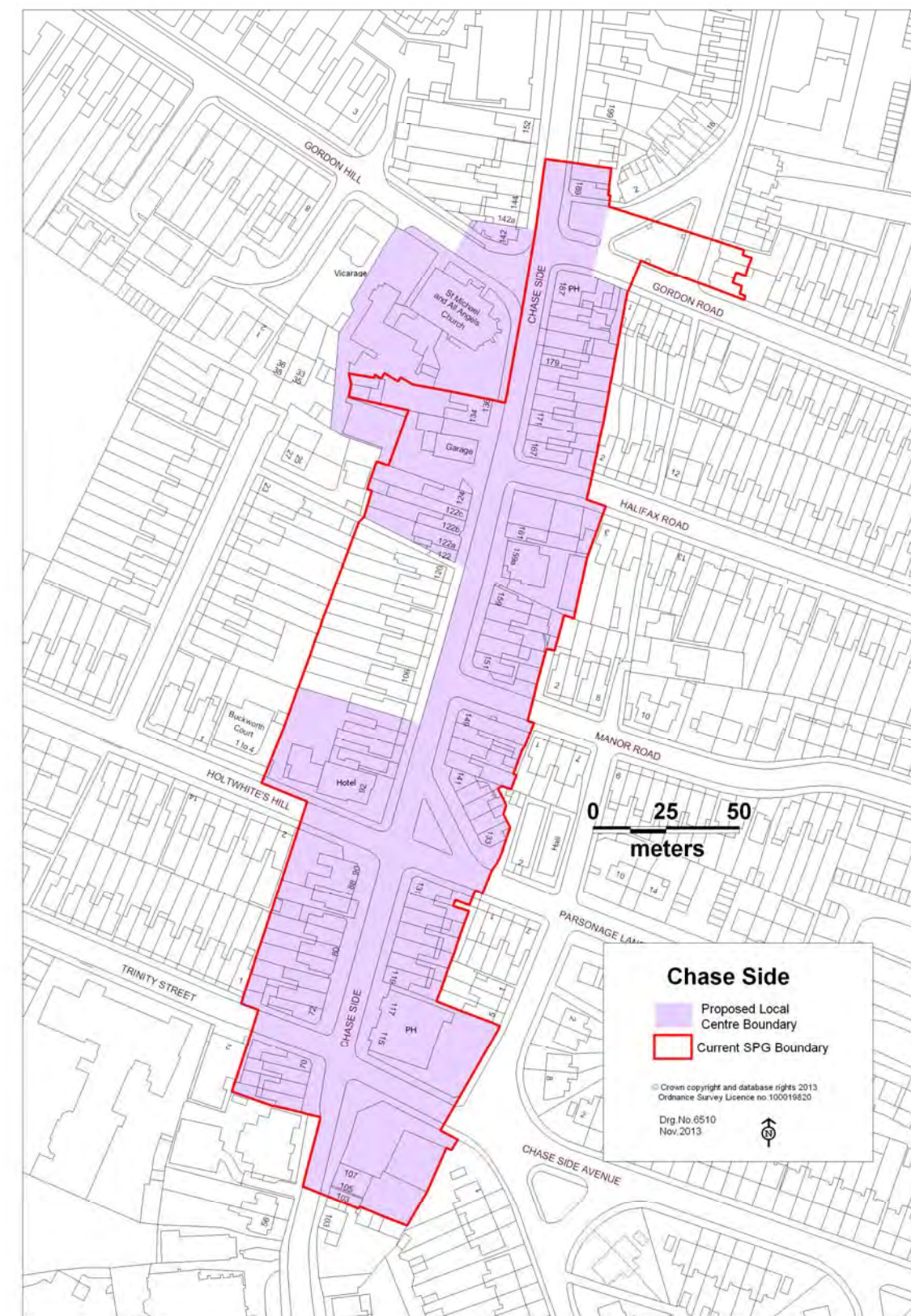


4.5 Chase Side

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
103-191 & 64-136 Chase Side, Enfield; Chase Side Crescent.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units: 102 to 120 Chase Side); and units on the edge: 1 to 5 Chase Side Crescent; and • To include St Michael and All Angels Church on corner of Chase Side and Gordon Hill; and commercial unit at 142 Chase Side.
<p>Description</p> <p>This centre provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood and is interspersed by around 60m in length of residential properties.</p> <p>It is also emerging as a night-time economy function through opening of new restaurants.</p>	<p>Justification</p> <p>The centre is consolidated by excluding over 60m in length of residential properties and revised to include St Michael and All Angels Church on the corner of Chase Side and Gordon Hill and commercial unit at 142 Chase Side.</p> <p>The revised boundary retains the primary retail role of the centre, whilst supporting other non-retail uses falling within "A" use classes and community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>



Town Centre Uses and Boundaries Review Large Local Centres

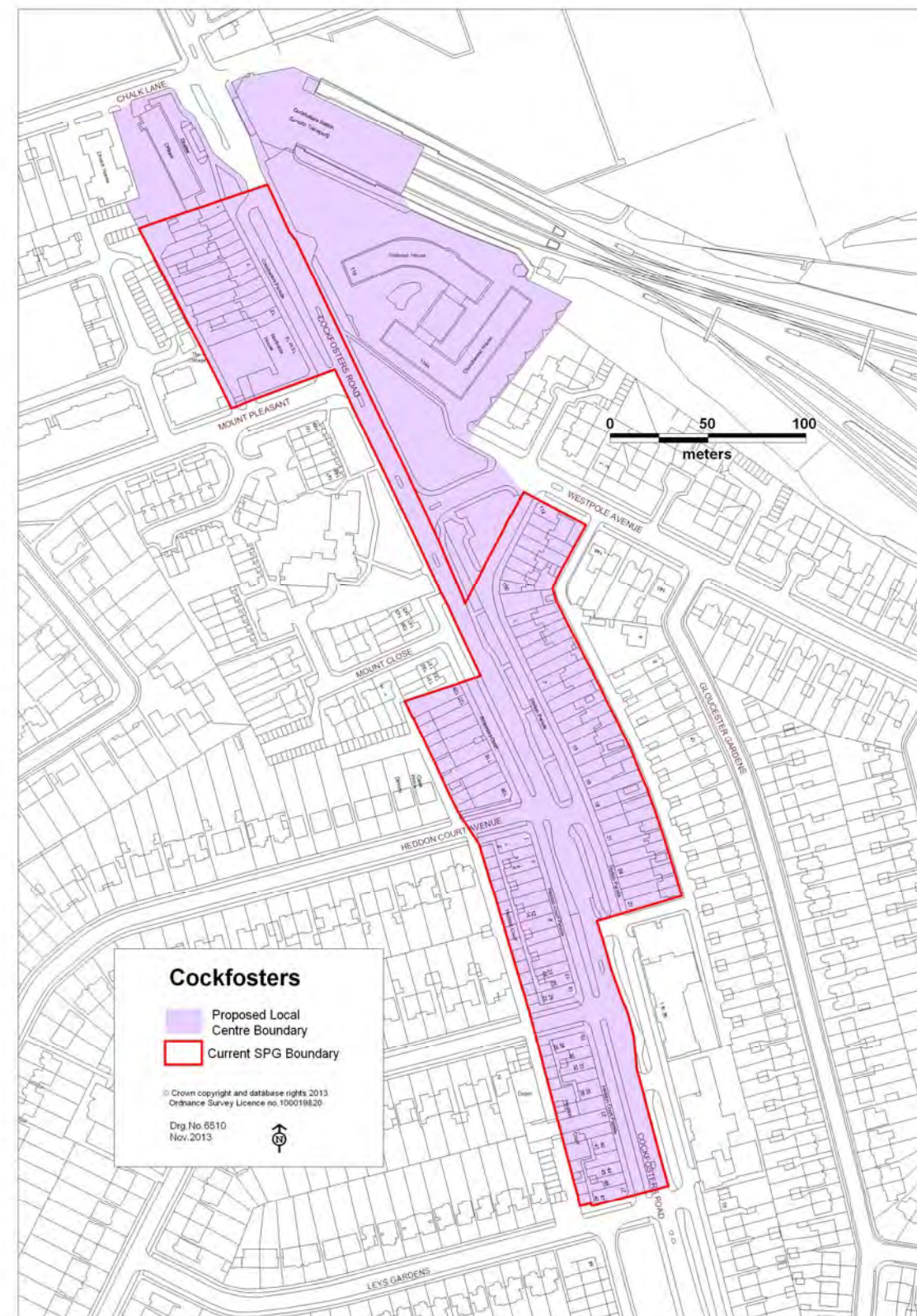
4.6 Cockfosters

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-27 (consecutively) Heddon Court Parade, Cockfosters Road, 109-129 Cockfosters Road, 1-18 (cons) Cockfosters Parade, Cockfosters Road, 1-27 (cons) Station Parade, Cockfosters Road, 96-114 Cockfosters Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include offices on 1a Chalk Lane; Cockfosters Station; Holbrook House on 116 Cockfosters Road; and Churchwood House on 114a Cockfosters Road.
Description Cockfosters is located in the north west of the borough. The centre has a number of retail and service uses. The centre is made up of several designated neighbourhood parades, located to the south of Cockfosters tube station. The centre serves shoppers from the north-west of the borough and because of its location near the London Borough of Barnet. It also provides local facilities for residents outside the borough.	Justification The existing town centre boundary is maintained and revised at the northern edge to include the two office blocks. The revised boundary maintains the critical mass of retail within the town centre boundary and strikes a balance of retail and non-retail uses to complement the vitality and viability of town centre.

Enfield's Local Plan

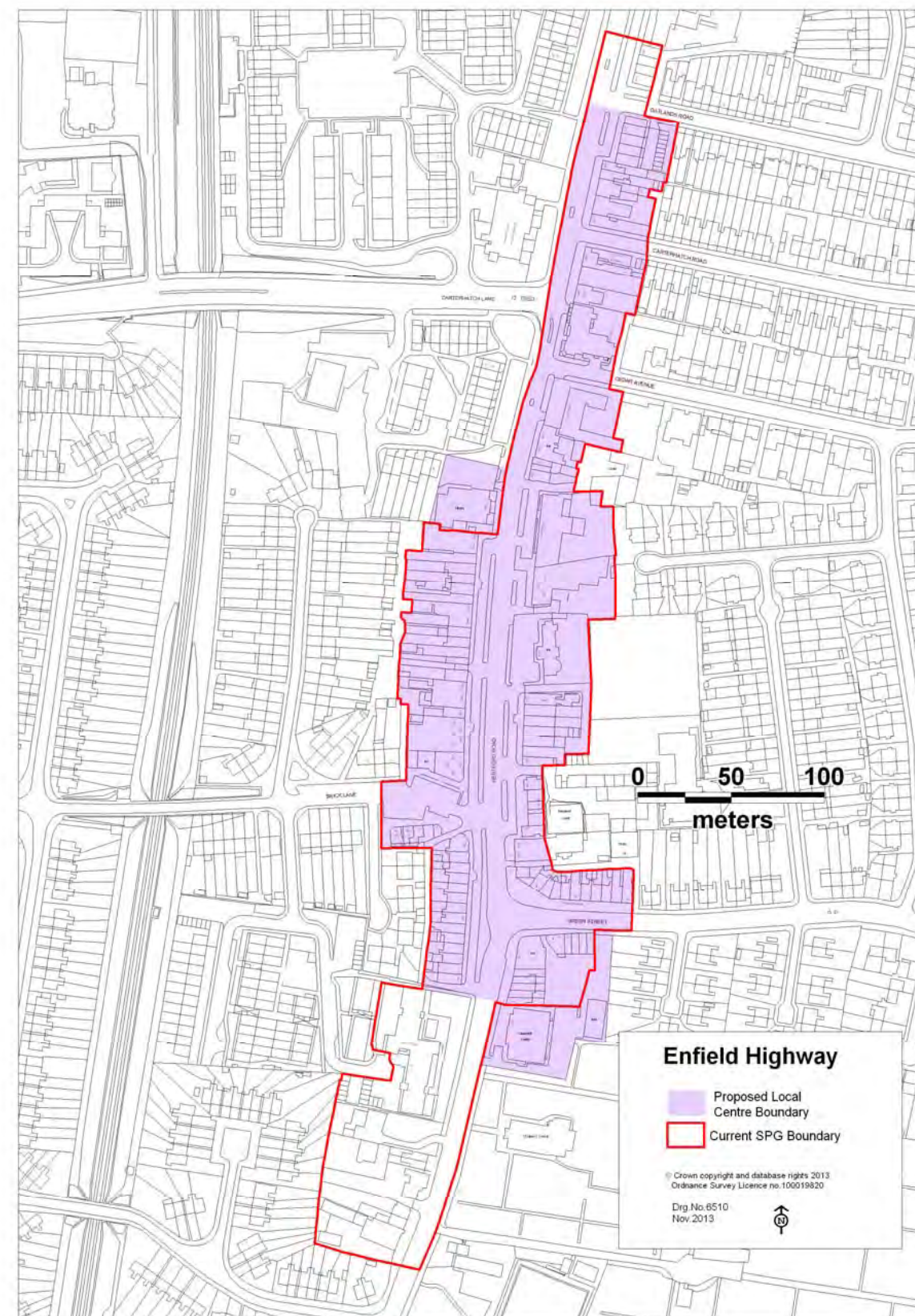


4.7 Enfield Highway

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
119-295 and 120-256 Hertford Road; 2-12 Brick Lane; 1-11 Green Street & 1-10 (cons) Central Parade, Green Street.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include the library on 258 Hertford Road, the community house and its hall to rear on 117 Hertford Road; and • To exclude residential units to the south.
Description	Justification
<p>Enfield Highway is located in the north east of the borough. The Council is preparing an Area Action Plan covering North East Enfield. The AAP will support an improved shopping environment at Enfield Highway.</p> <p>The centre has a number of retail and service uses. It serves shoppers from the north eastern part of Enfield, providing an intermediate range of services to the local community.</p> <p>The existing centre boundary includes intermediate areas of non-retail in a variety of building styles.</p>	<p>The centre is consolidated by excluding over 150m in length of residential properties to the south and revised to include the community house and its hall on 117 Hertford Road, and the library at 258 Hertford Road.</p> <p>The revised boundary maintains the primary retail role of the centre, whilst supporting community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>



Town Centre Uses and Boundaries Review Large Local Centres

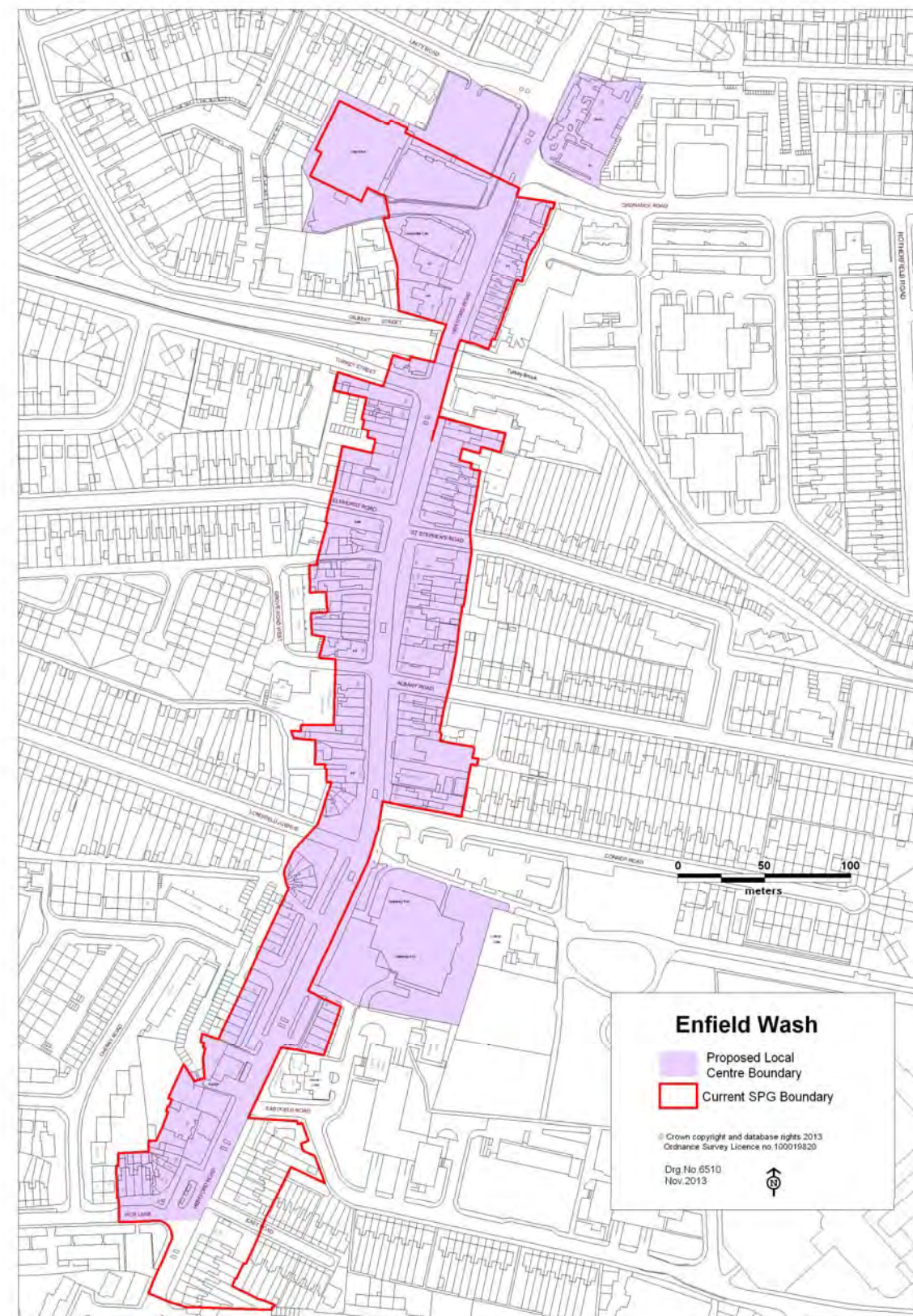
4.8 Enfield Wash

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
439-623 and 502-670 Hertford Road; 1-9 Hoe Lane	Town centre boundary is revised: <ul style="list-style-type: none"> • To include leisure centre and library; and • To exclude residential units to the south, including: 447 to 485 Hertford Road.
<p>Description</p> <p>Enfield Wash is located in the east of the borough.</p> <p>The Council is preparing an Area Action Plan covering North East Enfield. The AAP will support an improved shopping environment at Enfield Wash.</p> <p>The centre has a reasonable number of retail and service uses. It serves shoppers from the eastern part of Enfield providing intermediate range of retail services to the local community.</p> <p>The existing centre boundary is interspersed with over 100m in length of residential properties to the south.</p>	<p>Justification</p> <p>The centre is consolidated by excluding over 100m in length of residential properties to the south and revised to include the leisure centre and library to the north.</p> <p>The revised boundary maintains the primary retail role of the centre, whilst supporting community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>

Enfield's Local Plan



Town Centre Uses and Boundaries Review Large Local Centres

4.9 Green Lanes

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
13-205 and 2-136 Green Lanes; 2-10 Clockhouse Parade North Circular Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Palmers Green Baptist Church on Green Lanes.
Description	Justification
Green Lanes is located in the south of the borough. It is an extensive and vibrant large local shopping centre straddling North Circular Road and continuing south of the borough boundary into Haringey borough. It is a busy centre with few vacancy rates and a wide range of commercial activity. The northern end has undergone recent redevelopment with a mixed retail and residential development at 90- 120, The retail use of all but one of the properties opposite this at 173-205 has ceased.	<p>The town centre boundary is maintained and includes Palmers Green Baptist Church to the north.</p> <p>The centre provides day-to-day goods and services to its catchment area. The primary retail role is retained, and includes the church to provide a complementary role.</p>

Enfield's Local Plan



4.10 Hertford Road Central

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
267-385 and 332-442c Hertford Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (355 to 385 Hertford Road, St Clements Court, 346 to 396).
Description	Justification
<p>Hertford Road Central is located to the east of Jubilee Park in Enfield. The core of the centre is the section between Ripon and Houndsfield Roads.</p> <p>The centre provides important day-to-day goods and services for the neighbouring area.</p> <p>The centre is interspersed with residential properties.</p>	<p>The centre is consolidated by excluding residential properties and is revised to include the health centre on 308a Hertford Road.</p> <p>The centre is consolidated to maintaining the primary retail role, whilst supporting community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>

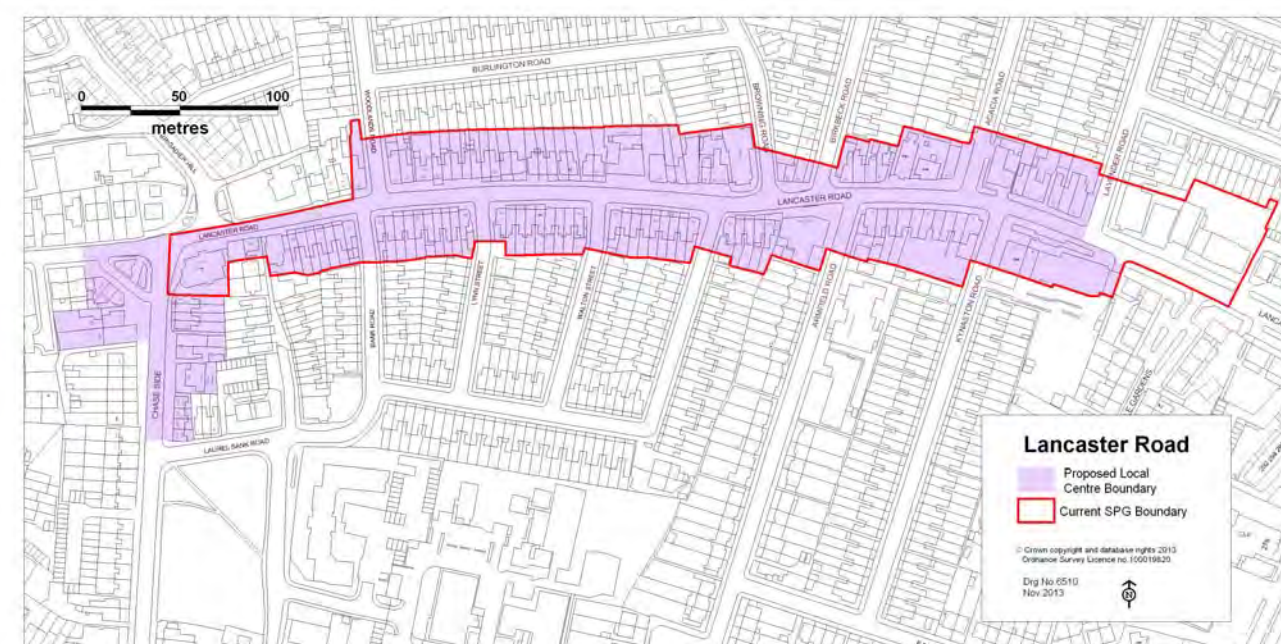


4.11 Lancaster Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
29-163 and 70-200 Lancaster Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (1 to 31 Lancaster Road); • To include shops and other commercial premises and some housing at 211 – 245 and 204-214 Chase Side.
Description	Justification
<p>Lancaster Road is located to the north of Enfield Town. The centre provides important day-to-day goods and services for the neighbouring area.</p> <p>The retail designation currently includes some lengths of residential properties to the east.</p>	<p>The centre is consolidated by excluding the residential properties and church to the east.</p> <p>The inclusion of units on Chase Side to the west of the centre brings these town centre uses within a town centre boundary definition.</p> <p>The boundary is revised to focus the primary retail role of the centre between Lavender Road and Chase Side.</p>

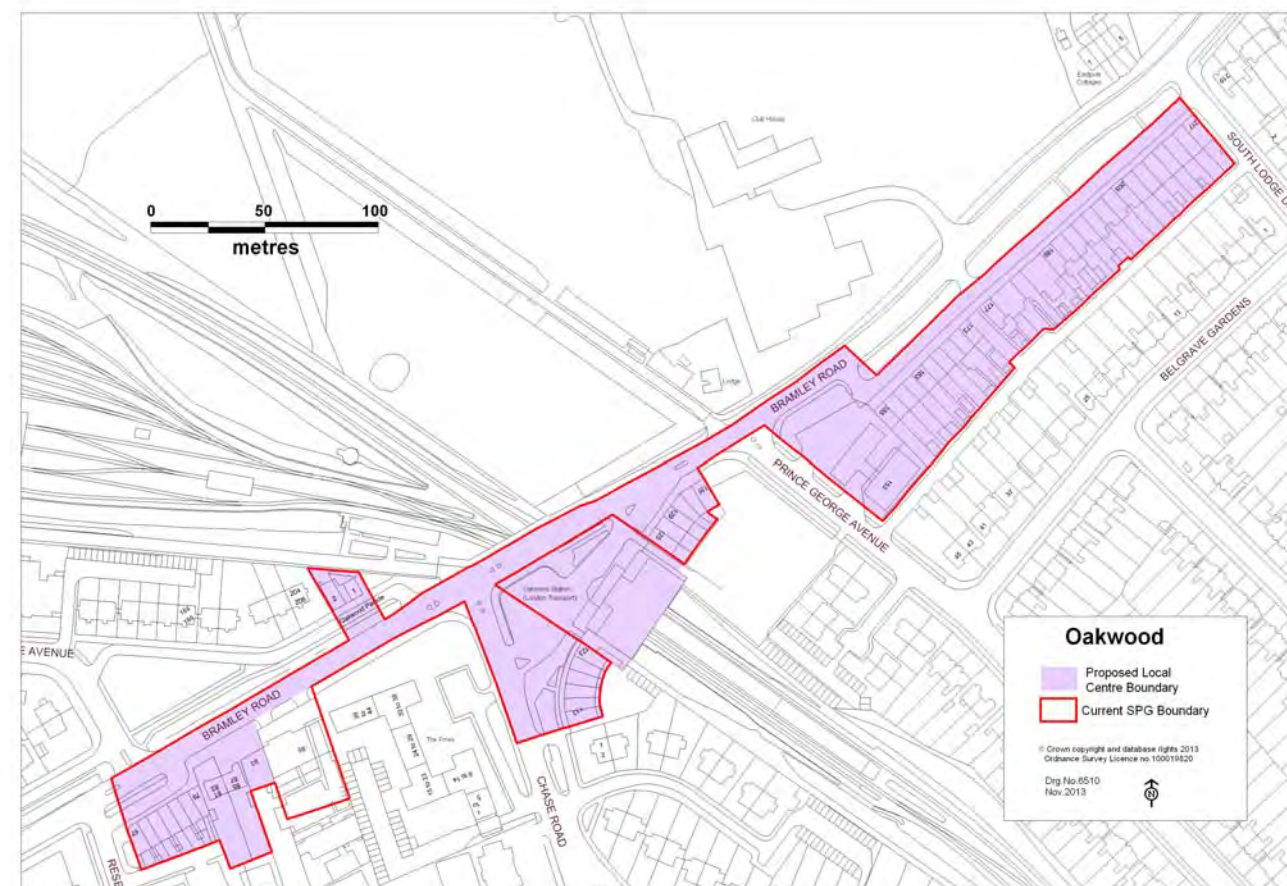


4.12 Oakwood

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
67-217 Bramley Road & 1-2 Oakwood Parade, Bramley Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Oakwood Station and commercial units 126 to 135 Bramley Road adjacent to the station; and • To exclude 95 Bramley Road and units 1 and 2 on Oakwood Parade.
Description	Justification
<p>The centre consists mostly of parade buildings, at 67-79 and 155- 217 Bramley Road. They were built in the same era as Oakwood station which opened in 1933. The series of adjoining purpose built retail parades at 155-217 Bramley Road forms the core of the centre and are set back from the main carriageway of Bramley Road. The stretch along 67-79 Bramley Road is a smaller purpose-built parade. The railway station concourse contains two small retail units.</p> <p>Recent development at 95 Bramley Road (a former public house) is being redeveloped for housing. Unit 1 Oakwood Parade is a standalone retail unit; and unit 2 is in non-retail uses.</p> <p>The centre provides important day-to-day goods and services for the neighbouring area.</p>	<p>The centre boundary is consolidated to exclude 95 Bramley Road which has been converted from a public house to residential units, while including units 1 and 2 on Oakwood Parade. The boundary revision focuses the centre on Oakwood station by including the two units adjacent to the station to maintain a critical mass of retail within the town centre boundary.</p> <p>Following revisions, the primary retail role of the centre is maintained.</p>

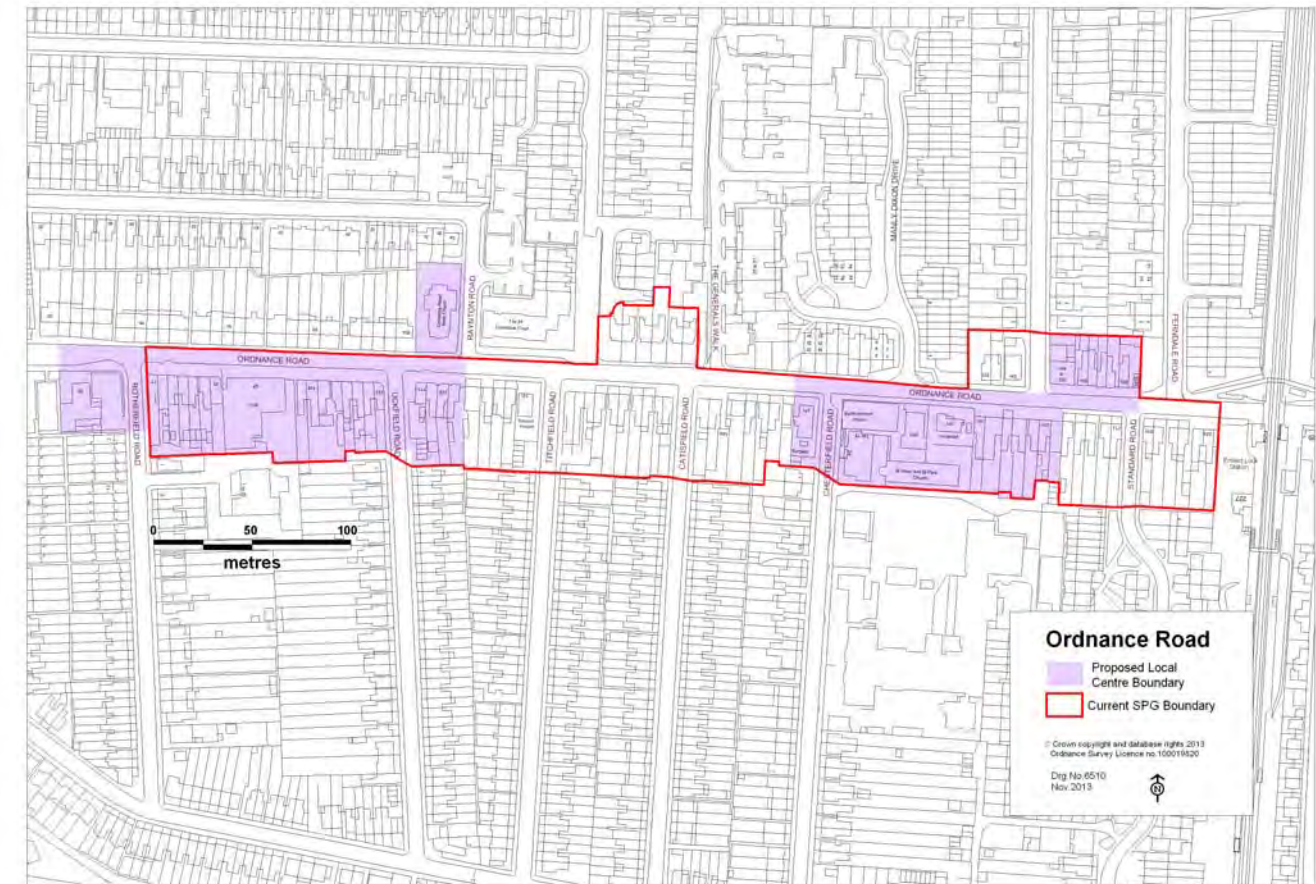


4.13 Ordnance Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
71-223 and 110-160 Ordnance Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (115 to 169 and 138 to 142 Ordnance Road); • To include the Methodist church to the north of the road and ex-pub site to the west of the centre ;and • The centre is considered as multi-nodal east to west.
Description	Justification
<p>Ordnance Road centre is located in the north of Enfield, adjacent to Enfield Lock station, with a number of individual retail units interspersed with a 150m length of residential properties.</p> <p>The centre provides important day-to-day goods and services for the neighbouring area.</p>	<p>The town centre boundary is revised and consolidated by excluding the residential properties between 123- 169 and 118-128 Hertford Road, and towards the eastern edge. Following revisions, the primary retail role of the centre is maintained and is considered as a multi-nodal centre.</p>



Town Centre Uses and Boundaries Review Large Local Centres

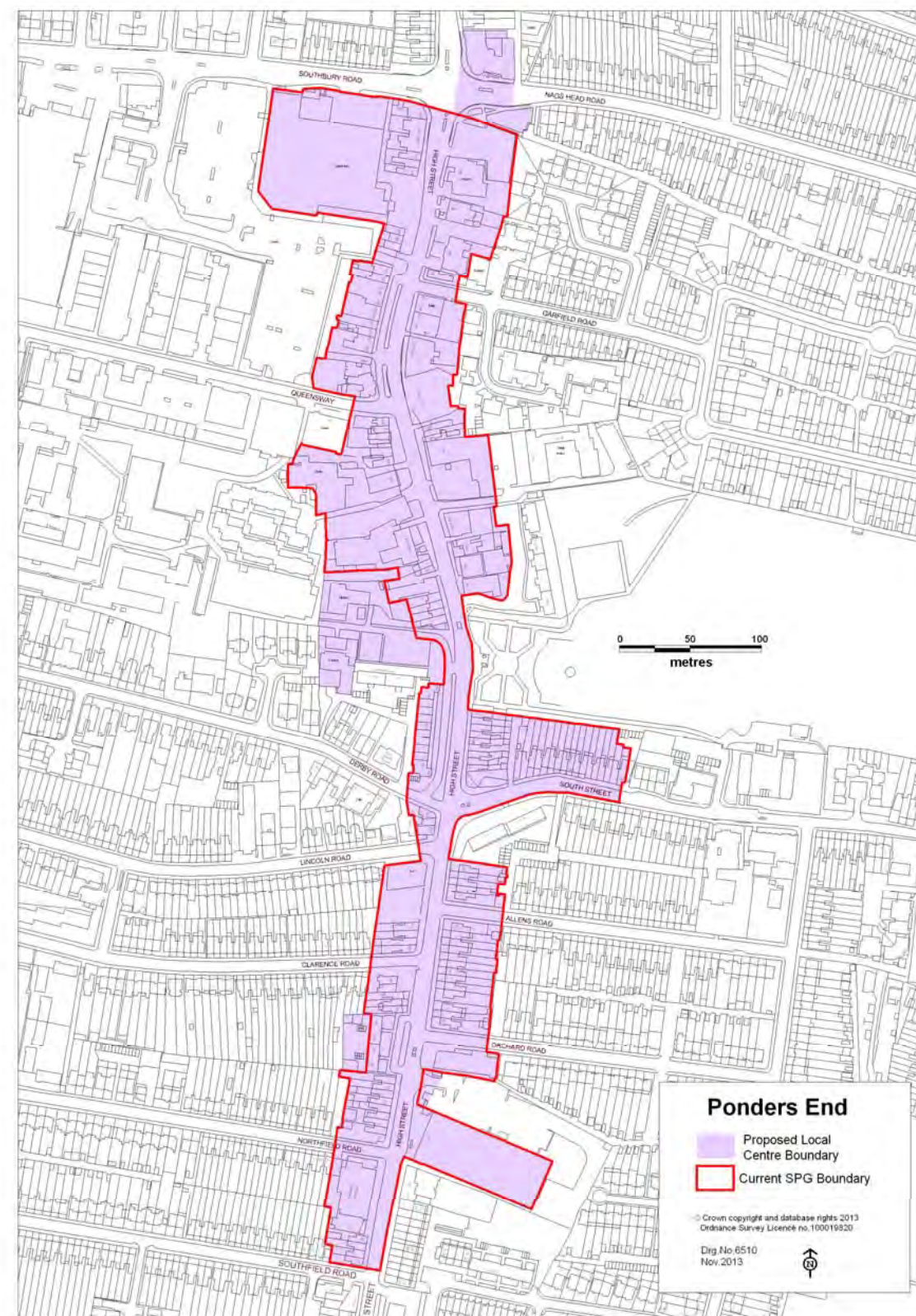
4.14 Ponders End

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
49-303 and 32-326 High Street; 2-34 South Street.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Ponders End library and the community centre to the north of Nags Head Road
<p>Description</p> <p>Ponders End is situated in the east of Enfield. The Council is preparing an Area Action Plan covering North East Enfield and Planning Briefs for the regeneration of the Ponders End area. The AAP and the Planning Brief for Central Ponders End will support an improved shopping environment.</p> <p>The majority of the retail units are located on the High Street (A1010), with a small number also located on South Street. It has a reasonably large number of retail and services. Southbury station is located 500m to the east of the centre.</p> <p>The centre serves shoppers from the immediate and adjoining areas of Ponders End, providing intermediate range of retail services to the local community.</p>	<p>Justification</p> <p>The boundary is revised to include the library and church in front of College Court.</p> <p>The centre provides day-to-day goods and services to its catchment area. The primary retail role is retained, whilst other non-retail uses falling within "A" use classes and community uses providing a complementary role is also supported.</p>

Enfield's Local Plan

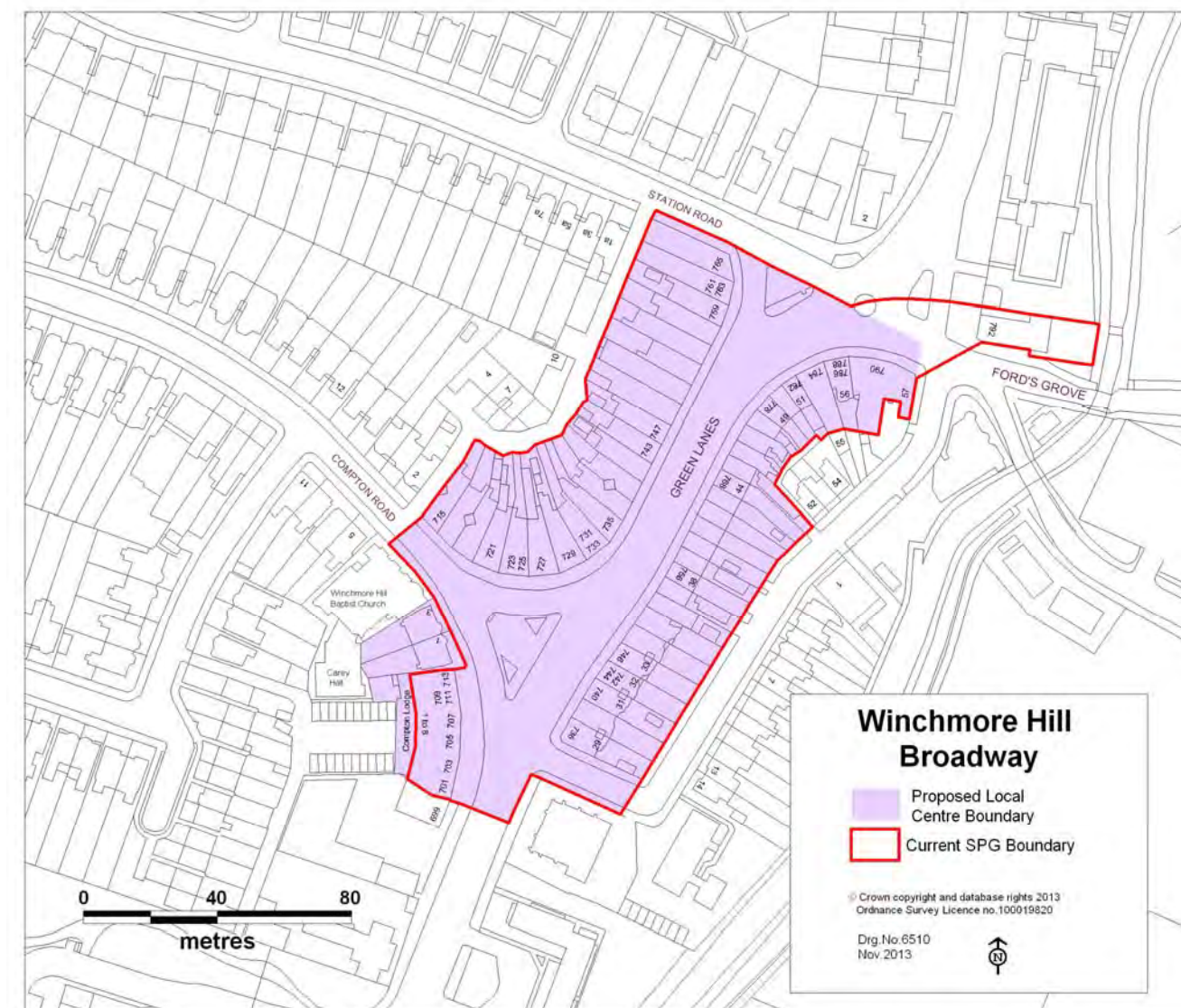


4.15 Winchmore Hill Broadway

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
701-765 and 736-790 Green Lanes.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include commercial units on 1 and 3 Compton Road; and • Exclude 792 Green Lanes.
Description	Justification
<p>Winchmore Hill Broadway is situated towards the centre of the borough.</p> <p>There are two commercial units on the edge of the existing town centre boundary in use as offices for accountants and solicitors at 1 and 3 Compton Road.</p> <p>It has a reasonable number of retail and service uses for a local centre, accommodated in a series of Edwardian and 1920s purpose-built parades with a high degree of architectural consistency.</p>	<p>The existing town centre boundary is revised at the south western edge to include the two office buildings and at the north eastern edge to exclude an office building.</p> <p>The revised boundary maintains the critical mass of retail within the town centre boundary and strikes a balance of retail and non-retail uses to complement the vitality and viability of town centres.</p>

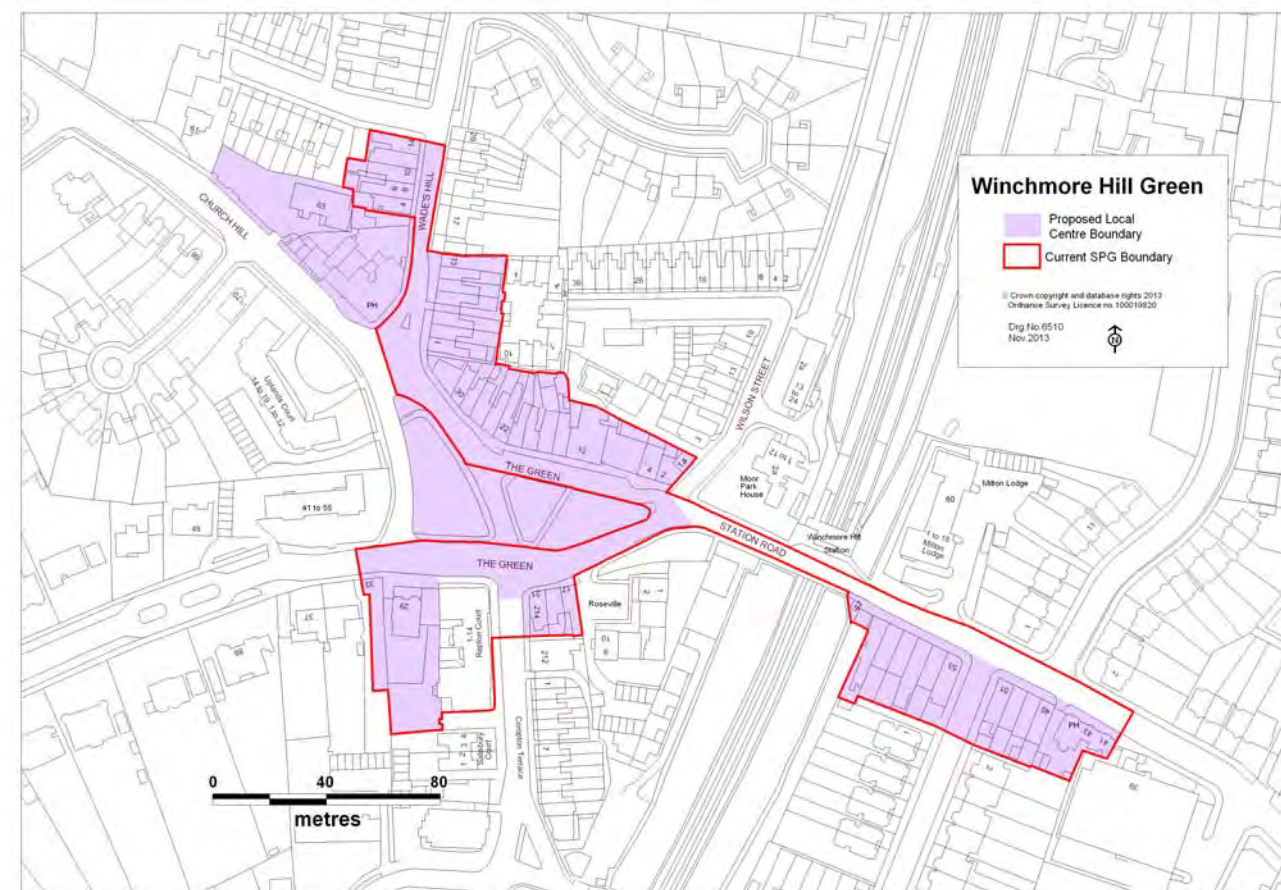


4.16 Winchmore Hill Green

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
17-37 and 2-32 The Green; 1-13 and 4-14 Wades Hill; 41-67 Station Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include: day nursery at 63 Church Hill; The Green, Kings Head public house and Devon House; • To exclude the flats to the south; and • The centre is considered multi-nodal east and west.
Description This centre is located to the west of Winchmore Hill Broadway. The centre has a focus on specialised retail and dining out, and is built around two sides of a triangular green, with further retail along Wades Hill. The existing boundary includes a block of purpose built flats (Repton Court) on the Green. A day nursery and a public house are located on the western side of the centre.	Justification The existing town centre boundary is maintained and revised at the western edge to include the day nursery and the public house. The centre provides day-to-day goods and services to its catchment area. The primary retail role is retained.



Town Centre Uses and Boundaries Review Large Local Centres

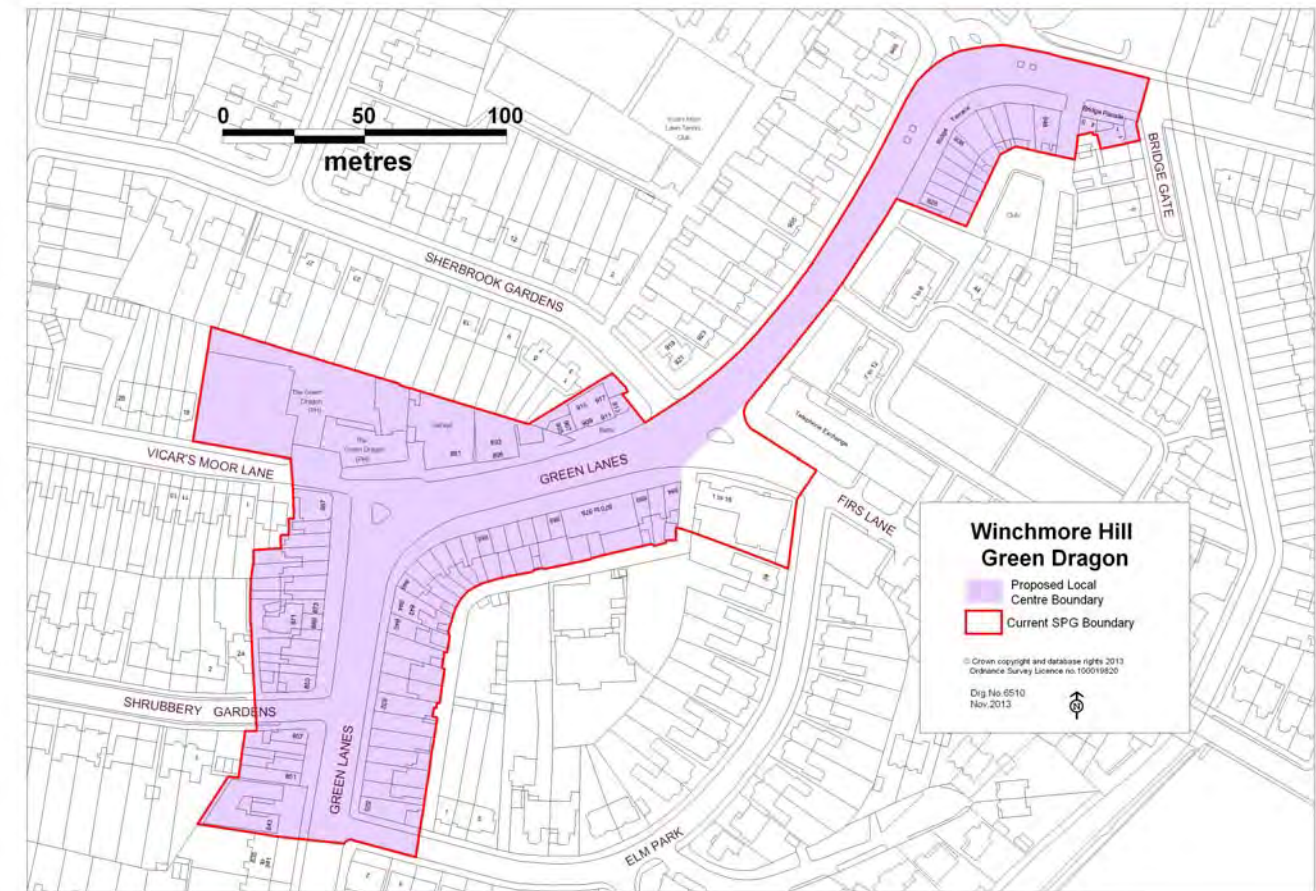
4.17 Winchmore Hill Green Dragon

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
843-913 and 820-948 Green Lanes; 1-5 (cons) Bridge Parade, Green Lanes.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude Pegasus Court.
<p>Description</p> <p>Winchmore Green Dragon provides a range of retail outlets accommodated in a series of purpose-built parades and converted terrace rows which have an overall architectural consistency.</p> <p>The existing boundary includes the flats at 890 Green Lanes (Pegasus Court) as part of the centre.</p>	<p>Justification</p> <p>The town centre boundary is revised and consolidated by excluding flats at 890 Green Lanes.</p> <p>The revisions maintain the primary retail role of the centre.</p>

Enfield's Local Plan

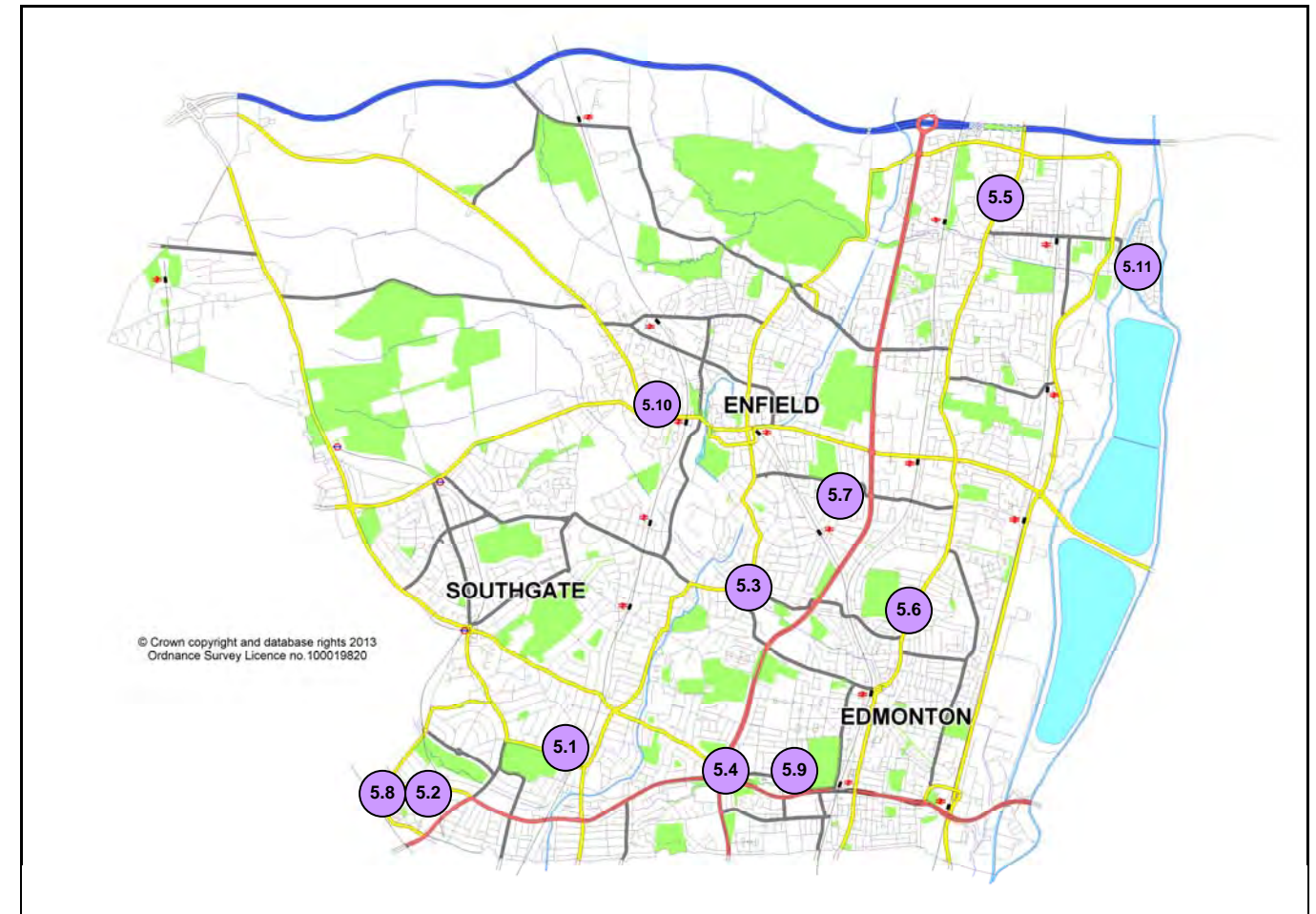


Town Centre Uses and Boundaries Review Small Local Centres

- 5.0 Small Local Centres
- 5.1 Alderman's Hill
- 5.2 Arnos Grove
- 5.3 Bush Hill Parade
- 5.4 Cambridge Circus
- 5.5 Freezywater
- 5.6 Hertford Road South
- 5.7 Main Avenue
- 5.8 New Southgate
- 5.9 Silver Street
- 5.10 Windmill Hill
- 5.11 Enfield Island Village

Enfield's Local Plan

Small Local Centres Location Map

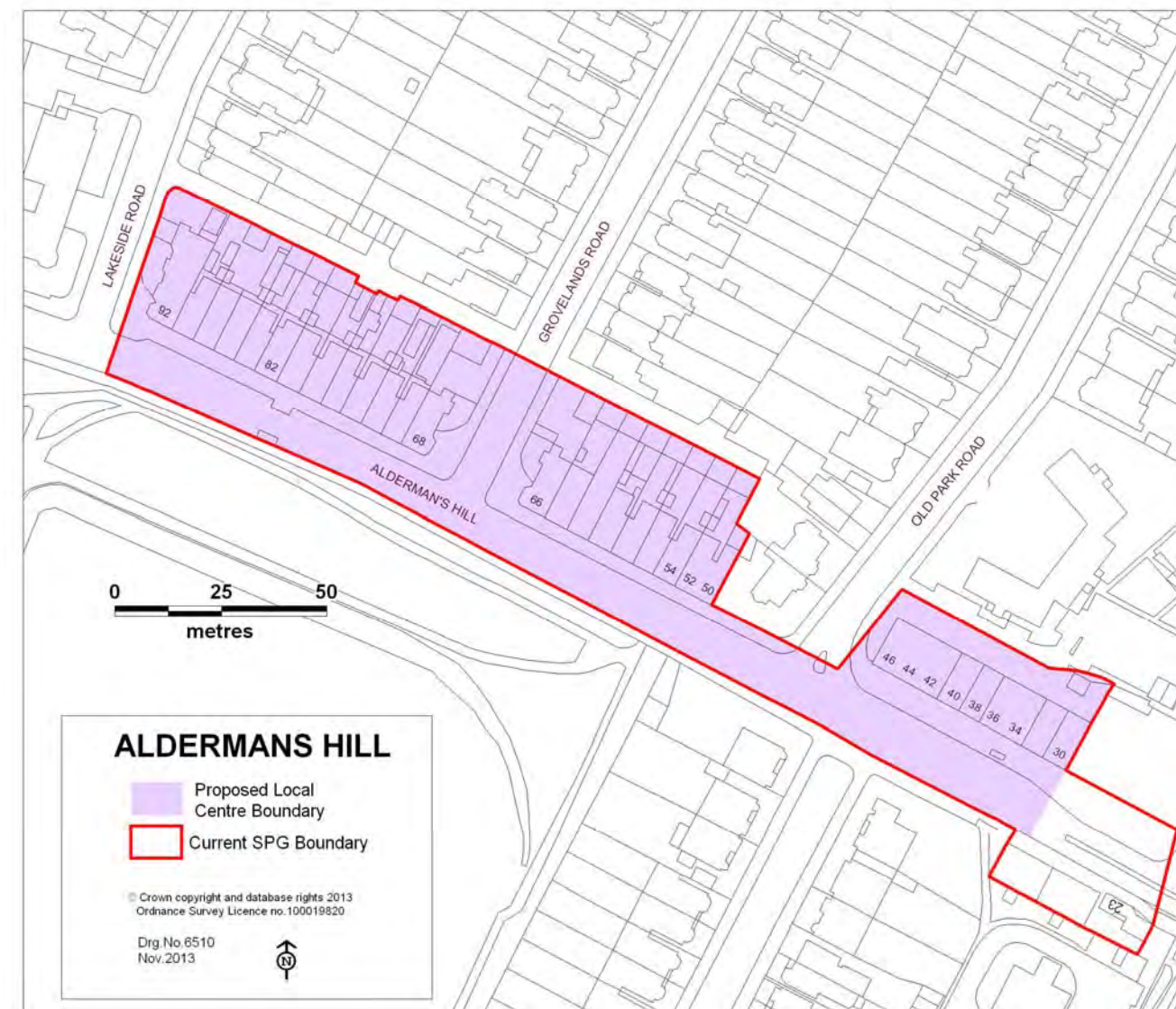


5.1 Alderman's Hill

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
23-37 & 30-92 Alderman's Hill.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units to the east (23 and 91 to 102 Aldermans Hill).
Description	Justification
Row of three consecutive purpose-built parades accommodating a variety of retail outlets, some providing day-to-day needs for local residents, and others serving wider and more specialised catchments. Functionally the centre complements Palmers Green district centre along Green Lanes, and acts in effect as part of the secondary retailing to Palmers Green.	<p>The town centre boundary is revised and consolidated by excluding the residential properties to the east (23 and 91-102 Alderman's Hill).</p> <p>Following revisions, the primary retail role of the centre is maintained.</p>



5.2 Arnos Grove

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
323-355 and 348-340 Bowes Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include Arnos Grove Station and retail units at the station; and. • To include church and associated buildings to the west of the centre.
Description This centre consists of a series of purpose-built 1930s retail parades which were built to capitalise on the opening of Arnos Grove station in 1932. In addition, there has been some conversion of ground floor units from residential to retail. The parades are architecturally similar and there is a strong coherence of style and a visual unity to the centre.	Justification The town centre boundary is revised by including the station and its retail units and the church and associated buildings to the west of the centre. The revised boundary maintains the critical mass of retail within the town centre boundary to complement the vitality and viability of the centre.

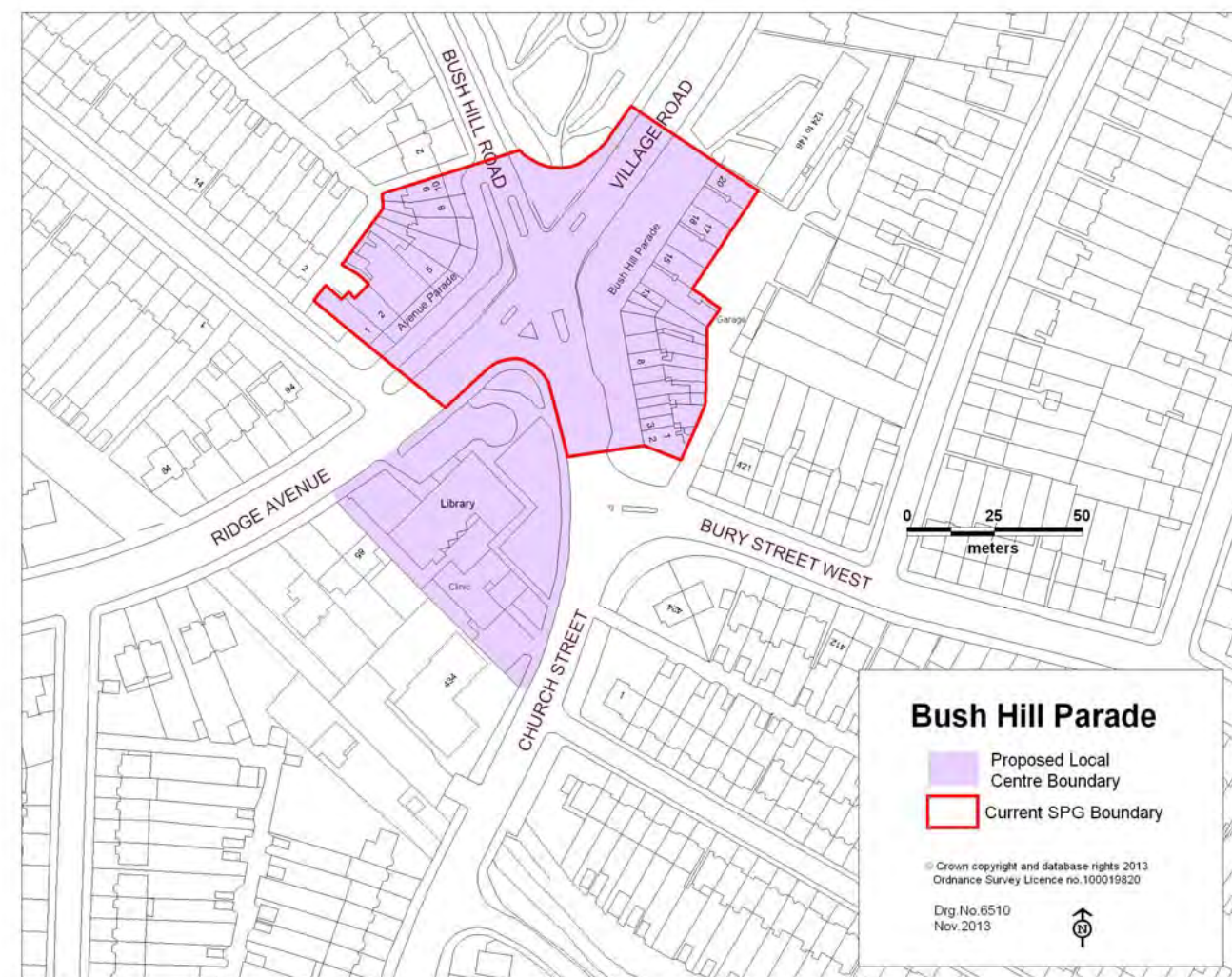


5.3 Bush Hill Parade

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-10 (cons) Avenue Parade, Ridge Avenue; 1-20 (cons) Bush Hill Parade, Village Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include the library and community centre on Ridge Avenue and Church Street.
Description	Justification
<p>Local centre consisting of a pair of purpose-built 1930s shopping parade located diagonally opposite each other at a major local crossroads. It provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood.</p> <p>A health centre and clinic are located adjacent to the exiting boundary providing services to the local community.</p>	<p>The town centre boundary is extended at the southern edge to include the library and clinic.</p> <p>The primary retail role is retained, with the library and clinic providing a complementary role and a strong visual contribution to the centre along Ridge Avenue and Church Street.</p>



5.4 Cambridge Circus

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-13 (cons) Cheapside, North Circular Road; 284-294 Hedge Lane; 1-20 (cons) Kendal Parade, Silver Street.	Town centre boundary is revised: <ul style="list-style-type: none"> • The centre is considered as multi-nodal east and west.
Description A local centre consisting of two purpose-built 1920s shopping parades forming a dominant townscape element and marking a major road entry point into the borough. It provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood and to passing traffic on Great Cambridge Road and North Circular Road.	Justification The centre is consolidated by the boundary revision to focus the primary retail role of the centre at Cheapside to the west and Kendal Parade to the east. Following revisions the centre is considered a multi-nodal centre.

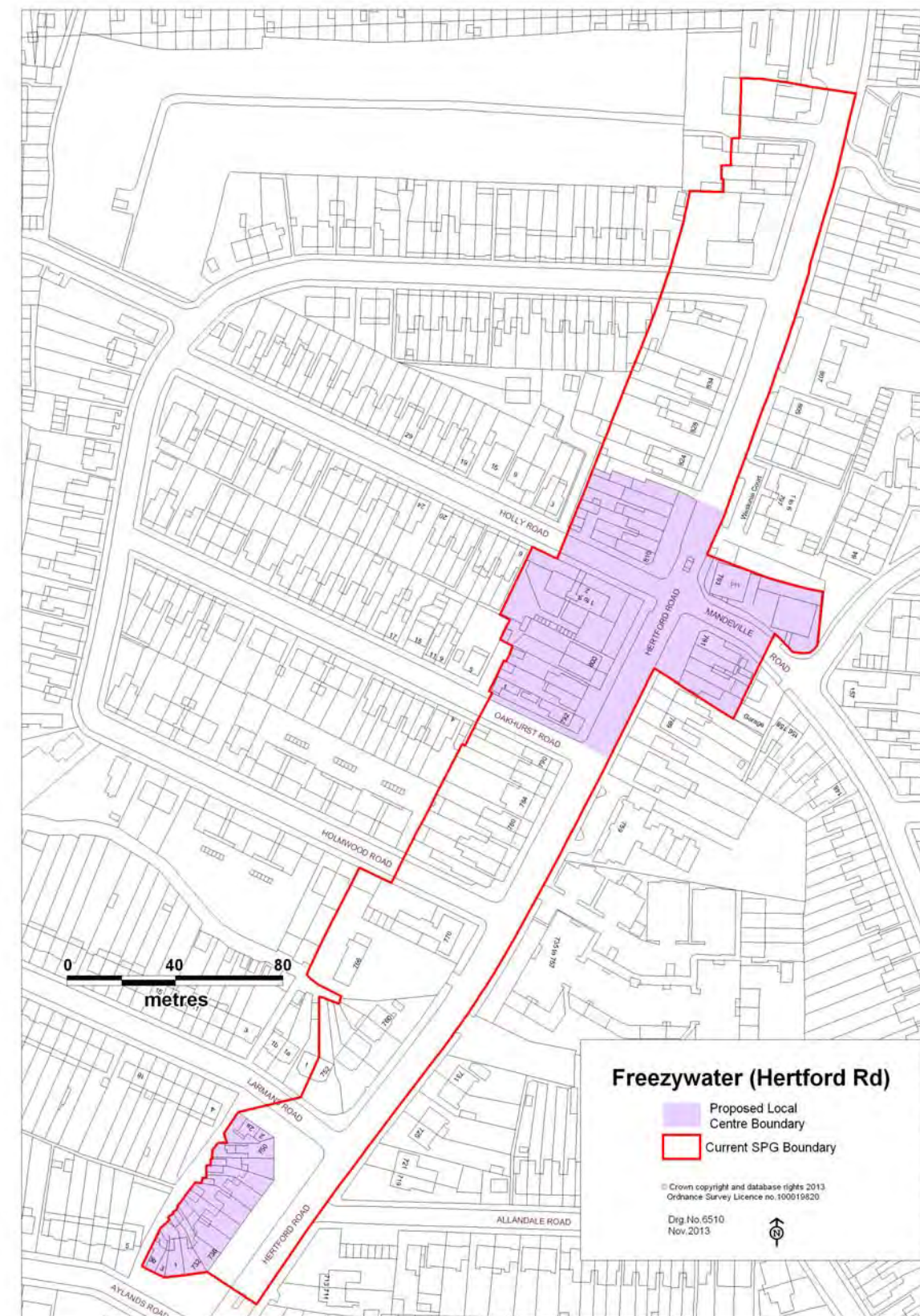


5.5 Freezywater

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
775-783 and 732-866 Hertford Road; 2-2a Larmans Road; 1-3b Aylands Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units (752 to 790, 822 to 866, and 797 to 829 Hertford Road); and • The centre is considered as multi-nodal north and south.
Description	Justification
<p>This is a purpose-built parade of shops which is setback from the roadway due to the wide footpath. It provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood.</p> <p>Two parades of shops have developed from converted terrace houses.</p> <p>The existing definition of the centre includes significant lengths of residential properties.</p>	<p>The centre is consolidated by excluding the residential properties between: 762-790 and 822-866 Hertford Road. The boundary is revised to focus the primary retail role of the centre at 1-3b Aylands Road, 732-750 Hertford Road, 2 and 2a Larmans Road; and 792-820 and 763-783 Hertford Road.</p> <p>Following revisions, the centre is considered a multi-nodal centre.</p>



5.6 Hertford Road South

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
169-259 and 196-276 Hertford Road.	The town centre is revised: <ul style="list-style-type: none"> • To refocus it around the commercial uses between 187 to 233 and 266 to 276 Hertford Road); and • To exclude residential units on the edges.
Description This is a long centre forming part of a string of retail centres along Hertford Road. It provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood. The existing definition of the centre includes long stretches of residential properties.	Justification The centre is consolidated by excluding the residential properties between: 196-264, 171-185, 235-259 Hertford Road. The boundary is revised to focus the primary retail role of the centre between 187-233 and 266-276 Hertford Road. The proposed revision is intended to assist in making the centre more viable and vibrant, thereby improving retail services for nearby residents and encouraging economic regeneration.

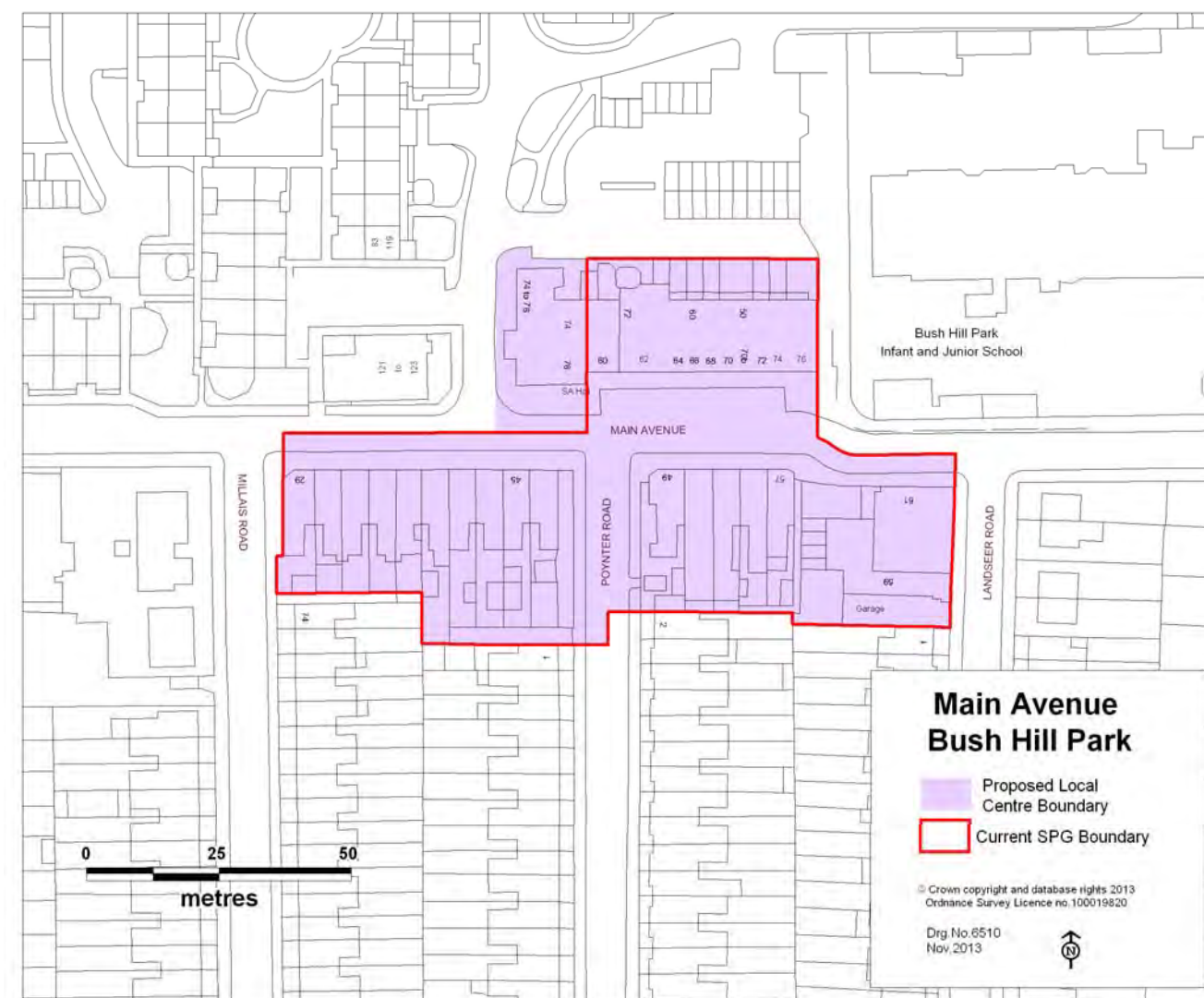


5.7 Main Avenue

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
29-61 & 60-76 Main Avenue.	Town centre boundary is revised: <ul style="list-style-type: none"> • To include community hall adjacent to No. 60 Main Avenue.
<p>Description</p> <p>This centre is the heart of Bush Hill Park. The retail building stock consist in the main of purpose-built shopping parades, but of widely different eras and styles, mainly Victorian terraces along the southern side of Main Avenue and a 1960s parade on the northern side, both with housing above.</p> <p>The existing definition of the centre includes a semi-demolished former industrial site at the eastern end of the centre which the Council would encourage to be redeveloped for retail at street level to create satisfactory functional and visual termination of the centre.</p> <p>A community hall is situated adjacent to no. 60 Main Avenue.</p> <p>This centre provides day-to-day goods and services primarily to meet the local needs of the residents in the Bush Hill Park area.</p>	<p>Justification</p> <p>The boundary is retained and revised to include the community hall adjacent to No.60 Main Avenue.</p> <p>The revised boundary maintains the primary retail role of the centre, whilst supporting community uses that provide a complementary role. It gives greater focus to protect local services serving an important community function.</p>



5.8 New Southgate – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	New small local centre designation: <ul style="list-style-type: none"> • Inclusion of 18a and 18-36 Friern Barnet Road as a small local centre.
Description	Justification
<p>The units consist of an early-20th century purpose-built parade.</p> <p>This parade of units in Enfield was not identified in the SPG to the UDP, but was identified as a small local centre in the Core Strategy.</p> <p>The centre provides day-to-day goods and services primarily to meet the local needs of the population in New Southgate and Friern Barnet.</p> <p>This centre forms part of the wider Friern Barnet centre in the neighbouring London Borough Barnet to the west. The retail units situated in Barnet form part of a local centre in Barnet's Core Strategy.</p>	<p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in the New Southgate/ Friern Barnet area. The boundary identified between 18a and 18-36 Friern Barnet will maintain and complement the primary retail role the centre. It gives greater focus to protect local services serving an important community function.</p>

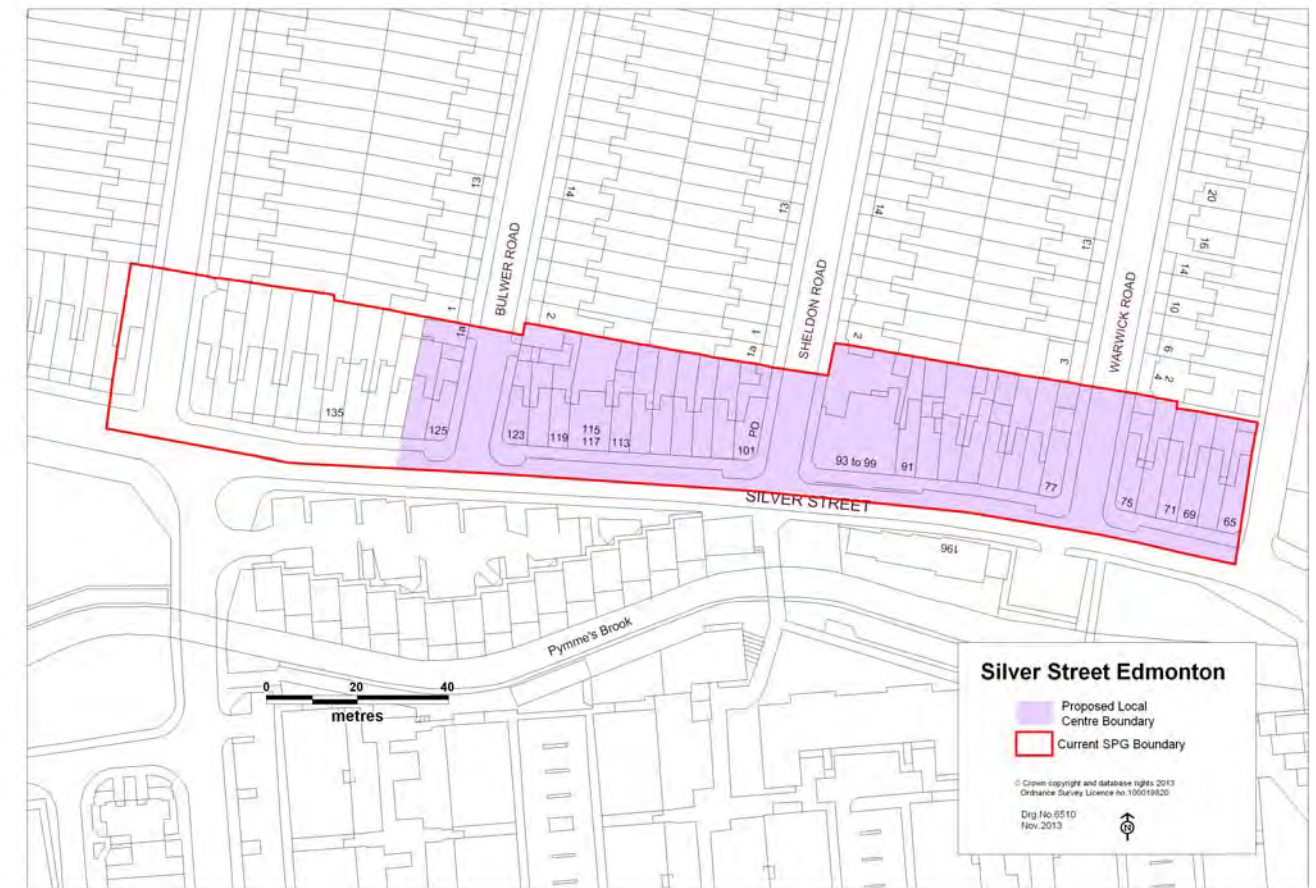


5.9 Silver Street, Edmonton

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
65-145b Silver Street.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude residential units on the edge (129 to 145b Silver Street); • Remaining centre encompasses 65-127 Silver Street.
Description	Justification
<p>Row of three consecutive purpose-built parades accommodating a variety of retail outlets providing day-to-day needs for local residents in the Edmonton area.</p> <p>The existing definition of the centre includes over 60m in length of residential properties at the western end.</p>	<p>The centre is consolidated by excluding residential properties to the west. It gives greater focus to protect local services serving an important community function.</p>

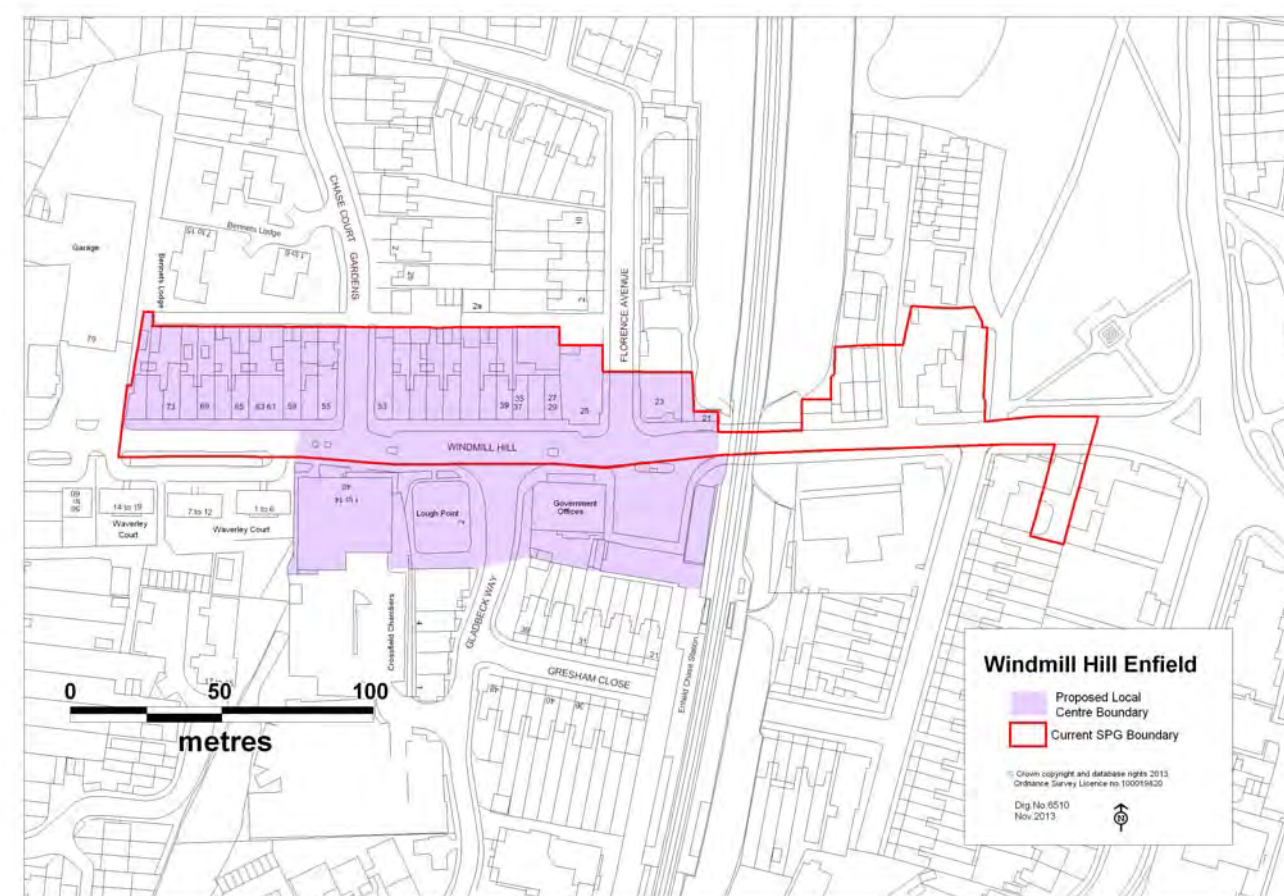


5.10 Windmill Hill

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
59-63 and 18-56 Southbury Road, 2-6 Ladysmith Road.	Town centre boundary is revised: <ul style="list-style-type: none"> • To exclude properties to the east of the railway line and refocusing the centre to the west; and • To include offices on the southern edge of the centre: no 2 Lough Point and 1 to 14 and 38 to 40 Windmill Hill.
Description This centre is situated in close proximity to Enfield Town. It contains a row of two consecutive purpose-built parades accommodating a variety of retail outlets providing for day-to-day needs for local residents in the neighbourhood. The existing definition of the centre includes over 100m in length of largely residential properties to the east of the railway line. There are three office blocks situated opposite 25-57 Windmill Hill.	Justification The boundary is revised by excluding the residential properties to the east of the railway line to focus the primary retail role around Enfield Chase station and to the west of the railway line by including the office blocks opposite 25-57 Windmill Hill. The revised boundary maintains the critical mass of retail within the town centre boundary and strikes a balance of retail and non-retail uses to complement the vitality and viability of the town centre.

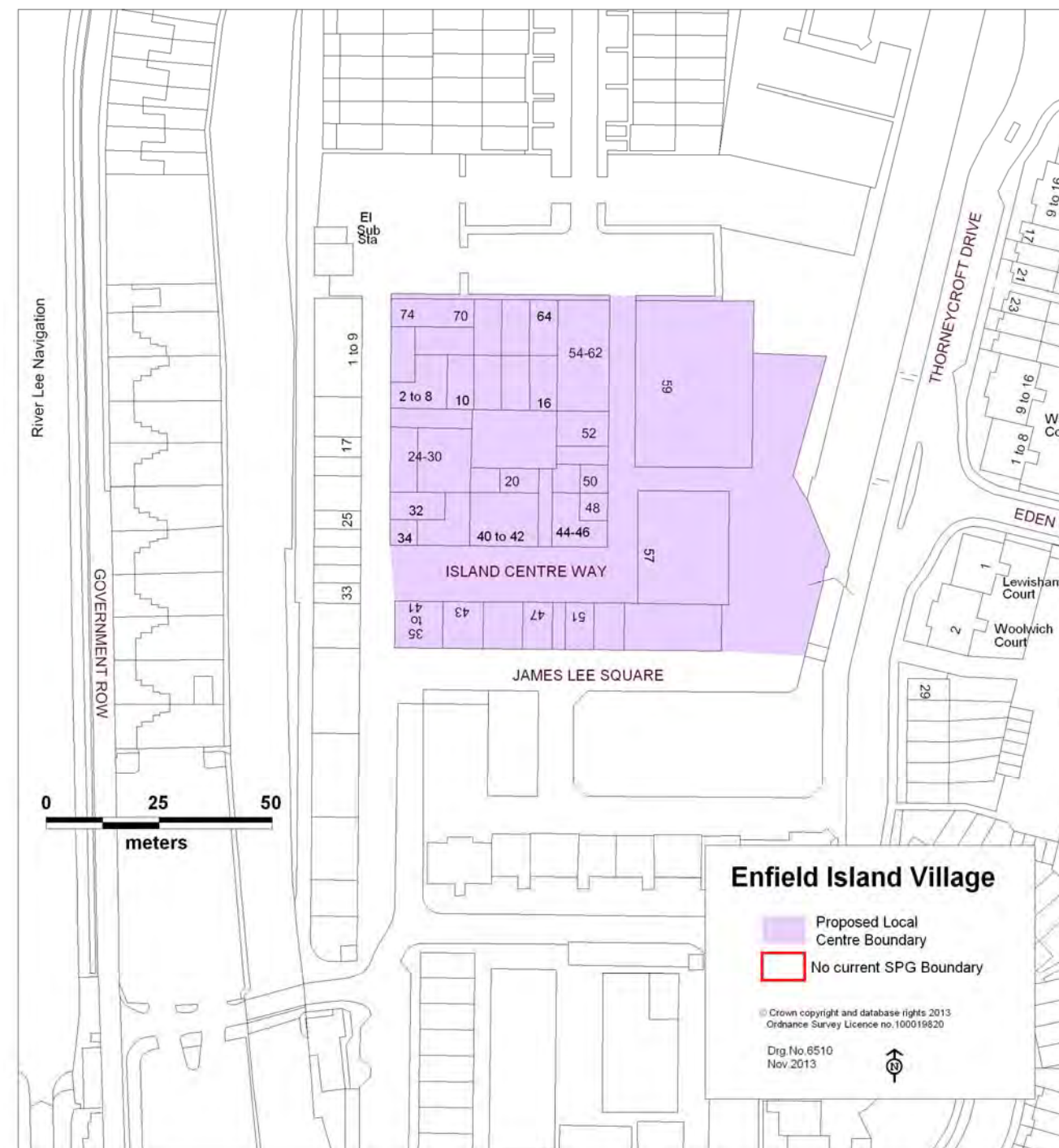


5.11 Enfield Island Village – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<p>New small local centre designation:</p> <ul style="list-style-type: none"> • Designation updated to Local Centre from the previous Core Strategy designation as a local shopping parade; and • The centre includes shops, commercial units, offices and a fitness centre.
<p>Description</p> <p>This is a purpose-built small centre constructed in the 1990s as part of the redevelopment of the Royal Small Arms factory. The centre provides day-to-day needs for local residents in the neighbourhood which is relatively geographically isolated and thus has no ready access to other retail facilities.</p> <p>The centre was identified as local shopping parade in the Core Strategy, but the definition of the parade was not identified in the SPG to the UDP.</p>	<p>Justification</p> <p>Given that there are over 20 shop units providing day-to-day goods and services primarily to meet the local needs of the residents in the Enfield Island Village area, a boundary is identified between 54-58 Island Centre Way and it is now designated as a small local centre.</p> <p>It gives greater focus to protect local services serving an important community function.</p>



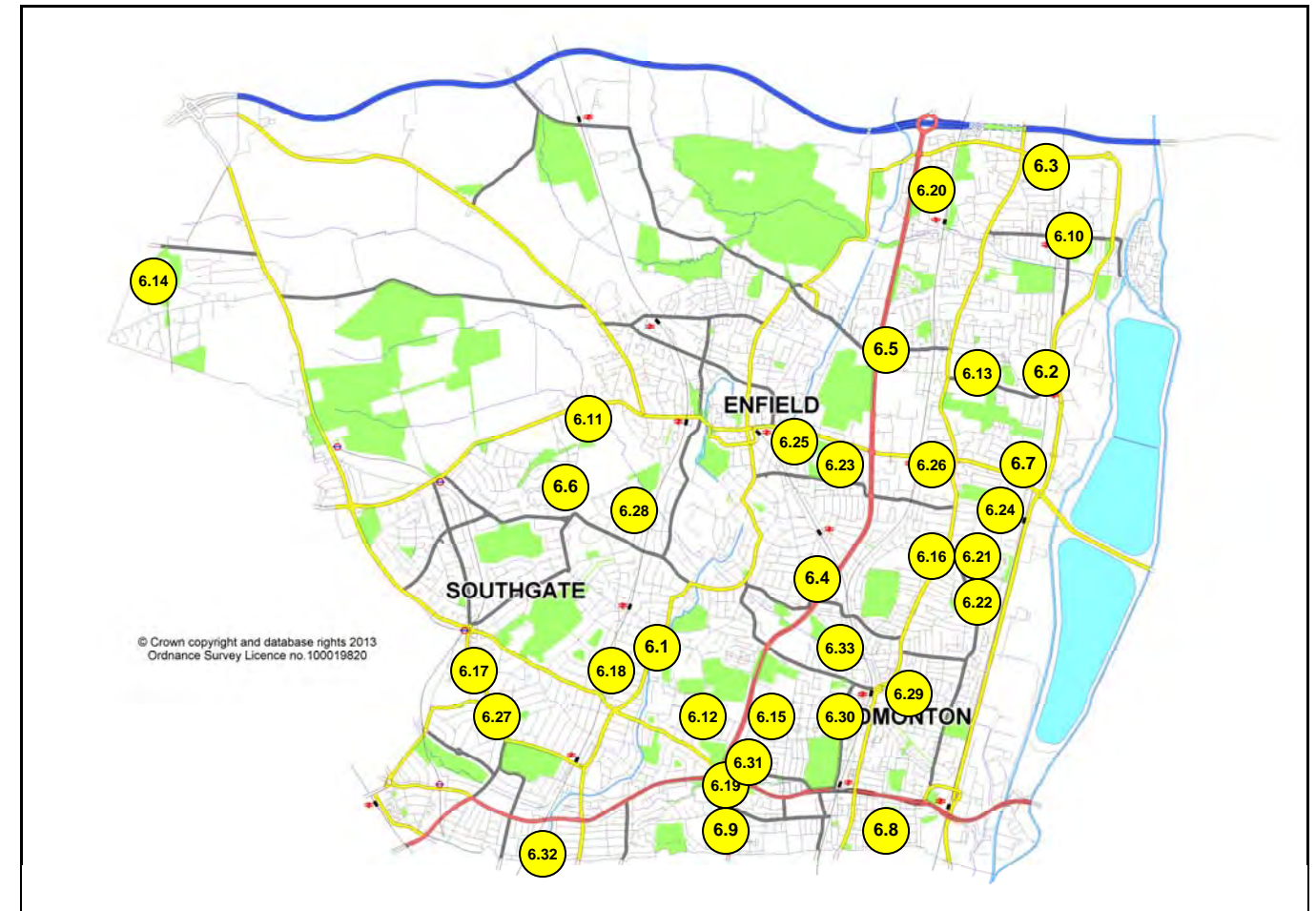
**Town Centre Uses and Boundaries Review
Local Shopping Parade**

6.0 Local Shopping Parades

- 6.1 Barrowell Green
- 6.2 Brimsdown
- 6.3 Bullsmoor
- 6.4 Bury Street West
- 6.5 Carterhatch Lane
- 6.6 Chaseville Park
- 6.7 Durants Road
- 6.8 Dysons Road
- 6.9 Empire Parade
- 6.10 Enfield Lock
- 6.11 Enfield Road Linkside
- 6.12 Firs Lane
- 6.13 Green Street
- 6.14 Hadley Wood
- 6.15 Hazelbury Road, Edmonton
- 6.16 Hertford Road, North
- 6.17 High Street, Southgate
- 6.18 Hoppers Road
- 6.19 Huxley Parade
- 6.20 Kempe Road
- 6.21 Mottingham Road
- 6.22 Nightingale Road
- 6.23 Percival Road
- 6.24 South Street Ponders End
- 6.25 Southbury Road
- 6.26 Southbury Road/Kingsway, Ponders End
- 6.27 Southgate Green
- 6.28 The Grangeway
- 6.29 Town Road
- 6.30 Victoria Road
- 6.31 Westerham Avenue
- 6.32 Whittington Road, Bowes Park
- 6.33 Winchester Road

Enfield's Local Plan

Local Shopping Parades Location Map



Town Centre Uses and Boundaries Review Local Shopping Parade

6.1 Barrowell Green

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
588-604 Green Lanes.	No change.
Description	Justification
<p>Row of two and three-storey terraces where the ground floors have been turned over to retail use.</p> <p>The parade provides day-to-day needs for local residents in the neighbourhood.</p>	<p>No changes proposed to the parade.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>

Enfield's Local Plan



Town Centre Uses and Boundaries Review Local Shopping Parade

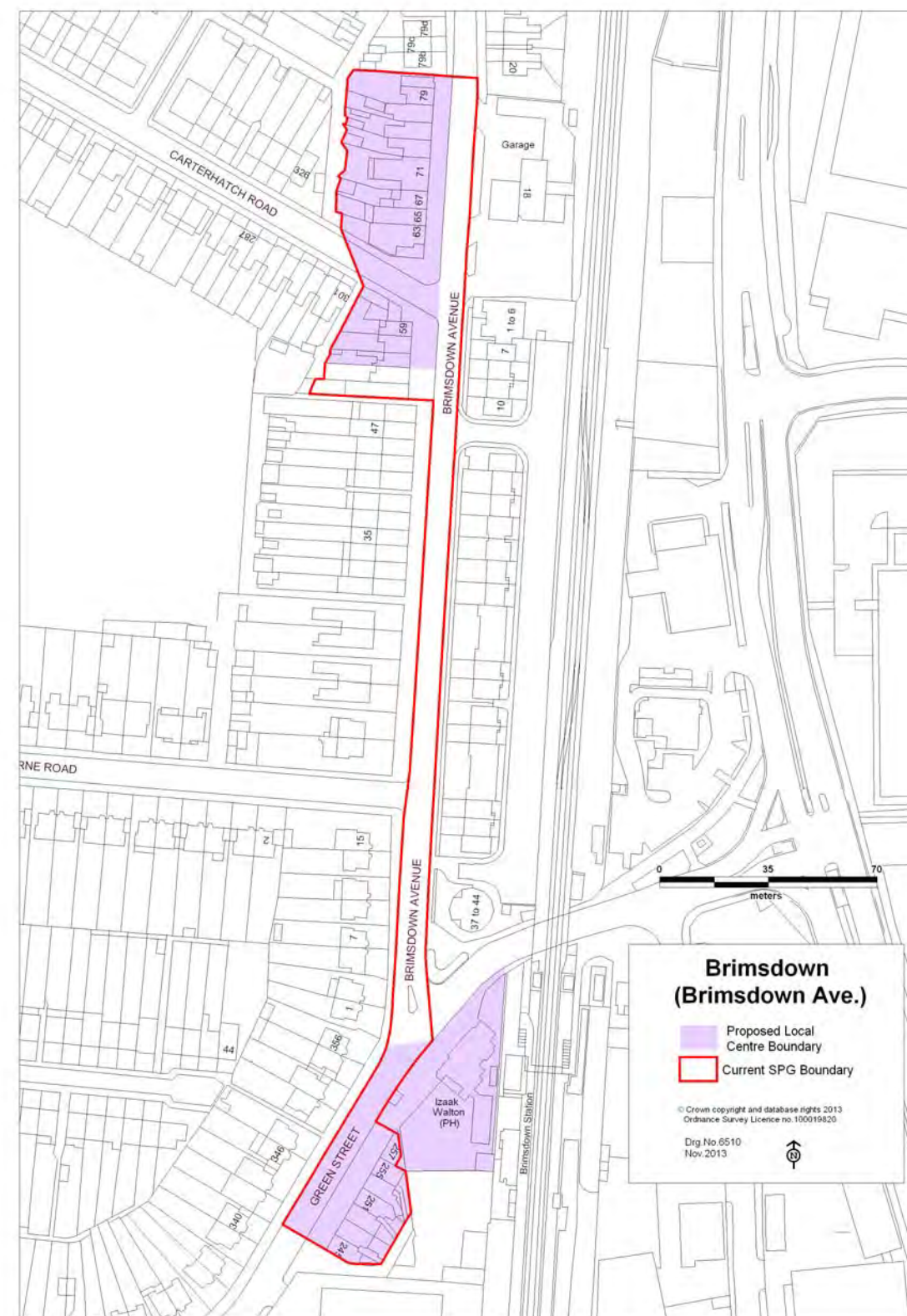
6.2 Brimsdown

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
51-79 Brimsdown Avenue; 245-257 Green Street.	<p>Local parade is revised:</p> <ul style="list-style-type: none"> • To include the public house to the south; and • The centre is considered as multi-nodal north and south. <p>The Centre consists of:</p> <ul style="list-style-type: none"> • Brimsdown Avenue: 55-79; and • Brimsdown Station: 245-257 Green Street.
<p>Description</p> <p>The centre consists of two small retail parades about 250m apart, providing day-to-day needs for local residents and workers in this area.</p> <p>The existing definition of the centre does not include intervening properties.</p> <p>The Green Street parade to the south is a 1930s purpose-built parade with a public house beside it, adjacent to Brimsdown station.</p> <p>The Brimsdown Avenue parade to the north is a purpose built parade. Two residential properties at 51 and 53 Brimsdown Avenue are within the existing definition of the parade.</p>	<p>Justification</p> <p>The centre is consolidated by excluding the residential properties at 51-53 Brimsdown Avenue. The boundary is revised to focus the primary retail role of the centre Green Street to the south and Brimsdown Avenue to the north.</p> <p>Following revisions, the centre is considered a multi-nodal centre.</p>

Enfield's Local Plan



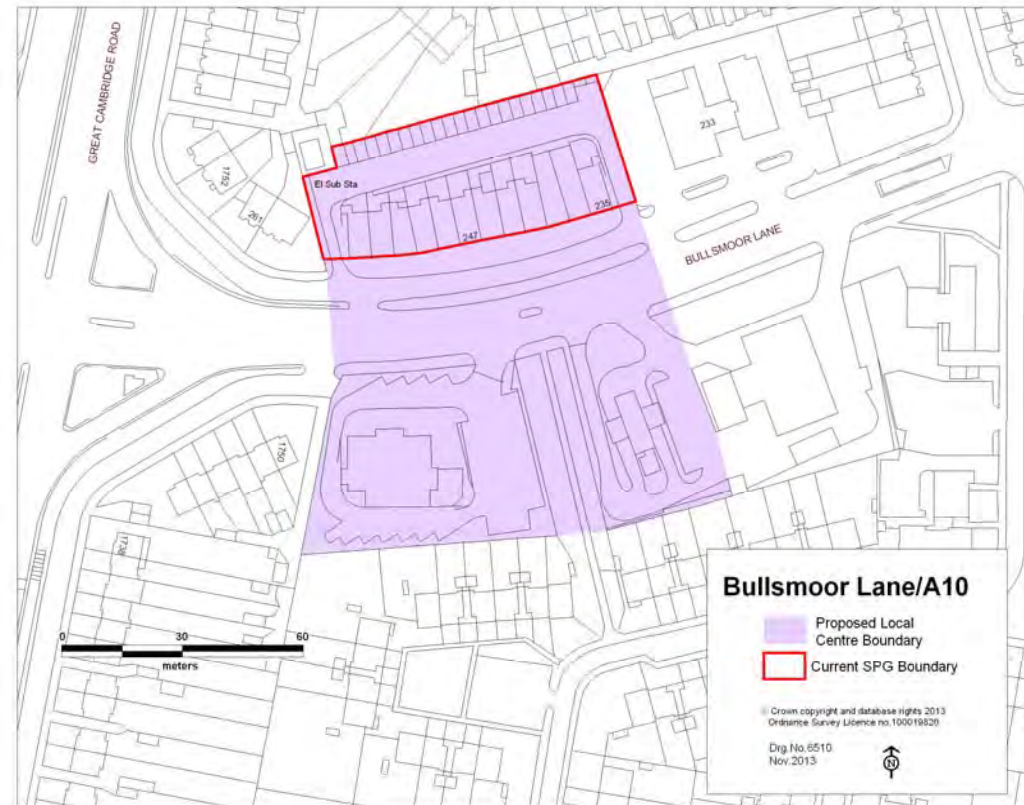
Town Centre Uses and Boundaries Review Local Shopping Parade

6.3 Bullsmoor

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
235-257 Bullsmoor Lane.	The local parade is revised to: <ul style="list-style-type: none"> • Include a petrol station and two hot food restaurants/ takeaways to the south of Bullsmoor Lane.
Description A purpose built parade with residential properties on the upper. It is parallel to Bullsmoor Lane at its junction with Great Cambridge Road.	Justification The boundary is extended south across Bullsmoor Lane to include properties in commercial use as a petrol station and two hot food restaurants/ takeaways. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



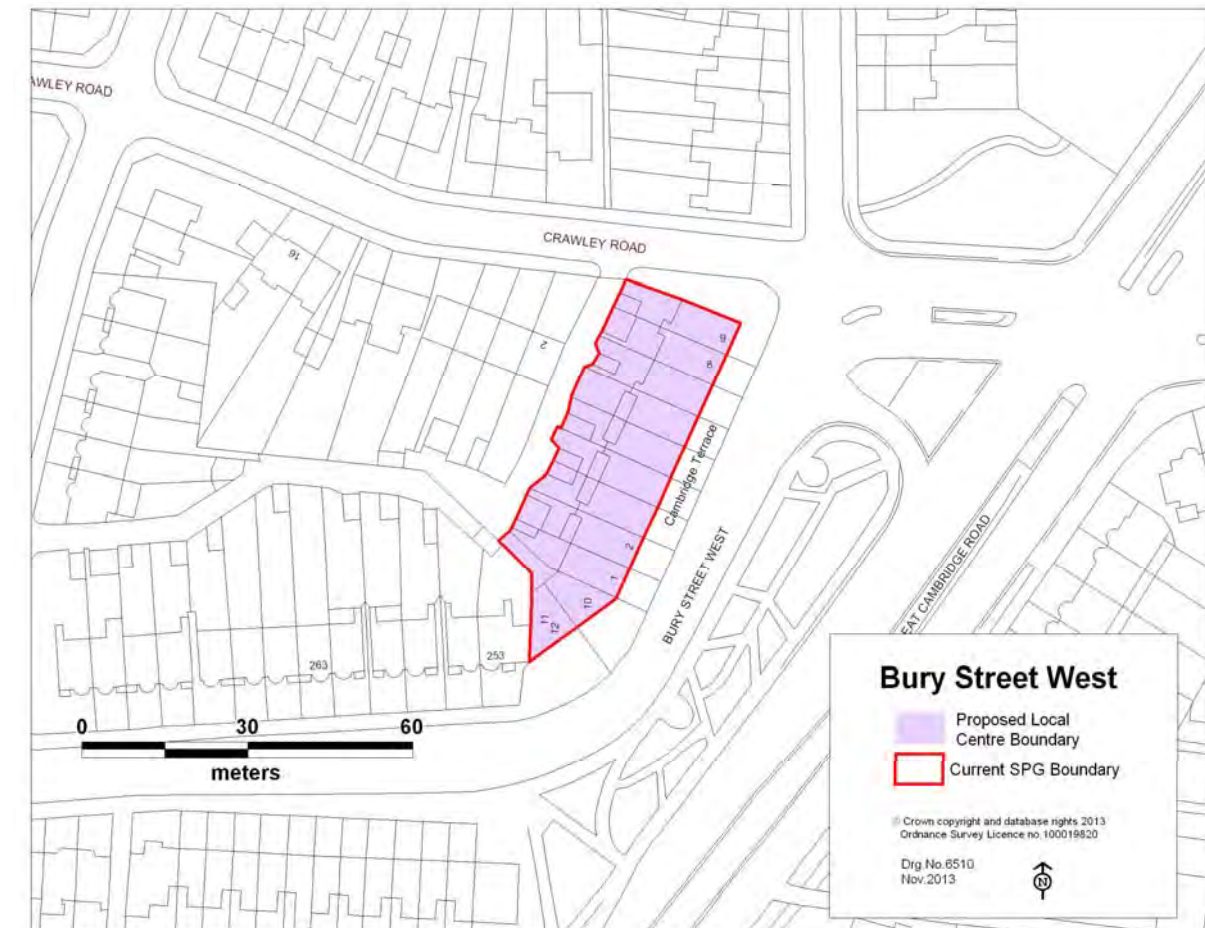
Enfield's Local Plan

6.4 Bury Street West

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-12 (cons) Cambridge Terrace, Bury St West.	No change.
Description A purpose-built 1930s shopping parade providing day-to-day needs for local residents in this area.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

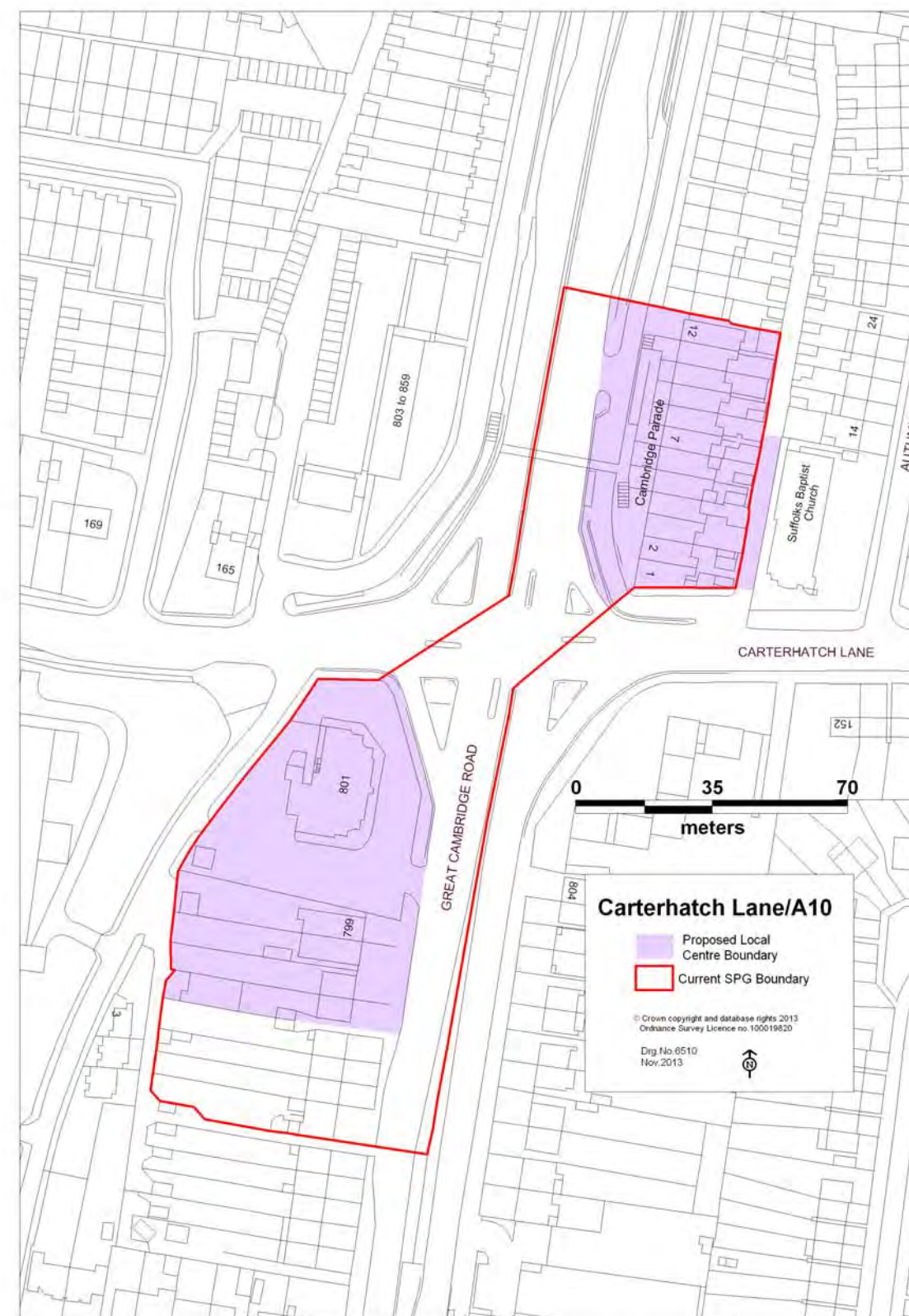


6.5 Carterhatch Lane

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
785-801 and 830-852 Great Cambridge Road	Local parade is revised: <ul style="list-style-type: none"> • To exclude residential units: 785 to 791 Great Cambridge Road; • The centre is considered as multi-nodal; and • The Local Parade is considered as 793-801 and 830-852 Great Cambridge Road
Description	Justification
<p>A purpose built shopping parade providing for day-to-day needs for local residents in this area and passing traffic on Great Cambridge Road.</p> <p>The existing definition of the centre includes residential properties on 785-791 Great Cambridge Road.</p>	<p>The centre is consolidated by excluding the residential properties on 785-791 Great Cambridge Road to maintain the primary retail role of the shopping parade.</p> <p>Following revisions, the primary retail role of the parade is maintained and is considered as a multi-nodal centre.</p>



Town Centre Uses and Boundaries Review Local Shopping Parade

6.6 Chaseville Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-12 Chaseville Parade	No change.
Description	Justification
A purpose built shopping parade providing day-to-day needs for local residents in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



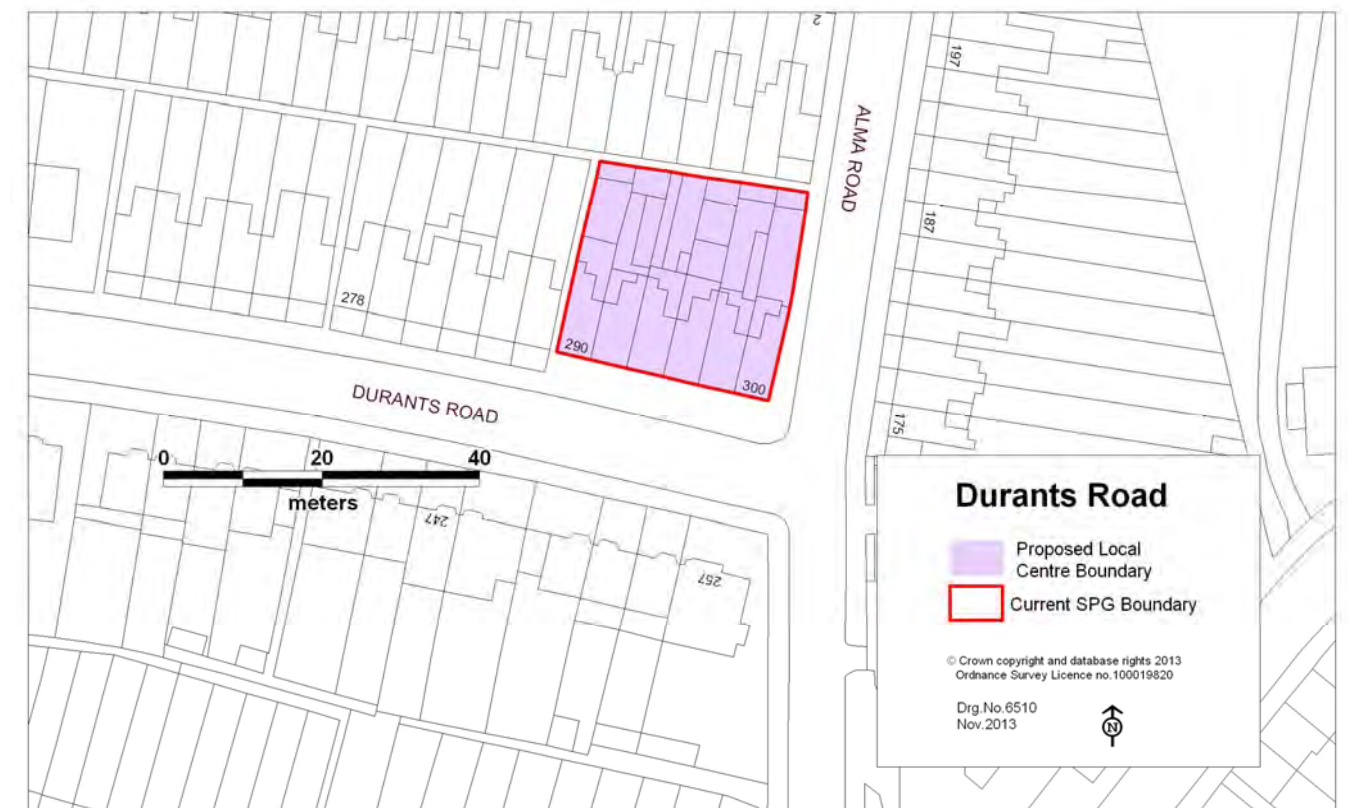
Enfield's Local Plan

6.7 Durants Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
290-300 Durants Road.	No change.
Description	Justification
A purpose built shopping parade providing day-to-day needs for local residents in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



**Town Centre Uses and Boundaries Review
Local Shopping Parade**

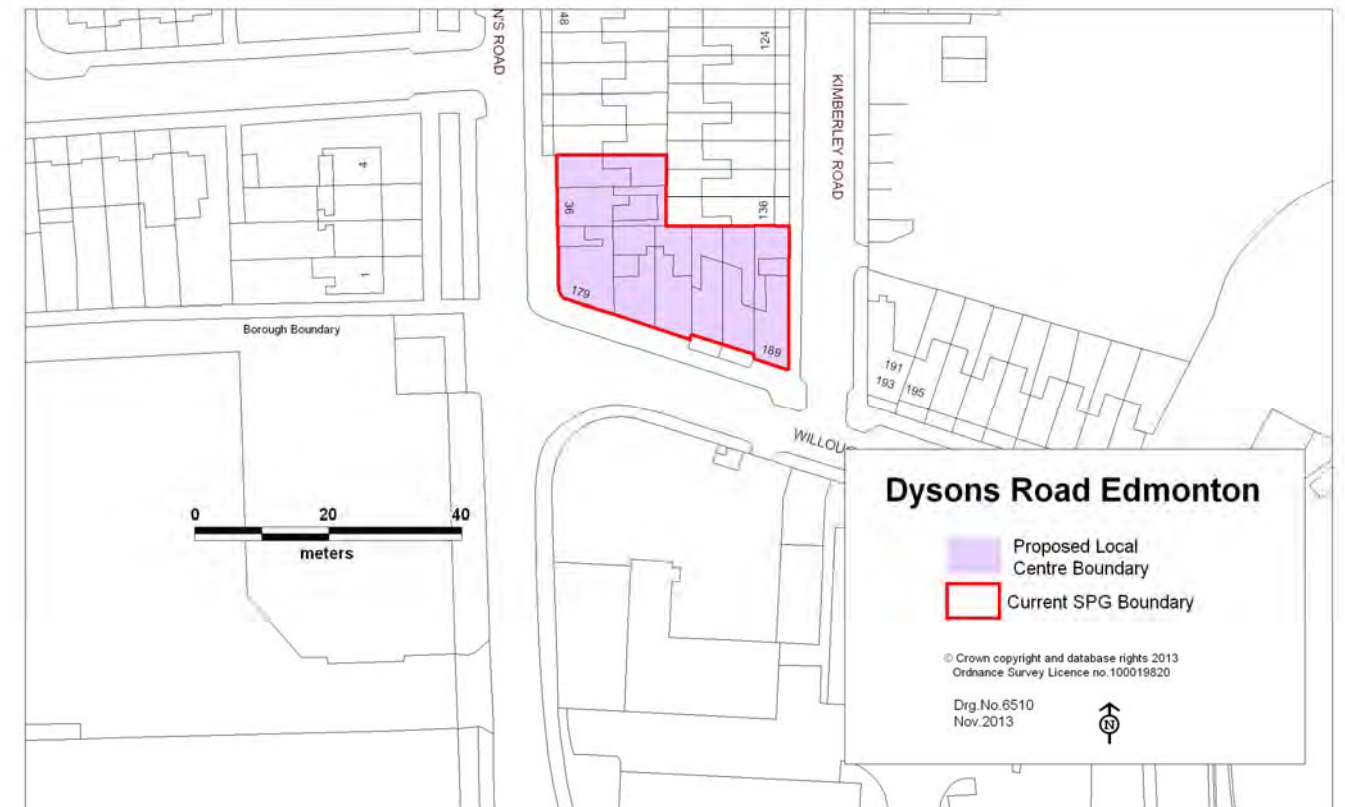
6.8 Dysons Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
36-38 Dysons Road, 179-189 Willoughby Lane.	No Change
Description A purpose built shopping parade providing day-to-day needs for local residents in this area. The existing definition of the centre includes residential properties on 185 and 189 Willoughby Lane.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

Enfield's Local Plan

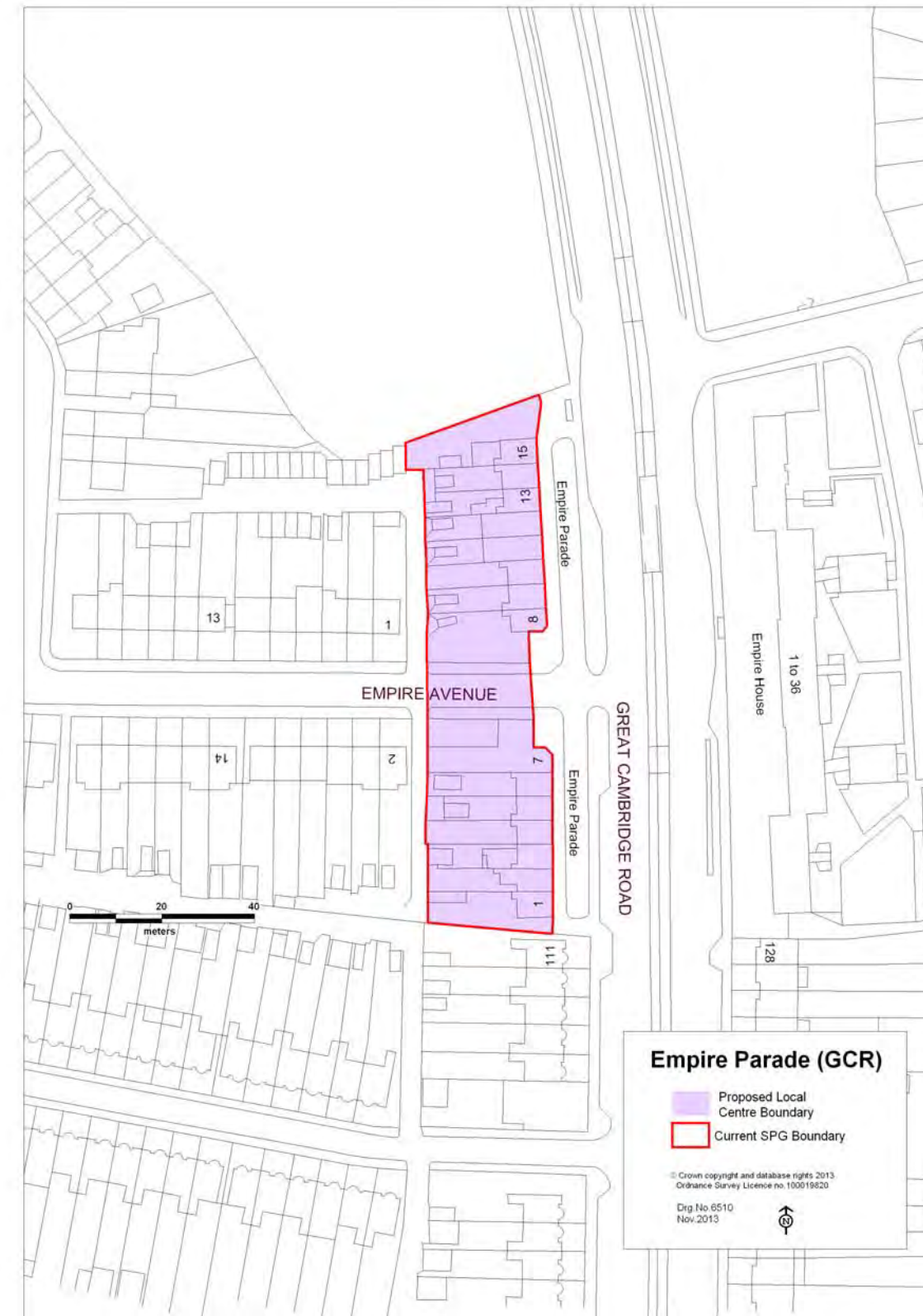


6.9 Empire Parade

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-15 (cons) Empire Parade on Great Cambridge Road.	No change.
Description A purpose built shopping parade providing day-to-day needs for local residents in this area bordering the borough of Haringey.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



Town Centre Uses and Boundaries Review Local Shopping Parade

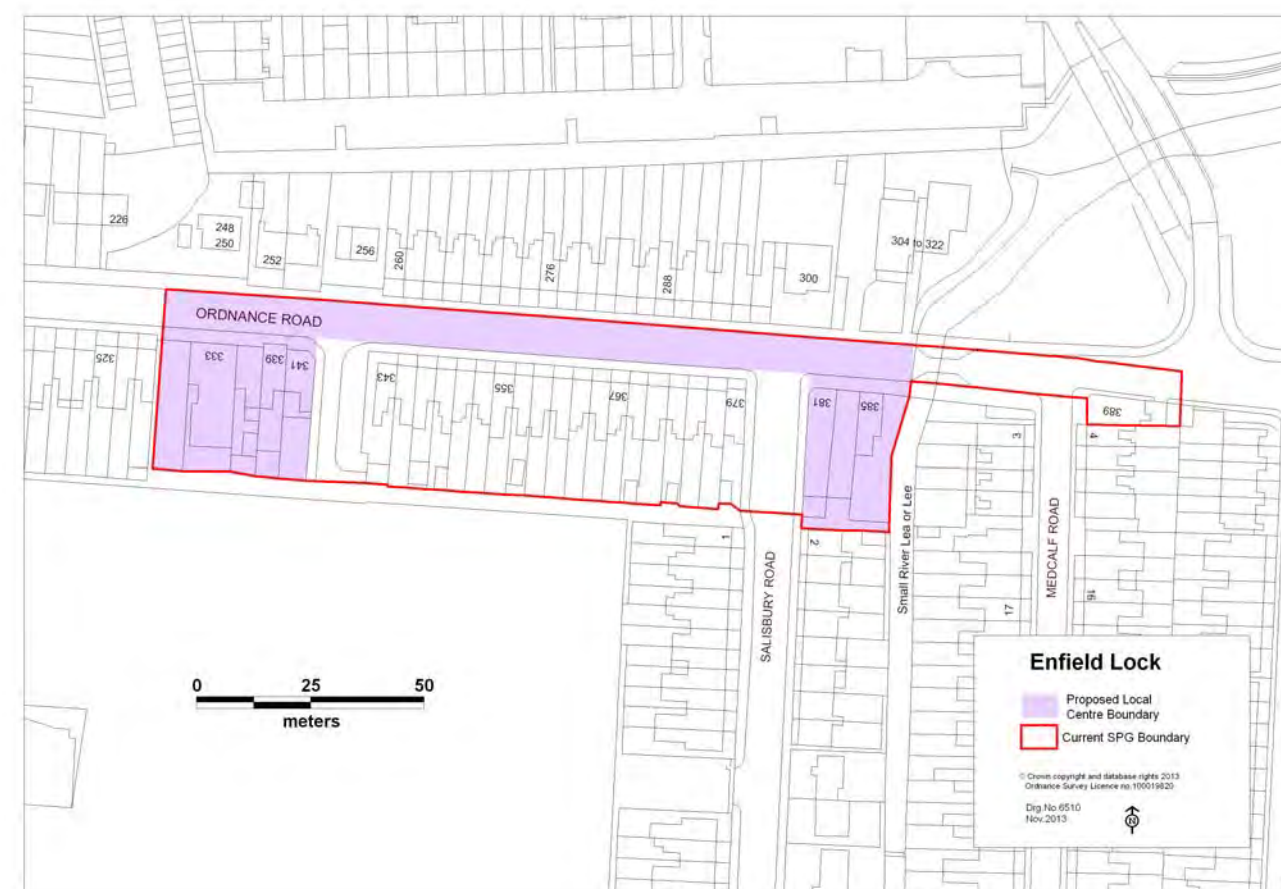
6.10 Enfield Lock

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
331-389 (odd) Ordnance Road	Local parade is revised: <ul style="list-style-type: none"> • To exclude residential uses 379 to 343 Ordnance Road; and • To exclude 389 Ordnance Road to the east of the centre.
Description Series of four two-shop parades built as part of 1930s housing estate. Appears to trade well and provide good level of local facilities for surrounding residents.	Justification The parade is split into two nodes. The boundary is amended to reflect the concentration of retail units are at either end of the existing centre. The centre should therefore only include retail units 381-385 to the east and 331, 333, 335, 339 and 341 to the west of the centre. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

Enfield's Local Plan



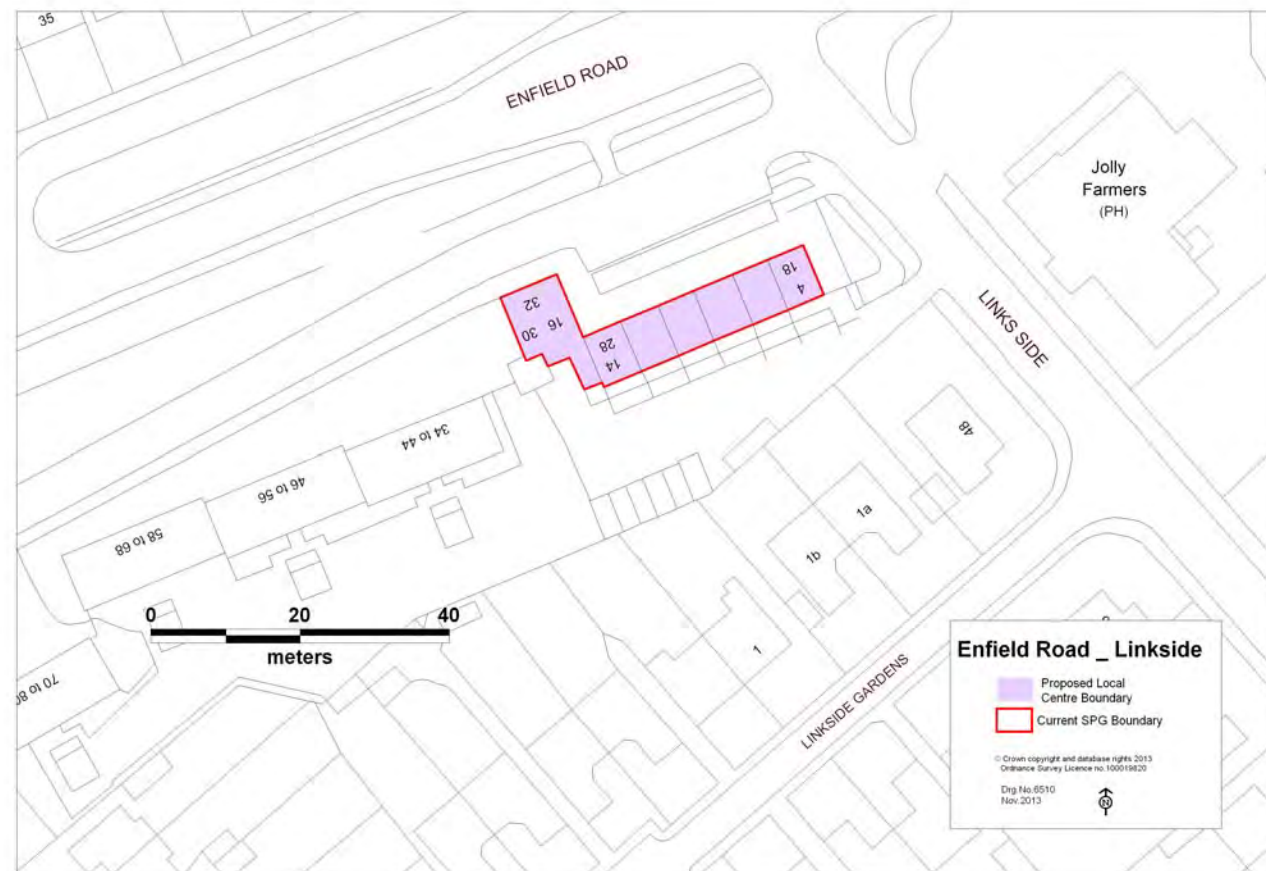
Town Centre Uses and Boundaries Review Local Shopping Parade

6.11 Enfield Road Linkside

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
4-16 Enfield Road.	No change.
Description	Justification
A purpose-built parade providing day-to-day needs for local residents and workers in this area. It is well-patronised and is well integrated visually and functionally into its surrounds.	No change changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



Enfield's Local Plan

6.12 Firs Lane

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
292-314 Firs Lane.	No change.
Description	Justification
A 1930s parade purpose-built as part of a housing estate which provides day-to-day needs for local residents and workers in this area. Built in the form of a small town square facing Firs Lane, enclosed by shops with flats above on the two side wings and a similar height block of flats forming the third wing of the square.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



Town Centre Uses and Boundaries Review Local Shopping Parade

6.13 Green Street

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
200-210 Green Street.	No change.
Description	Justification
Situated in close proximity to Enfield Highway and Brimsdown, Green Street is a purpose-built parade consisting of six shops providing day-to-day needs for local residents and workers in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



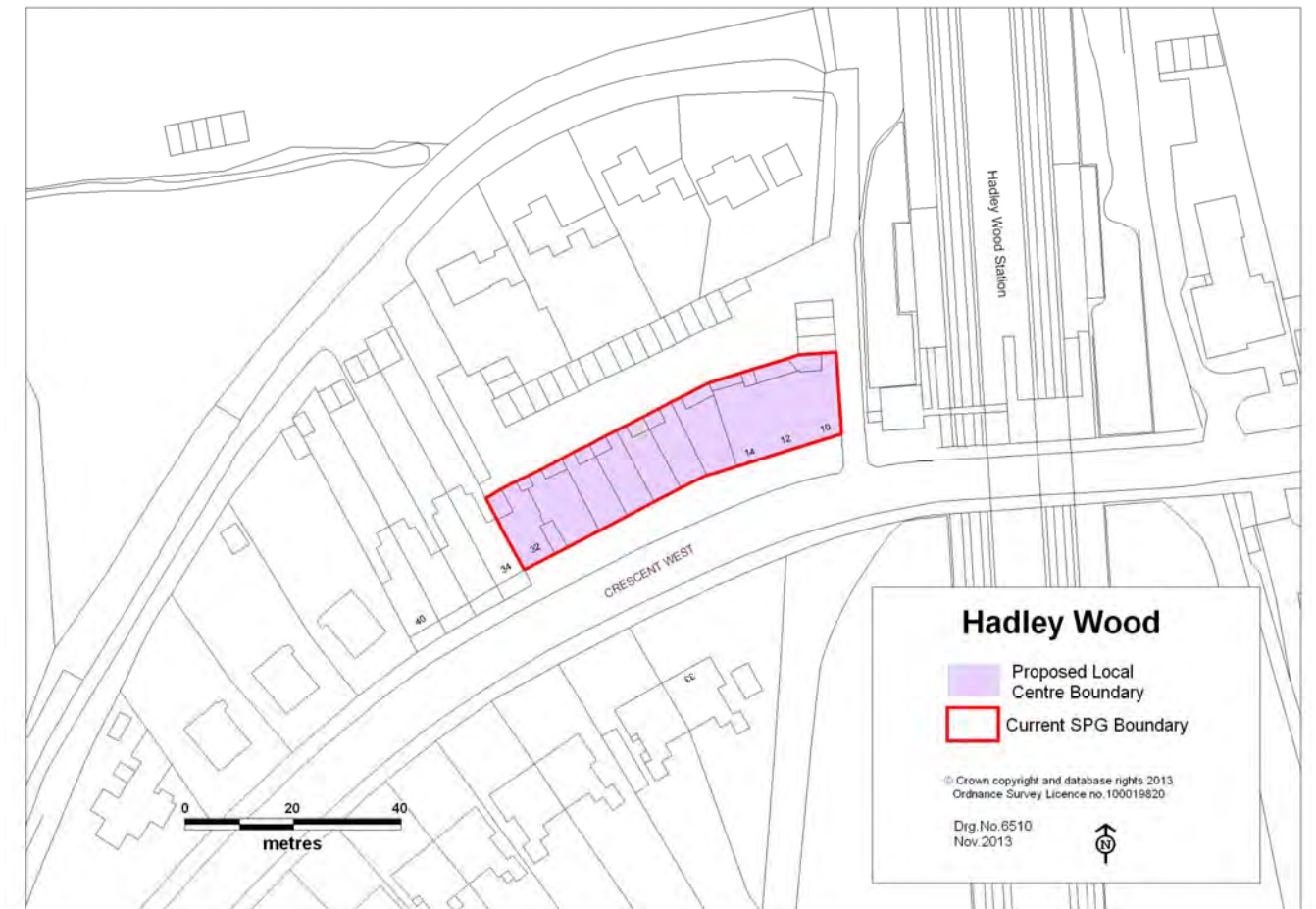
Enfield's Local Plan

6.14 Hadley Wood

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
10-12, 16-28 & 32 Crescent West.	No change.
Description	Justification
A 1970s parade purpose-built as part of a housing estate which provides day-to-day needs for local residents in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

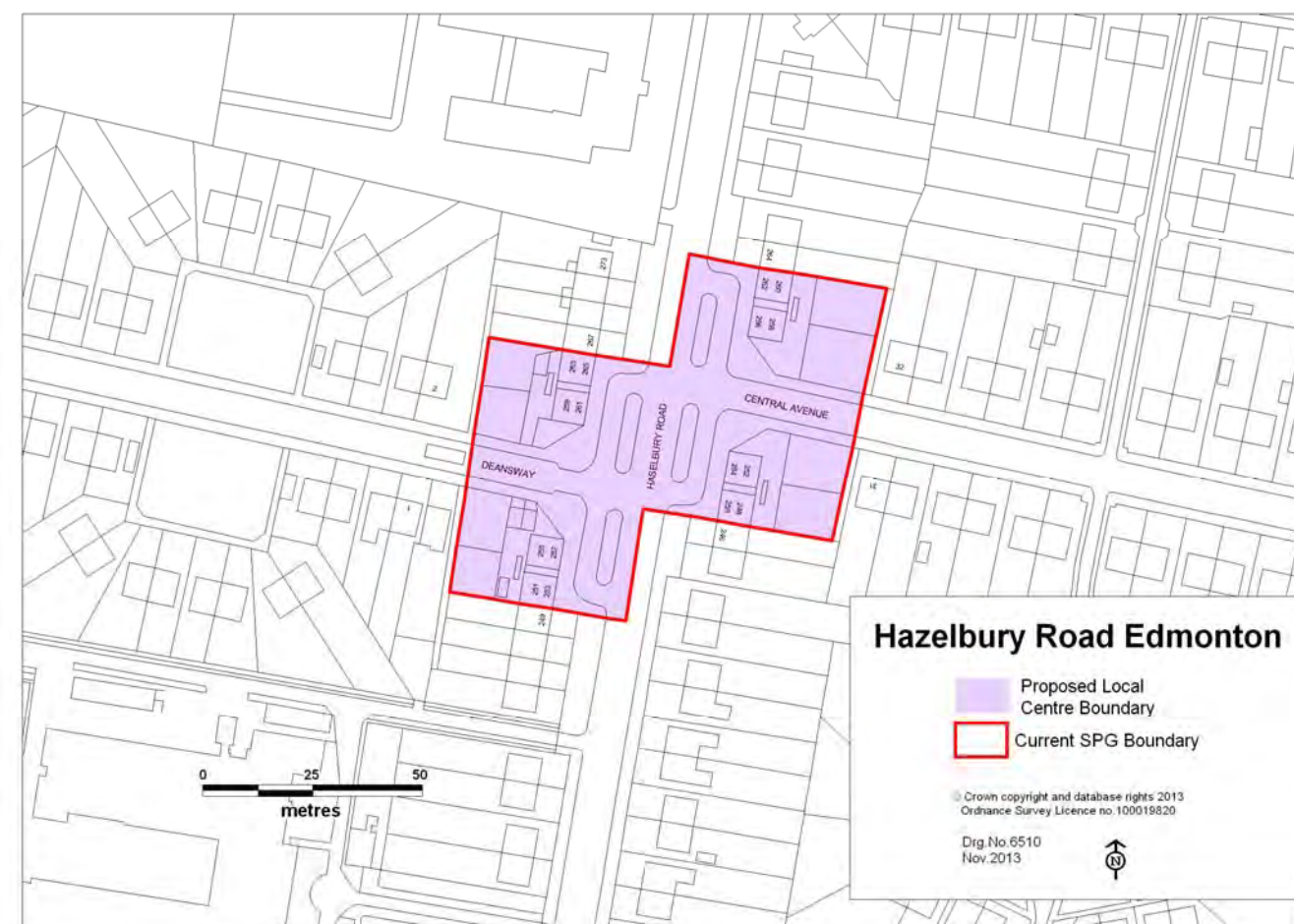


6.15 Hazelbury Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
251-265 and 248-262 Hazelbury Road.	No change.
Description	Justification
A series of four two-shop parades built as part of 1930s housing estate, providing day-to-day needs for local residents in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

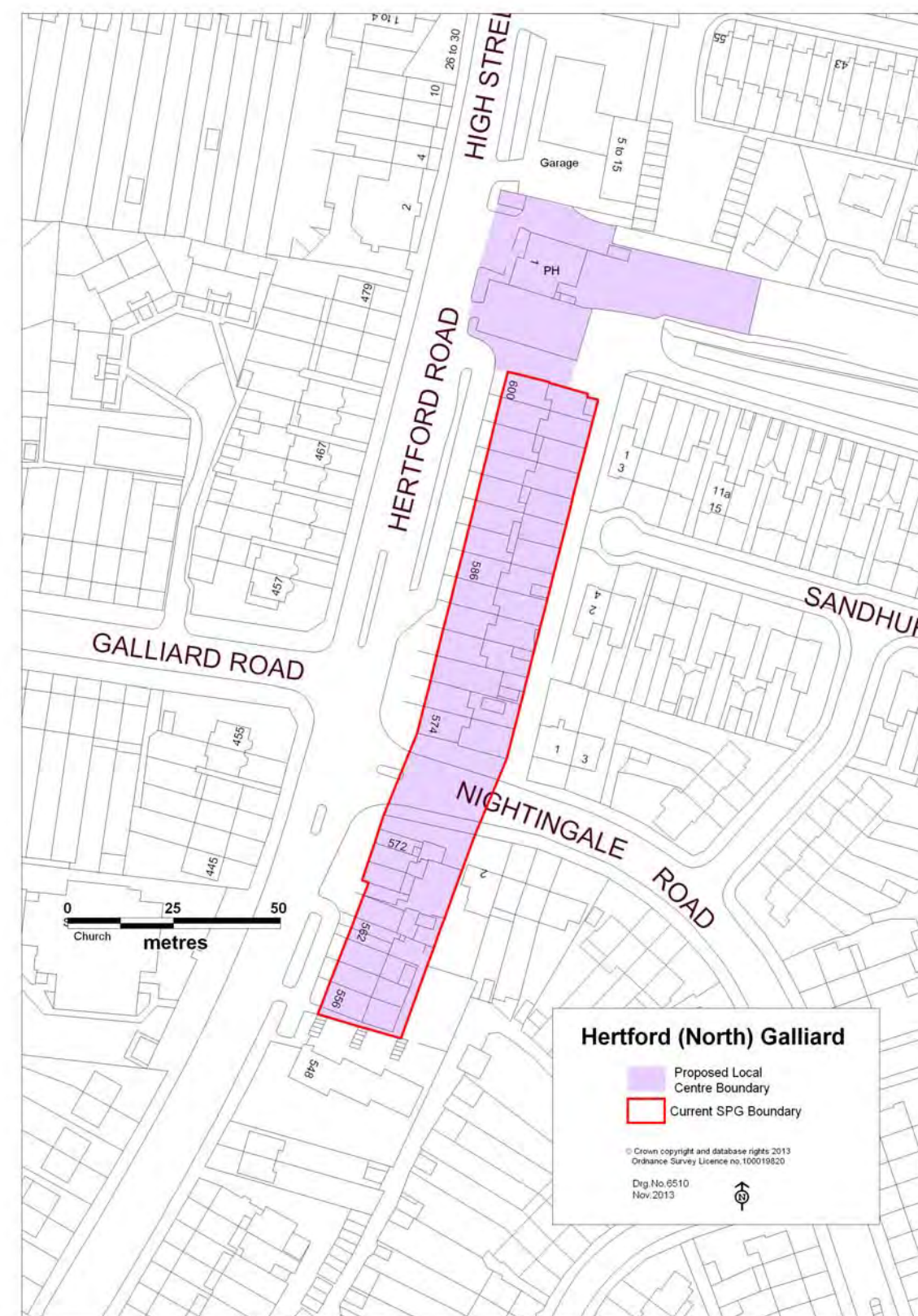


6.16 Hertford Road North

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
556-600 Hertford Road.	The local parade: <ul style="list-style-type: none"> • Is revised to include the public house at the north end of the centre; and • Consists of 556-600 Hertford Road and No.1 High Street.
Description	Justification
<p>A 1930s parade purpose-built as part of a housing estate providing day-to-day needs for local residents in this area.</p> <p>The parade is situated at the intersection between Nightingale Road and Hertford Road.</p> <p>The centre is a strong townscape feature as its built form is substantially different to that of the surrounding units and there is a service road at the front of the northern of the two parades.</p>	<p>The local parade is revised to include the public house at the north end of the centre.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>



6.17 High Street Southgate

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
27-69 and 30-62 High Street	<p>The local parade:</p> <ul style="list-style-type: none"> • Is revised to exclude residential units on the edge of the centre; • Is revised to include commercial units at the edge of the parade; and • Consists of 27-75 and 30-62 High Street.
Description	Justification
<p>This Local Centre radiates out from a crescent group of 19th Century lock up shops to the east side of the High Street. The centre has evolved over time to encompass a late 19th century parade to the north east and more recent ad hoc commercial additions to the north west including a building merchants and purpose built office block.</p> <p>The centre is viewed as a vital historic asset to the Southgate Green Area, particularly in relation to the strong aesthetic of the crescent, Woolpack public house and the Grade II Listed No.27 High Street to the west.</p>	<p>The expansion of the centre to the north to encompass the purpose built offices at 71-75 High Street formalises the boundary of the centre and clearly separates the predominately residential uses in the surrounding area from the distinctive character and entity of the commercial centre.</p>

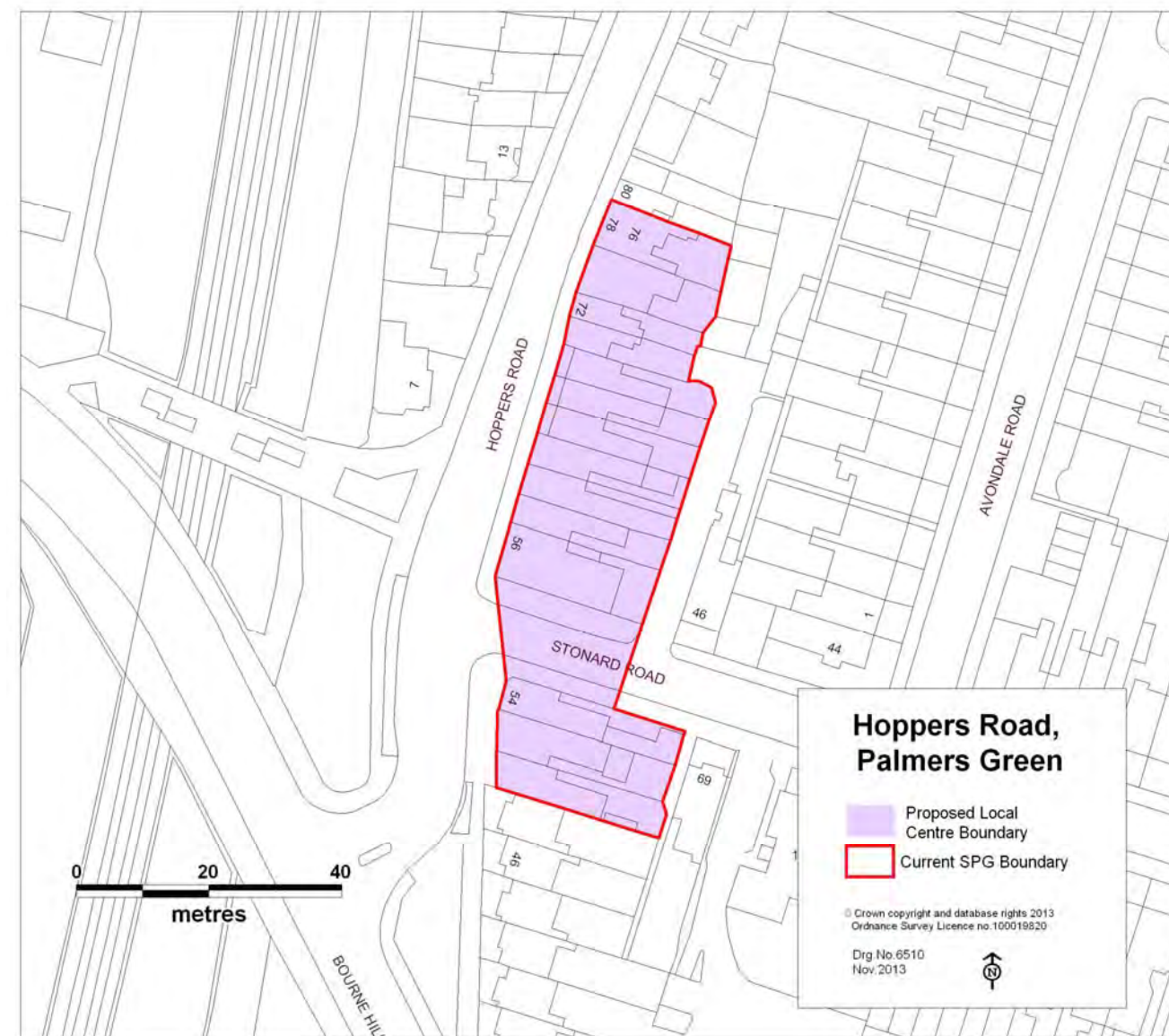


6.18 Hoppers Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
50-78 Hoppers Road.	No change.
<p>Description</p> <p>The centre consists of a variety of buildings, including purpose-built late Victorian properties, while others are terrace house conversions from form the same period.</p> <p>The range of retail units is limited as it is in close proximity to the main Palmers Green centre along the Green Lanes. However, it provides day-to-day needs for local residents in this area.</p>	<p>Justification</p> <p>No changes proposed to the parade.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>



Town Centre Uses and Boundaries Review Local Shopping Parade

6.19 Huxley Parade

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-6 (cons) Huxley Parade, Great Cambridge Road.	No change.
Description This shopping parade provides day-to-day goods and services primarily to meet the local needs of the residents in the local neighbourhood and to passing traffic on the Great Cambridge Road.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



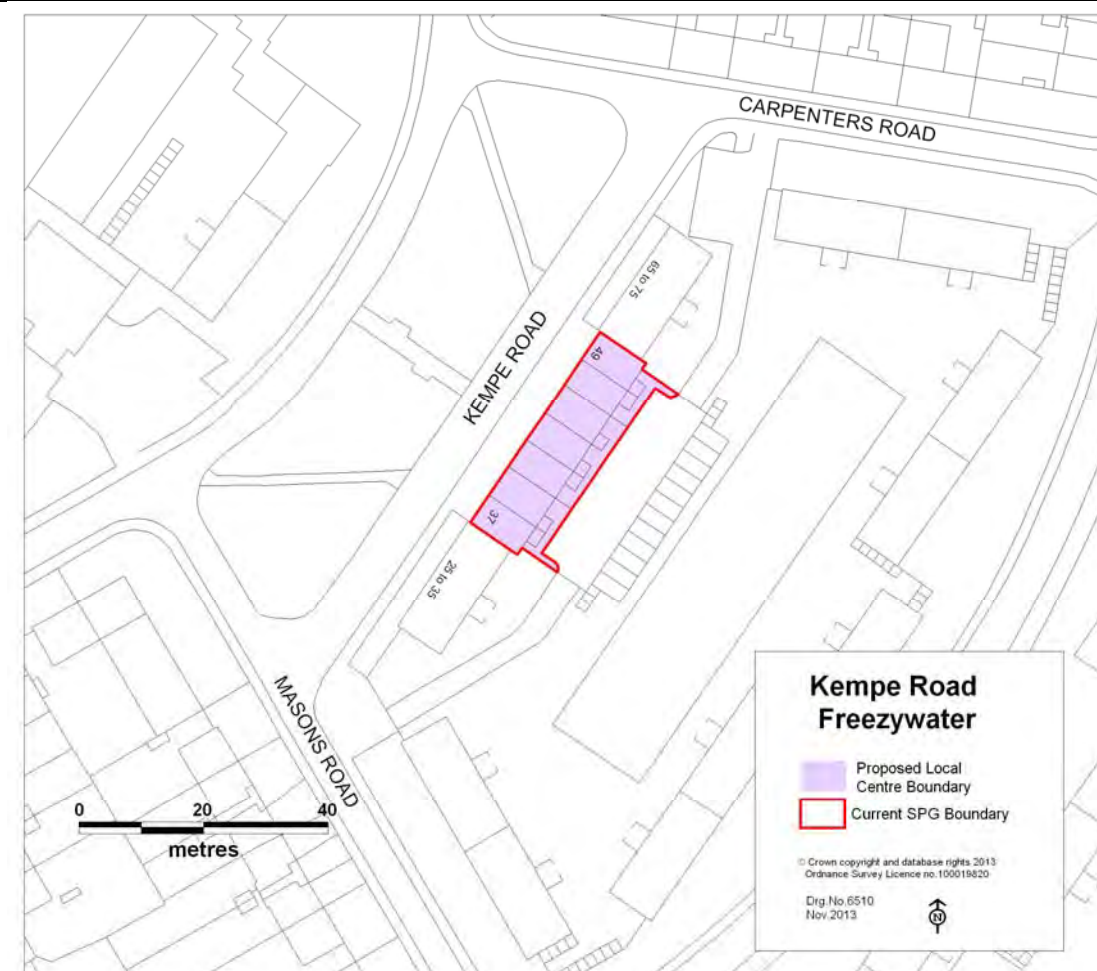
Enfield's Local Plan

6.20 Kempe Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
37-49 Kempe Road.	No change.
Description A 1930s parade purpose-built as part of a housing estate, providing day-to-day needs for local residents in this area.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.



**Town Centre Uses and Boundaries Review
Local Shopping Parade**

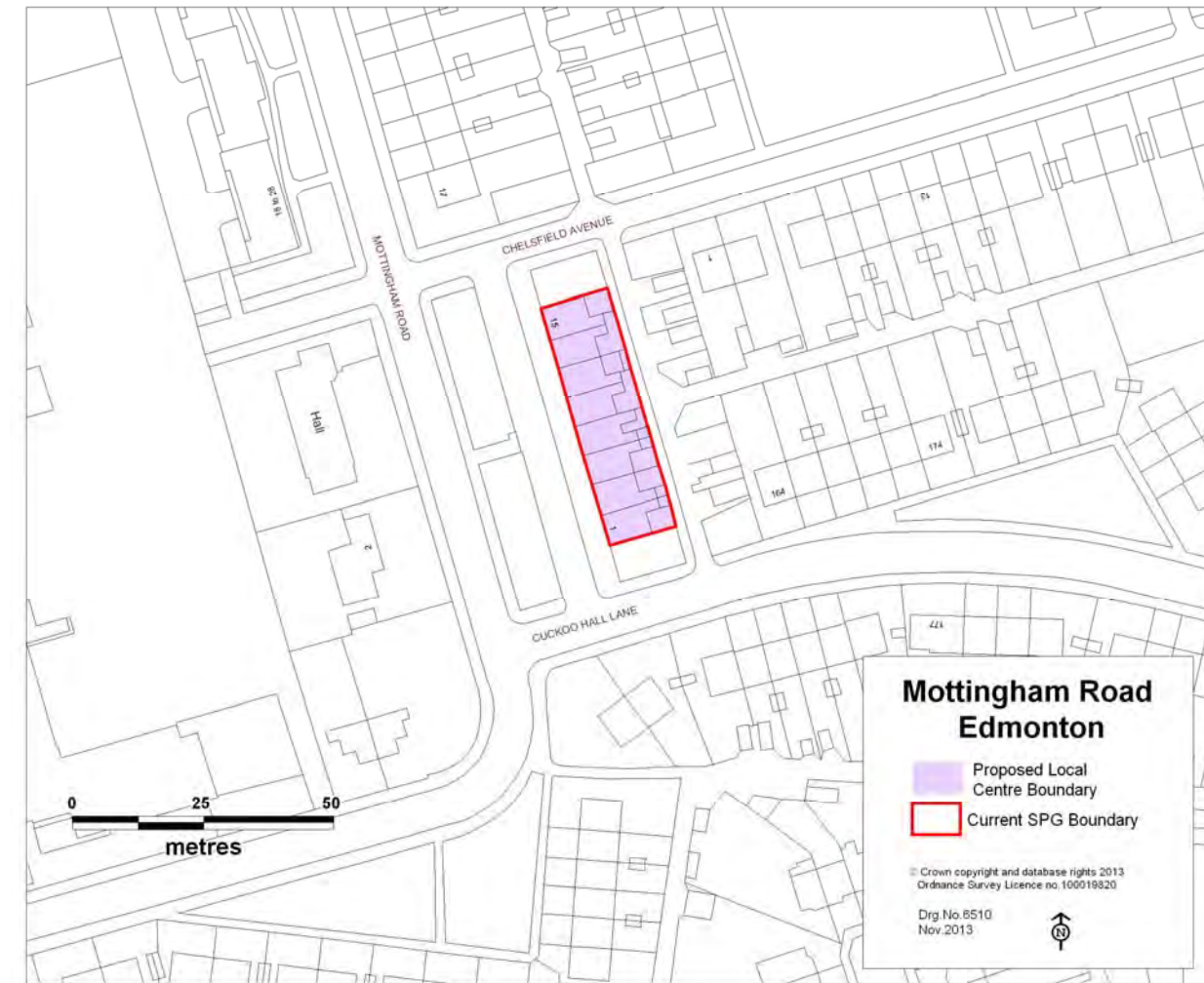
Enfield's Local Plan

6.21 Mottingham Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-15 Mottingham Road.	No change.
Description	Justification
<p>A purpose-built parade providing day-to-day needs for local residents in this area.</p> <p>The centre is well integrated visually and functionally into its surrounds and forms the focus for this part of Edmonton, with a community hall and doctor's surgery opposite and primary school nearby.</p>	<p>No changes proposed to the parade.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>



**Town Centre Uses and Boundaries Review
Local Shopping Parade**

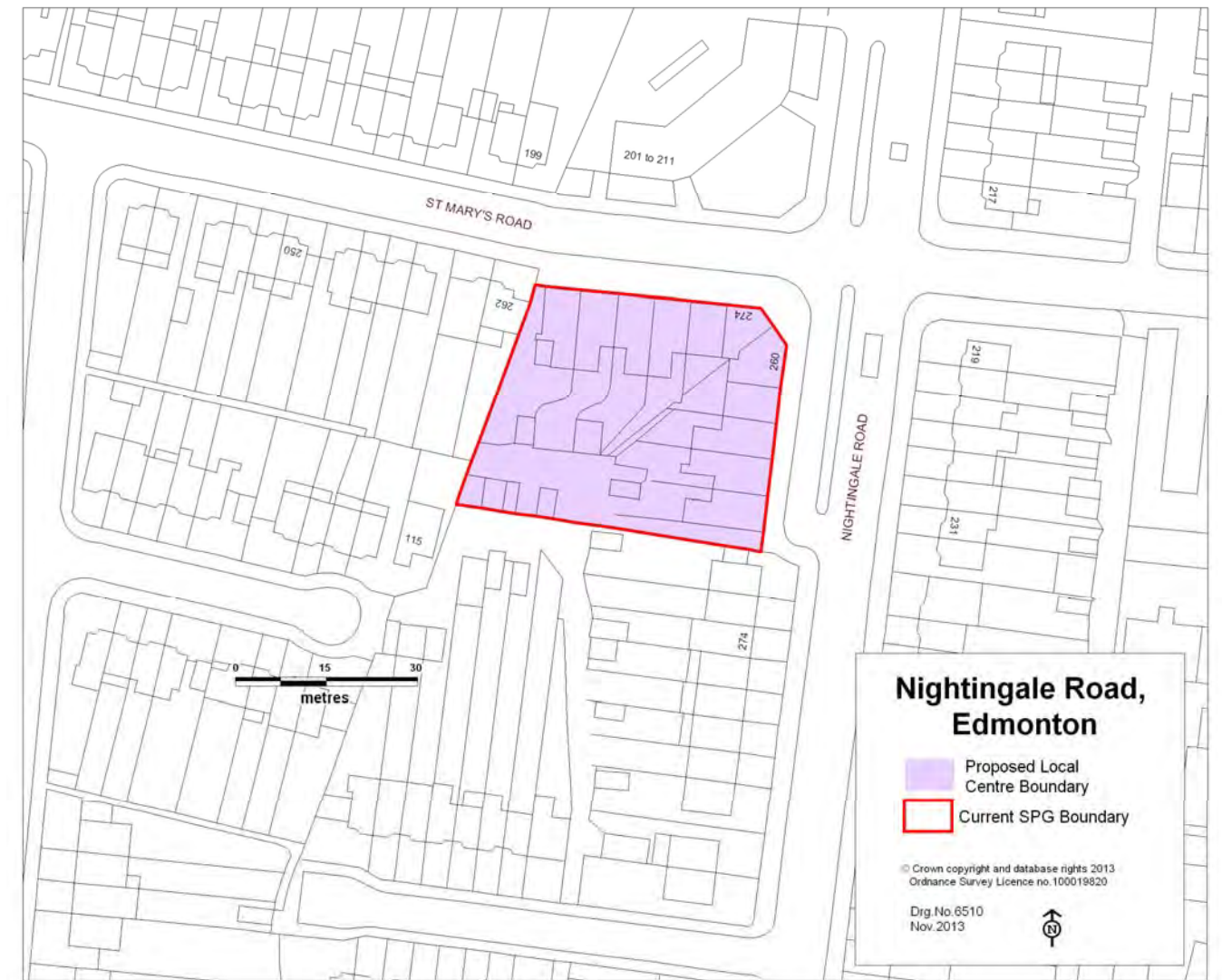
6.22 Nightingale Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
260-268 Nightingale Road and 264-274 Street Mary's Road.	No change.
Description A purpose-built parade providing day-to-day needs for local residents in this area. It is well integrated visually and functionally into its surrounds.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

Enfield's Local Plan



Town Centre Uses and Boundaries Review Local Shopping Parade

Enfield's Local Plan

6.23 Percival Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
132-158 and 155 Percival Road.	The local parade boundary: <ul style="list-style-type: none"> • Has been revised to include the club at 149 Percival Road; and • Encompasses 132-158 and 149-155 Percival Road.
Description	Justification
<p>A parade developed from the ground floors of a row of consecutive terrace houses, providing day-to-day needs for local residents in this area.</p> <p>It is well integrated visually and functionally into its surrounds.</p>	<p>The local parade enlarged to include the club at 149 Percival Road, providing a more appropriate boundary to the centre.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>

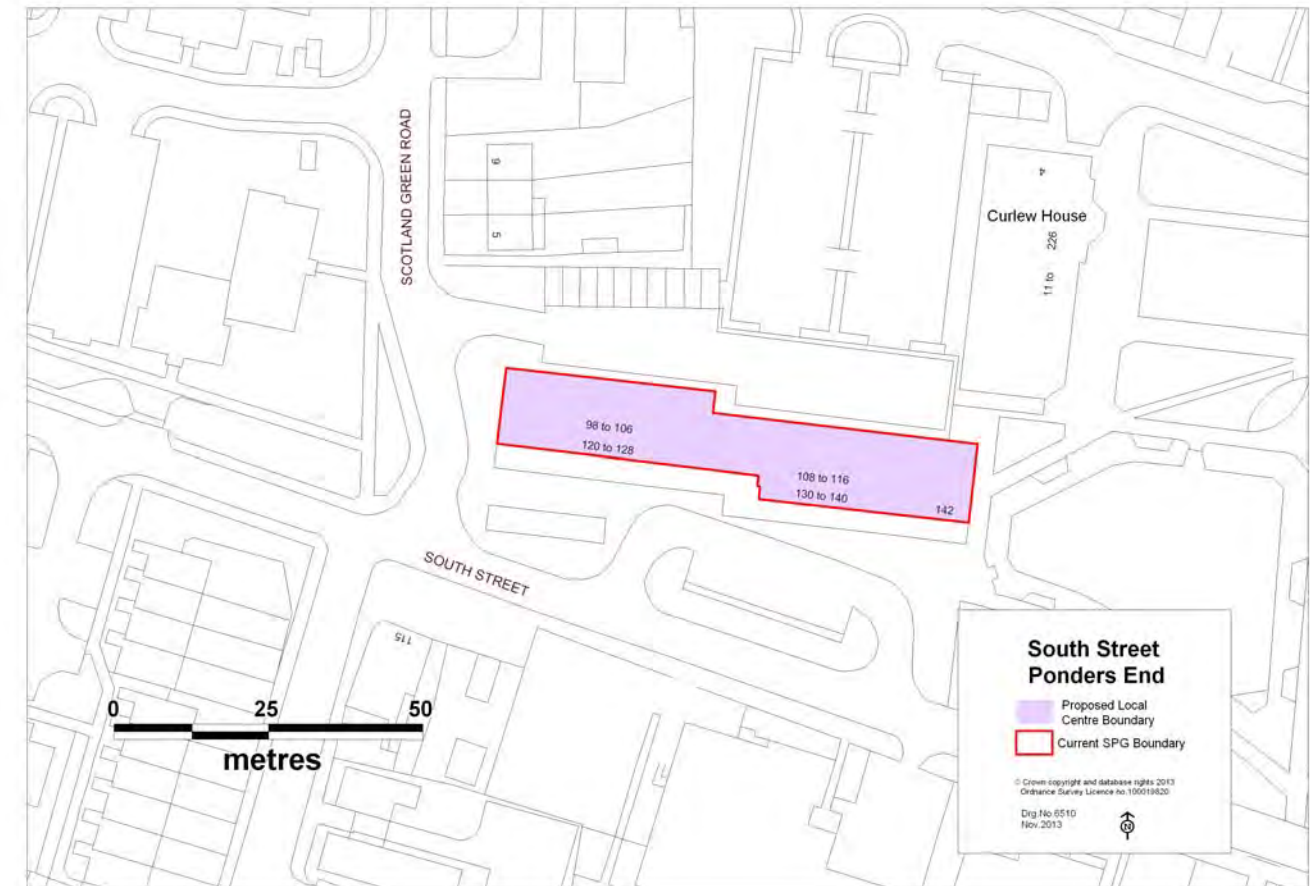


6.24 South Street Ponders End

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
98-116 South Street.	No change.
Description	Justification
<p>A purpose-built parade providing day-to-day needs for local residents in this area. Built as part of the adjoining Alma Road tower blocks, it is well- patronised and is well integrated visually and functionally into its surrounds.</p> <p>The Council is preparing an Area Action Plan covering North East Enfield and Planning Briefs for the regeneration of the Ponders End area. The AAP and the Planning Brief for Ponders End Central will support a better shopping environment.</p>	<p>No changes proposed to the parade.</p> <p>The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.</p>

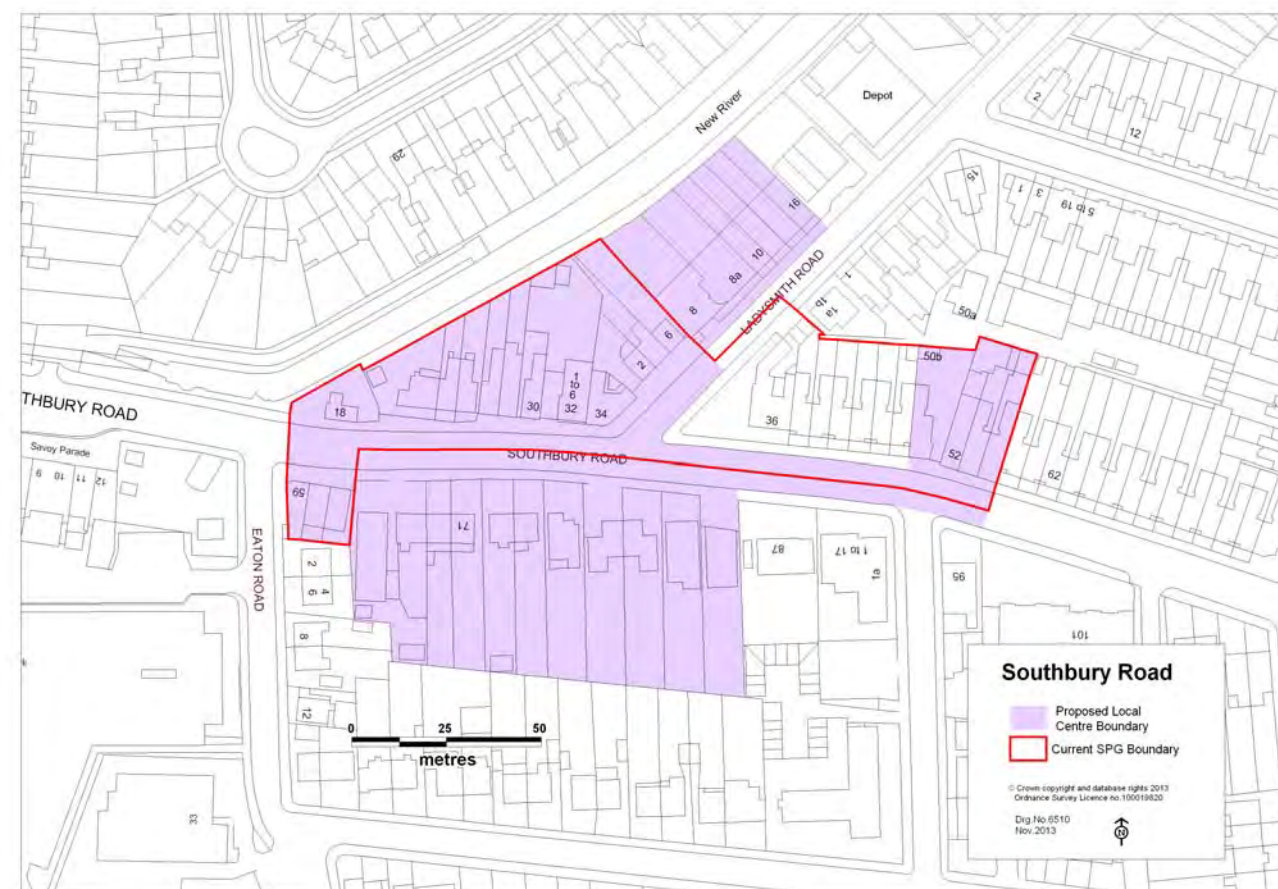


6.25 Southbury Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
59-63 and 18-56 Southbury Road; 2-6 Ladysmith Road	The local parade: <ul style="list-style-type: none"> • Is revised to exclude 36 to 48 Southbury Road; and • Is revised to include 8-16 Ladysmith Road and 65-85 Southbury Road.
Description	Justification
This shopping parade is in close proximity to Enfield Town and provides day-to-day needs for local residents in this area. The existing definition of the centre includes residential properties at 36-48 Southbury Road.	The parade is consolidated by excluding the residential properties between 336-48 Southbury Road. The parade is extended by including 8-16 Ladysmith Road and 65-85 Southbury Road. The boundary is revised to 18-34, 50-56, 59-63 Southbury Road and 2-6 Ladysmith Road.

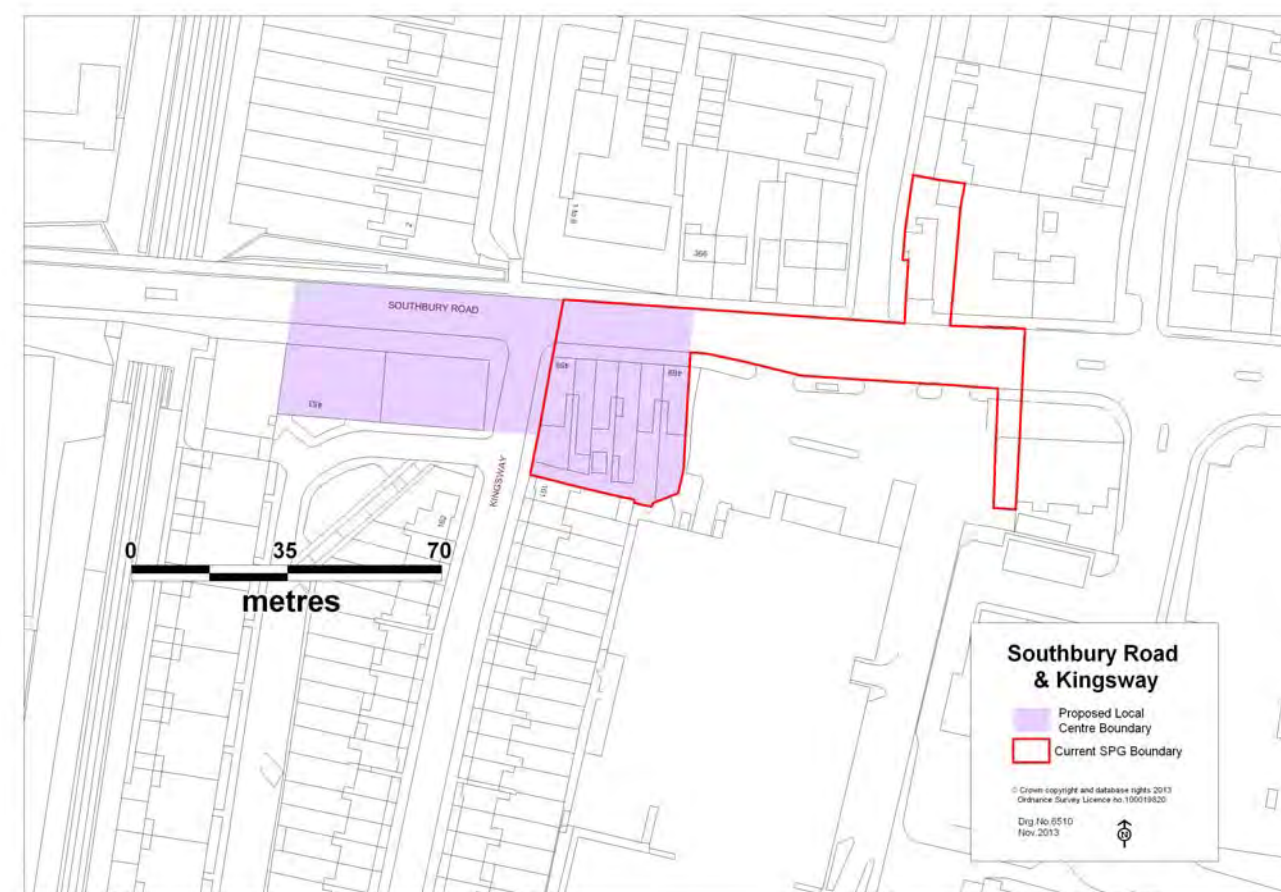


6.26 Southbury Road Kingsway

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
459-495 and 376 Southbury Road.	<p>The local parade:</p> <ul style="list-style-type: none"> • Is revised to include commercial units 451 and 453 Southbury Road; • To exclude units on the edge 376 and 495 Southbury Road; and • Comprises 459-469 Southbury Road and 451-453 Southbury Road.
Description	Justification
<p>A row of five shops situated along Southbury Road, adjacent to the Ponders End bus garage, which provide day-to-day needs for local residents in this area.</p> <p>The existing definition of the centre includes two isolated premises on 376 and 495 Southbury Road.</p> <p>Additionally, there are two retail units at 451 and 453 Southbury Road forming part of the mixed use development scheme.</p>	<p>The parade is consolidated by excluding the isolated premises on 376 and 495 Southbury Road.</p> <p>The new shop units at 451 and 453 Southbury Road are intended to provide day-to-day goods and services primarily to meet the local needs of the residents in this area, and the boundary is extended to include these two properties.</p> <p>The boundary is revised to focus on the primary retail role of the shopping parade between 451-469 Southbury Road.</p>

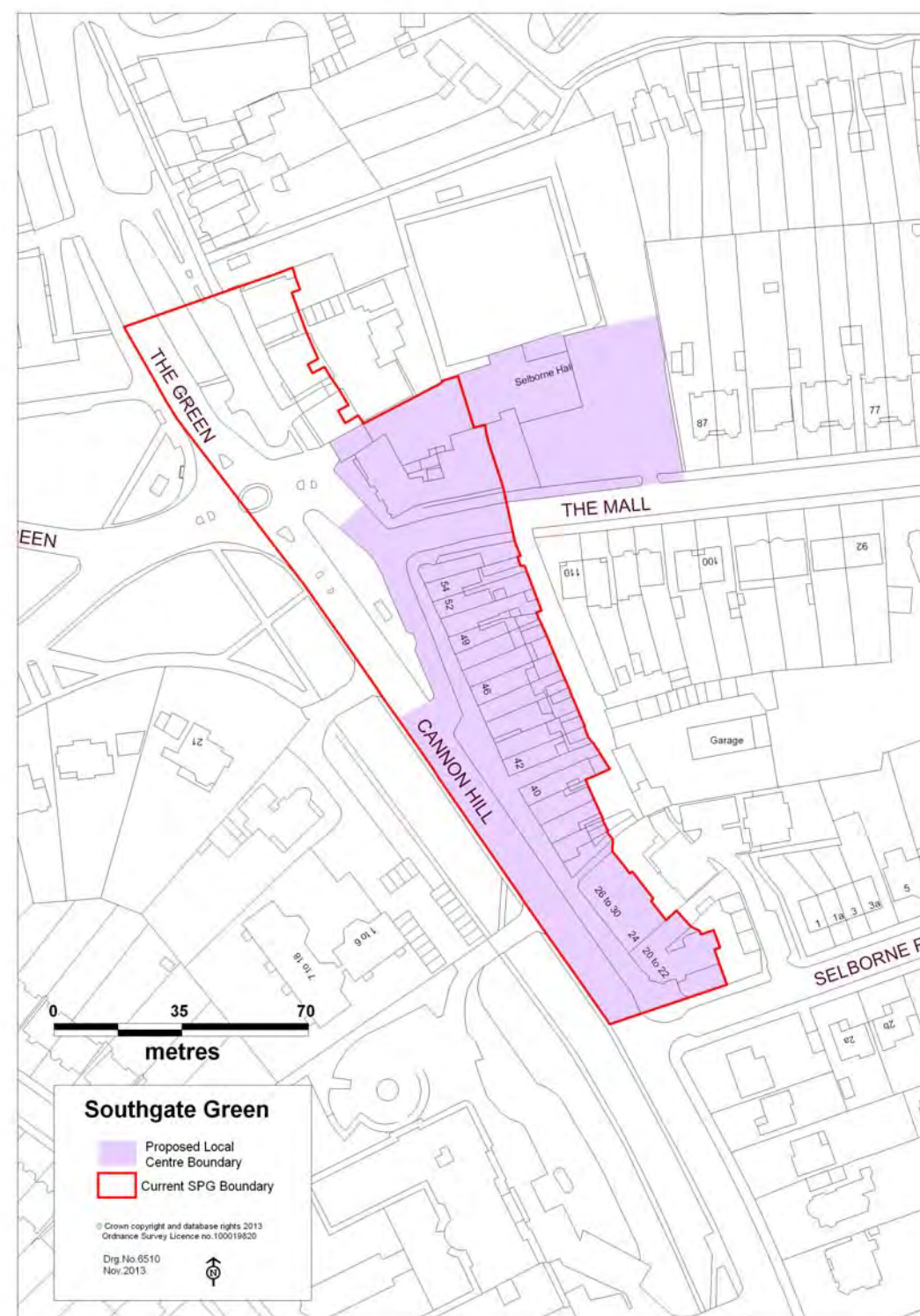


6.27 Southgate Green

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
20-56 (even) Cannon Hill; 23-33 (odd) The Green.	<p>The local parade:</p> <ul style="list-style-type: none"> • Is revised to remove residential properties to the north of the centre and areas of highway; and • Is revised to extend the boundary along The Mall to encompass the pub car park and Travelodge hotel.
Description	Justification
A series of purpose-built buildings dating from the late 19th century to the 1930s, and a 2010 mock- Georgian, all with a high degree of visual coherency, providing day-to-day needs for local residents in this area.	<p>The local parade is revised to remove the residential properties to the north of the centre and extended along The Mall to encompass the pub car park and Travelodge hotel.</p> <p>The revisions consolidate and protect the primary retail role of the centre.</p>



6.28 The Grangeway

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
17-35 and 16-30 The Grangeway; 1-7 and 2-30 Vera Avenue.	<p>The local parade:</p> <ul style="list-style-type: none"> • Is revised to exclude properties 22-30 Vera Avenue and units to the rear of 16-28 The Grangeway; • Is revised to include the restaurant/ public house at the western edge of the parade; and • The centre includes 17-35 and 16-28 The Grangeway; 1-7, 2-12 and the Harvester restaurant, Vera Avenue.
<p>Description</p> <p>This shopping parade is separated by the Hertford Loop railway line, with most of the retail premises located in two parades on either side of the line on Vera Avenue and The Grangeway.</p> <p>The parades consist of three/four storey Edwardian buildings with purpose-built retail accommodation on the ground floor.</p> <p>To the rear of units 17-35 The Grangeway are some light industrial units.</p> <p>On Vera Avenue, to the west of the railway, has a greater diversity of building types and land uses, with retailing occupying only four or five buildings. Additionally, the existing definition of the centre includes five residential properties between 22 to 30 Vera Avenue.</p> <p>A Harvester restaurant is situated adjacent to 7 Vera Avenue.</p>	<p>Justification</p> <p>The existing town centre boundary is revised at the eastern edge to exclude the garages to the rear of 16-28 The Grangeway. The western edge is revised by excluding the five residential properties between 22 - 30 Vera Avenue, and including the Harvester restaurant situated adjacent to unit 7 Vera Avenue.</p> <p>The revised boundary maintains the critical mass of retail within the town centre boundary and strikes a balance of retail and non-retail uses to complement the vitality and viability of the town centre.</p>



Town Centre Uses and Boundaries Review Local Shopping Parade

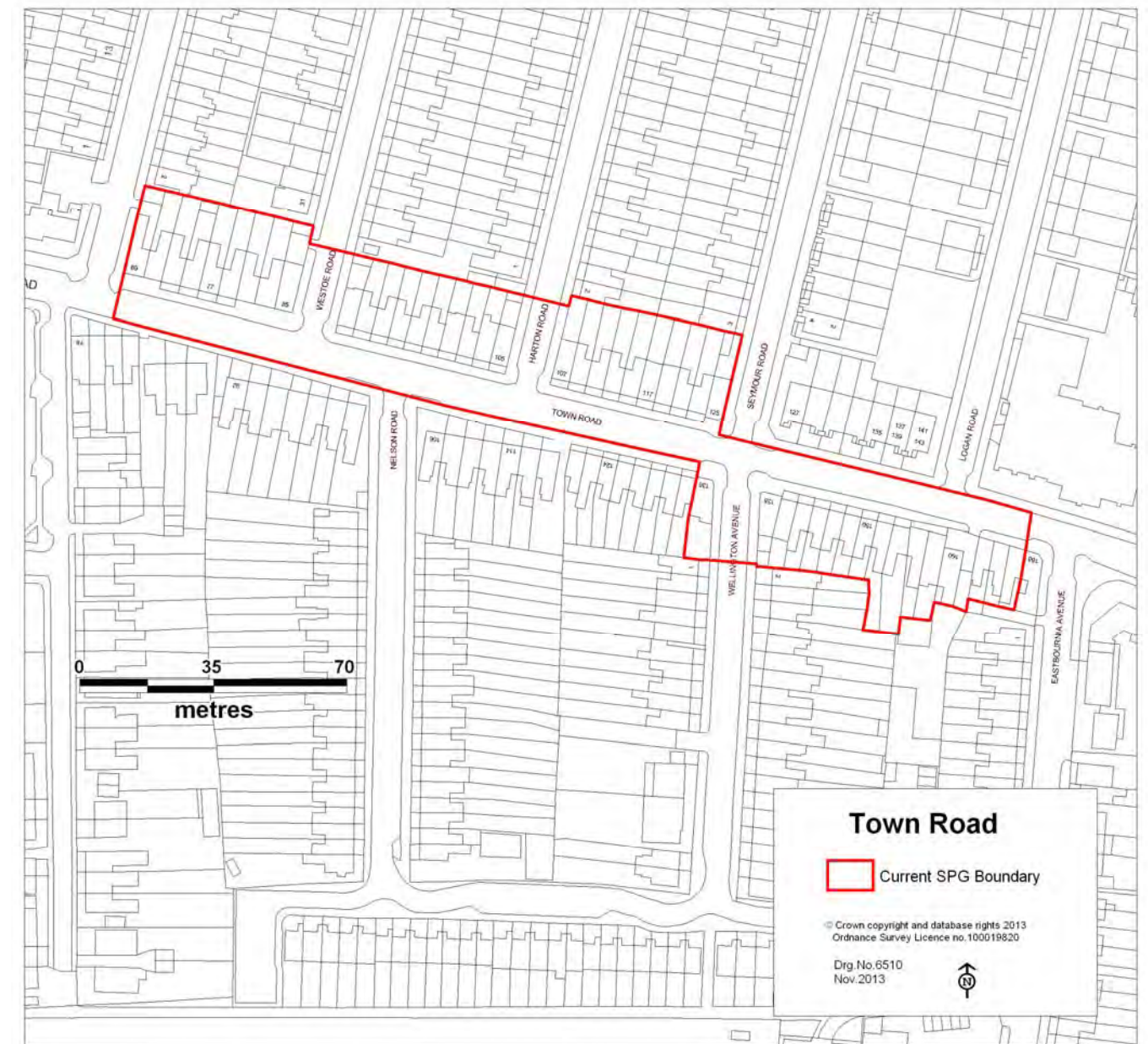
6.29 Town Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
69-125 and 136-166 Town Road	The town centre is de-designated as a local parade.
Description	Justification
The only current retail uses in the centre identified by the SPG are five shops in two scattered clusters, with none abutting each other (three of these five are hair salons).	It is not necessary or appropriate to designate non-retail properties as centres unless there is a demonstrated lack of retail opportunities, which does not appear to be the case in this location.

Enfield's Local Plan



Town Centre Uses and Boundaries Review Local Shopping Parade

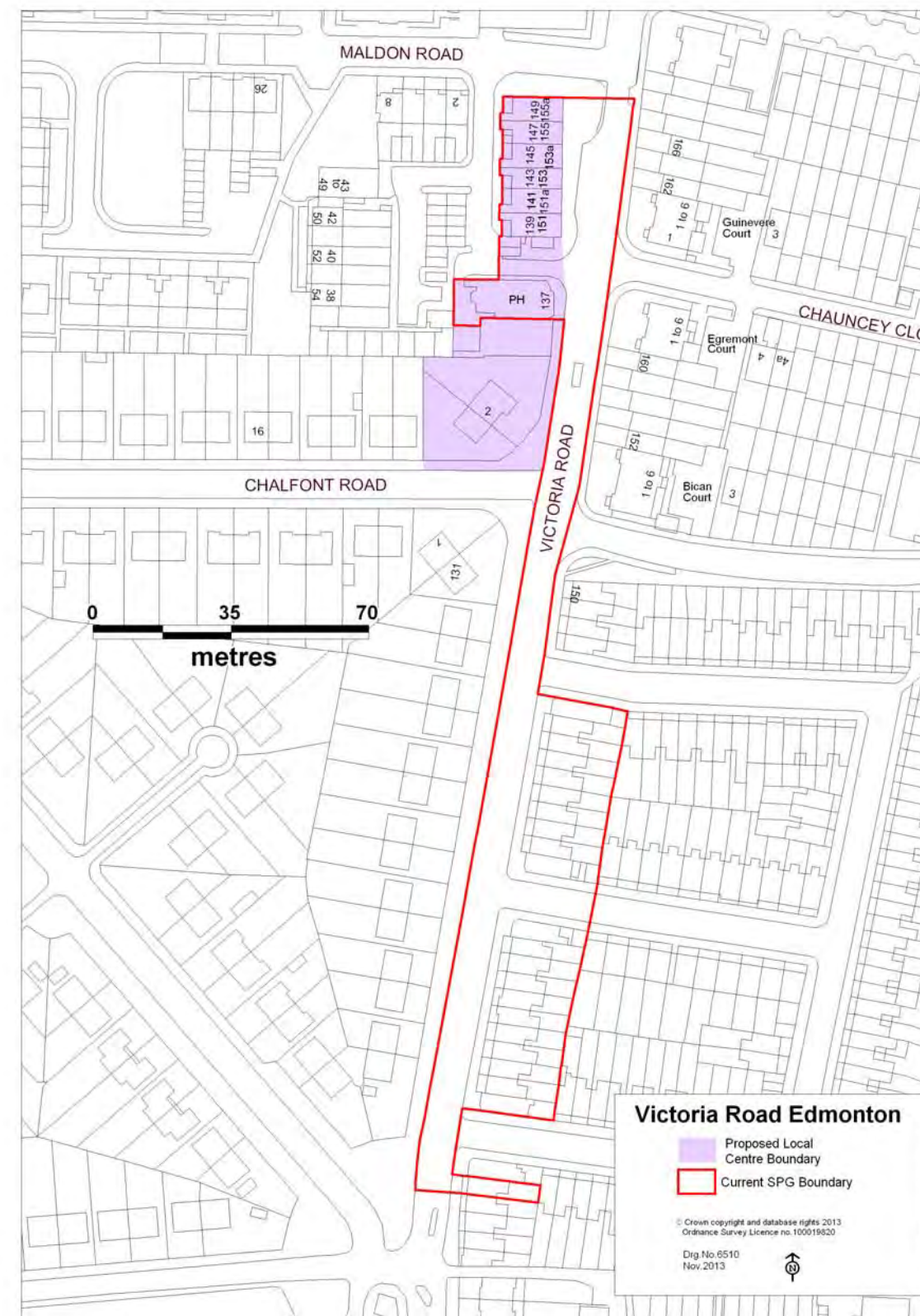
6.30 Victoria Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
137-149 and 100-142 Victoria Road.	<p>The local parade:</p> <ul style="list-style-type: none"> • Is revised to exclude the residential properties to the south of the centre. • Is revised to include doctors' surgery at 2-4 Chalfont Road.
<p>Description</p> <p>A purpose-built parade providing day-to-day needs for local residents in this area.</p> <p>The existing definition of the centre includes over 200m of residential properties.</p>	<p>Justification</p> <p>The parade is consolidated by excluding the residential properties and two isolated retail units to the south to focus the primary retail role of the shopping parade at 139-149 Victoria Road. The centre is extended to include the doctors' surgery at 2-4 Chalfont Road.</p> <p>The revised boundary maintains the critical mass of retail within the town centre boundary and strikes a balance of retail and non-retail uses to complement the vitality and viability of the town centre.</p>

Enfield's Local Plan



**Town Centre Uses and Boundaries Review
Local Shopping Parade**

6.31 Westerham Avenue

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
8-30 Westerham Avenue.	No change.
Description A 1930s parade purpose-built built as part of housing estate, providing day-to-day needs for local residents in this area.	Justification No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

Enfield's Local Plan



6.32 Whittington Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
205-231 and 180-200 Whittington Road.	The local parade is revised: <ul style="list-style-type: none"> • To exclude the residential properties to the south and west of the centre.
<p>Description</p> <p>A shopping parade consisting of two rows of terrace houses where the ground floors have been converted to retail use, providing day-to-day needs for local residents in this area.</p> <p>The existing definition of the centre includes 11 residential properties.</p>	<p>Justification</p> <p>The parade is consolidated by excluding the residential properties to the south to focus the primary retail role of the shopping parade at 207 to 231 Whittington Road.</p>



Town Centre Uses and Boundaries Review Local Shopping Parade

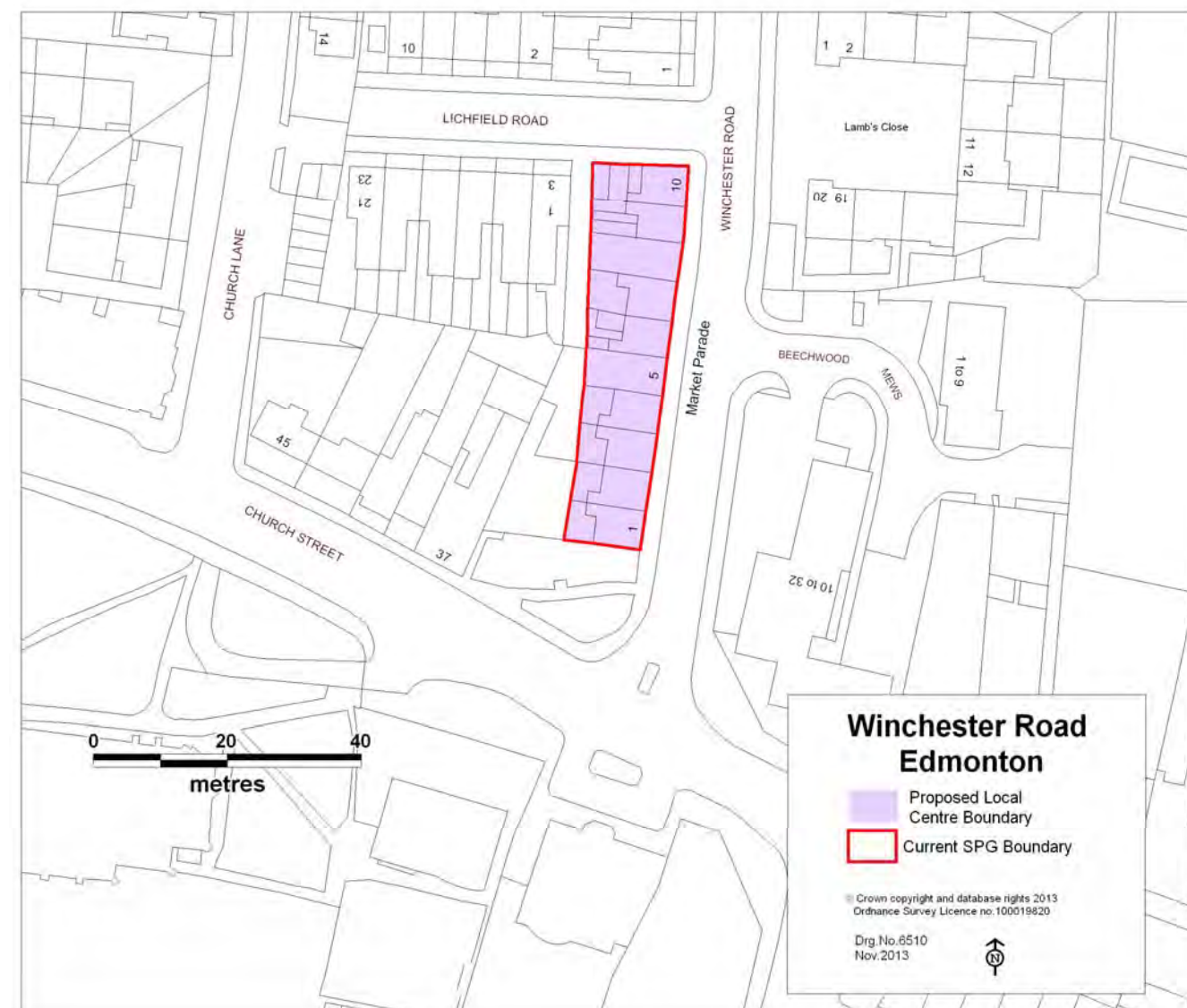
6.33 Winchester Road

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
1-10 (cons) Market Parade, Winchester Road.	No change.
Description	Justification
This purpose built Edwardian shopping parade provides day-to-day needs for local residents in this area.	No changes proposed to the parade. The parade provides day-to-day goods and services to its catchment area. The primary retail role is retained and protected.

Enfield's Local Plan



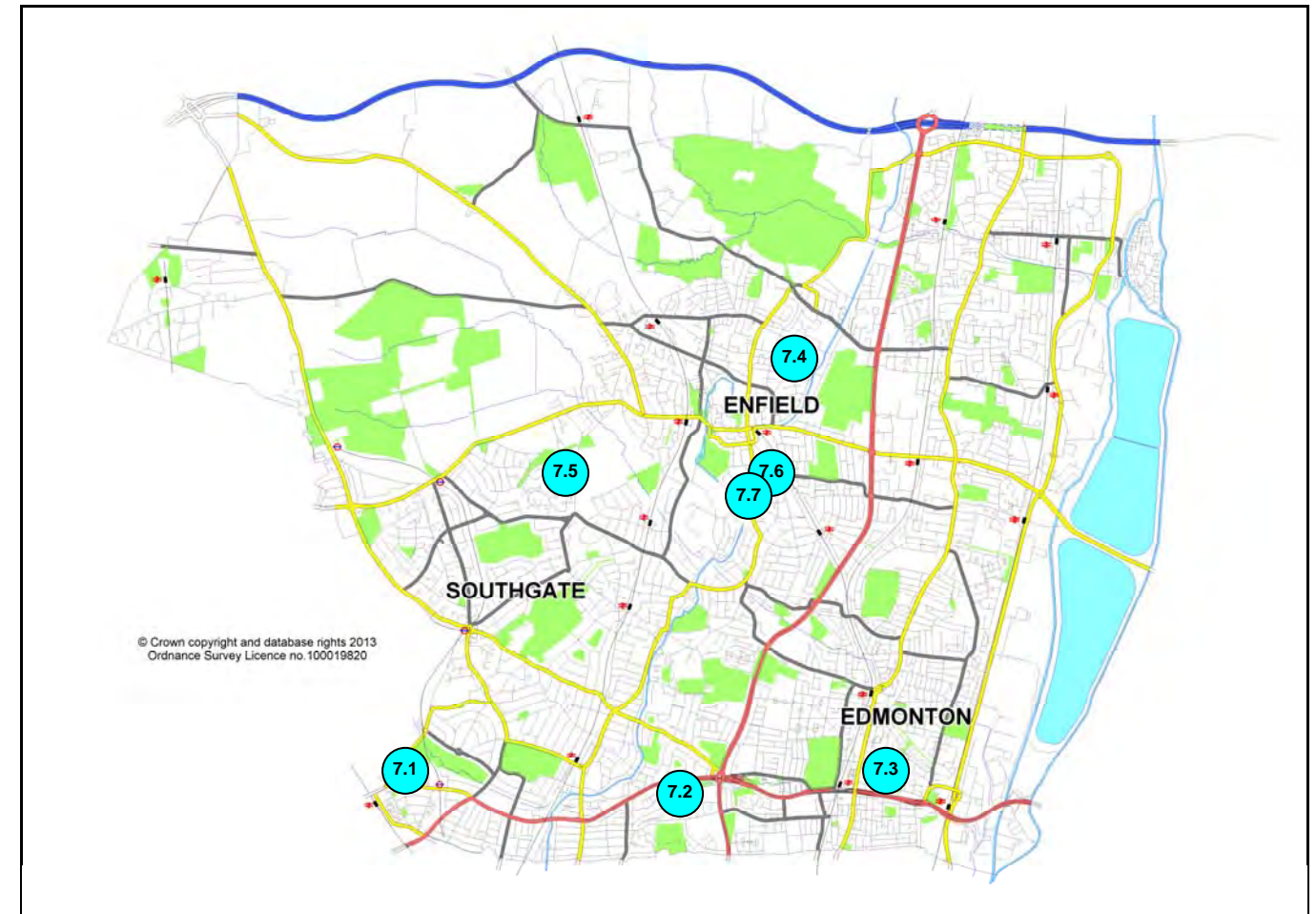
**Town Centre Uses and Boundaries Review
Added Local Shopping Parades**

7.0 Added Local Shopping Parades

- 7.1 Bowes Park Road West
- 7.2 Chequers Way
- 7.3 Craig Park Road
- 7.4 Fillebrook Avenue
- 7.5 Highlands Village
- 7.6 Lincoln Court
- 7.7 Clock Parade

Enfield's Local Plan

Added Local Shopping Parades Location Map

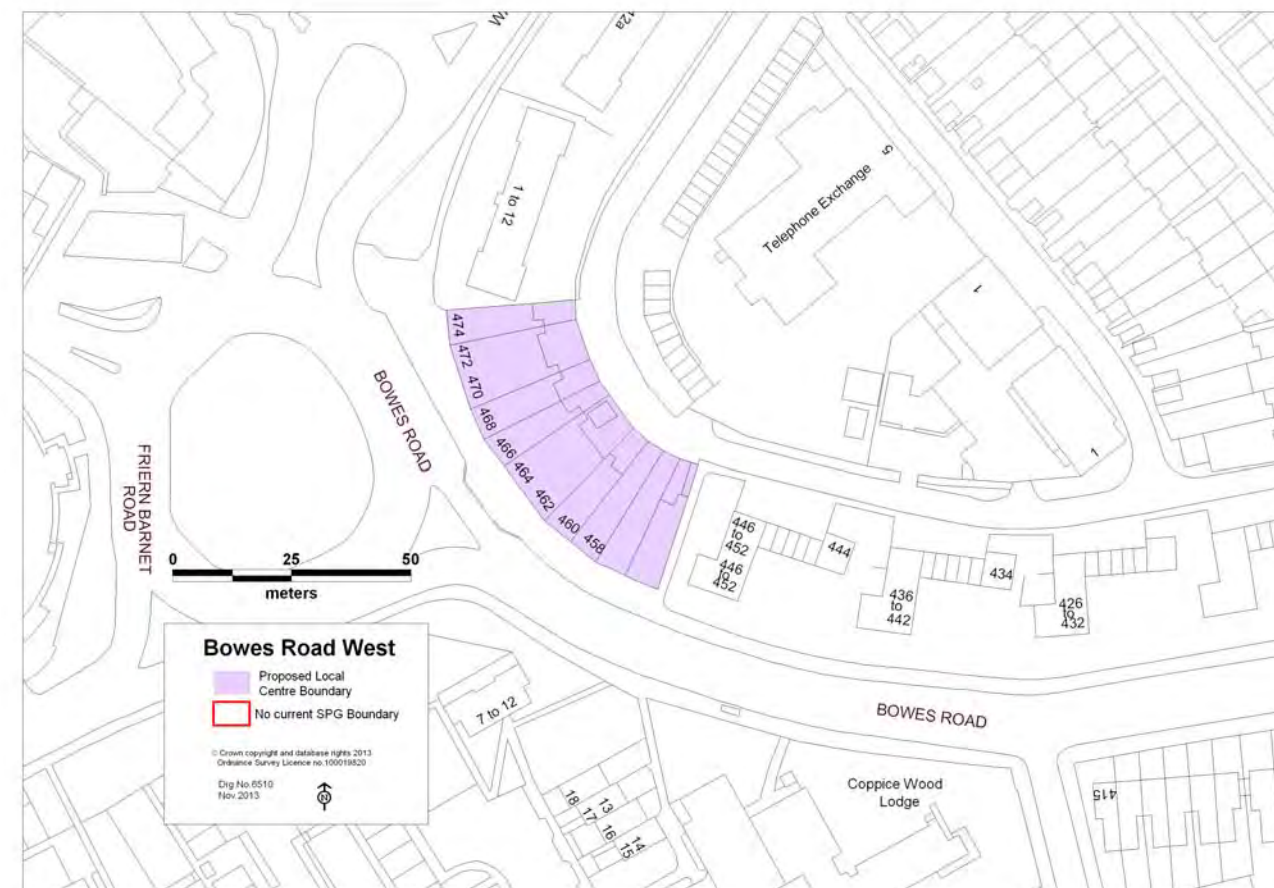


7.1 Bowes Road West – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Bowes Road (Friern Barnet) is newly designated as a local parade, 8 units; 454-474 Bowes Road.
<p>Description</p> <p>This shopping parade was not identified within the hierarchy of Enfield's town centres.</p> <p>It is a 1920s purpose-built parade occupying prominent gateway position at western entry to borough. The shopping parade faces a large roundabout. There are 11 units with 9 outlets provides day-to-day needs for local residents in this area. It serves Barnet borough's residents as well.</p>	<p>Justification</p> <p>Given that the shop units provide day-to-day goods and services primarily to meet the local needs of the residents in the New Southgate/ Barnet area, a boundary is identified between 454-474 Bowes Road to maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>

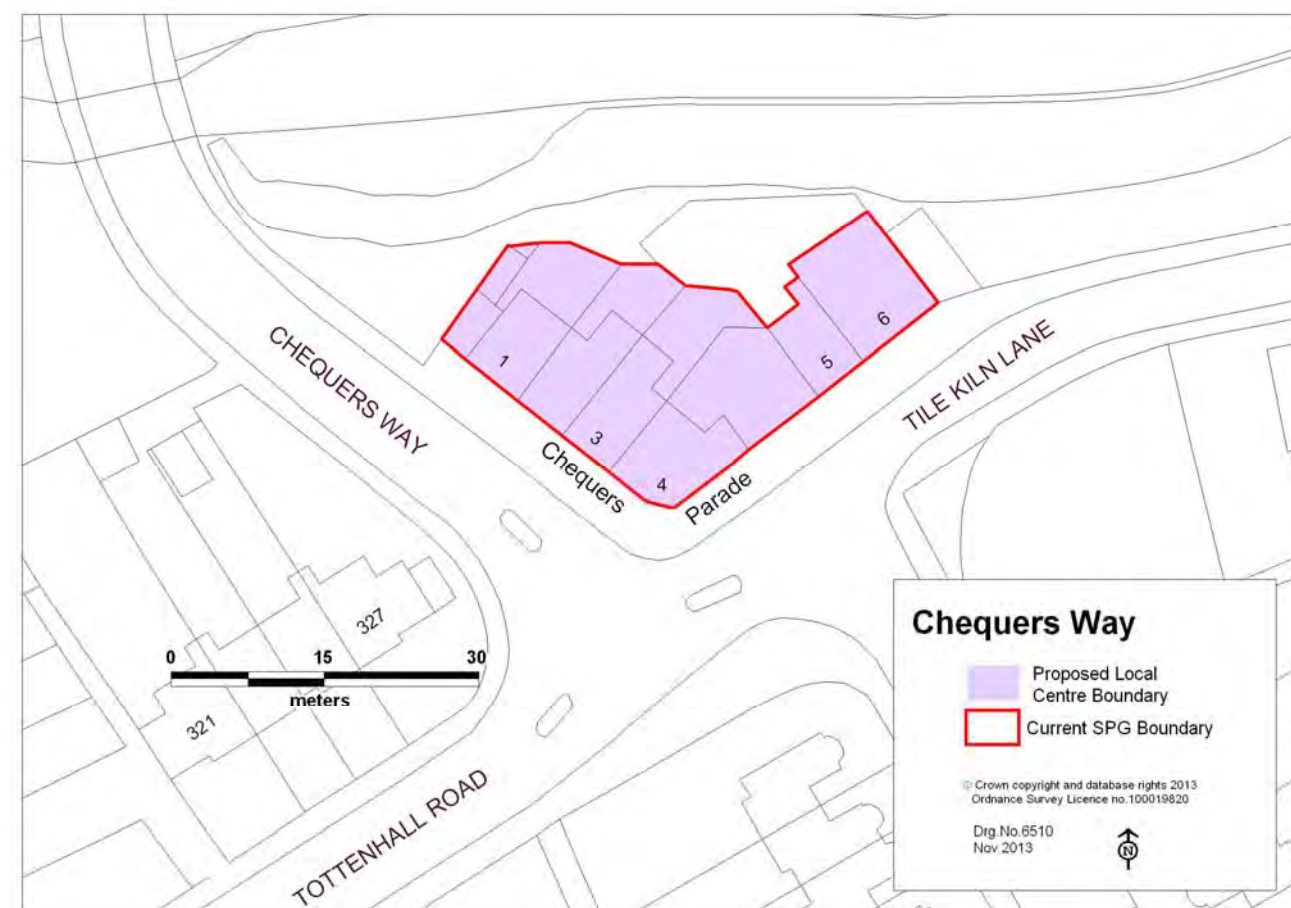


7.2 Chequers Way – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Chequers Way is newly designated as a local parade, containing 6 units, including a post office. • 1-6 (cons) Chequers Parade, Chequers Way.
<p>Description</p> <p>This shopping parade was not identified within the hierarchy of Enfield's town centres but was defined in the SPG to the UDP.</p> <p>It is situated in close proximity to Empire Parade on Great Cambridge Road.</p> <p>It is a purpose-built 1950s shopping parade, providing day-to-day needs for local residents in this area.</p>	<p>Justification</p> <p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area, and the boundary identified between 1-6 (cons) Chequers Parade, Chequers Way, will maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>

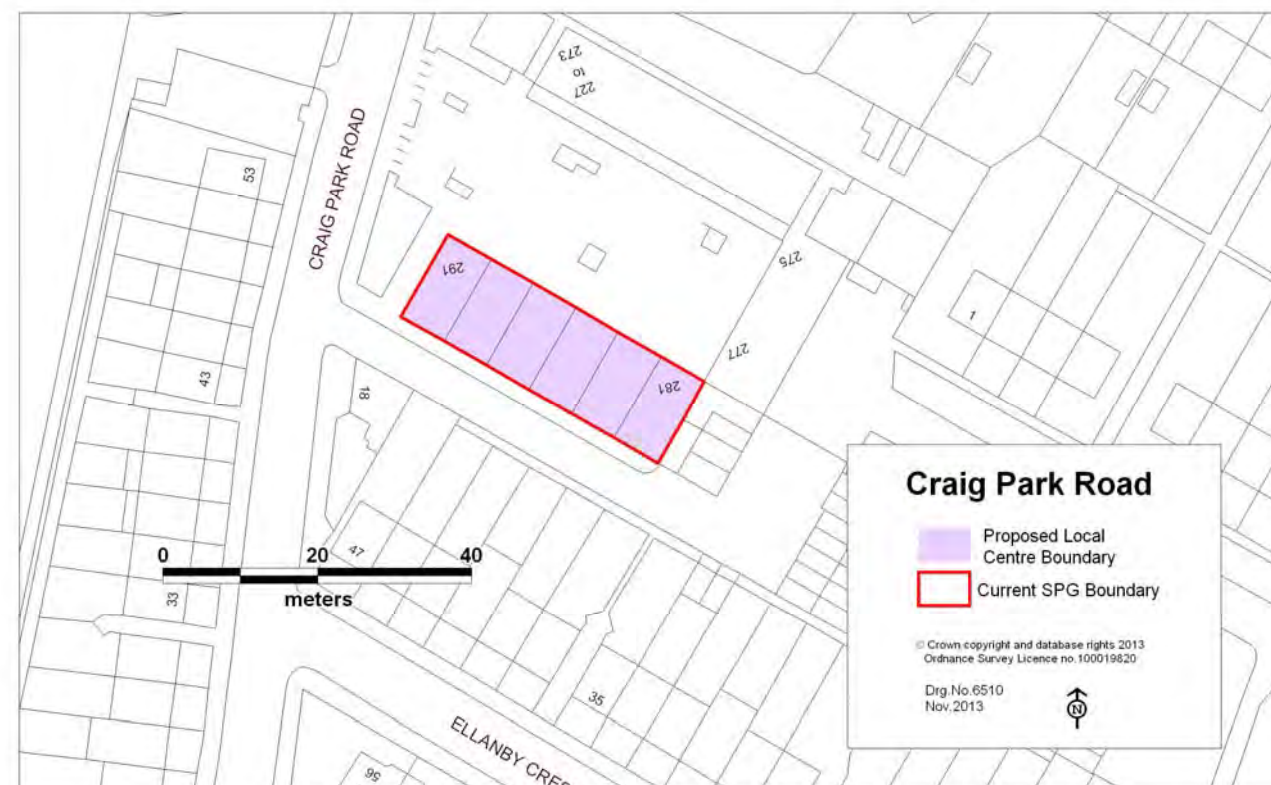


7.3 Craig Park Road – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Craig Park is newly designated as a local parade of 6 units. • 281-291 Brettenham Road.
<p>Description</p> <p>This shopping parade was not identified within the hierarchy of Enfield's town centres but was defined in the SPG to the UDP.</p> <p>It is a row of six purpose-built shops built as part of a mid-1960s medium and high rise housing estate, providing day-to-day needs for local residents in this area.</p>	<p>Justification</p> <p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area. The boundary identified between 281-291 Brettenham Road will maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>

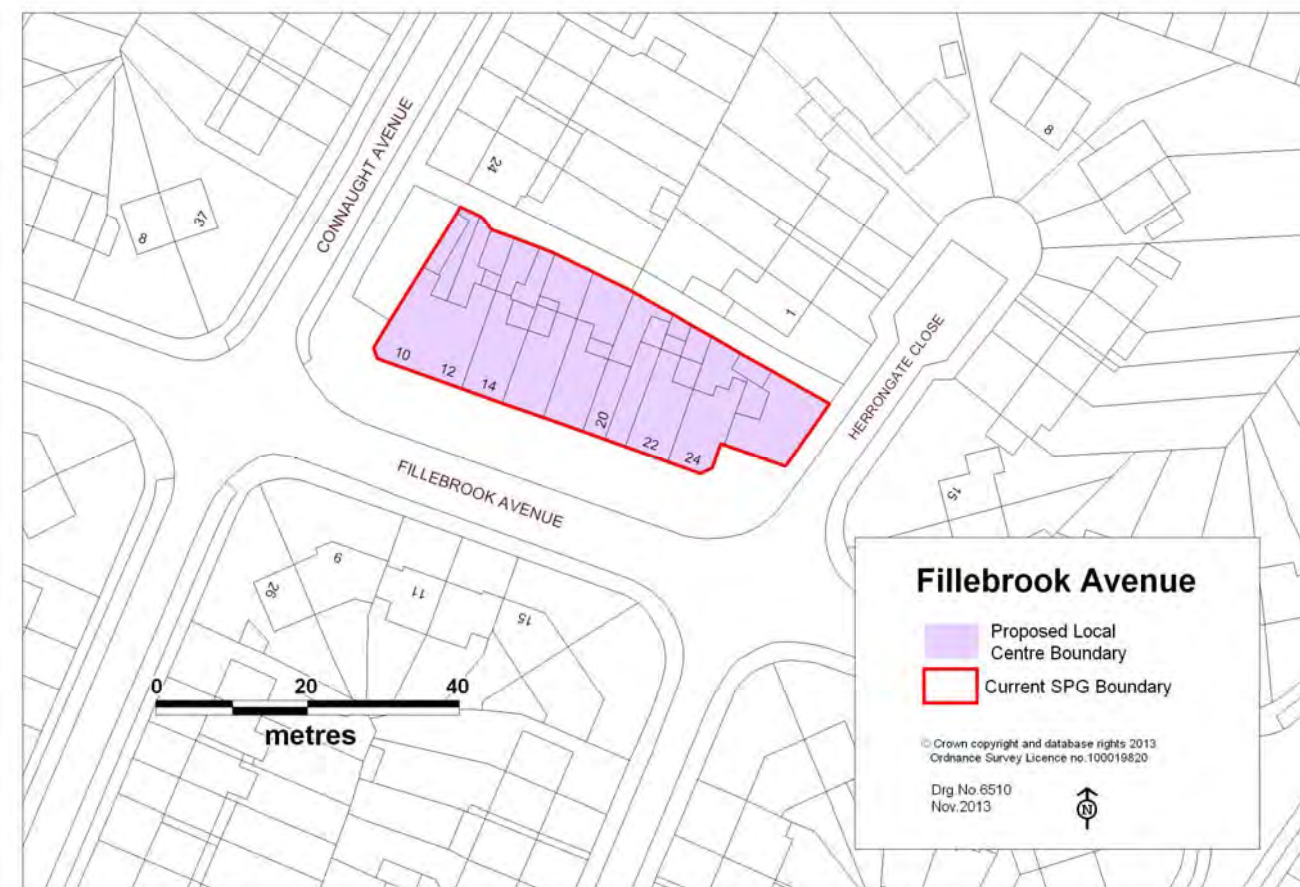


7.4 Fillebrook Avenue – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Fillebrook Avenue is newly designated as a local parade - 10-24 Fillebrook Avenue.
<p>Description</p> <p>This shopping parade was not identified within the hierarchy of Enfield's town centres in the Core Strategy but was defined in the SPG to the UDP.</p> <p>It is a purpose-built 1930s shopping parade built as part of housing estate, providing day-to-day needs for local residents in this area.</p>	<p>Justification</p> <p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area. The boundary identified between 10-24 Fillebrook Avenue will maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>

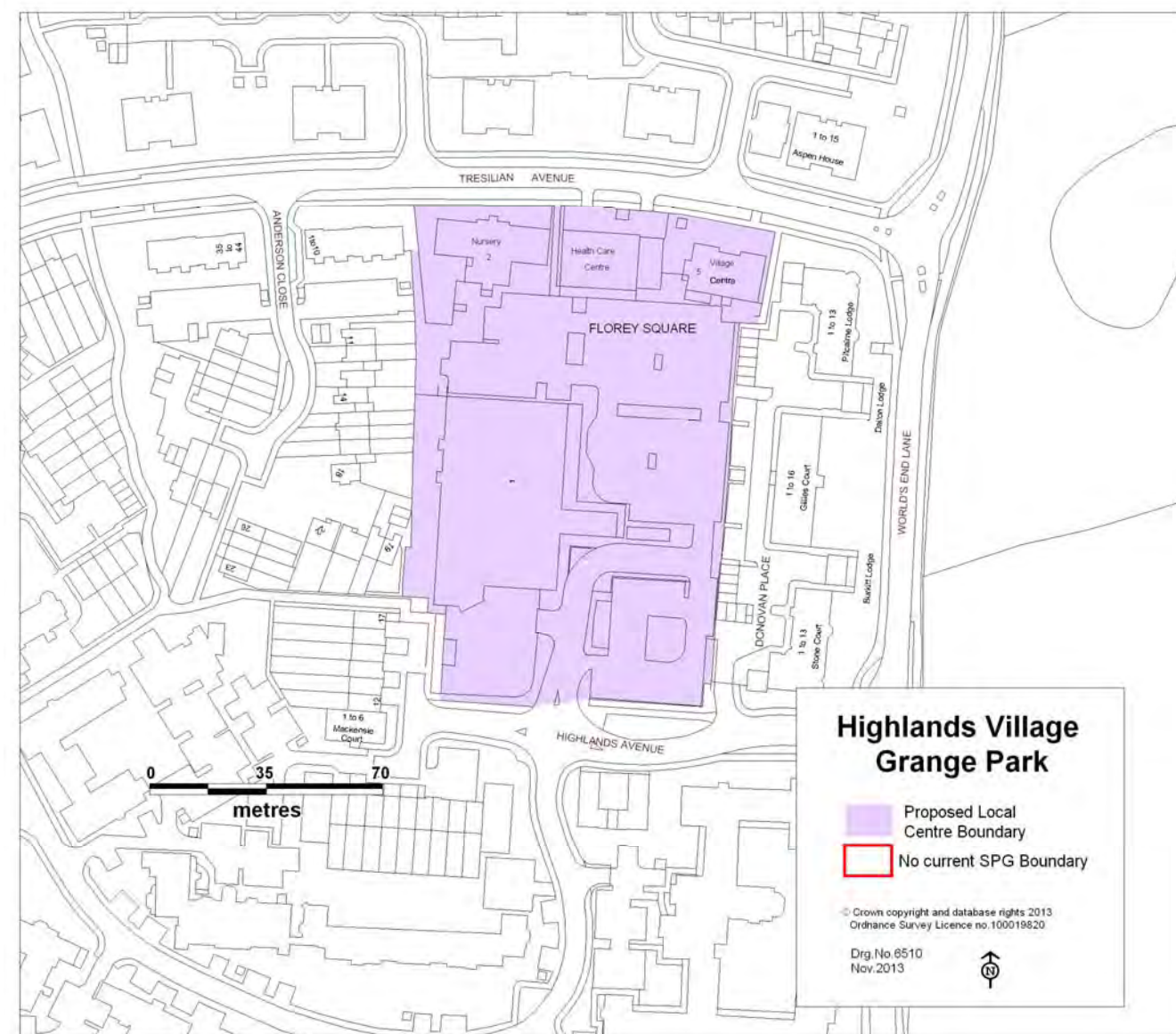


7.5 Highlands Village – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • 1-6 Florey Square is newly designated as local parade.
Description	Justification
<p>This shopping parade was not identified within the hierarchy of Enfield's town centres in the Core Strategy and not defined in the SPG to the UDP.</p> <p>It is a purpose-built shopping parade built providing day-to-day needs for local residents in this area.</p>	<p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area. The boundary identified between 1-6 Florey Square will maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>

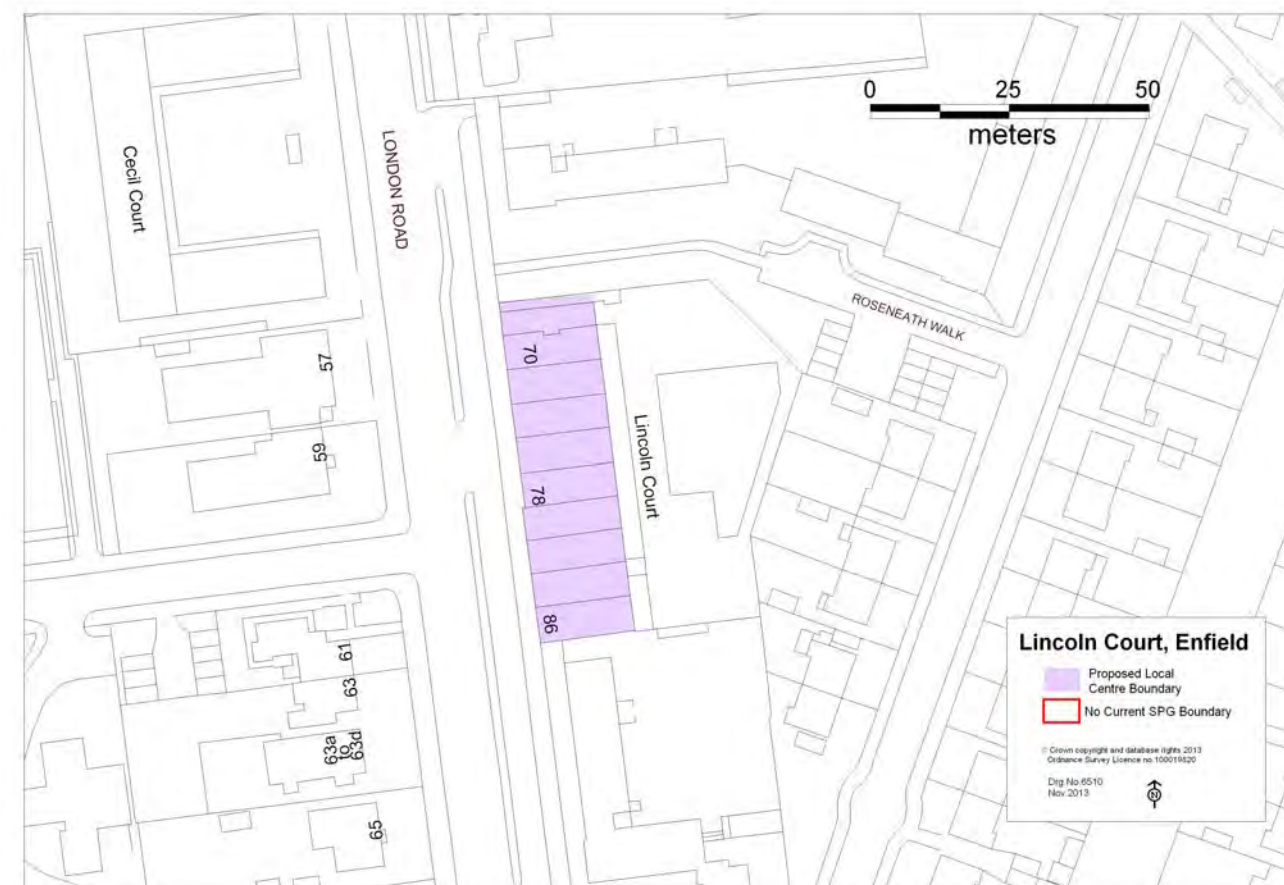


7.6 Lincoln Court – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Units 68 to 86 a newly designated local parade - 68-86 Lincoln Court, London Road.
<p>Description</p> <p>This shopping parade was not identified within the hierarchy of Enfield's town centres in the Core Strategy and was not defined in the SPG to the UDP.</p> <p>It is a purpose-built shopping parade built as part of Lincoln Court, providing day-to-day needs for local residents in this area.</p>	<p>Justification</p> <p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area. The boundary identified between 68-86 Lincoln Court will maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>



7.7 Clock Parade – NEW DESIGNATION

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 28: Large Local Centres, Small Local Centres and Local Parades

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
N/A	<ul style="list-style-type: none"> • Units 1-6 Clock Parade, London Road a newly designated local parade.
<p>Description</p> <p>The parade was not defined in the SPG to the UDP and was not identified as the Core Strategy.</p> <p>It is a purpose-built shopping parade built as part of Clock Parade, providing day-to-day needs for local residents in this area. .</p>	<p>Justification</p> <p>The shop units provide day-to-day goods and services primarily to meet the local needs of the residents in this area. The boundary identified between 1-6 Clock Parade will; maintain and complement the primary retail role. It gives greater focus to protect local services serving an important community function.</p>



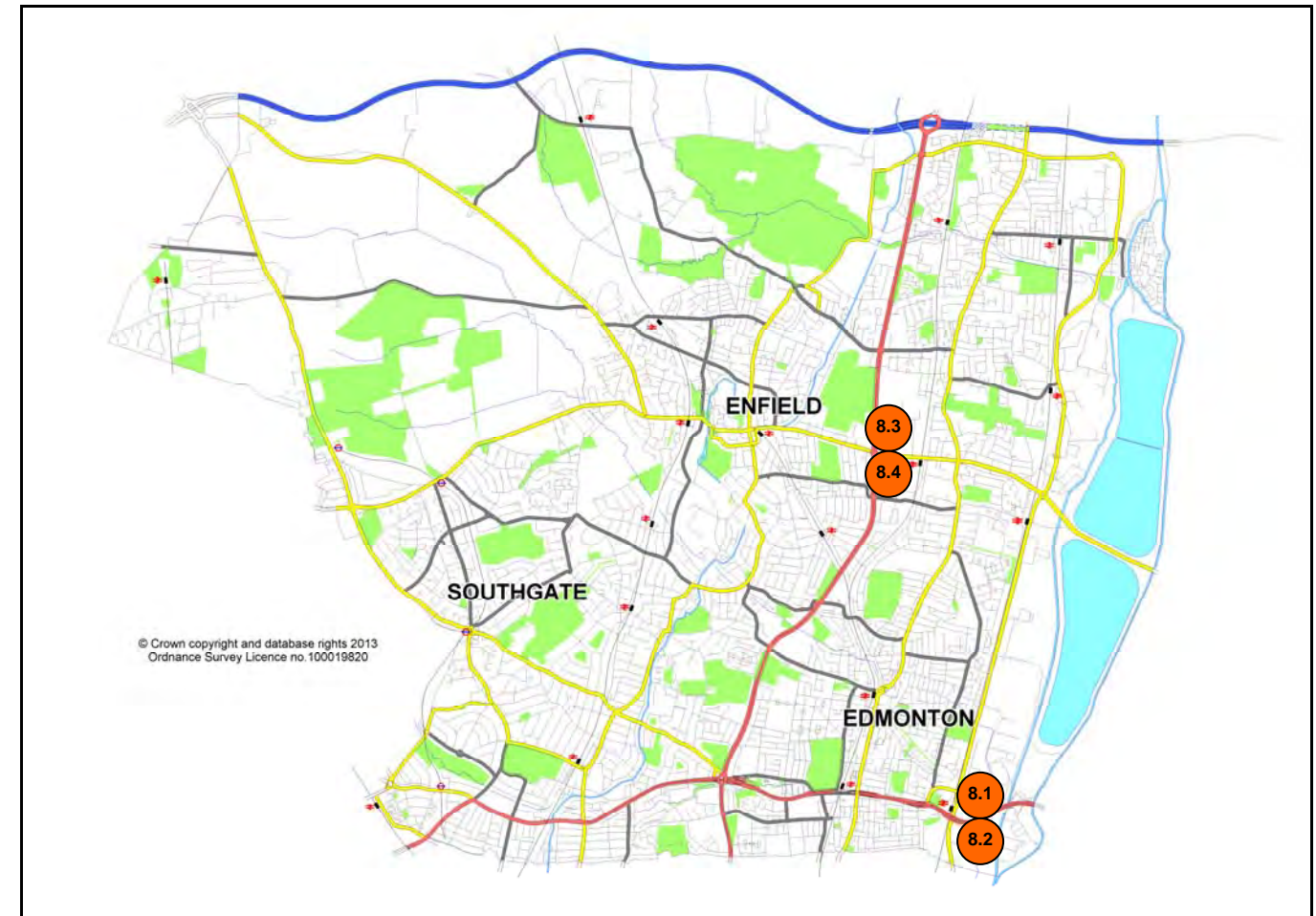
Town Centre Uses and Boundaries Review Retail Parks

8.0 Retail Parks

- 8.1 Angel Road Retail Park
- 8.2 Ravenside Retail Park
- 8.3 Enfield Retail Park
- 8.4 De Mandeville Gate Retail Park

Enfield's Local Plan

Retail Parks Location Map



Town Centre Uses and Boundaries Review Retail Parks

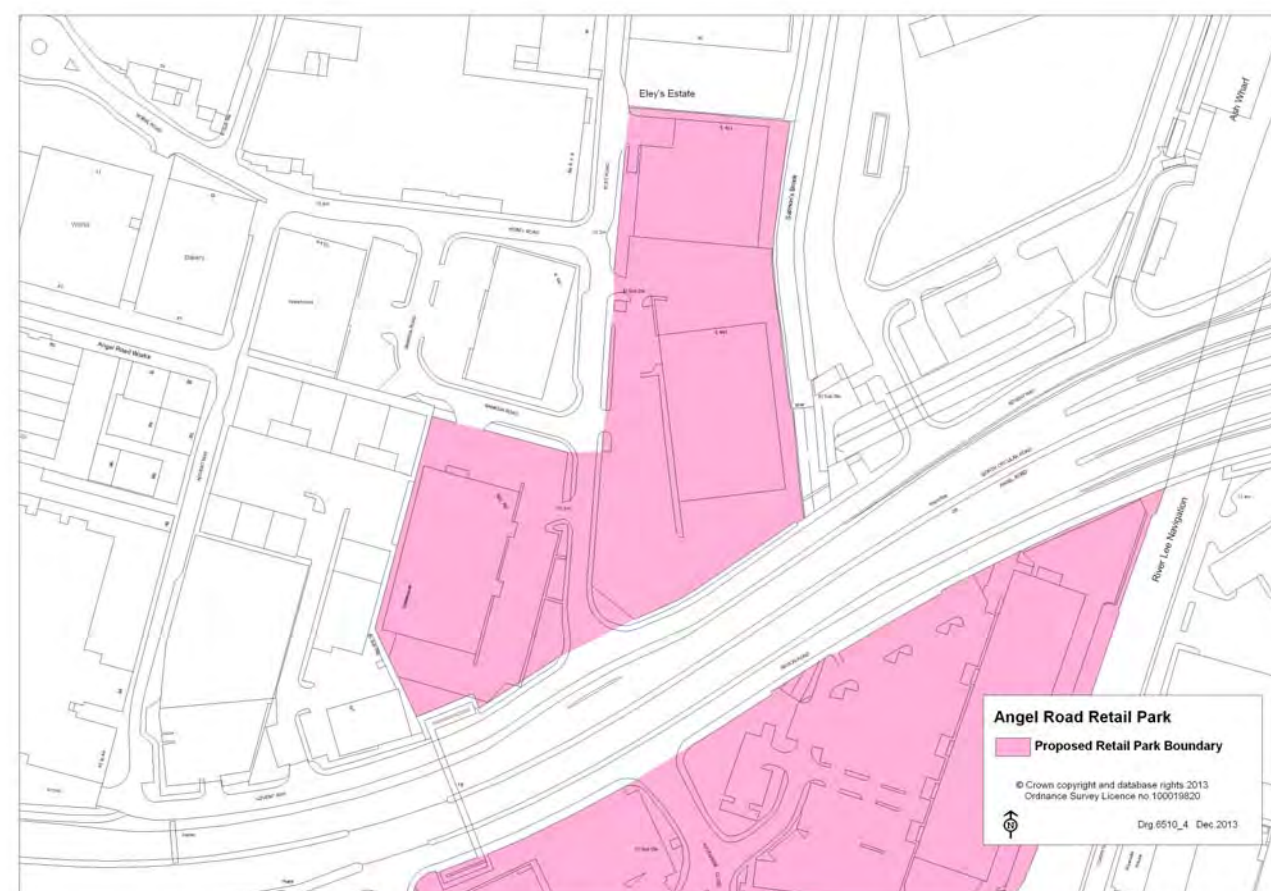
8.1 Angel Road Retail Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 25: Locations for New Retail, Leisure and Office Development

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
North of the North Circular Road (A406) adjacent to Eleys Estate.	No change.
<p>Description</p> <p>The retail park is within close proximity to Ravenside Retail Park to the south of the North Circular. The retail park is at the edge of Eleys Estate which is designated Strategic Industrial Land (SIL). The retail park is easily accessible by car from the North Circular (A406) and Angel Road train station on Conduit Lane is within walking distance. Several bus routes that have stops close to the retail park – including No's 444 and 34. They link the retail park with Chingford, Walthamstow Central, Barnet, Turnpike Lane, Palmers Green and Angel Edmonton.</p> <p>The retail units are basic warehouse buildings made of brick and corrugated iron. The buildings are in a reasonable condition and well maintained, although somewhat dated.</p>	

Enfield's Local Plan

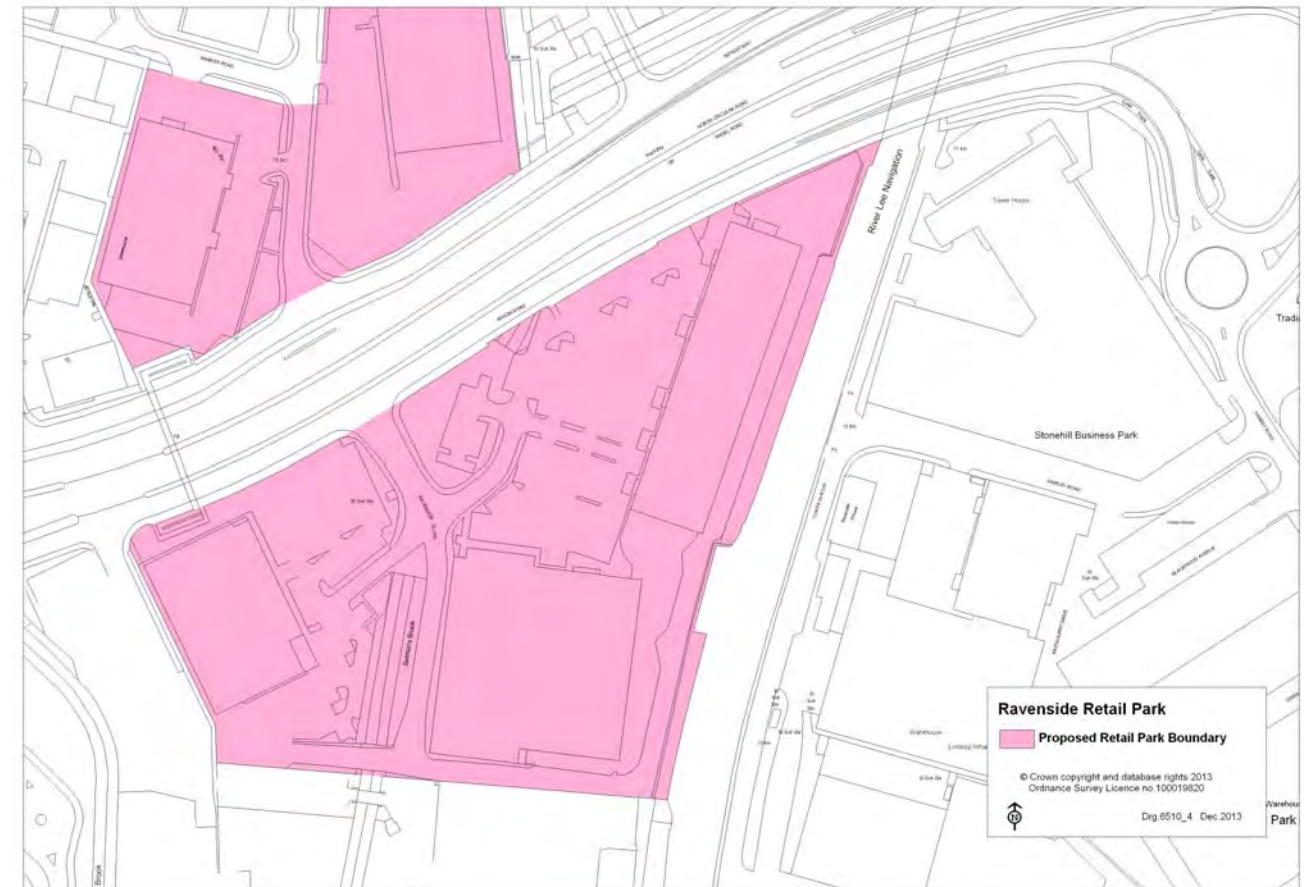


8.2 Ravenside Retail Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 25: Locations for New Retail, Leisure and Office Development

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
Situated to the south of the North Circular Road (A406).	No change.
<p>Description</p> <p>Ravenside Retail Park is situated to the south of the North Circular (A406) opposite Angel Road Retail Park. The retail park is easily accessible by car from the slip road off the North Circular (A406). The retail park is not particularly well signed from the A406 or surrounding roads. However, there is a large modern sign at the entrance to the retail park detailing the retailers.</p> <p>The retail park lies within the Meridian Water regeneration priority area. The Council has prepared a masterplan for the Meridian Water area and an Area Action Plan for the wider Central Leaside area is underway.</p>	

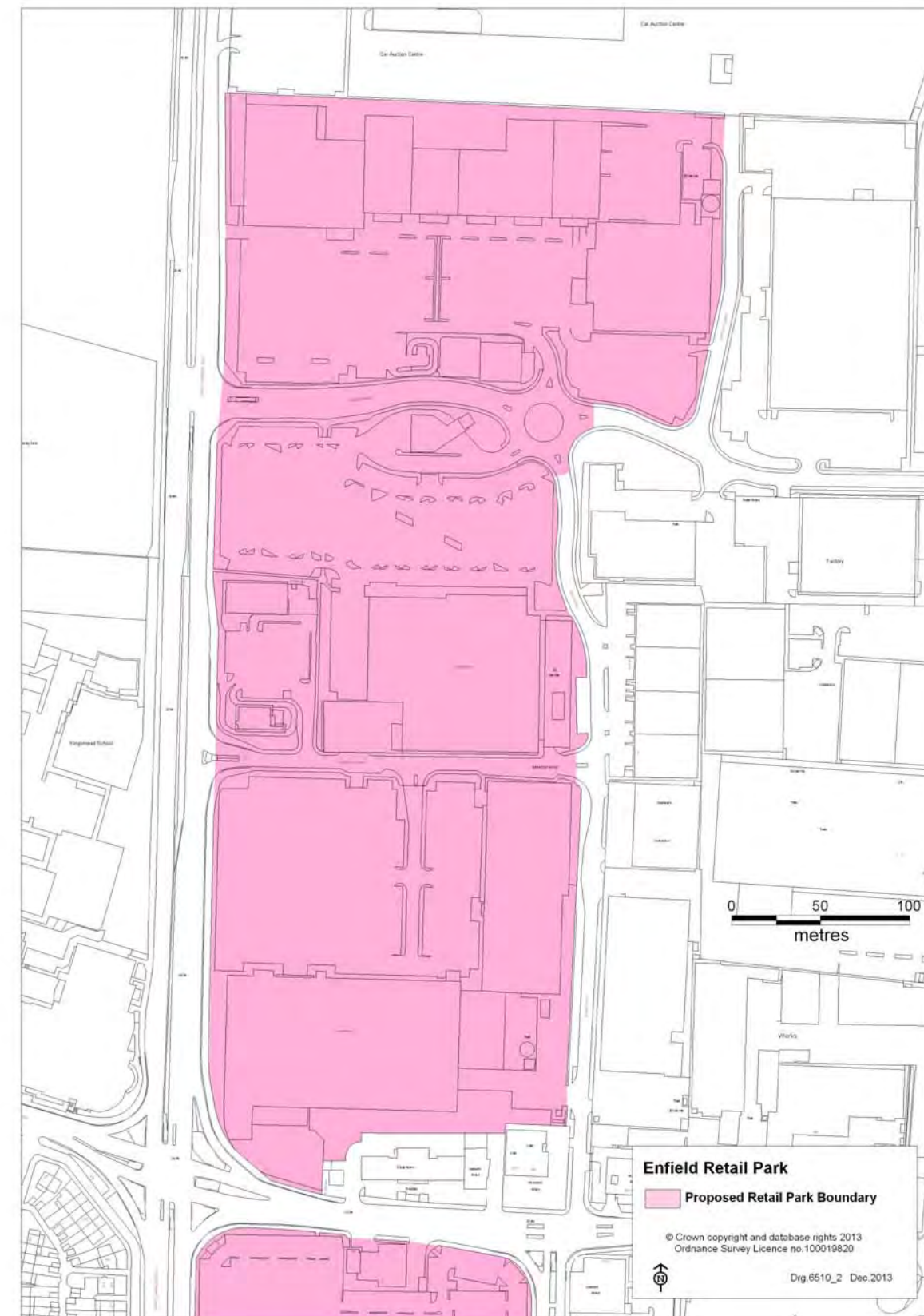


8.3 Enfield Retail Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 25: Locations for New Retail, Leisure and Office Development

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
Enfield Retail Park is situated to the east of Great Cambridge Road with access to the retail park off Crown Road.	No change.
Description	
<p>The retail park is anchored by a Sainsbury's supermarket, with several further retail units to the north.</p> <p>To the south of the Sainsbury's superstore, off Dearsley Road, there are several more retail and leisure units which are often classed as being part of Enfield Retail Park but are also known as Coliseum Retail Park. The anchor store is a large B&Q Warehouse.</p> <p>Further east on Crown Road there is a car superstore, a Renault Garage and a Builders Warehouse.</p>	

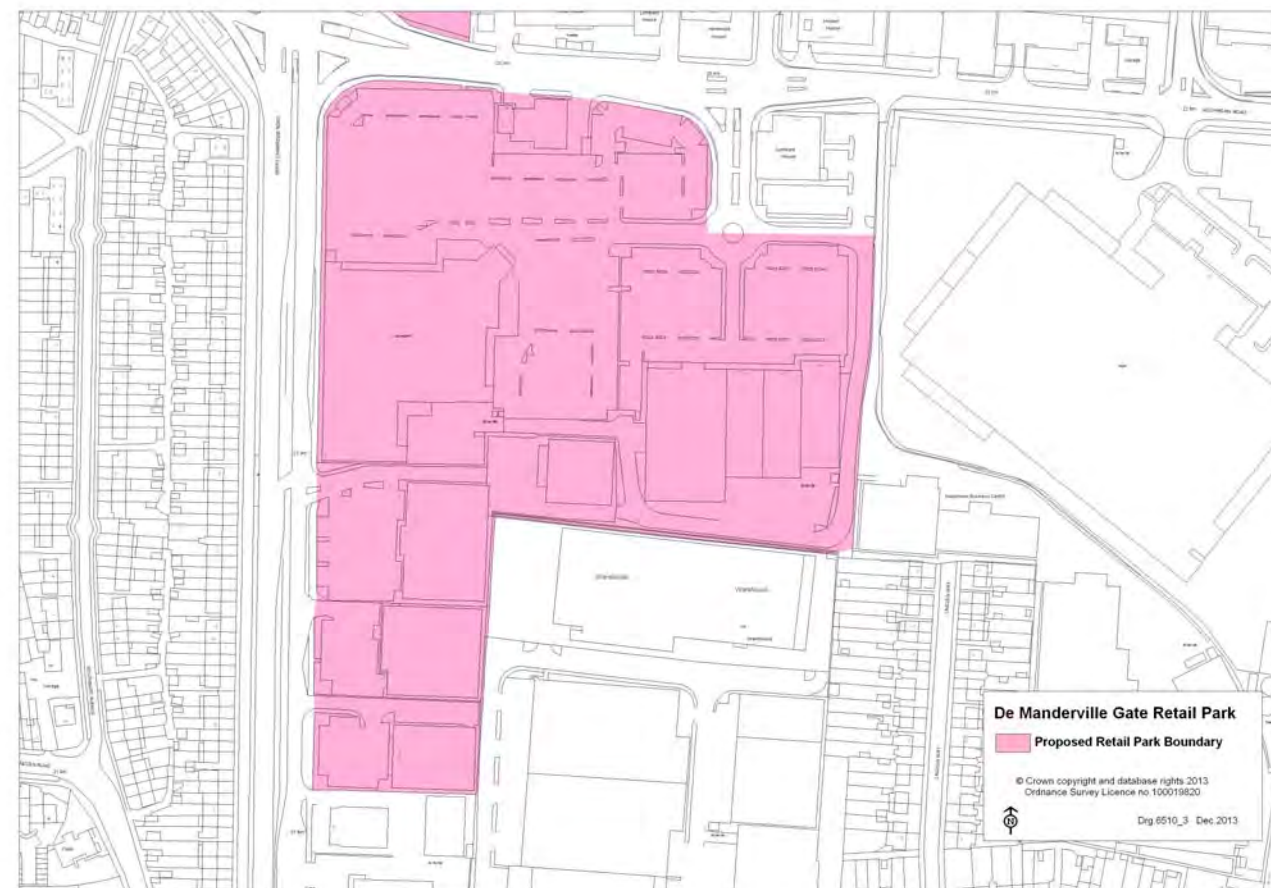


8.4 De Manderville Gate Retail Park

Refer to:

- Core Policy 17: Town Centres and table 6.3: Enfield's Hierarchy of Town Centres
- Proposed Submission DMD 25: Locations for New Retail, Leisure and Office Development

Addresses of properties within centre boundary	
Existing boundary	Proposed boundary
De Manderville Gate Retail Park is situated to the east of Great Cambridge Road with access to the retail park off Southbury Road.	No change.
<p>Description</p> <p>The retail park is to the south of Enfield Retail Park/Coliseum Retail Park and is anchored by a Morrison's supermarket. To the east of the Morrison's store there are several adjoining retail units. To the south of the Morrison's store there are three more retail units. These are all individual units and access to these units is only from Great Cambridge Road (A10).</p> <p>The retail units are modern brick warehouses with good signage.</p>	



Enfield's Local Plan

EVIDENCE BASE

Town Centres Uses and Boundaries Review

Appendix 1: Existing Use Classes (March 2013)

Main Centre

Enfield Town

District Centres

Angel Edmonton
Edmonton Green
Southgate
Palmers Green

Large Local Centres

Baker Street
Bounces Road
Bowes Road
Bush Hill Park
Chase Side
Cockfosters
Enfield Highway
Enfield Wash
Green Lanes
Hertford Road Central
Lancaster Road
Oakwood
Ordnance Road, Enfield Lock
Ponders End
Winchmore Hill, Broadway
Winchmore Hill, Green
Winchmore Hill, Green Dragon

Small Local Centres

Aldermans Hill
Arnos Grove
Bush Hill Parade
Cambridge Circus
Freezywater
Hertford Road South
Main Avenue
New Southgate
Silver Street
Windmill Hill
Enfield Island Village

Local Shopping Parades

Barrowell Green
Brimsgate
Bullsmoor
Bury Street West
Carterhatch Lane

Chaseville Park
Durants Road
Dysons Road
Empire Parade
Enfield Lock
Enfield Road Linkside
Firs Lane
Green Street
Hadley Wood
Hazelbury Road, Edmonton
Hertford Road, North
High Street, Southgate
Hoppers Road
Huxley Parade
Kempe Road
Mottingham Road
Nightingale Road
Percival Road
South Street Ponders End
Southbury Road
Southbury Road/Kingsway, Ponders End
Southgate Green
The Grangeway
Victoria Road
Westerham Avenue
Whittington Road, Bowes Park
Winchester Road

New Designation – Local Parade

Bowes Road West
Chequers Way
Craig Park Road
Fillebrook Avenue
Highlands Village
Lincoln Court
Clock Parade

Enfield Town (sheet 1 of 3)



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



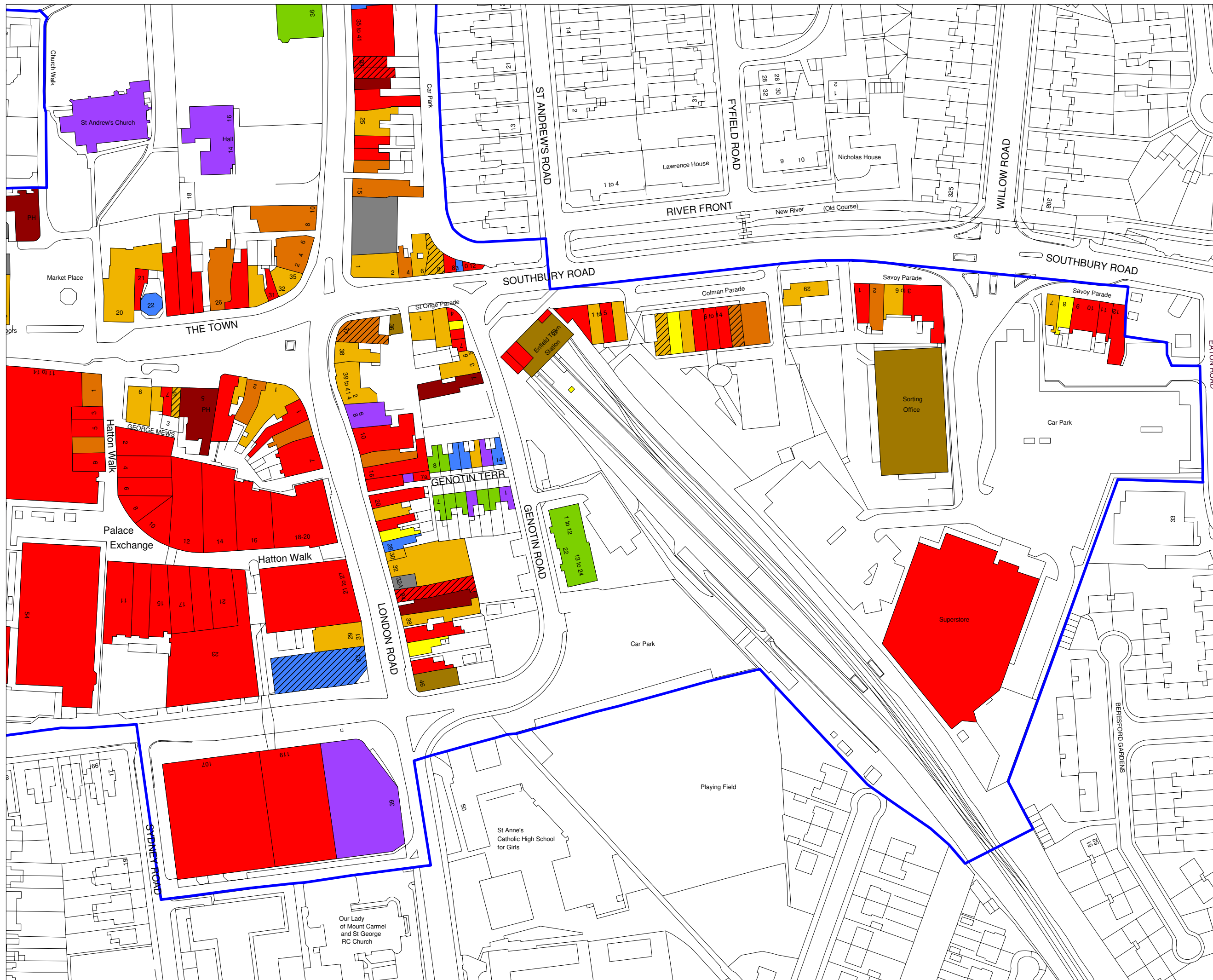
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










Drawing. 6510 Enfield Town 1
Scale. 1:1500 @ A3
Date. September 2012

Our Lady of Mount Carmel and St George RC Church

Enfield Town (sheet 2 of 3)



Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Enfield Town 2

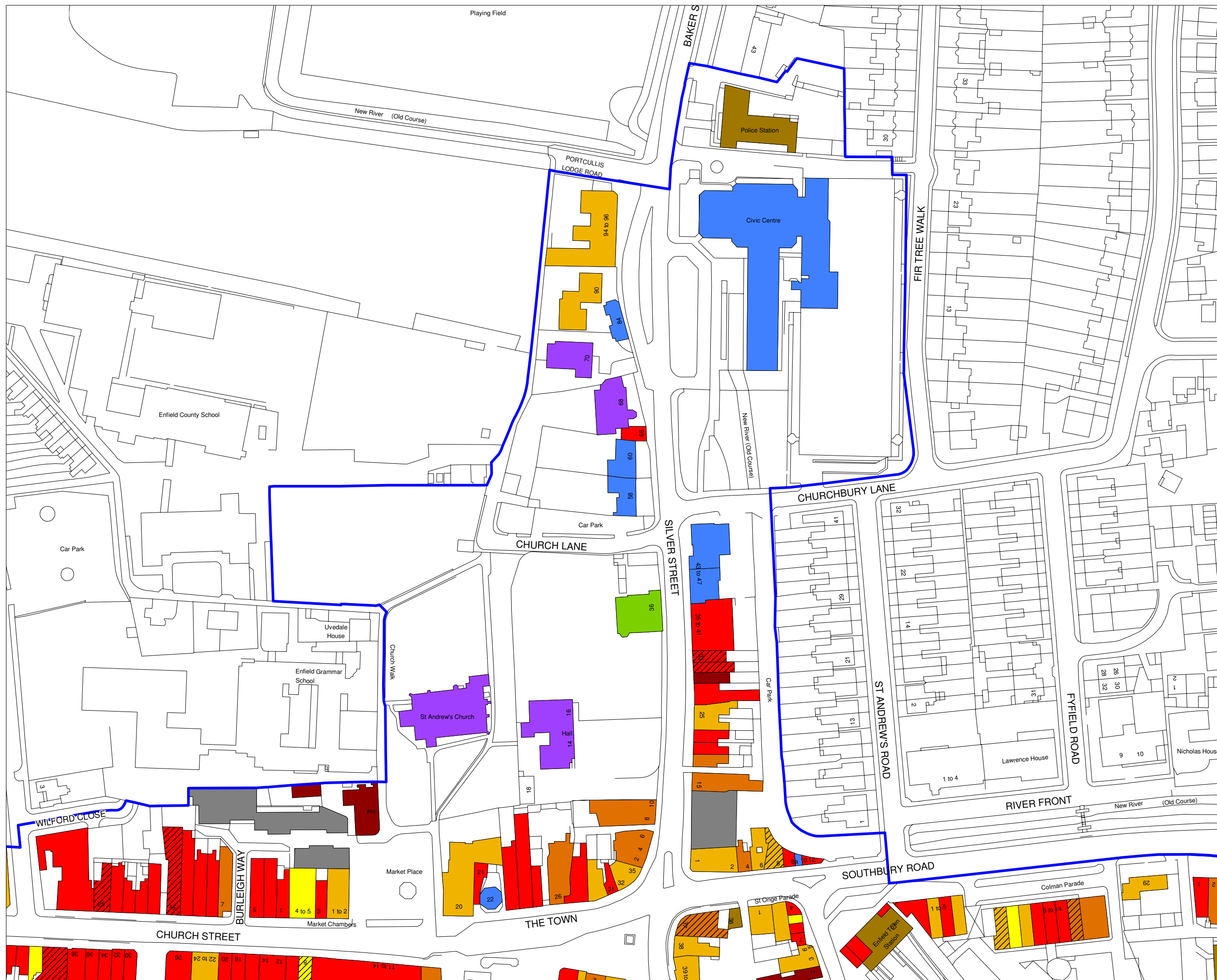
Scale. 1:1500 @ A3

Date. September 2012

Enfield Town (sheet 3 of 3)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Enfield Town 3

Scale. 1:1500 @ A3

Date. September 2012

Angel Edmonton (sheet 1)

Key

	Shopping Centre Boundary
	A1 Shops
	A2 Financial and Professional Services
	A3 Restaurants and Cafes
	A4 Drinking Establishments
	A5 Hot Food Takeaways
	B1 Businesses
	B2 General Industrial
	B8 Storage or Distribution
	C1 Hotels
	C2 Residential Institutions
	C3 Dwelling Houses
	D1 Non-Residential Institutions
	D2 Assembly and Leisure
	SG
	Vacant
	Vacant - Use not known



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Drawing. 6510 Angel Edmonton 1
Scale. 1:1000 @ A3
Date. September 2012

Angel Edmonton (sheet 2)

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



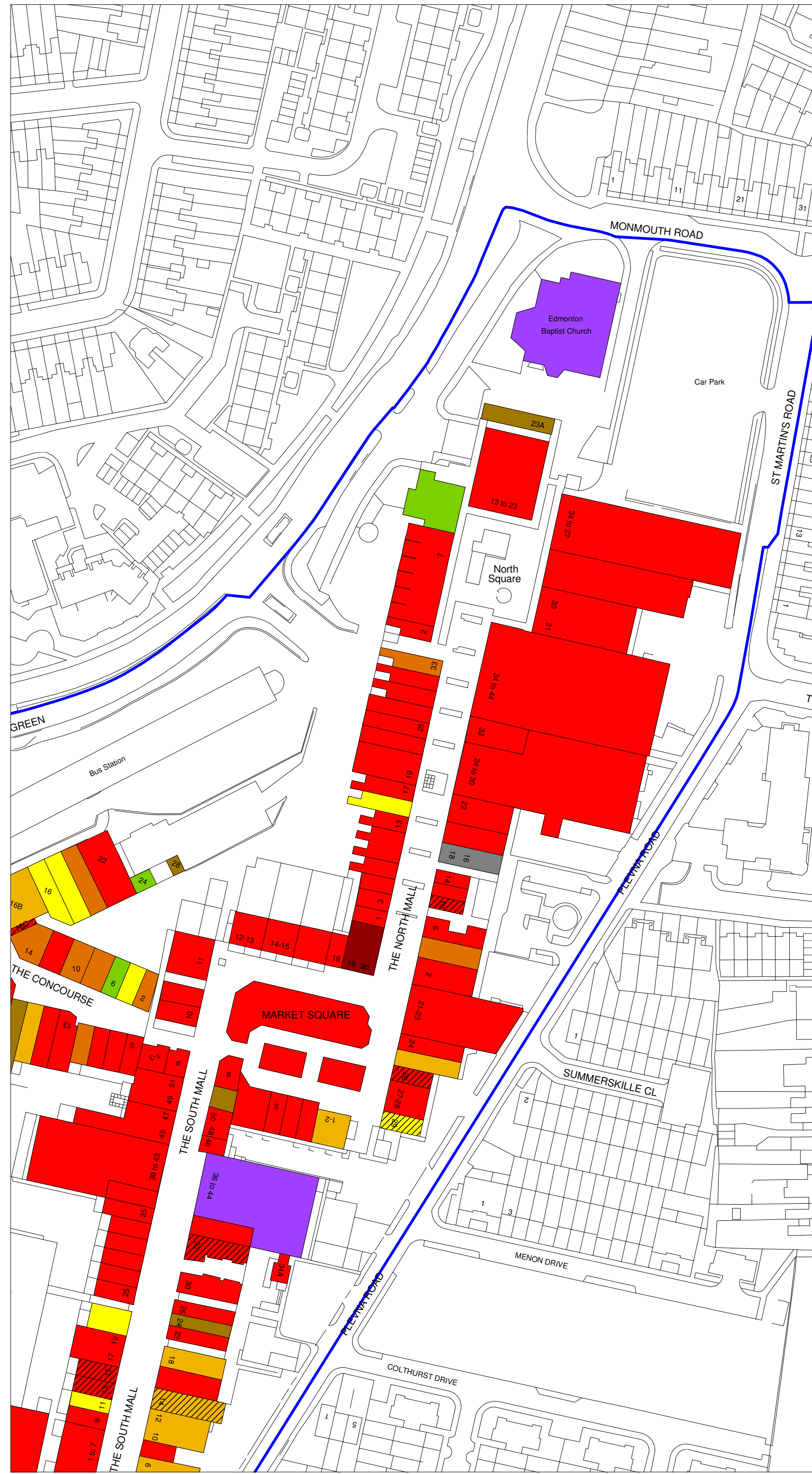
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Drawing. 6510 Angel Edmonton 2
Scale. 1:1500 @ A3
Date. September 2012

Edmonton Green (sheet 1)

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Edmonton Green1
Scale. 1:1250 @ A3
Date. September 2012

Edmonton Green (sheet 2)

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known

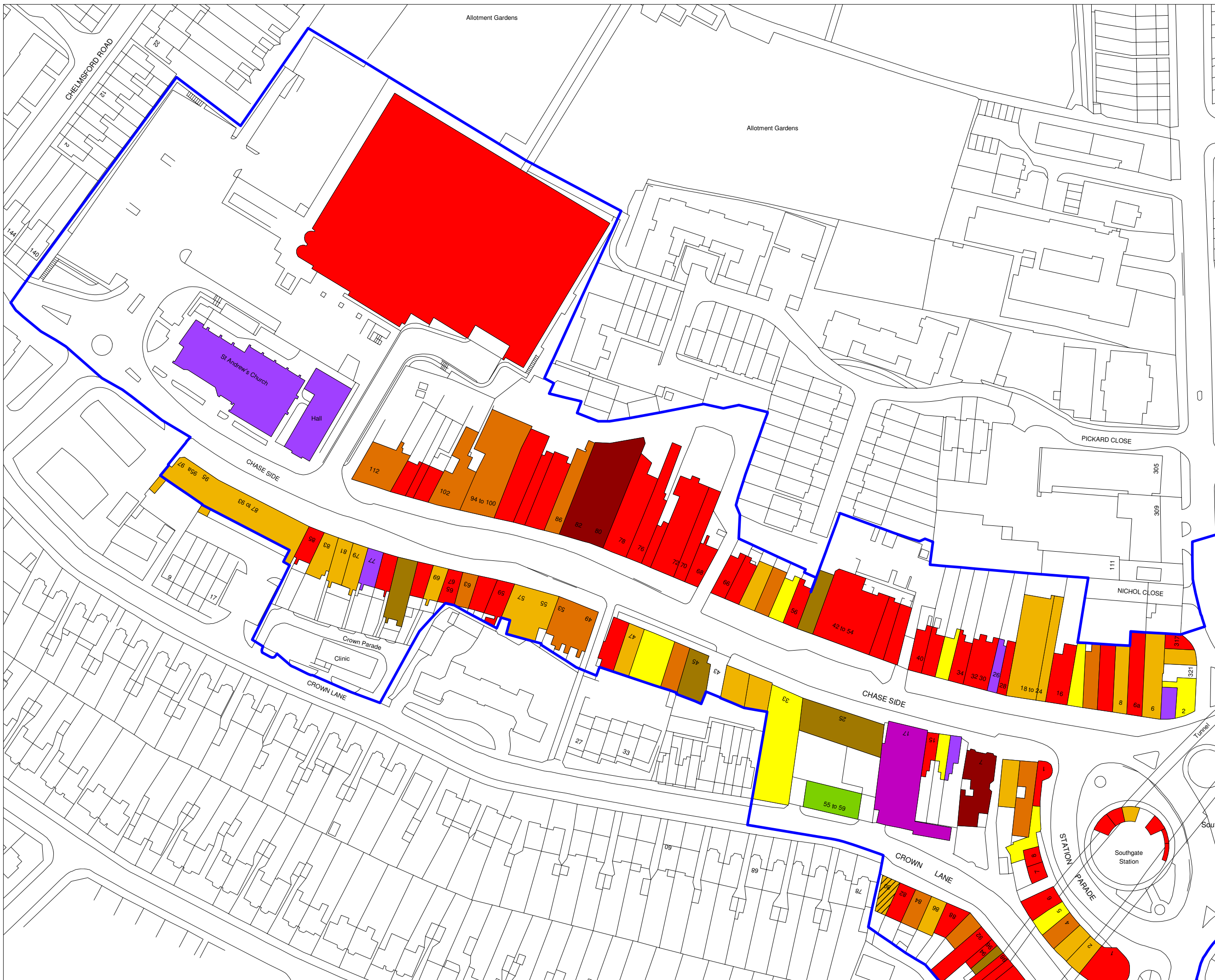


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Drawing. 6510 Edmonton Green 2
Scale. 1:1250 @ A3
Date. September 2012

SOUTHGATE (sheet 1 of 2)



Key

- Shopping Centre Boundary
- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Businesses
- B2 General Industrial
- B8 Storage or Distribution
- C1 Hotels
- C2 Residential Institutions
- C3 Dwelling Houses
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG
- Vacant
- Vacant - Use not known

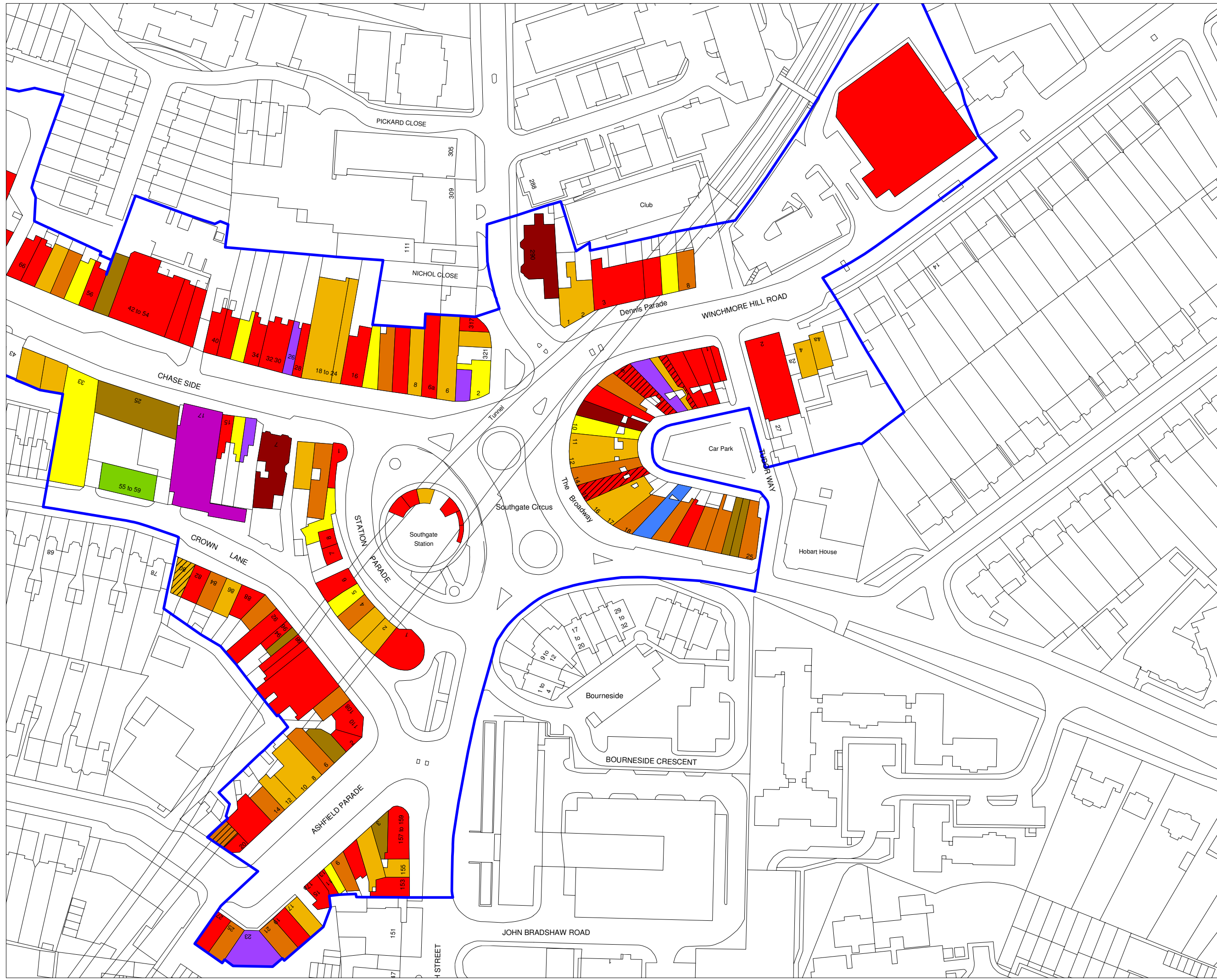


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Drawing. 6510 Southgate 1
Scale. 1:1250 @ A3
Date. September 2012

SOUTHGATE (sheet 2 of 2)



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Southgate 2
Scale. 1:1250 @ A3
Date. September 2012

Palmers Green (sheet 1)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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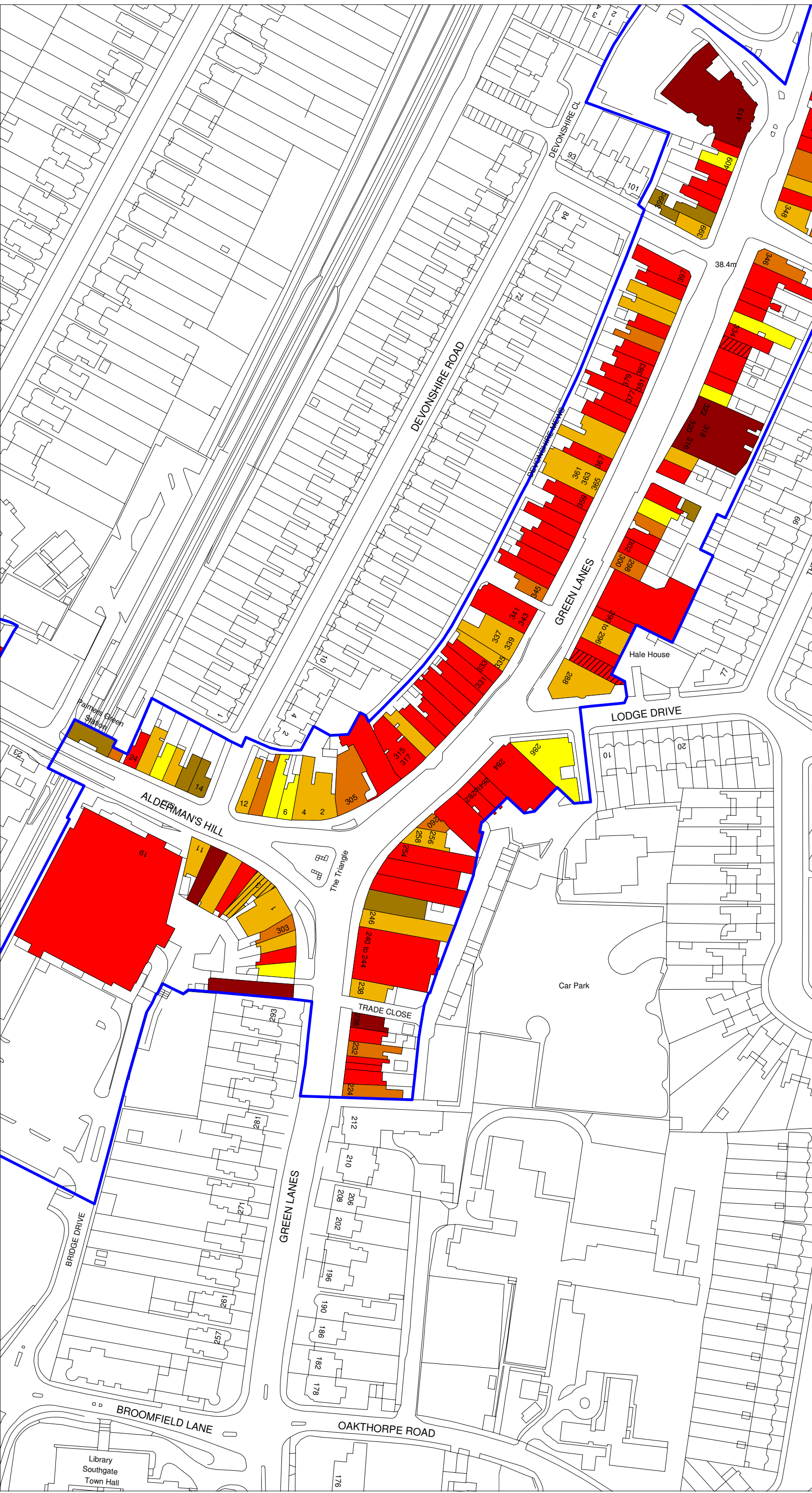


Drawing. 6510 Palmers Green 1
Scale. 1:1500 @ A3
Date. September 2012

Palmers Green (sheet 2)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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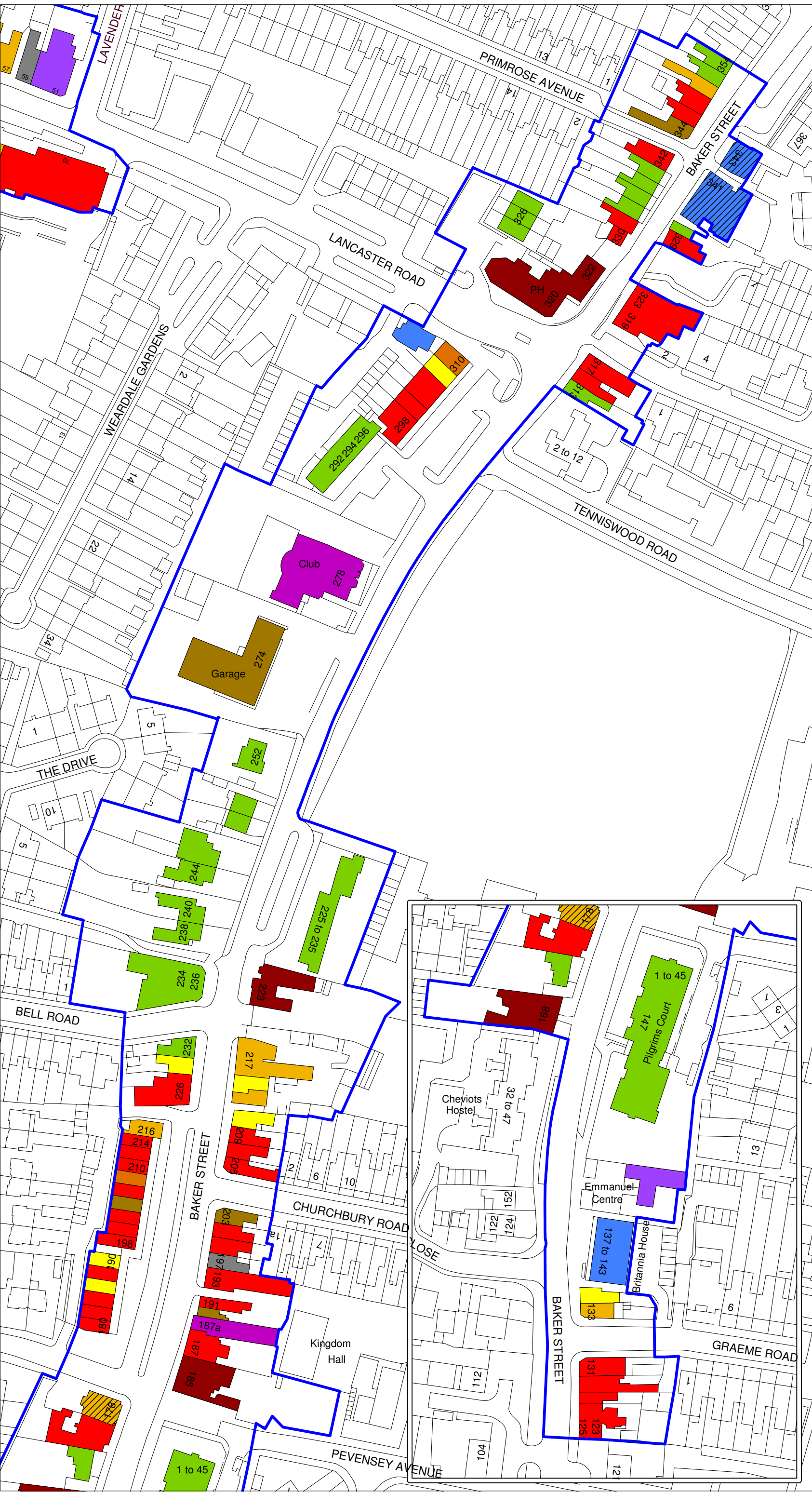


Drawing. 6510 Palmers Green 2
Scale. 1:1500 @ A3
Date. September 2012

Baker Street

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Baker Street
Scale. 1:1250 @ A3
Date. September 2012

Bounces Road



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Bounces Road
Scale. 1:900 @ A3
Date. September 2012

Bowes Road



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Bowes Road
Scale. 1:1000 @ A3
Date. September 2012

Bush Hill Park



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Bush Hill Park
Scale. 1:1250 @ A3
Date. September 2012

Chase Side

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Chase Side
 Scale. 1:1000 @ A3
 Date. September 2012

Cockfosters

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



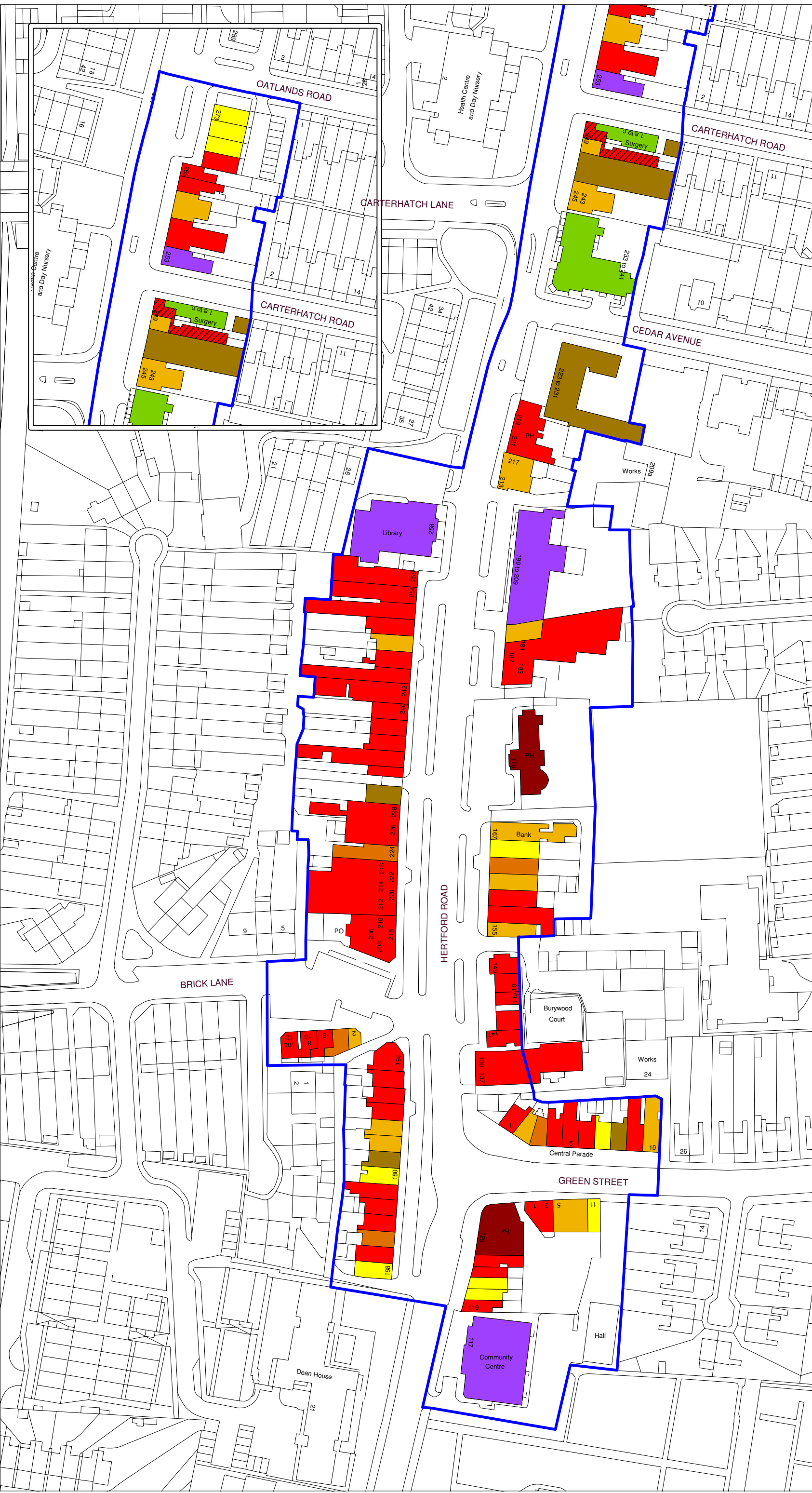
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Drawing. 6510 Cockfosters
Scale. 1:1250 @ A3
Date. September 2012

Enfield Highway

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



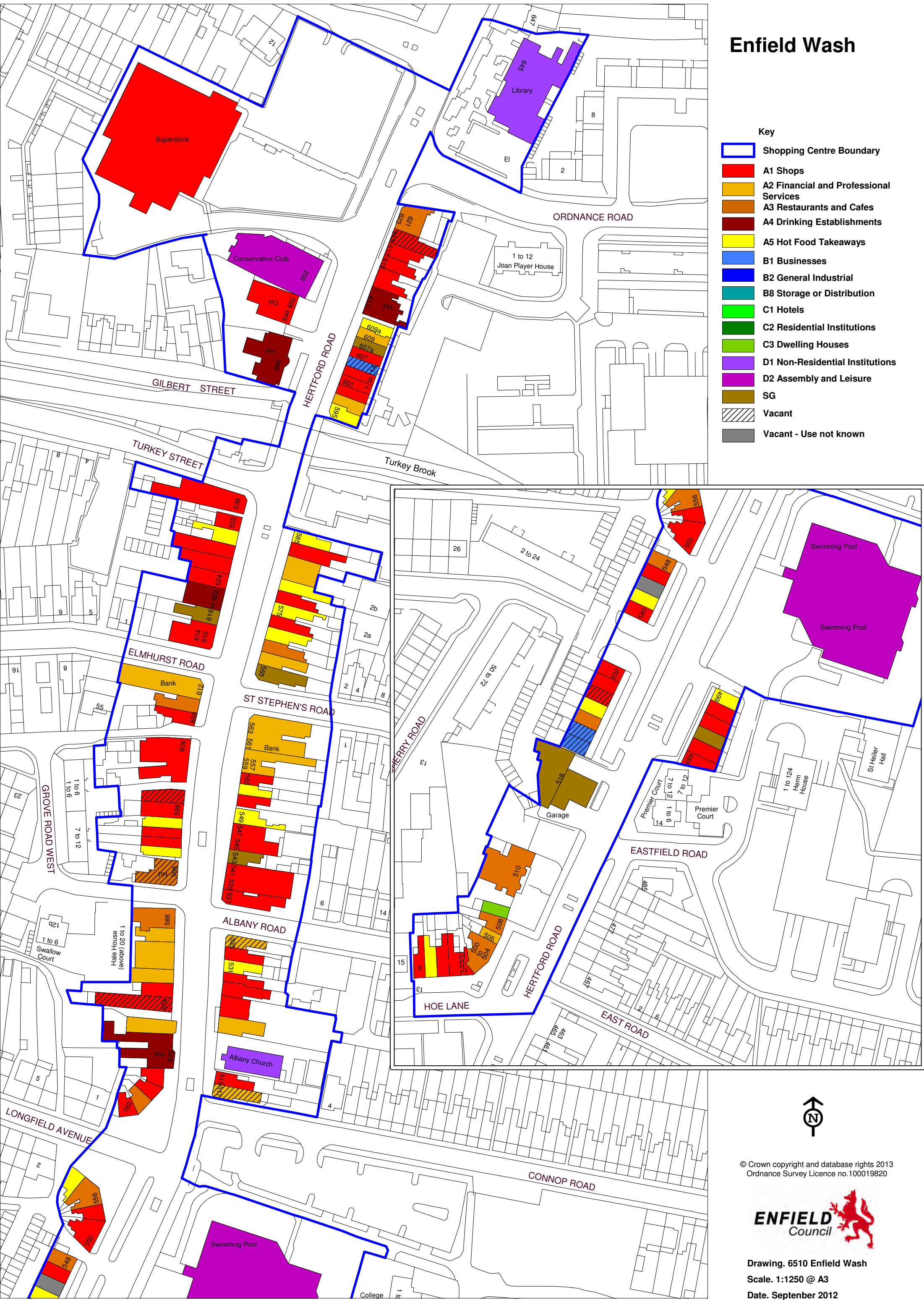
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Drawing. 6510 Enfield Highway
Scale. 1:1250 @ A3
Date. September 2012

Enfield Wash

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Enfield Wash
Scale. 1:1250 @ A3
Date. September 2012

Green Lanes

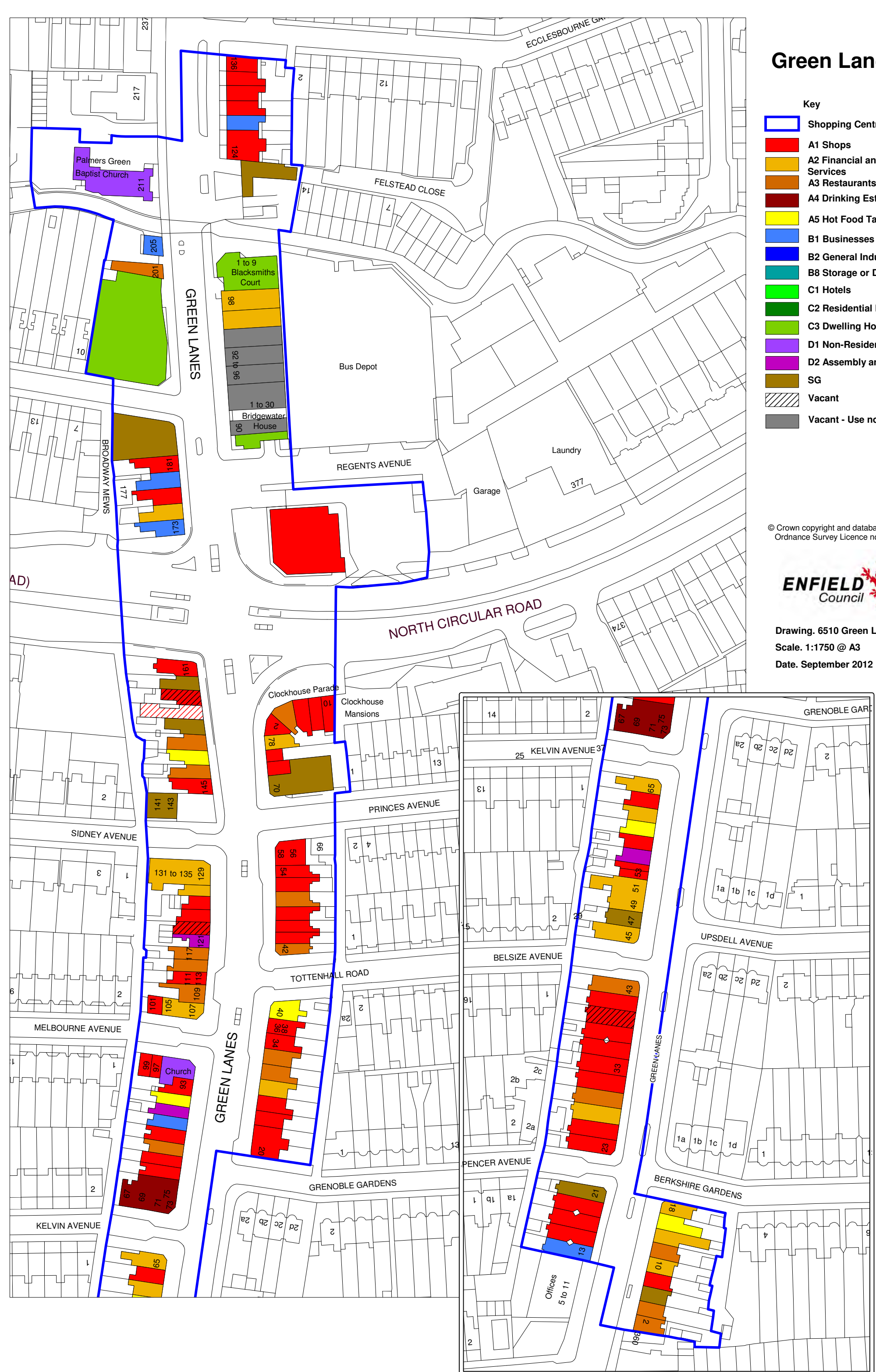
Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known

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Drawing. 6510 Green Lanes
Scale. 1:1750 @ A3
Date. September 2012



Hertford Road (Central)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Hertford Road (Central)
 Scale. 1:1250 @ A3
 Date. September 2012

Lancaster Road



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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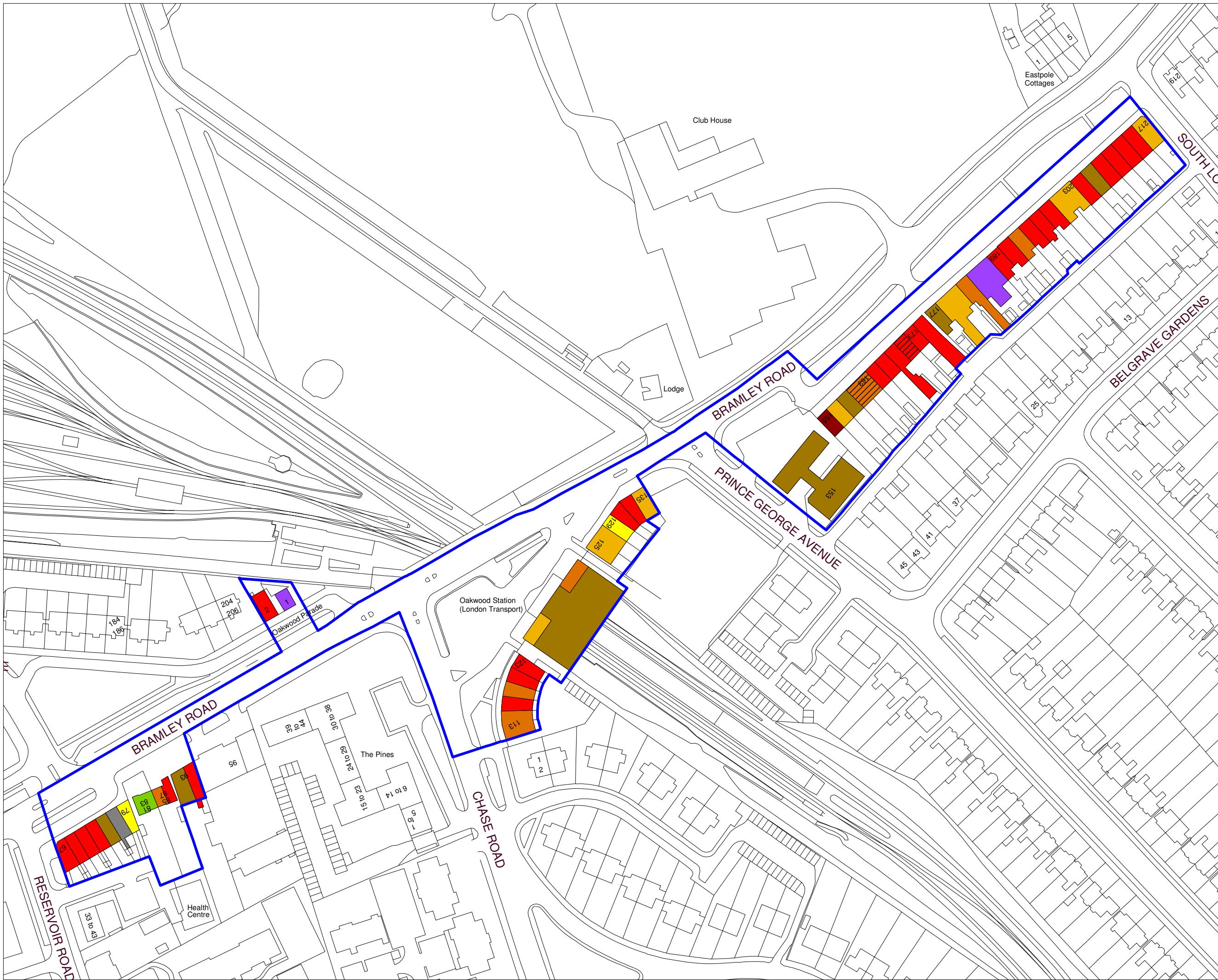


Drawing. 6510 Lancaster Road

Scale. 1:1250 @ A3

Date. September 2012

Oakwood



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



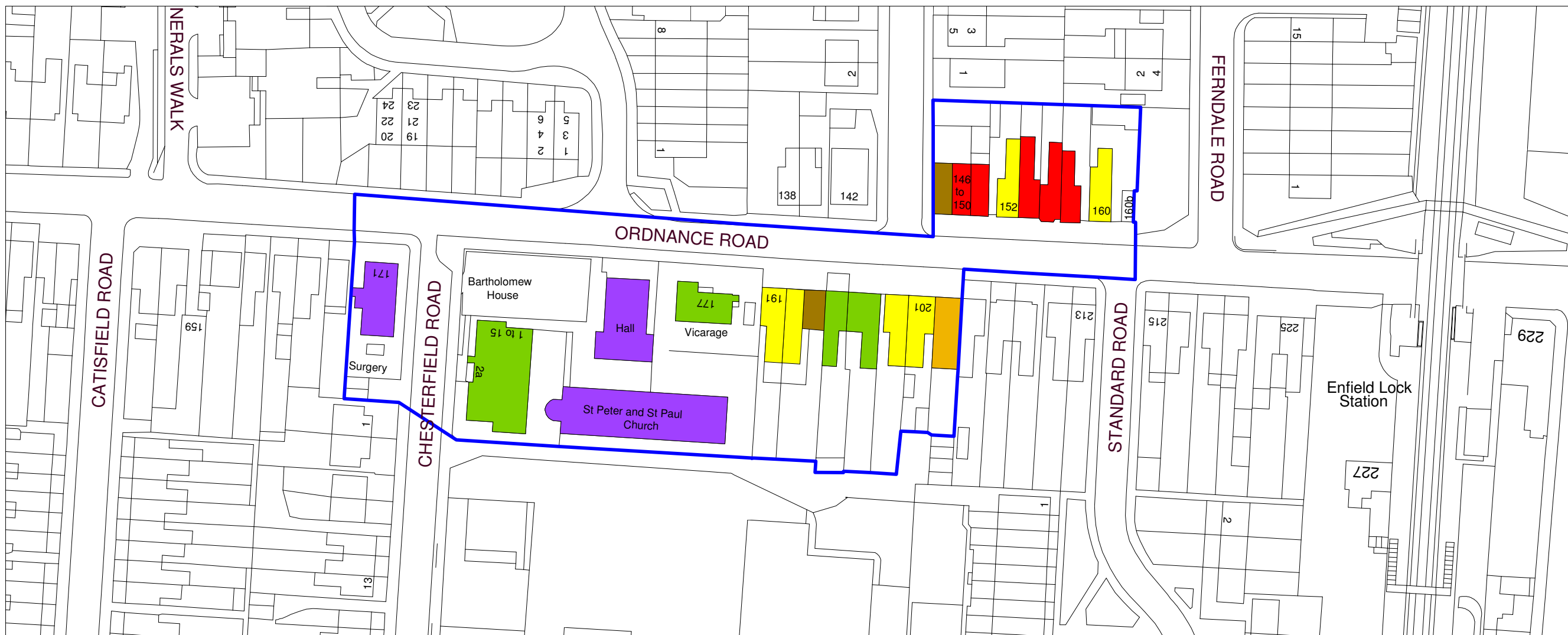
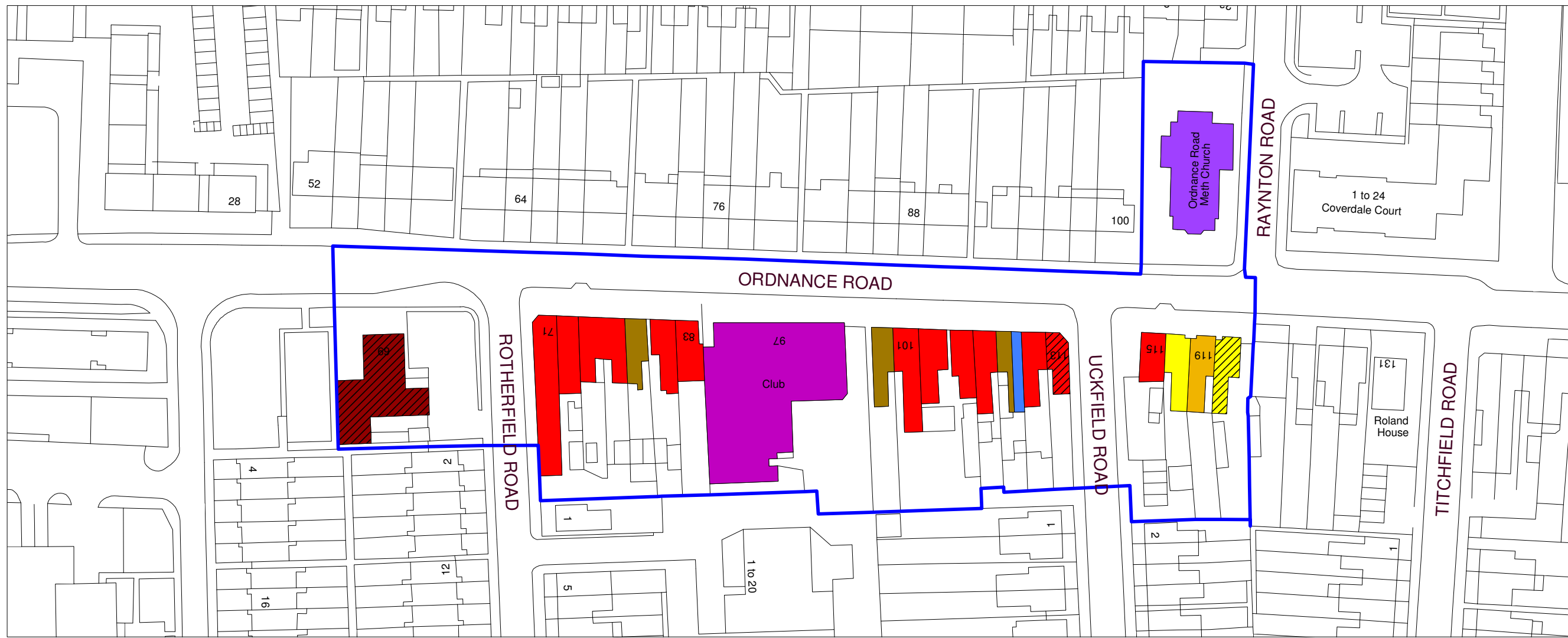
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Drawing. 6510 Oakwood
Scale. 1:1500 @ A3
Date. September 2012

Ordnance Road

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



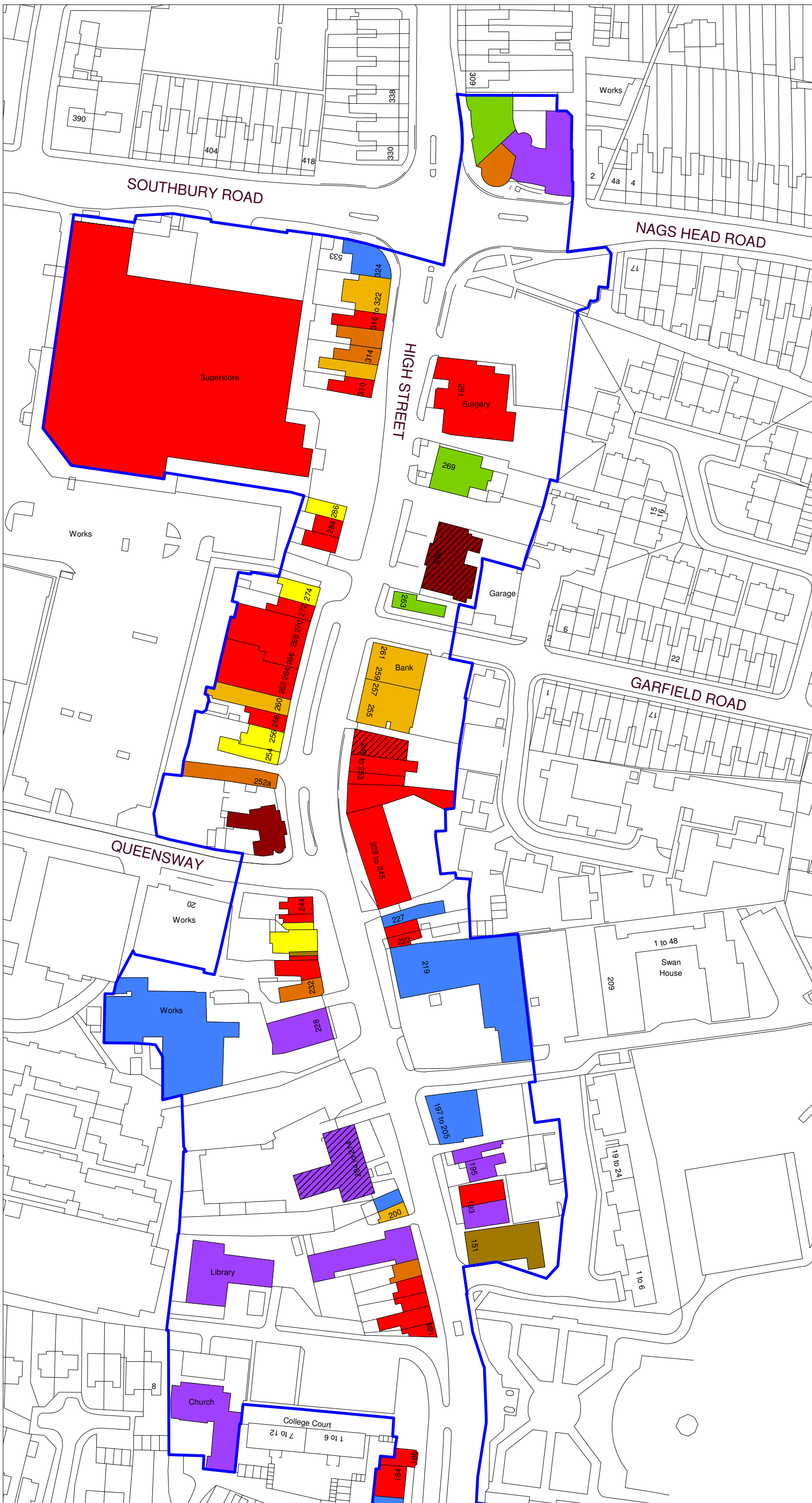
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Drawing. 6510 Ordnance Road
Scale. 1:750 @ A3
Date. September 2012

Ponders End sheet 1 of 2

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Ponders End 1
Scale. 1:1250 @ A3
Date. September 2012

Ponders End sheet 2 of 2



Key

- Shopping Centre Boundary
- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Businesses
- B2 General Industrial
- B8 Storage or Distribution
- C1 Hotels
- C2 Residential Institutions
- C3 Dwelling Houses
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG
- Vacant
- Vacant - Use not known



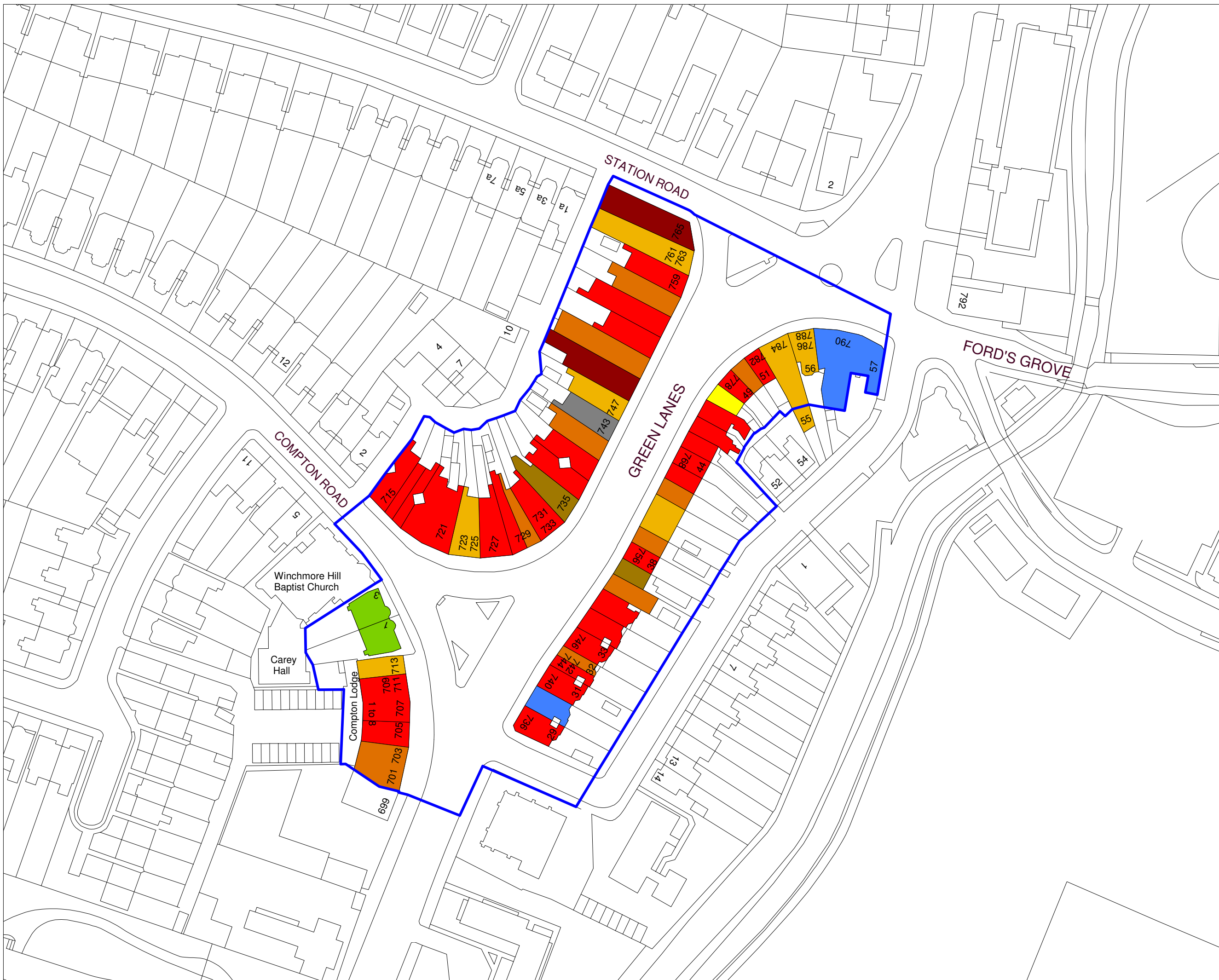
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Drawing. 6510 Ponders End 2
Scale. 1:1250 @ A3
Date. September 2012

Winchmore Hill Broadway

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



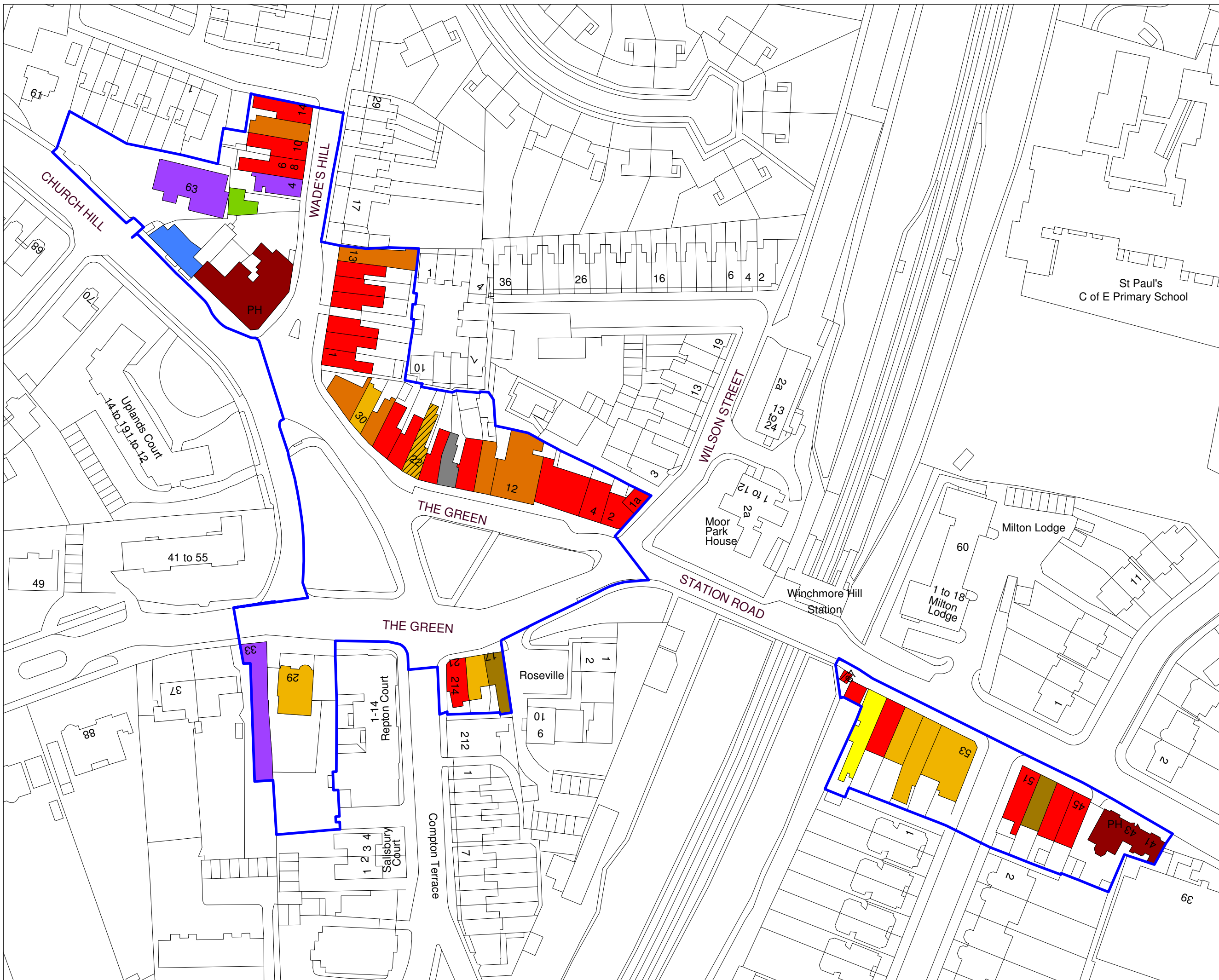
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Drawing. 6510 Winchmore Hill Bdy.
Scale. 1:1000 @ A3
Date. September 2012

Winchmore Hill Green

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



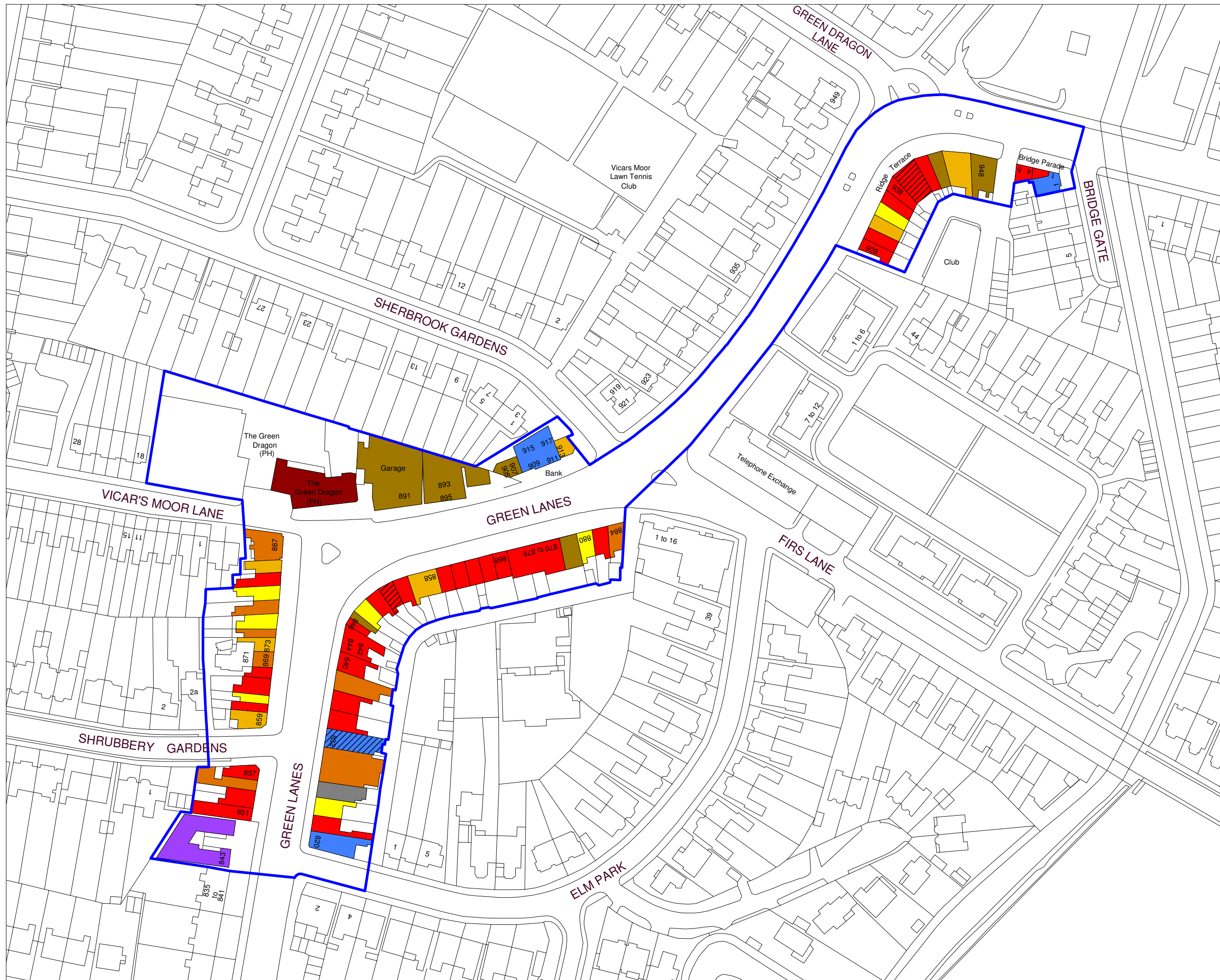
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Drawing. 6510 Winchmore Hill Green
Scale. 1:1000 @ A3
Date. September 2012

Winchmore Hill Green Dragon

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Winchmore Hill Green Dragon

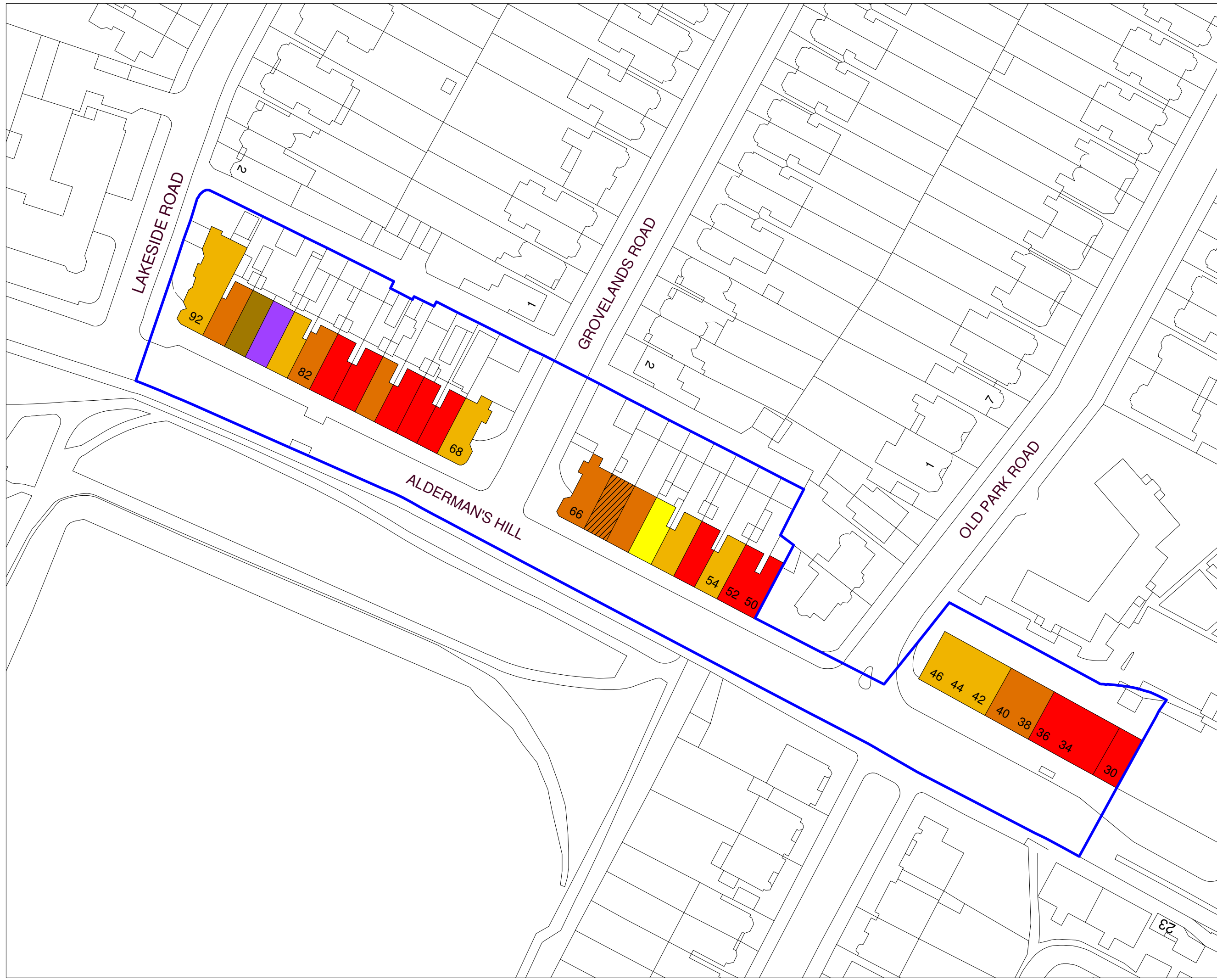
Scale. 1:1250 @ A3

Date. September 2012

Aldermans Hill

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Aldermans Hill
Scale. 1:800 @ A3
Date. September 2012

Arnos Grove

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Arnos Grove
Scale. 1:850 @ A3
Date. September 2012

Bush Hill Parade



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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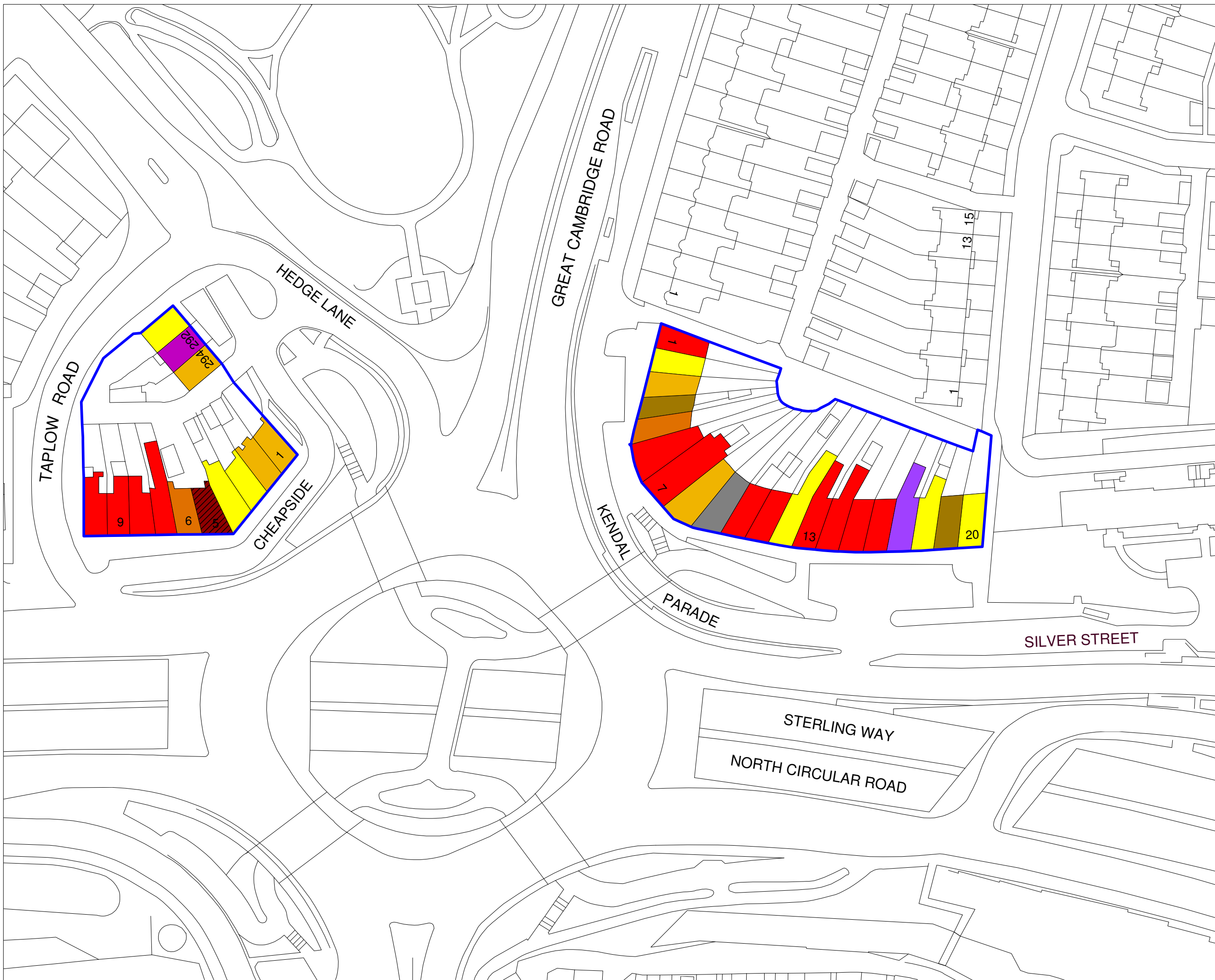


Drawing. 6510 Bush Hill Parade

Scale. 1:800 @ A3

Date. September 2012

Cambridge Circus



Key

- Shopping Centre Boundary
- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Businesses
- B2 General Industrial
- B8 Storage or Distribution
- C1 Hotels
- C2 Residential Institutions
- C3 Dwelling Houses
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG
- Vacant
- Vacant - Use not known



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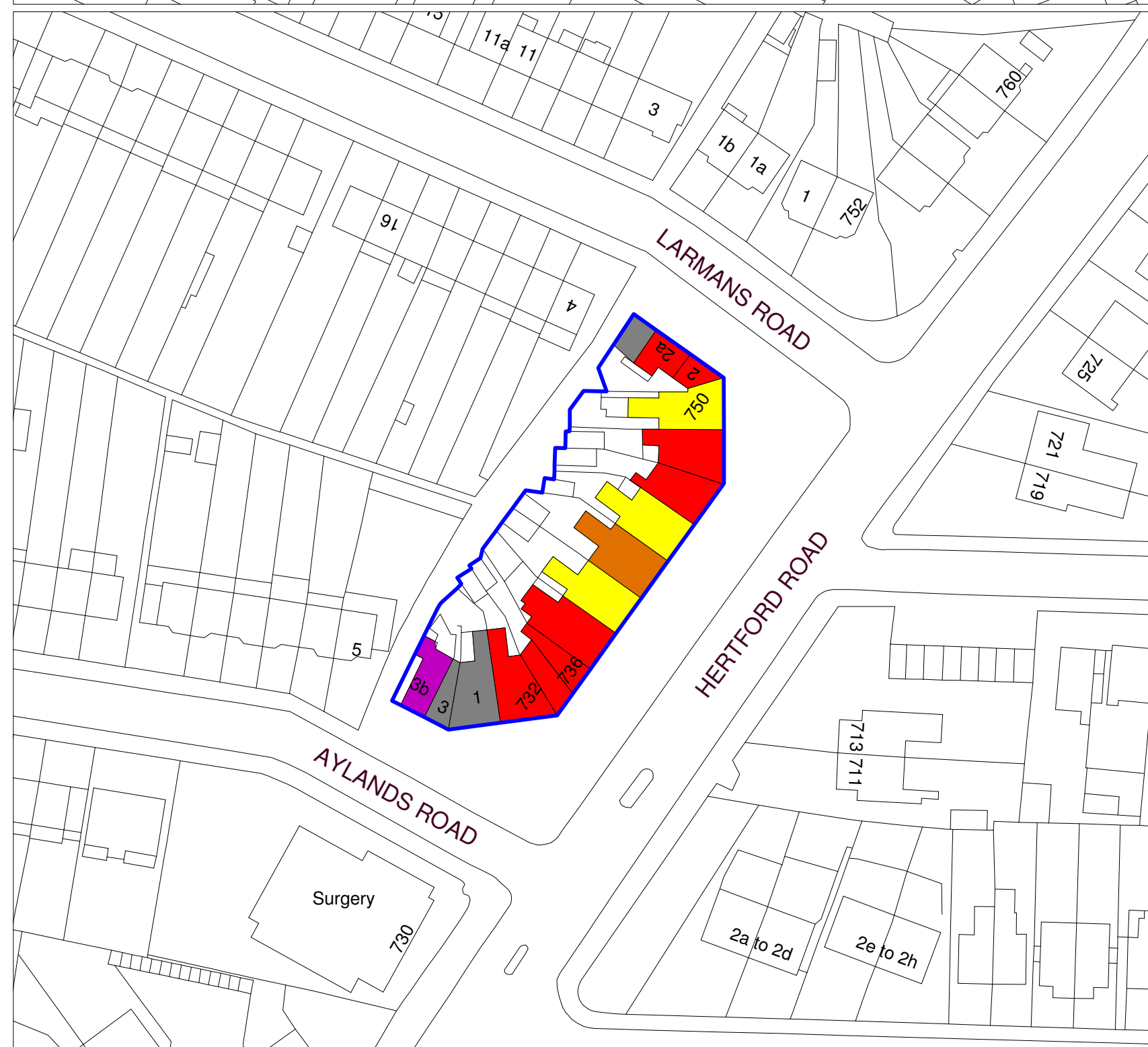


Drawing. 6510 Cambridge Circus
Scale. 1:800 @ A3
Date. September 2012

Freezywater (Hertford Rd)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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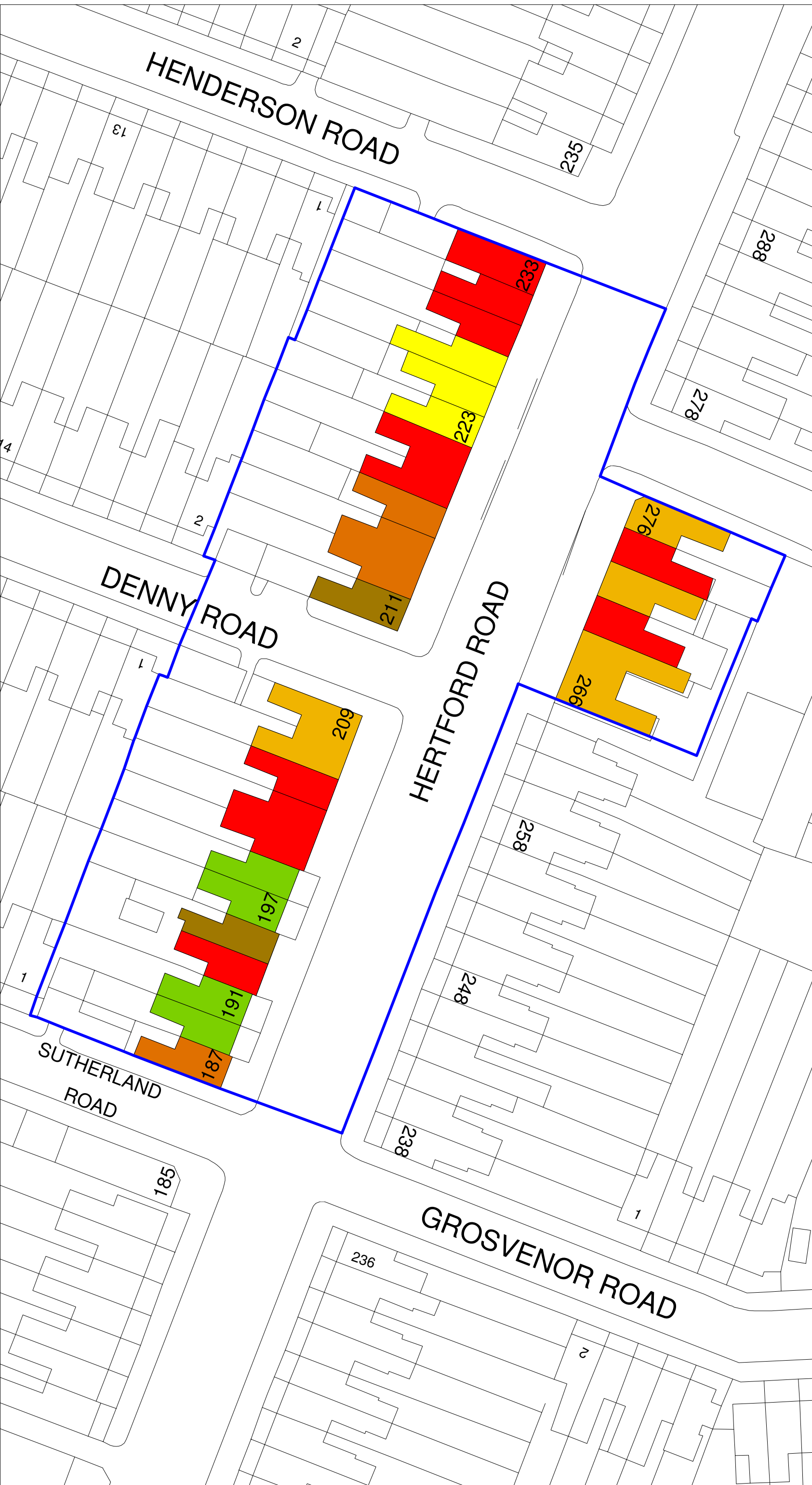


Drawing. 6510 Freezywater
Scale. 1:1250 @ A3
Date. September 2012

Hertford Road South

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Hertford Road South
Scale. 1:500 @ A3
Date. September 2012

Main Avenue Bush Hill Park

- Key
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



Bush Hill Park
Infant and Junior School



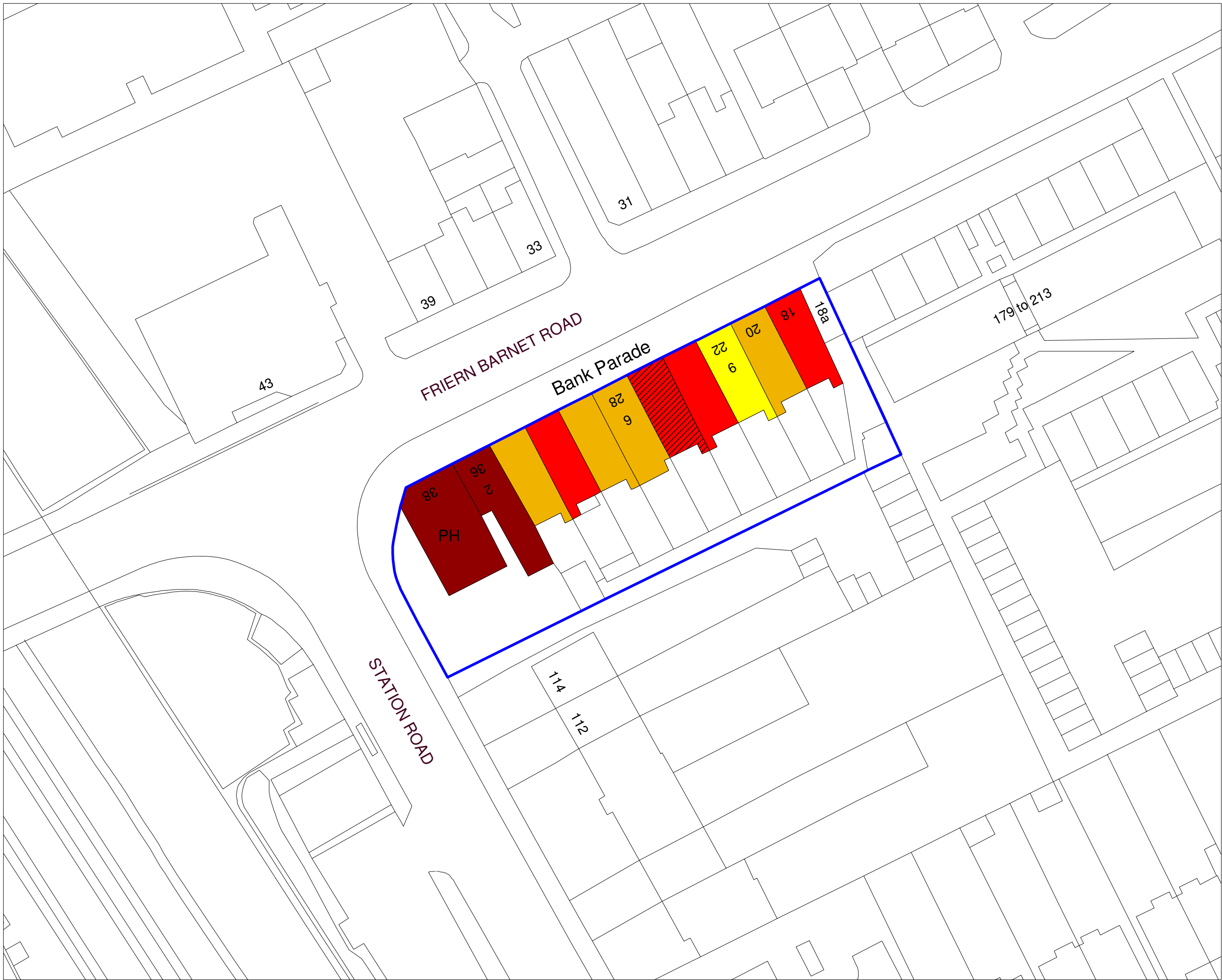
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Drawing. 6510 Main Avenue
Scale. 1:500 @ A3
Date. September 2012

New Southgate

- Key
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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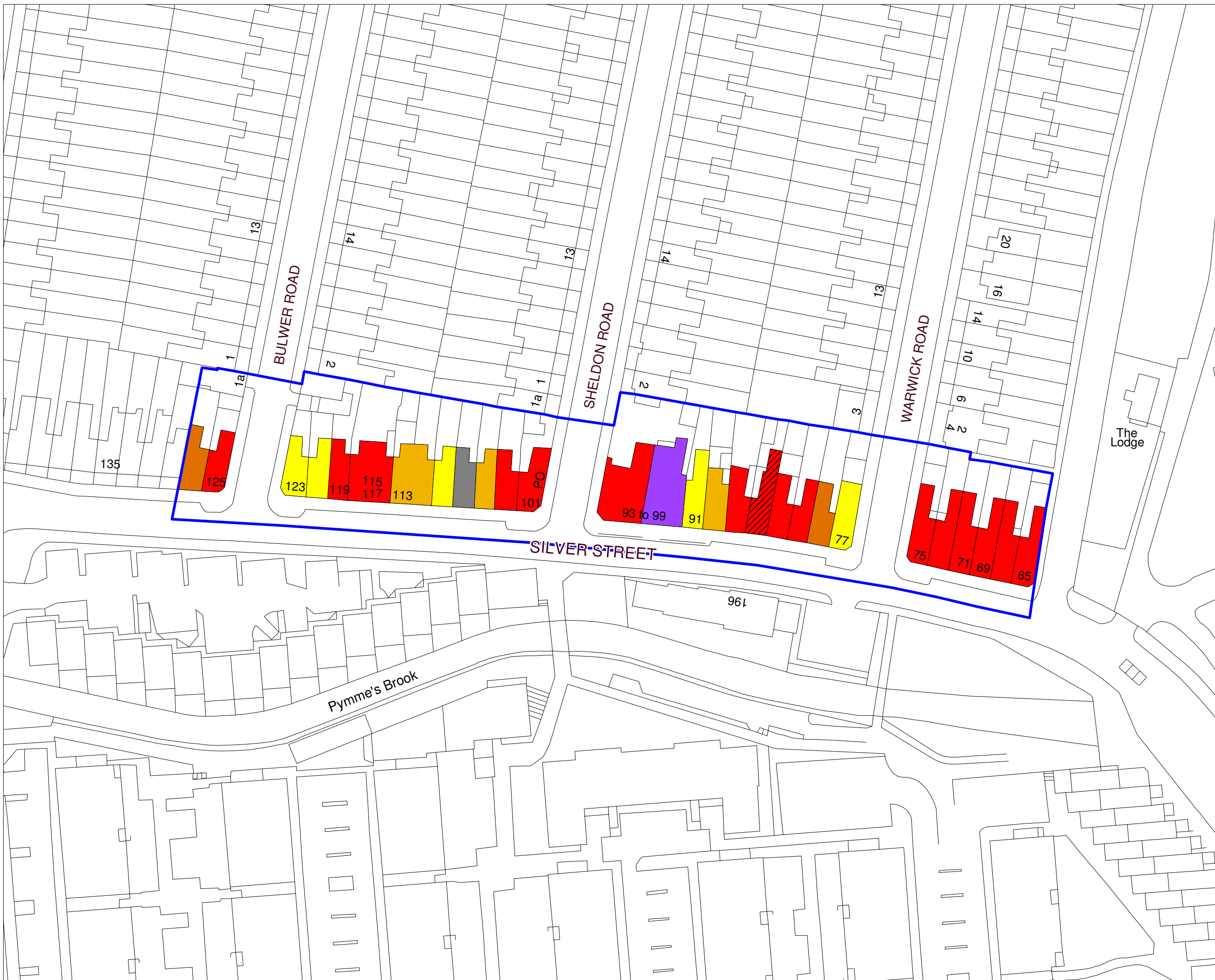


Drawing. 6510 New Southgate
Scale. 1:500 @ A3
Date. September 2012

Silver Street Edmonton

Key

	Shopping Centre Boundary
	A1 Shops
	A2 Financial and Professional Services
	A3 Restaurants and Cafes
	A4 Drinking Establishments
	A5 Hot Food Takeaways
	B1 Businesses
	B2 General Industrial
	B8 Storage or Distribution
	C1 Hotels
	C2 Residential Institutions
	C3 Dwelling Houses
	D1 Non-Residential Institutions
	D2 Assembly and Leisure
	SG
	Vacant
	Vacant - Use not known



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Drawing. 6510 Silver Street Edmonton
Scale. 1:750 @ A3
Date. September 2012

Windmill Hill Enfield

- Key
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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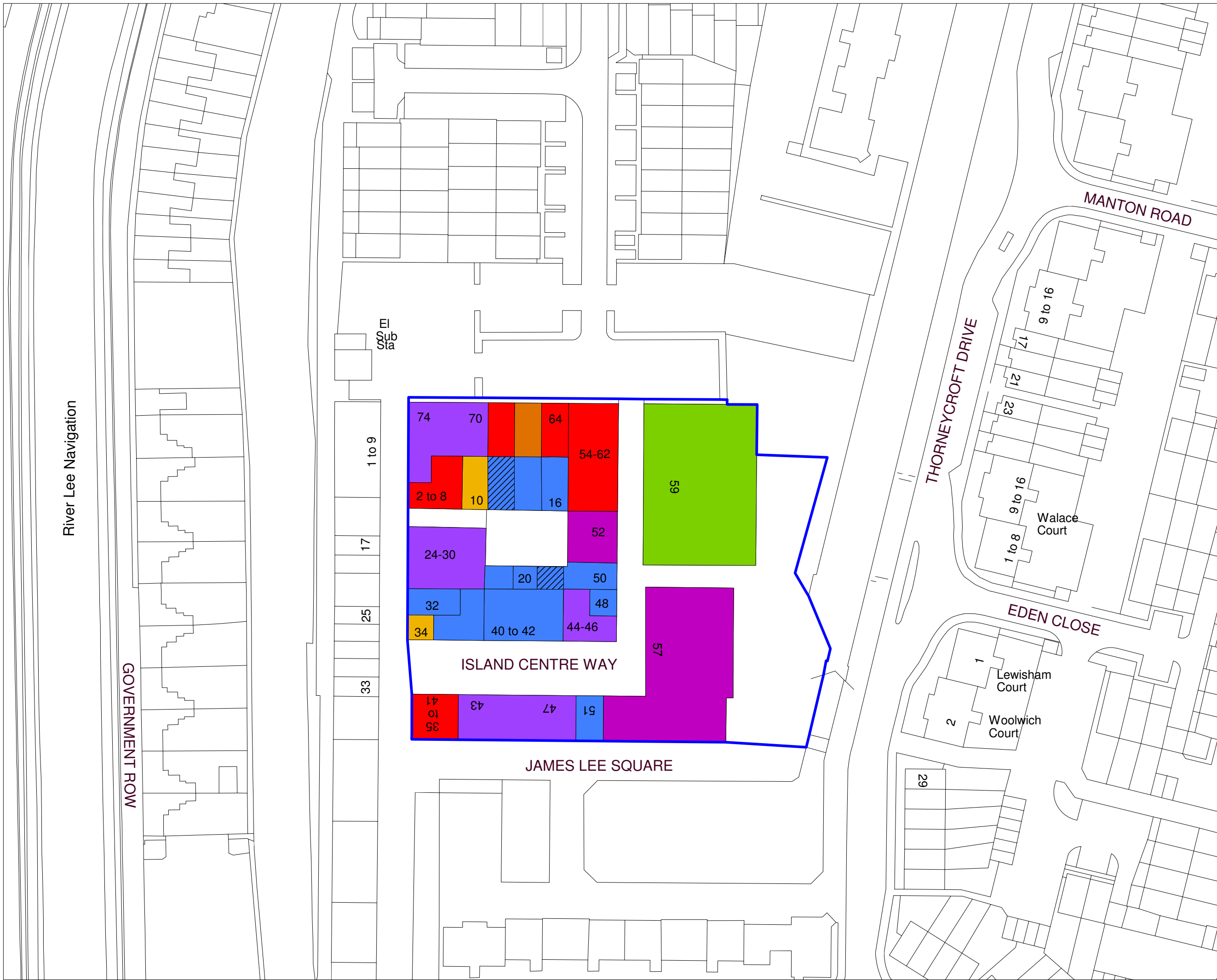


Drawing. 6510 Windmill Hill
Scale. 1:750 @ A3
Date. September 2012

Enfield Island Village

Key

- Shopping Centre Boundary
- A1 Shops
- A2 Financial and Professional Services
- A3 Restaurants and Cafes
- A4 Drinking Establishments
- A5 Hot Food Takeaways
- B1 Businesses
- B2 General Industrial
- B8 Storage or Distribution
- C1 Hotels
- C2 Residential Institutions
- C3 Dwelling Houses
- D1 Non-Residential Institutions
- D2 Assembly and Leisure
- SG
- Vacant
- Vacant - Use not known



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Drawing. 6510 Enfield Island Village
Scale. 1:800 @ A3
Date. September 2012

Barrowell Green



- Key
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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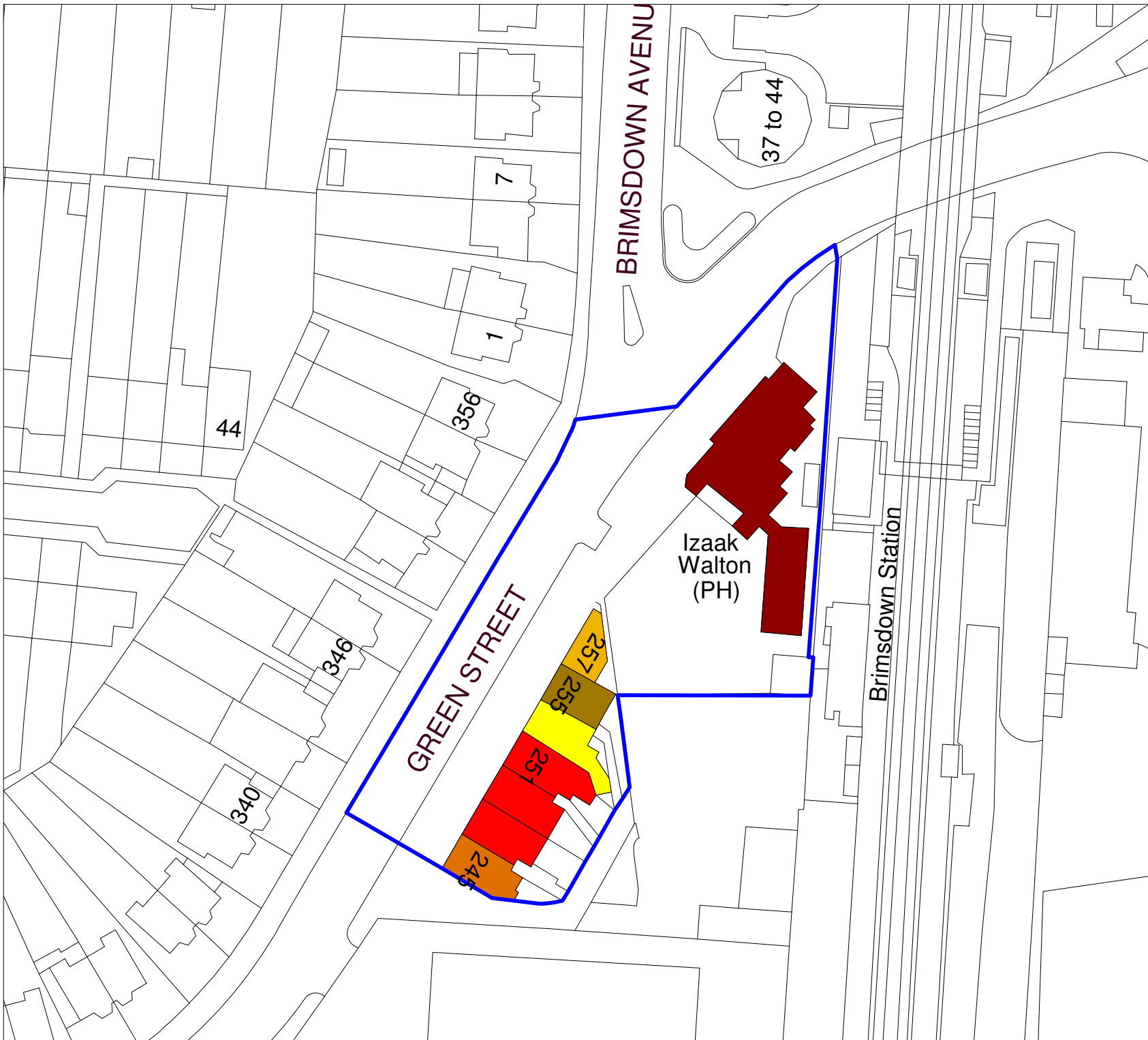
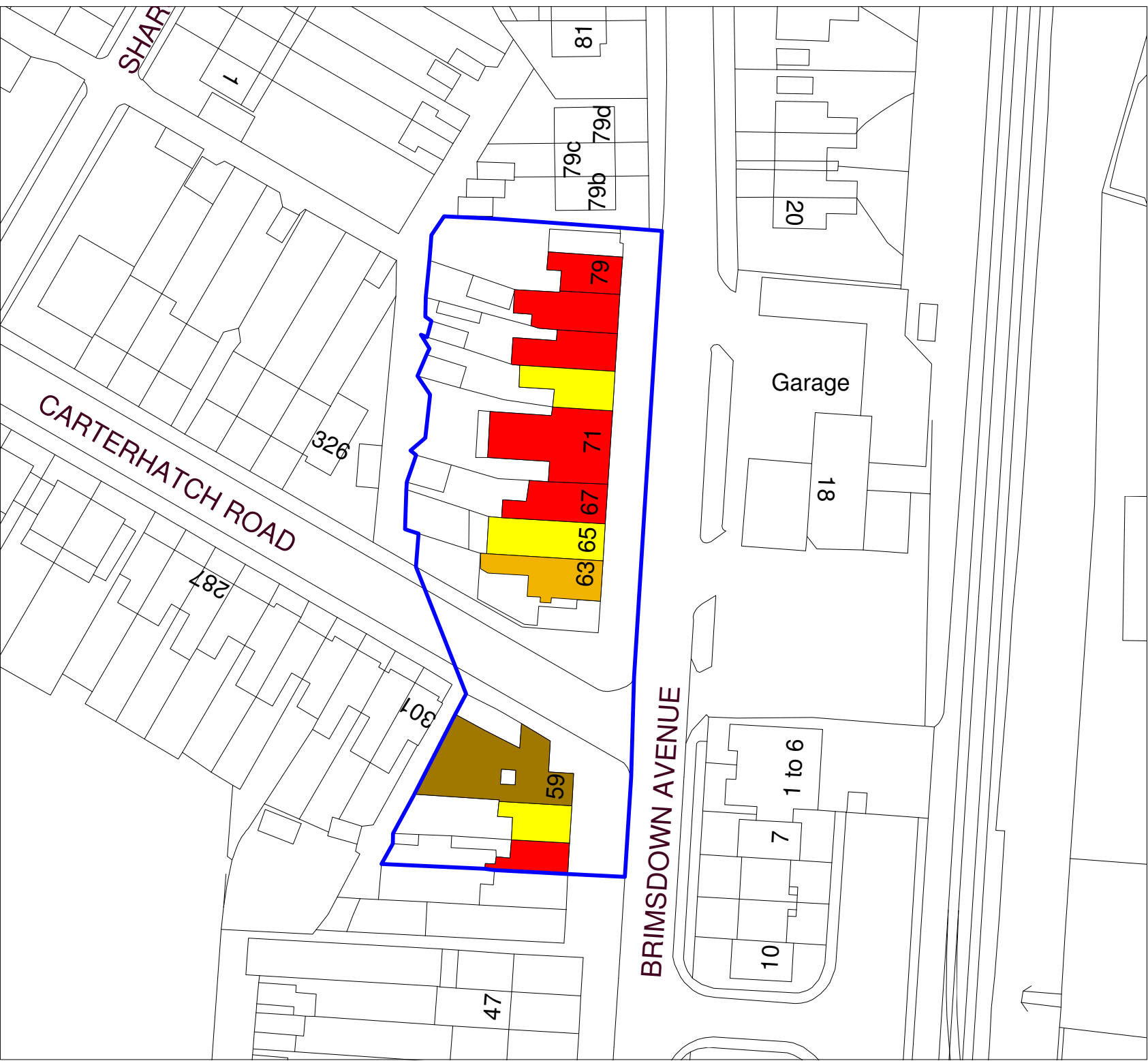


Drawing. 6510 Barrowell Green
Scale. 1:500 @ A3
Date. September 2012

Brimsdown

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known

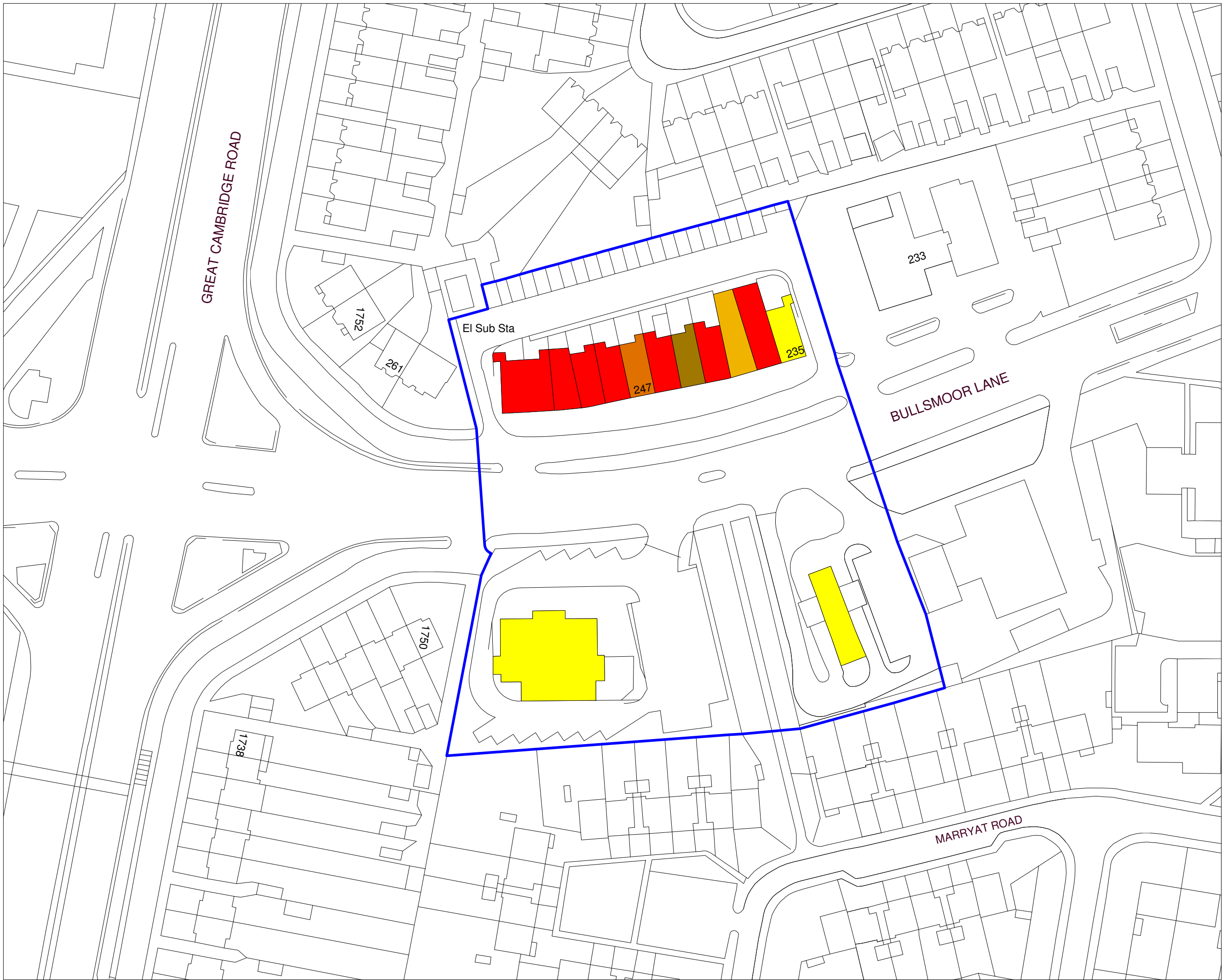


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Drawing. 6510 Brimsdown
Scale. 1:750 @ A3
Date. September 2012

Bullsmoor Lane



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known

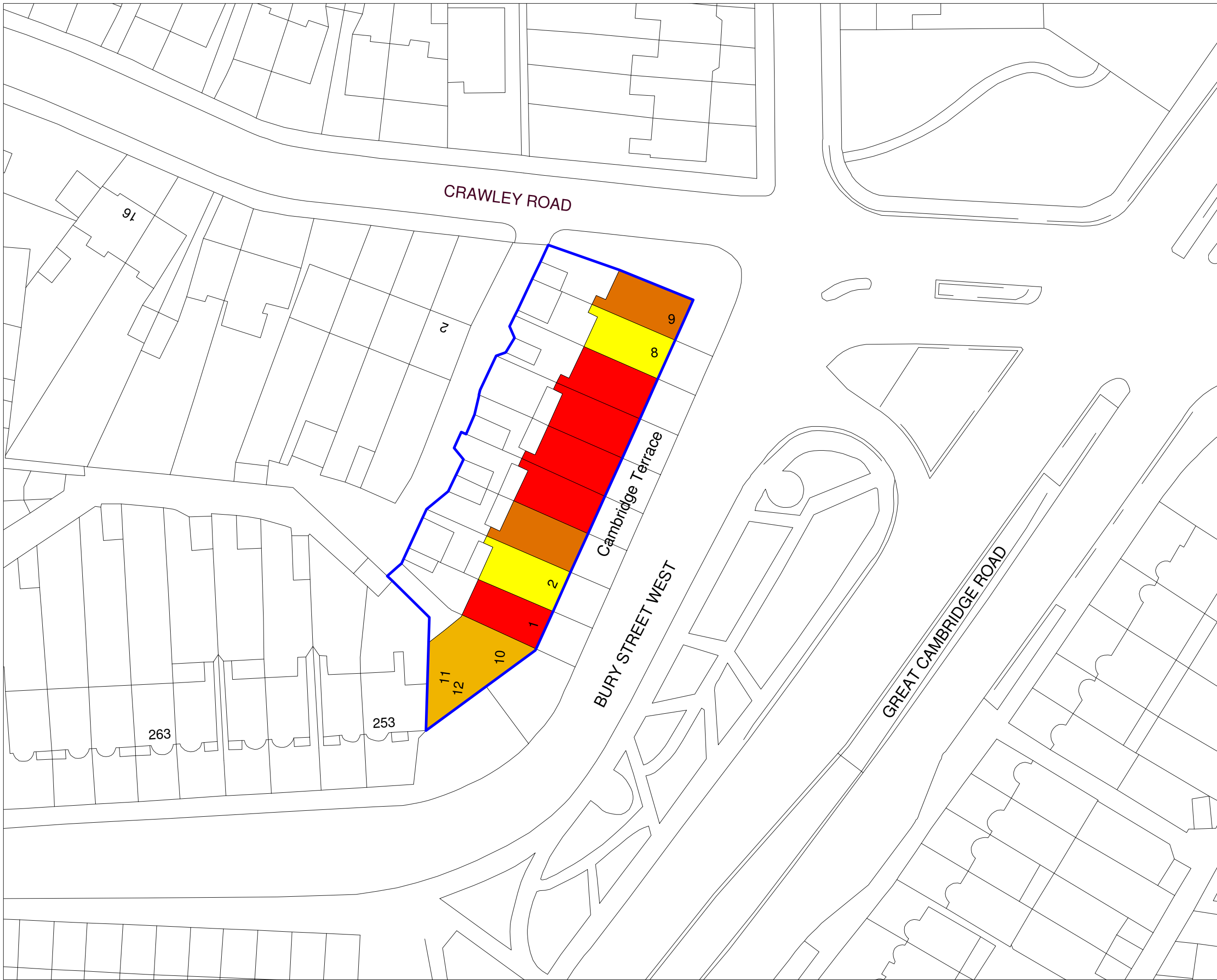


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Drawing. 6510 Bullsmoor Lane
Scale. 1:750 @ A3
Date. September 2012

Bury Street West



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known

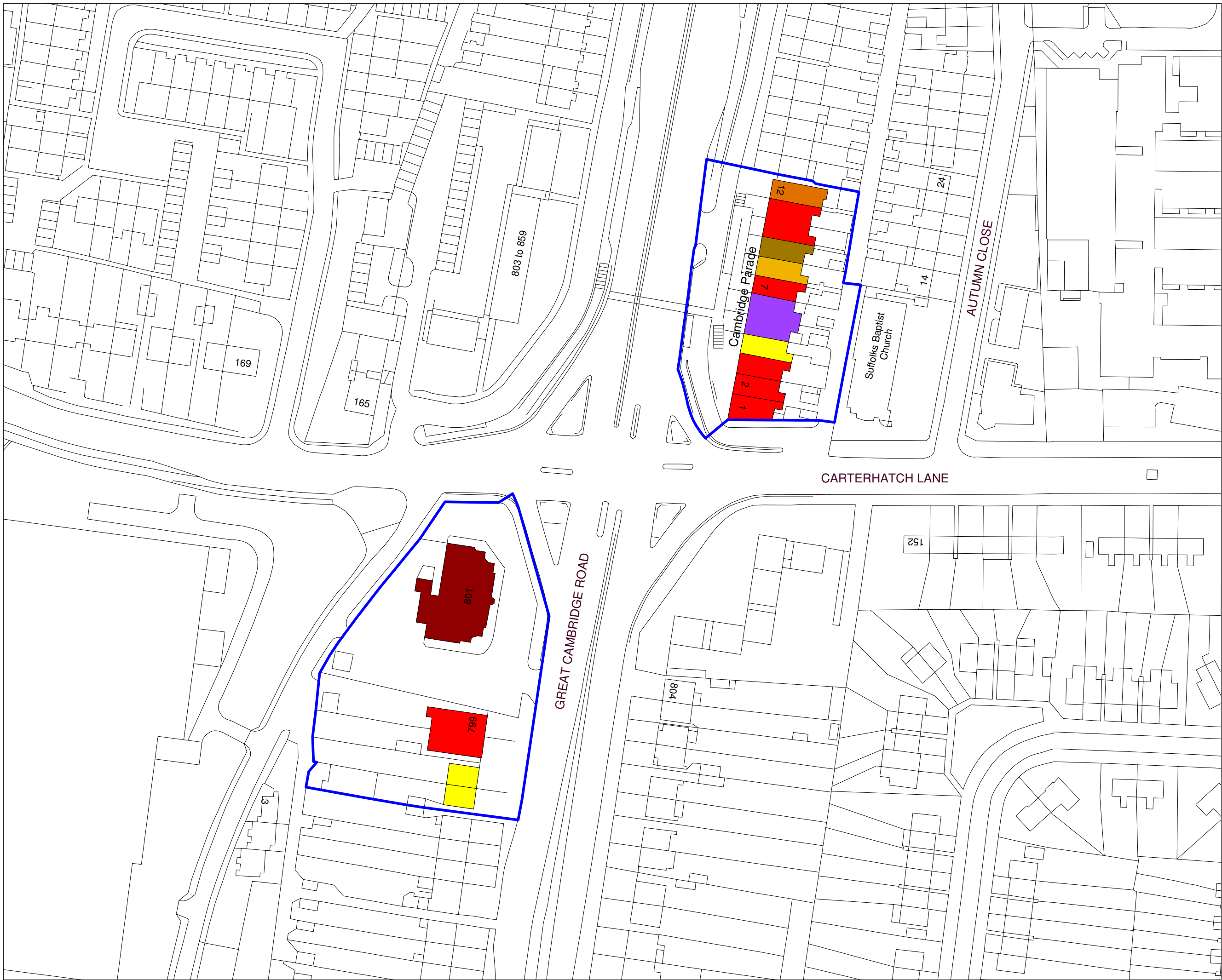


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Drawing. 6510 Bury Street West
Scale. 1:500 @ A3
Date. September 2012

Carterhatch Lane /A10



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



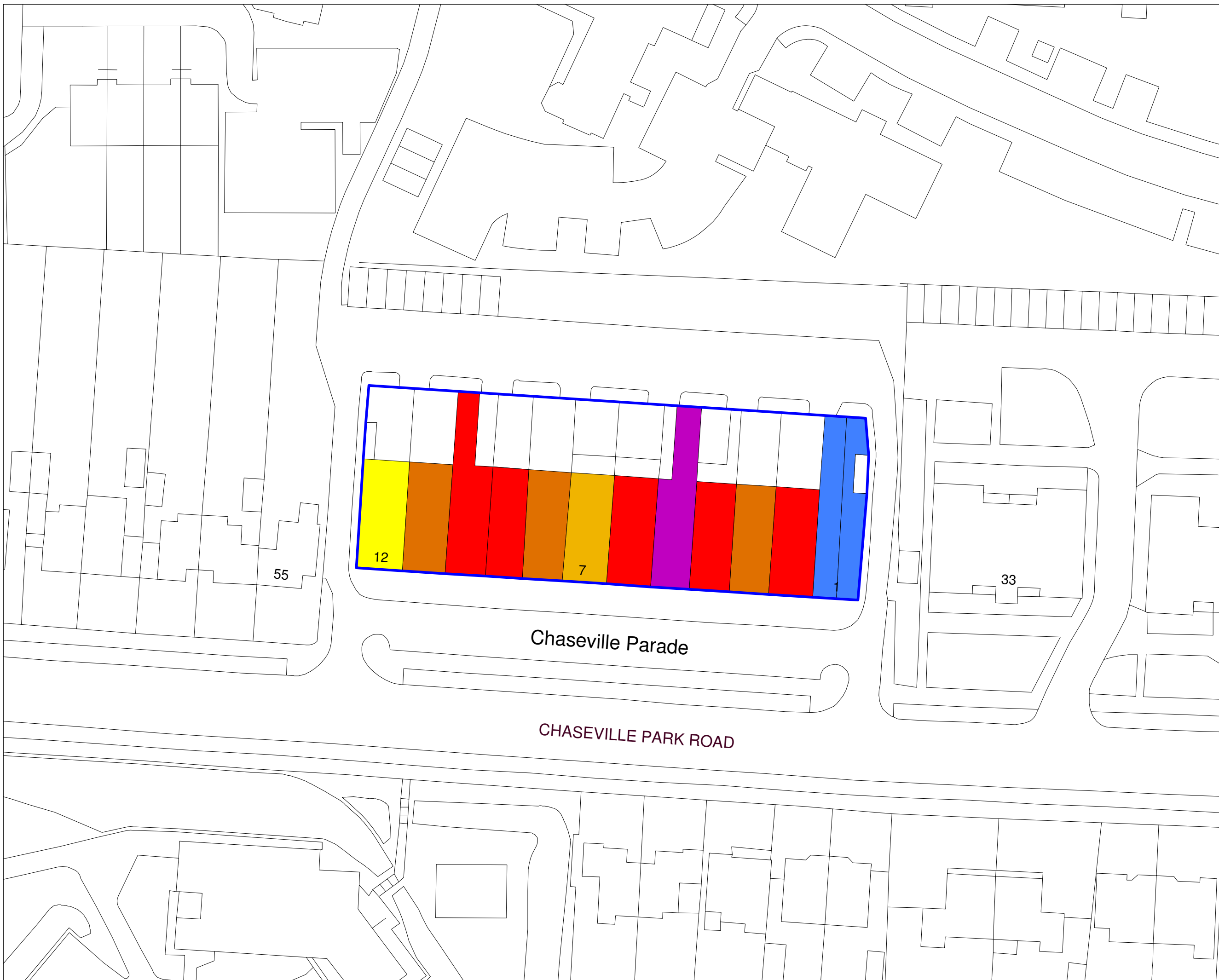
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Drawing. 6510 Carterhatch Lane
Scale. 1:1000 @ A3
Date. September 2012

Chaseville Park Road

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Chaseville Park Road
Scale. 1:500 @ A3
Date. September 2012

Durants Road



- Key
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Durants Road
Scale. 1:500 @ A3
Date. September 2012

Dysons Road

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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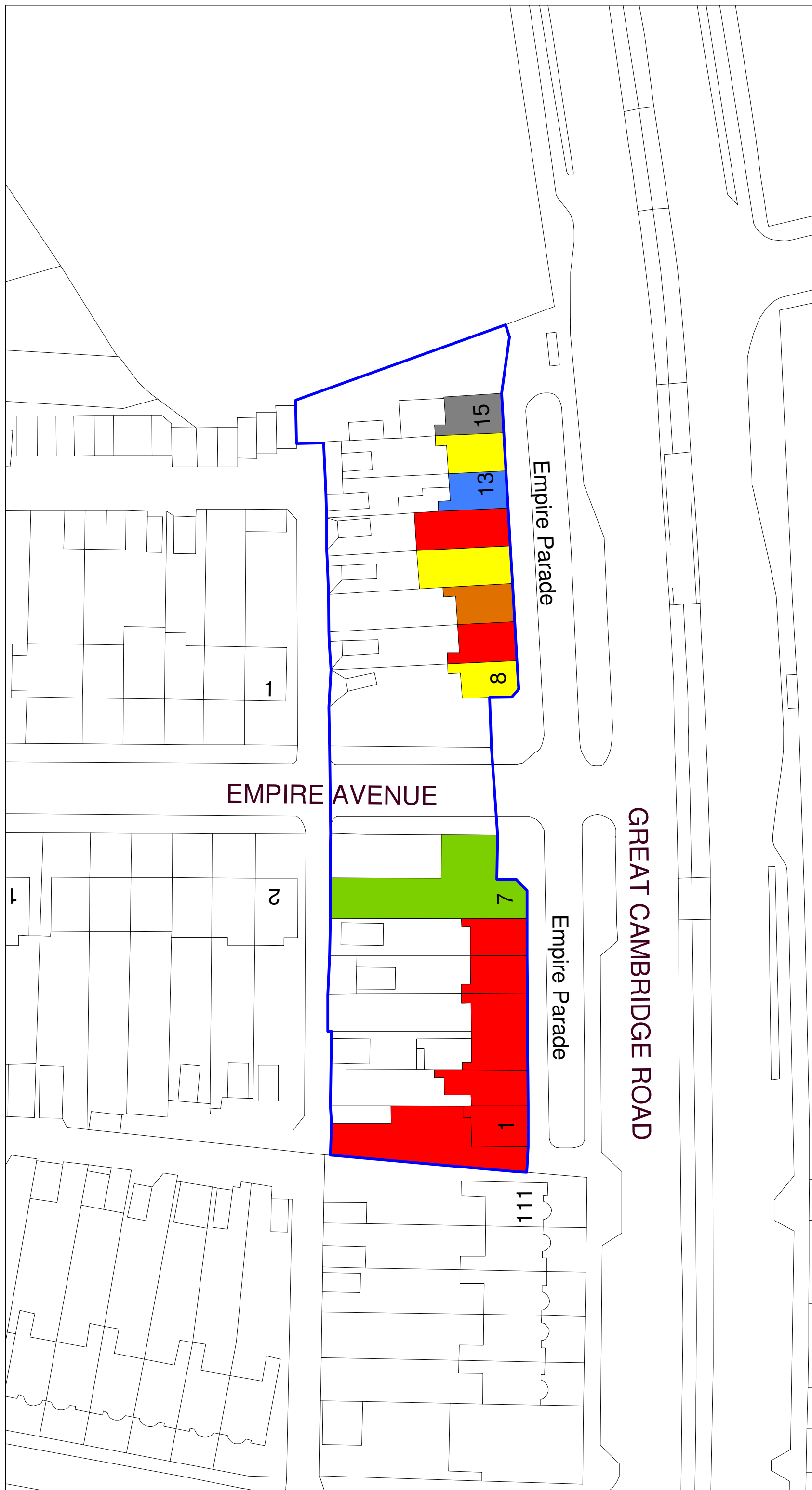


Drawing. 6510 Dysons Road
 Scale. 1:500 @ A3
 Date. September 2012

Empire Parade

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



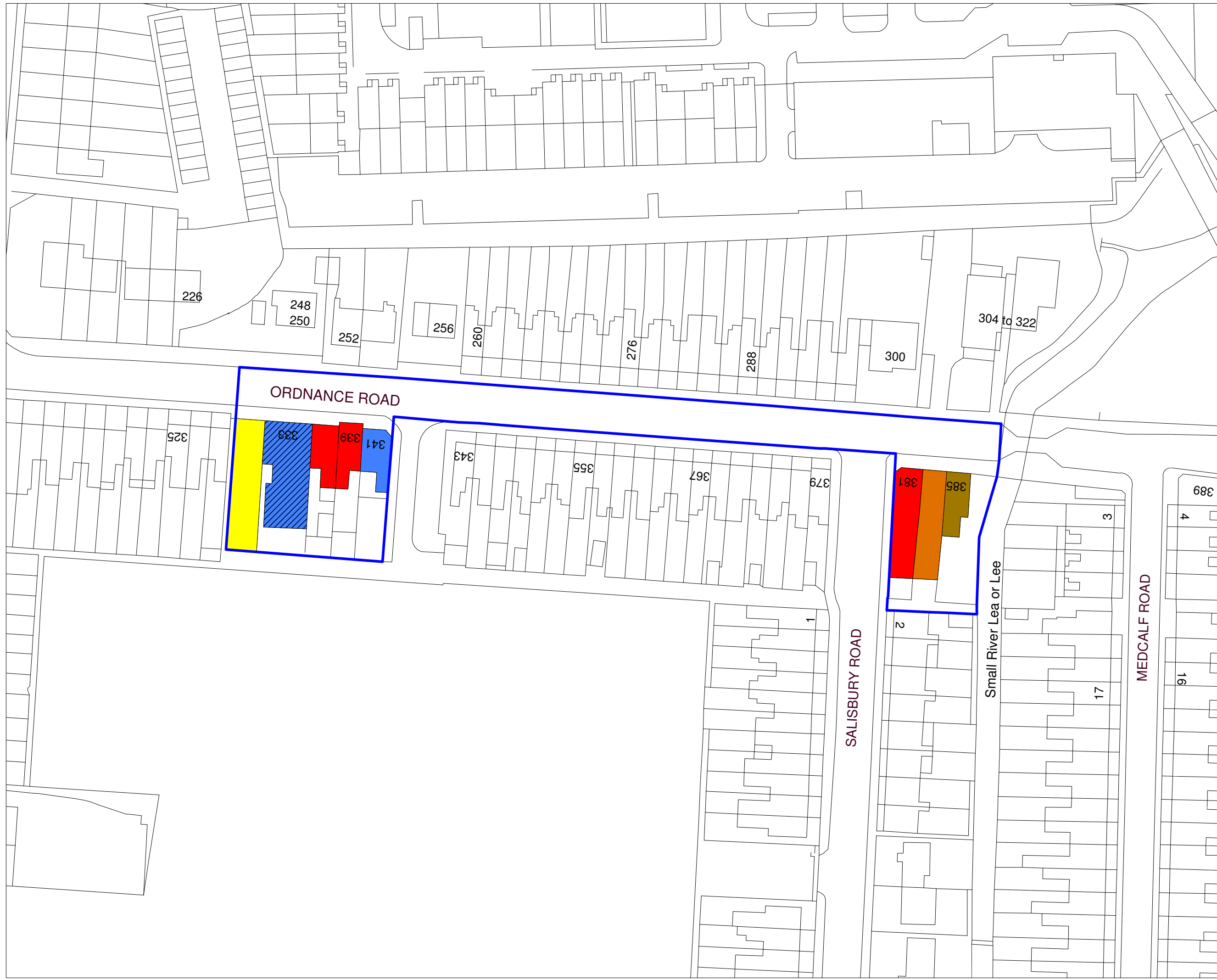
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Drawing. 6510 Empire Parade
Scale. 1:500 @ A3
Date. September 2012

Enfield Lock

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Enfield Lock
Scale. 1:750 @ A3
Date. September 2012

Enfield Road / Linkside

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known

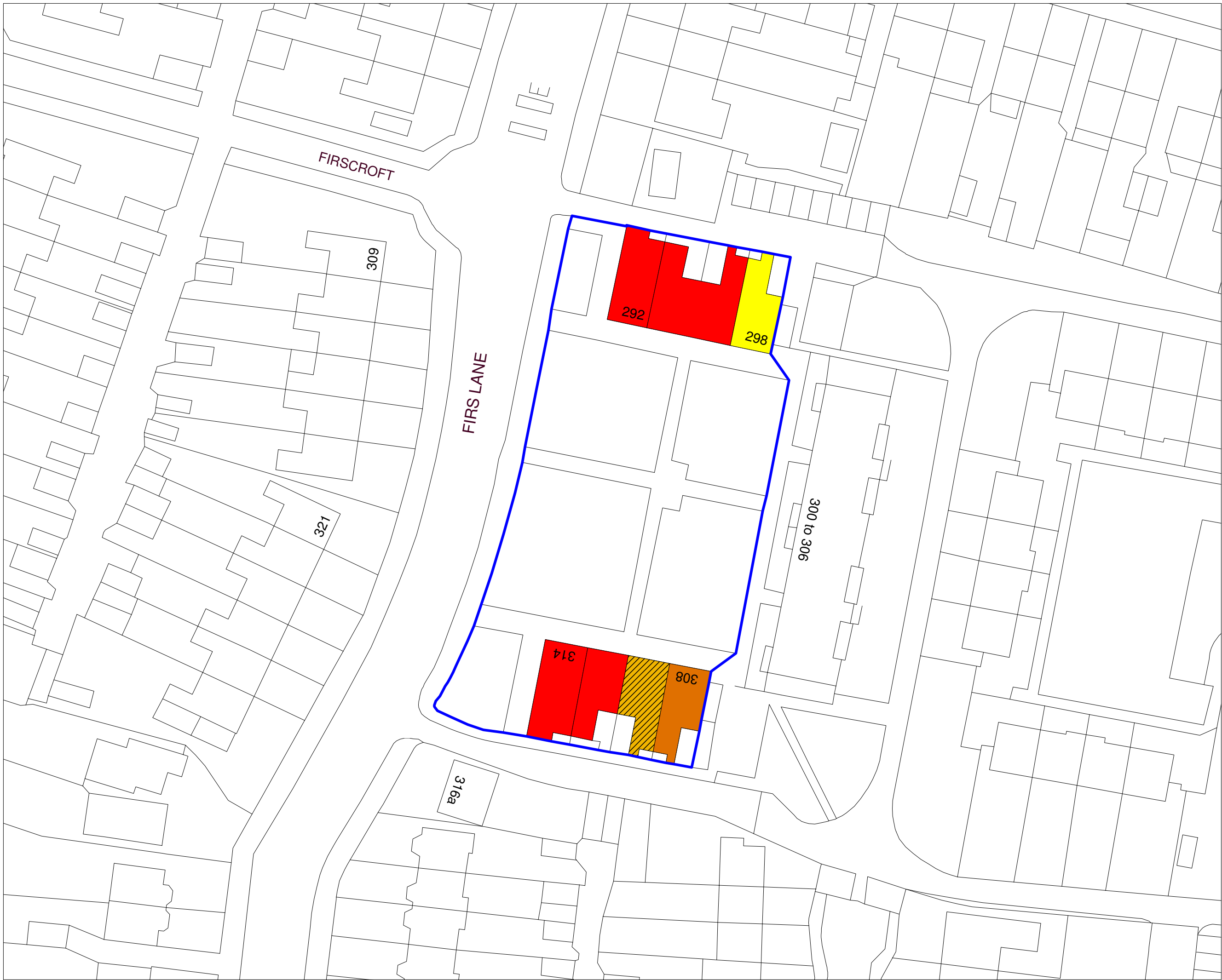


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Drawing. 6510 Enfield Road / Linkside
Scale. 1:500 @ A3
Date. September 2012

Firs Lane



- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Firs Lane
Scale. 1:500 @ A3
Date. September 2012

Green Street & Mayfield Road

- Key
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Green Street
Scale. 1:500 @ A3
Date. September 2012

Hadley Wood

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



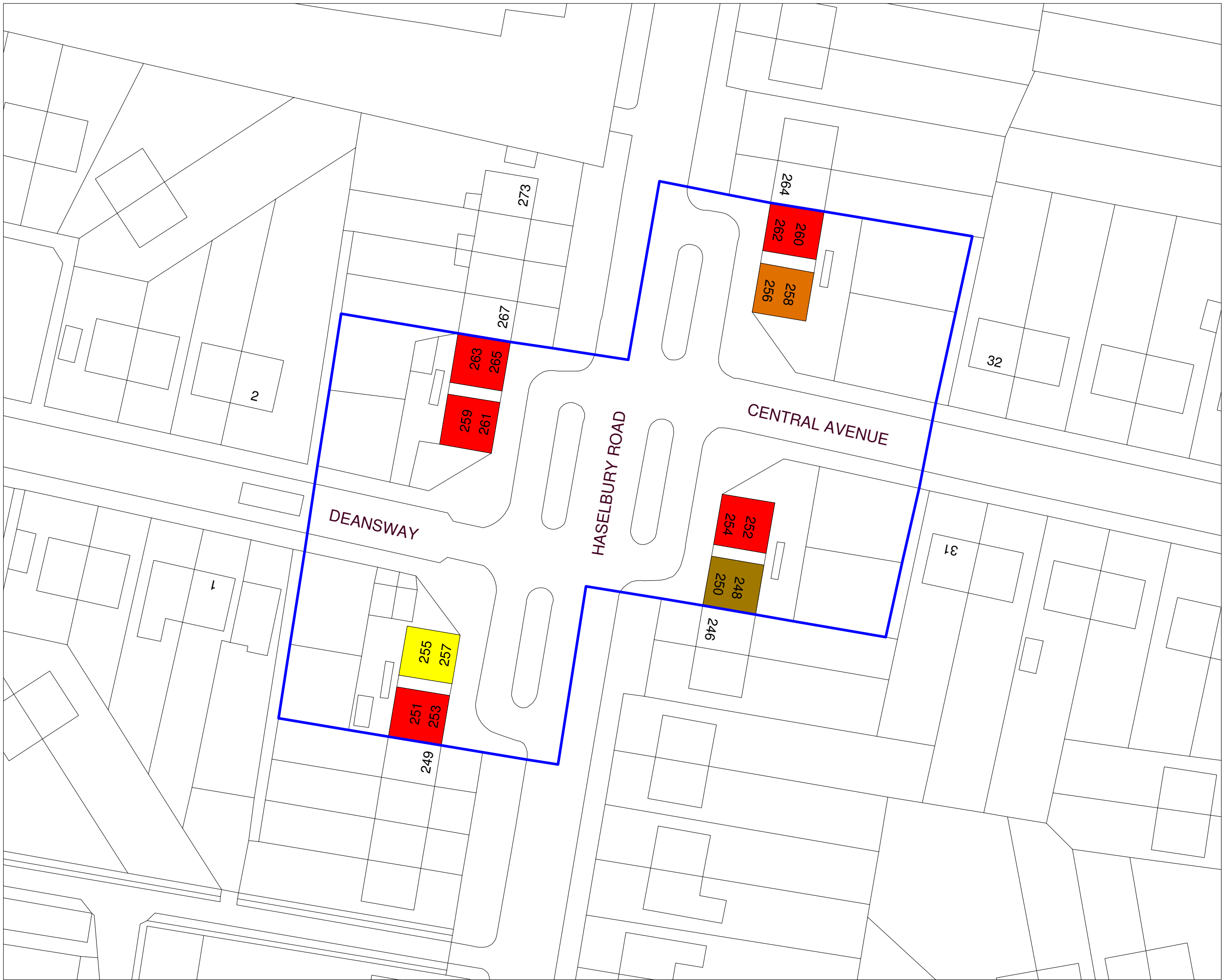
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Drawing. 6510 Hadley Wood
Scale. 1:500 @ A3
Date. September 2012

Hazelbury Road

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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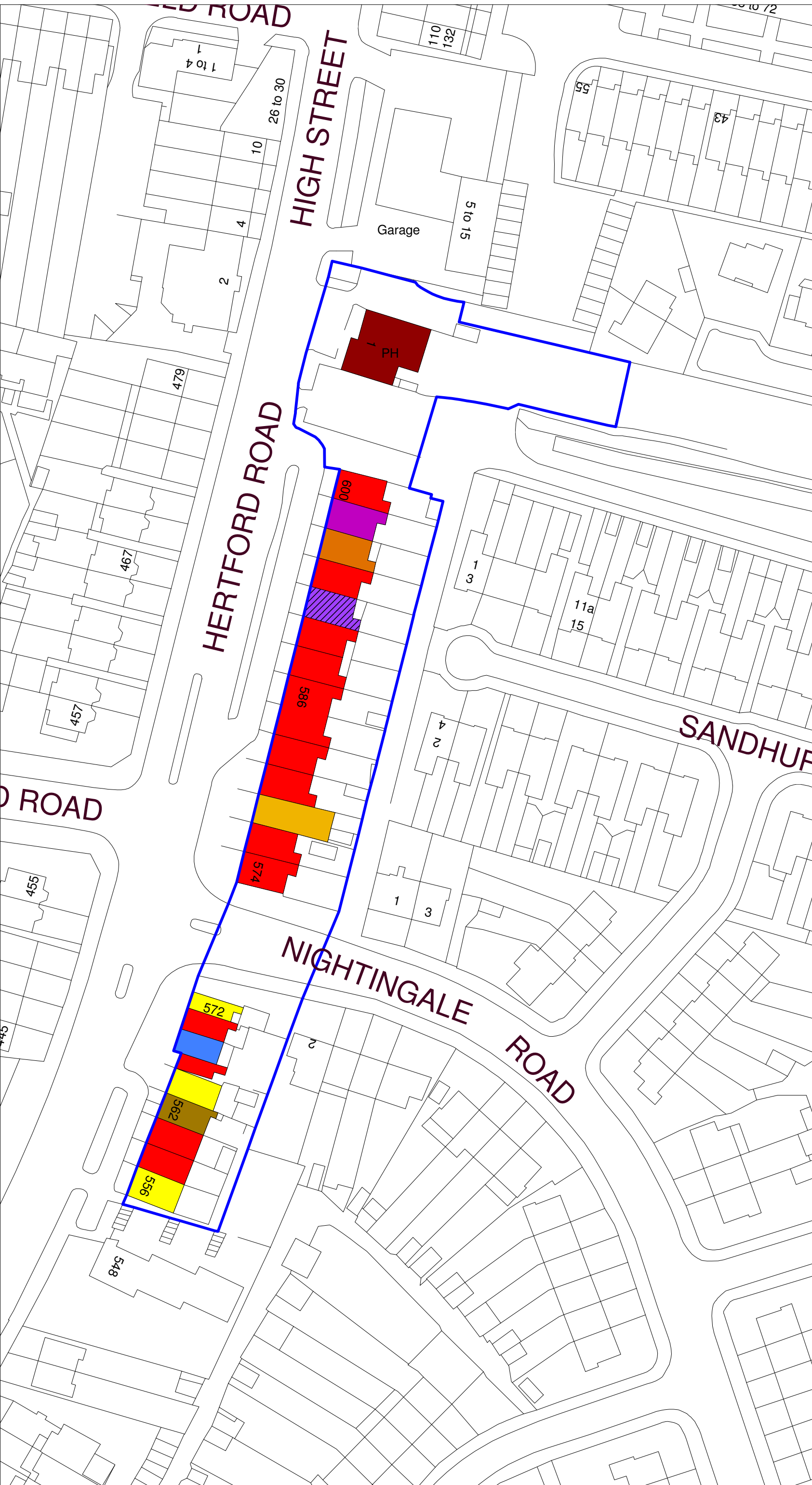


Drawing. 6510 Hazelbury Road
Scale. 1:500 @ A3
Date. September 2012

Hertford Road (North)

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Hertford Road North
Scale. 1:750 @ A3
Date. September 2012

High Street Southgate

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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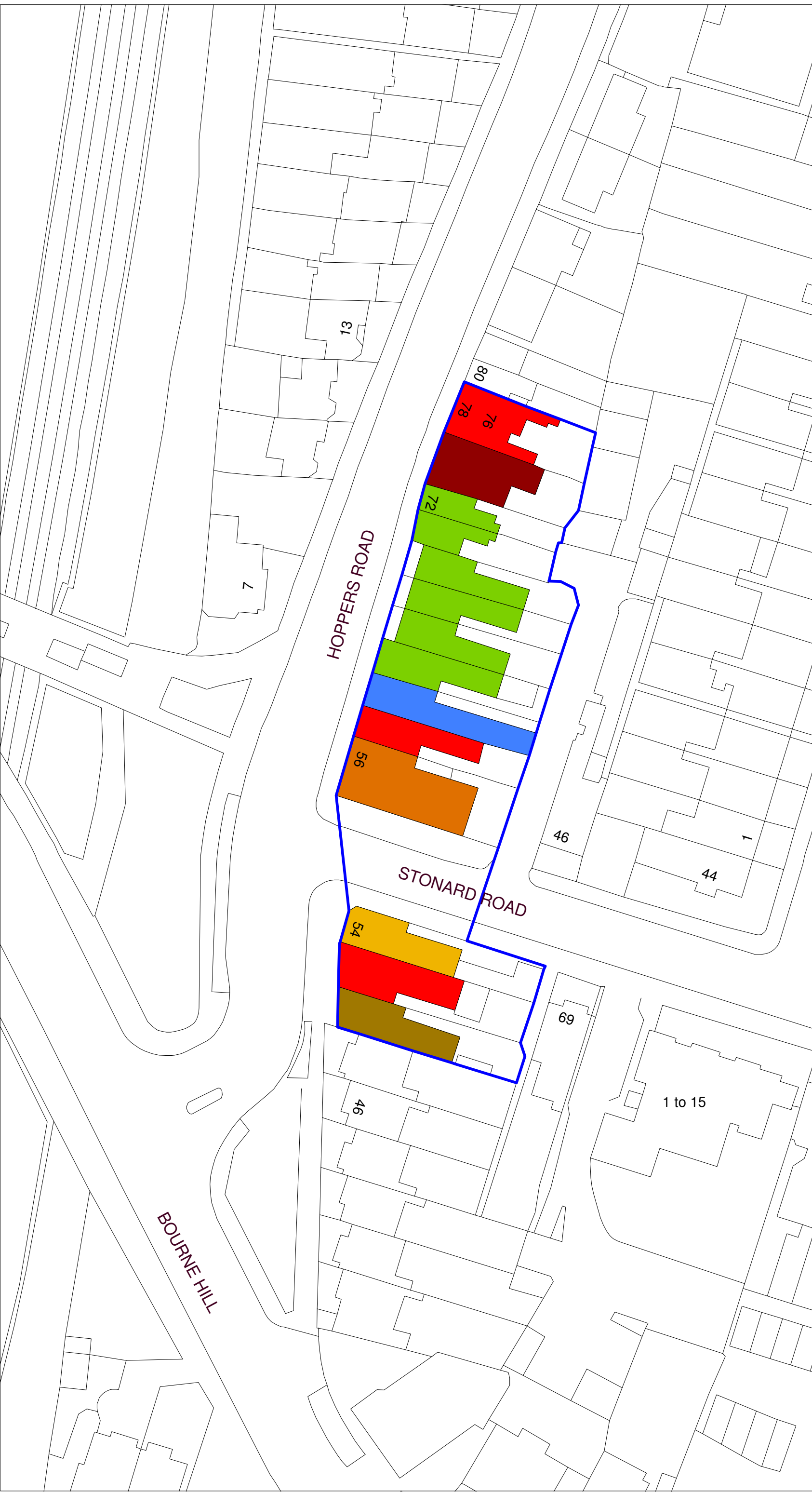


Drawing. 6510 High Street Southgate
Scale. 1:750 @ A3
Date. September 2012

Hoppers Road

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known

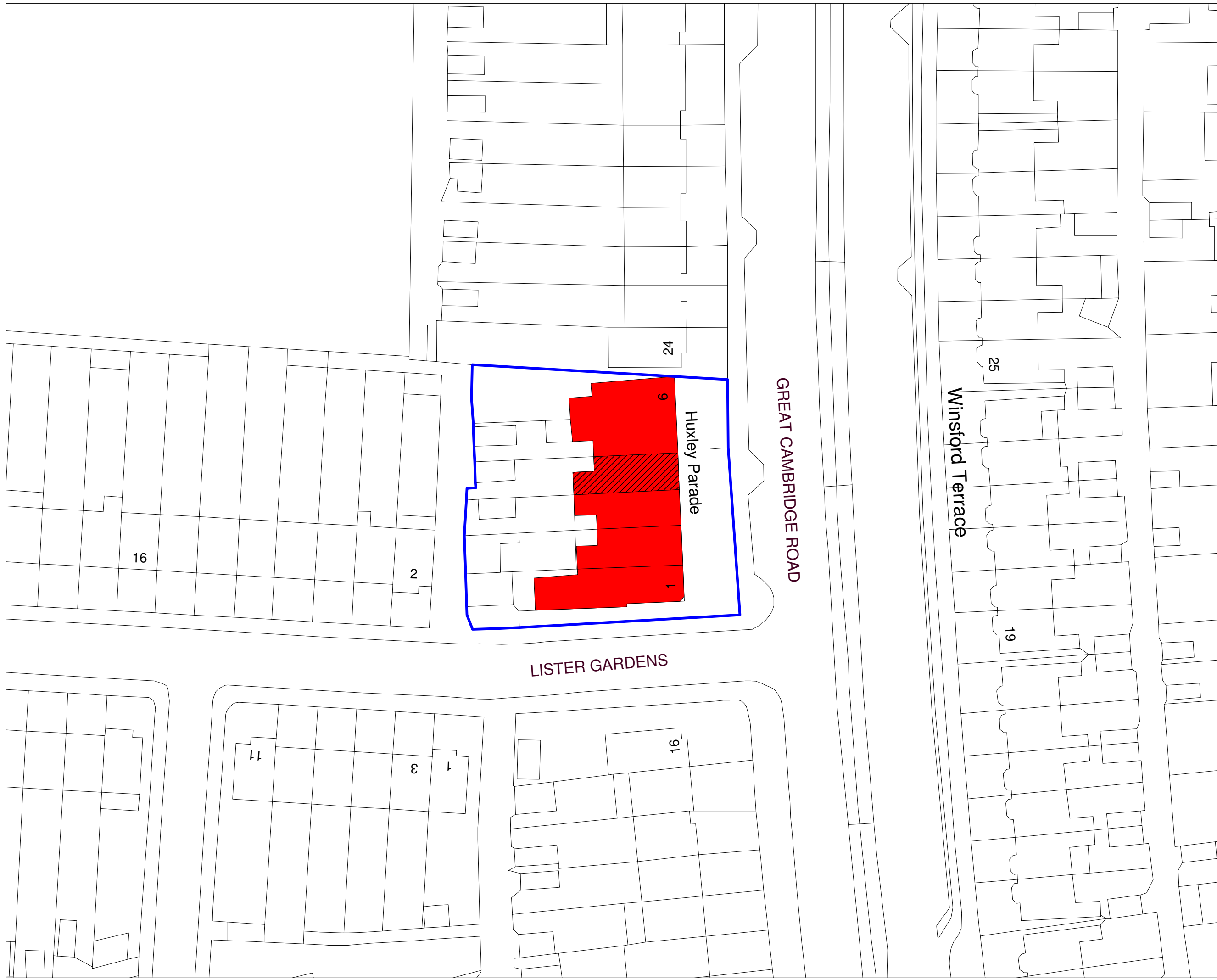


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Drawing. 6510 Hoppers Road
Scale. 1:500 @ A3
Date. September 2012

Huxley Parade



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



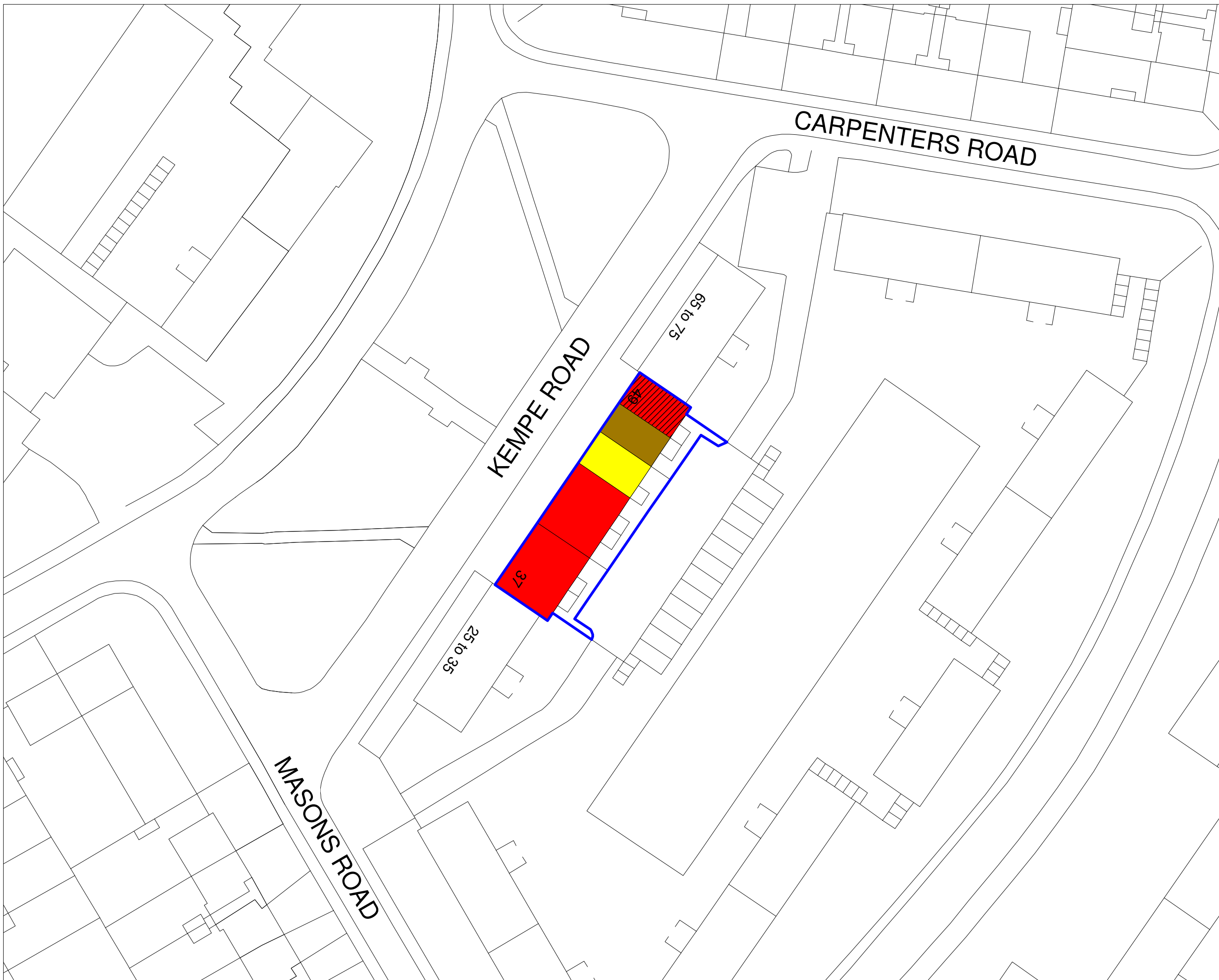
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Drawing. 6510 Huxley Parade
Scale. 1:500 @ A3
Date. September 2012

Kempe Road Freezywater

- Key
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Kempe Road
Scale. 1:500 @ A3
Date. September 2012

Mottingham Road Edmonton

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Mottingham Road
Scale. 1:500 @ A3
Date. September 2012

Nightingale Road

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



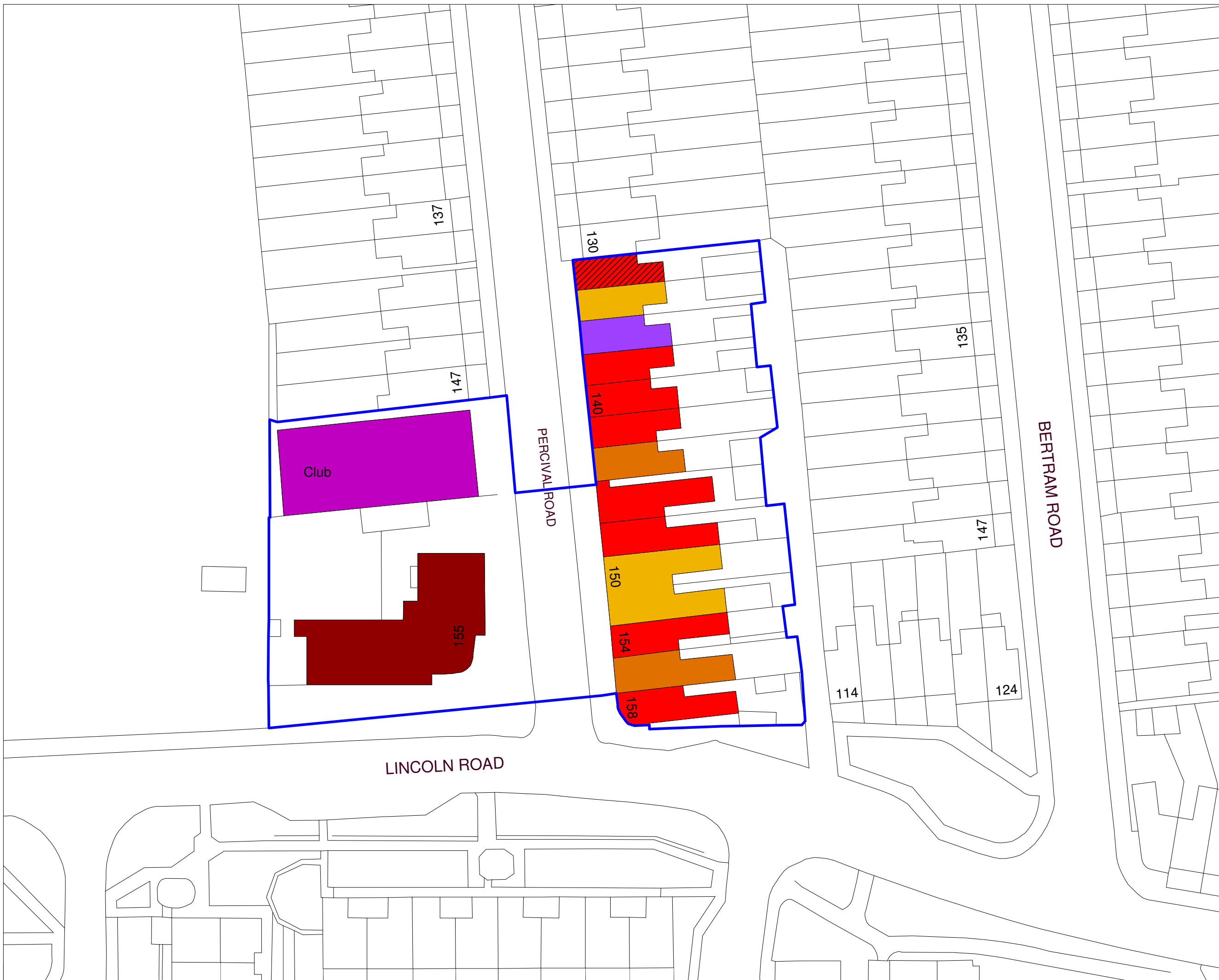
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Drawing. 6510 Nightingale Road
Scale. 1:500 @ A3
Date. September 2012

Percival Road Enfield

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



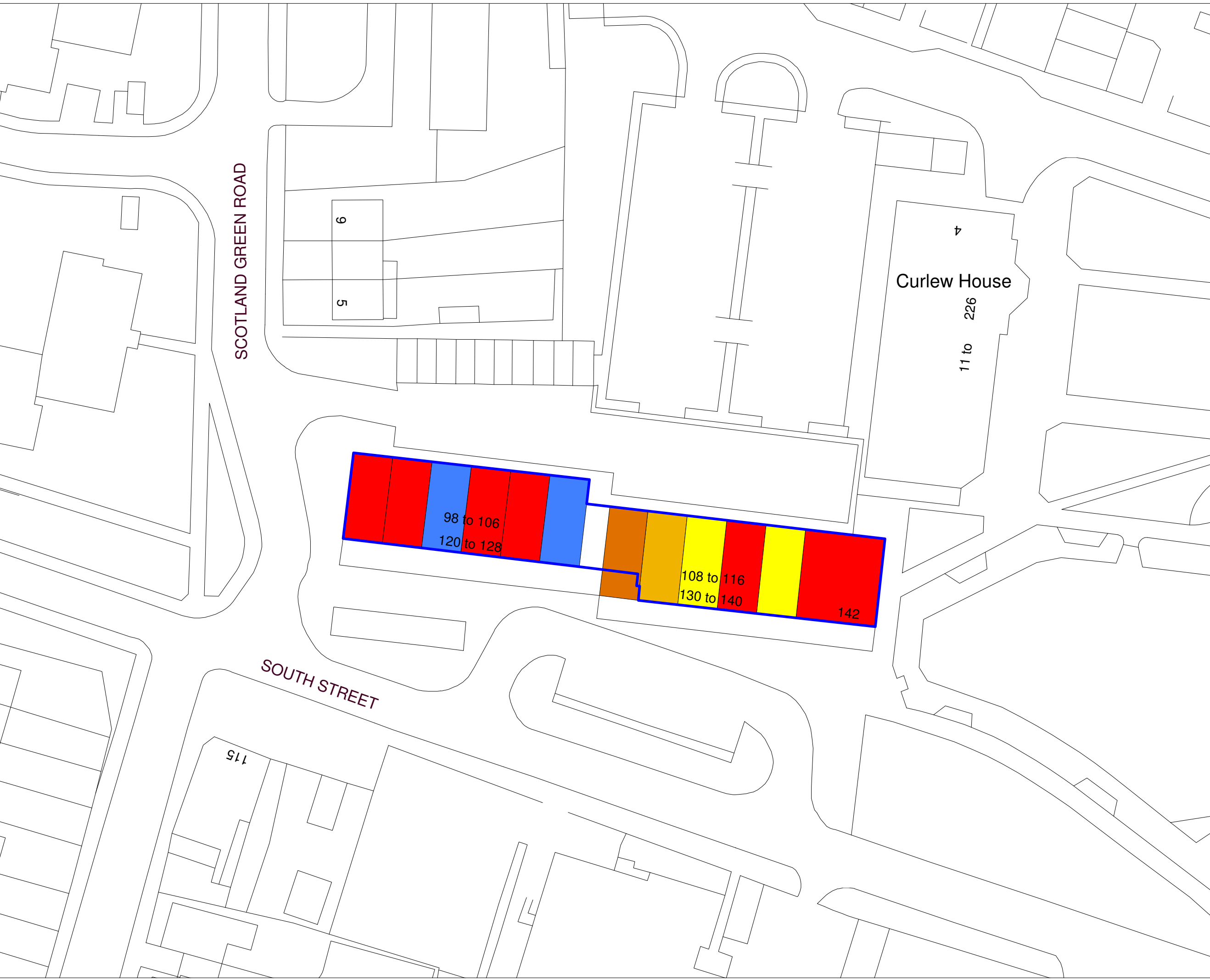
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Drawing. 6510 Percival Road
Scale. 1:500 @ A3
Date. September 2012

South Street Ponders End

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known

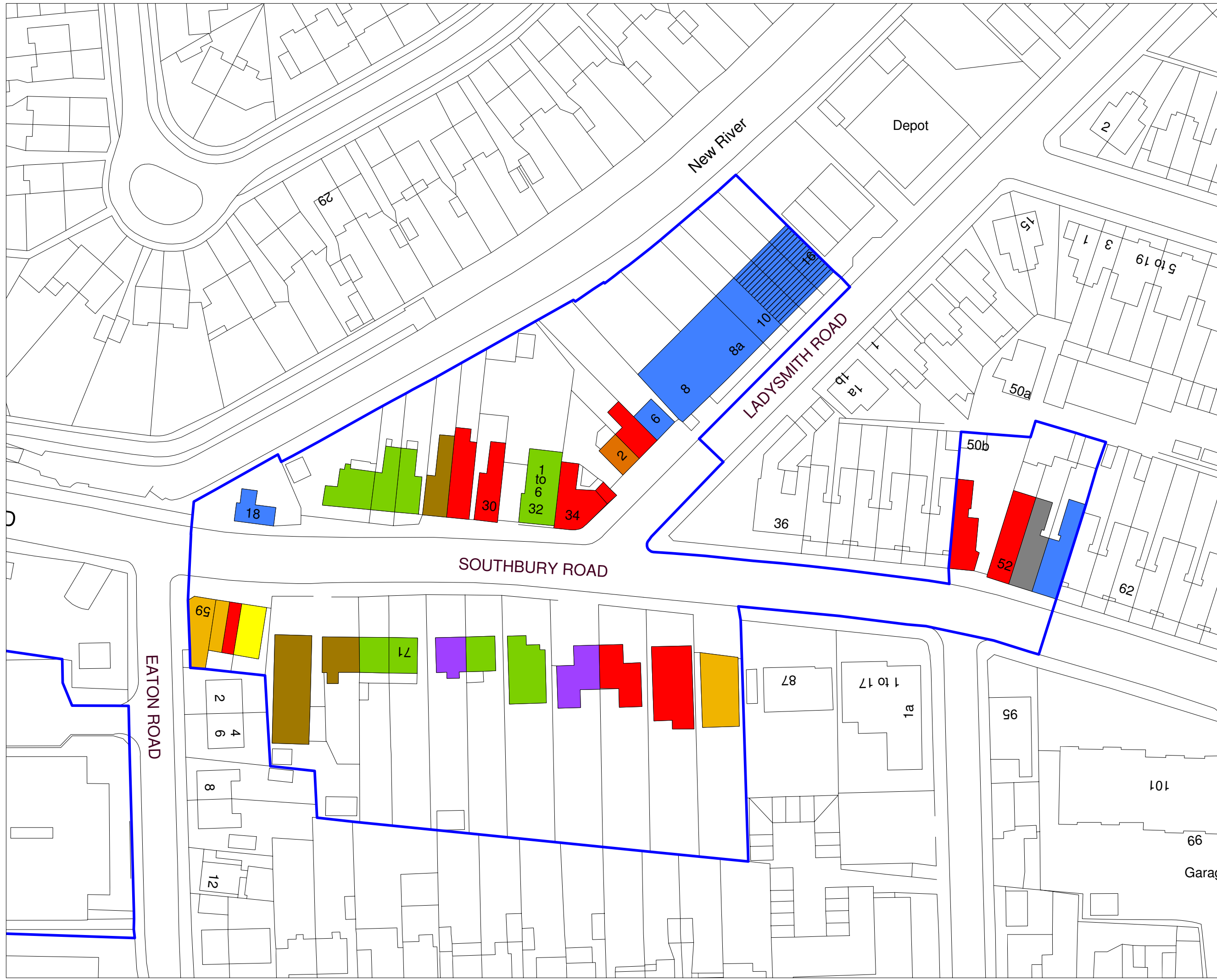


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Drawing. 6510 South Street
Scale. 1:500 @ A3
Date. September 2012

Southbury Road



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Southbury Road
Scale. 1:750 @ A3
Date. September 2012

Southbury Road & Kingsway

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known

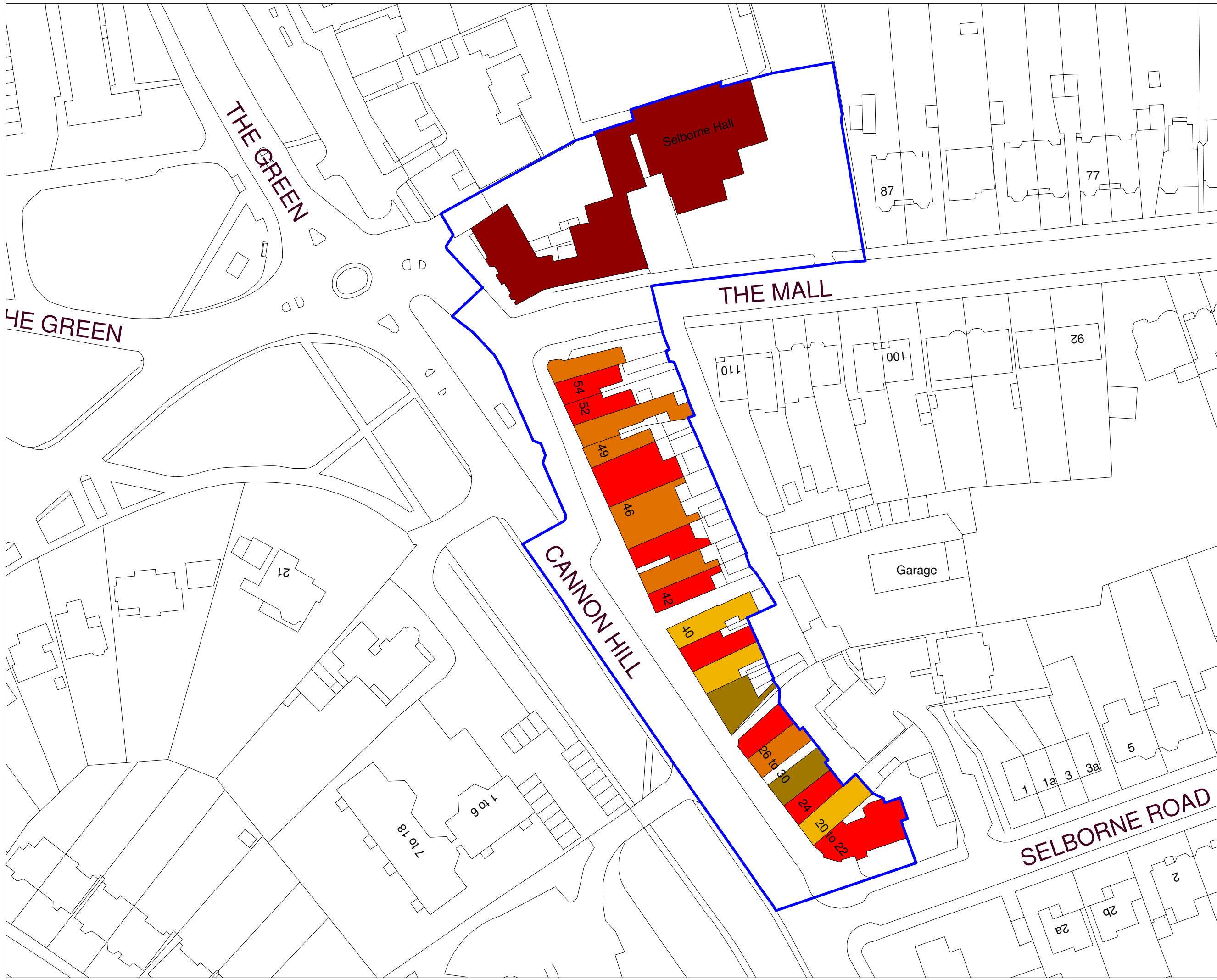


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Drawing. 6510 Southbury Road
Scale. 1:500 @ A3
Date. September 2012

Southgate Green



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Southgate Green
Scale. 1:800 @ A3
Date. September 2012

The Grangeway Grange Park

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



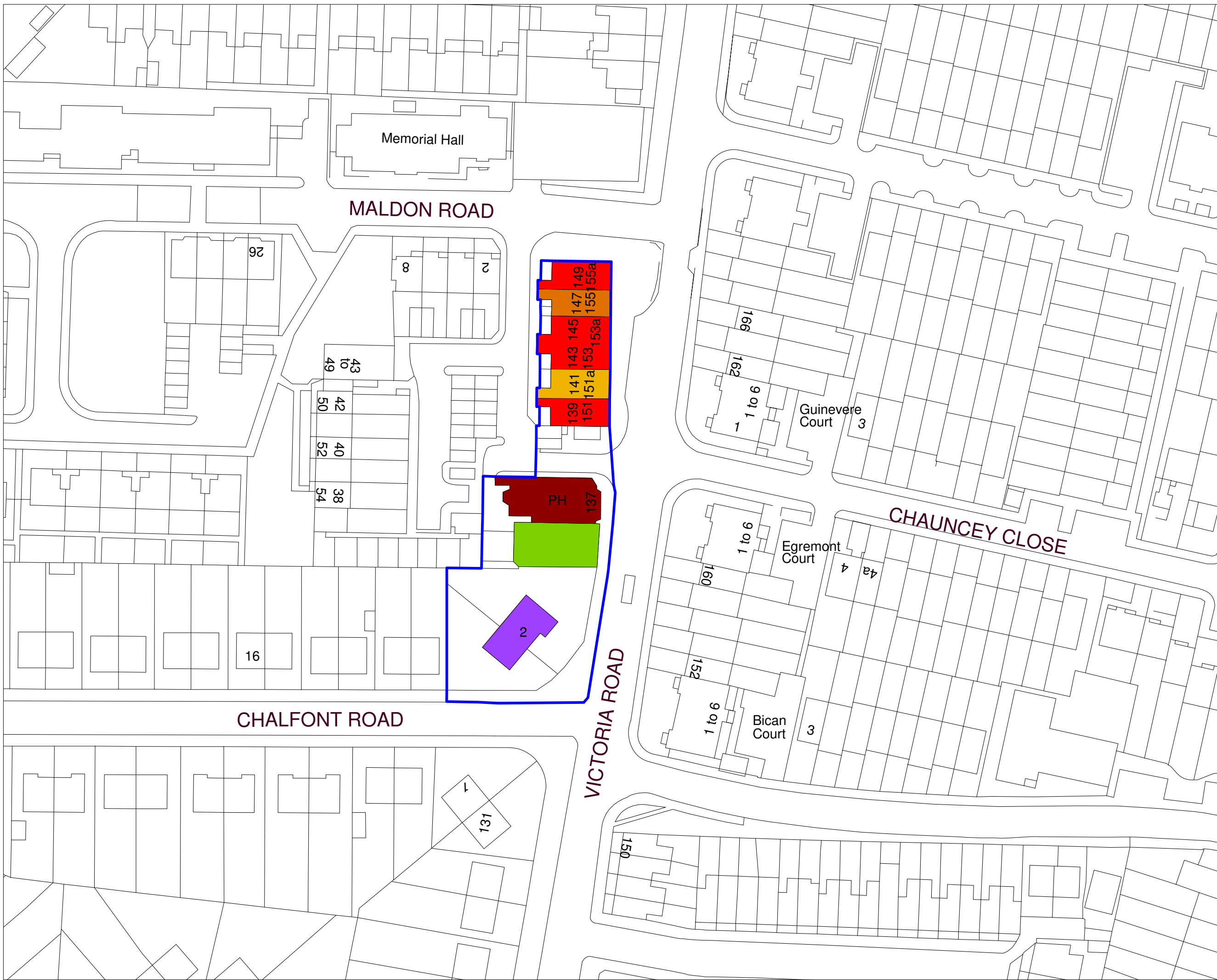
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Drawing. 6510 The Grangeway
 Scale. 1:800 @ A3
 Date. September 2012

Victoria Road Edmonton

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known




















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Drawing. 6510 Victoria Road
Scale. 1:750 @ A3
Date. September 2012

Westerham Avenue Edmonton

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



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Drawing. 6510 Westerham Ave
Scale. 1:500 @ A3
Date. September 2012

Whittington Road Bowes Park

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Whittington Road
Scale. 1:500 @ A3
Date. September 2012

Winchester Road Edmonton

- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



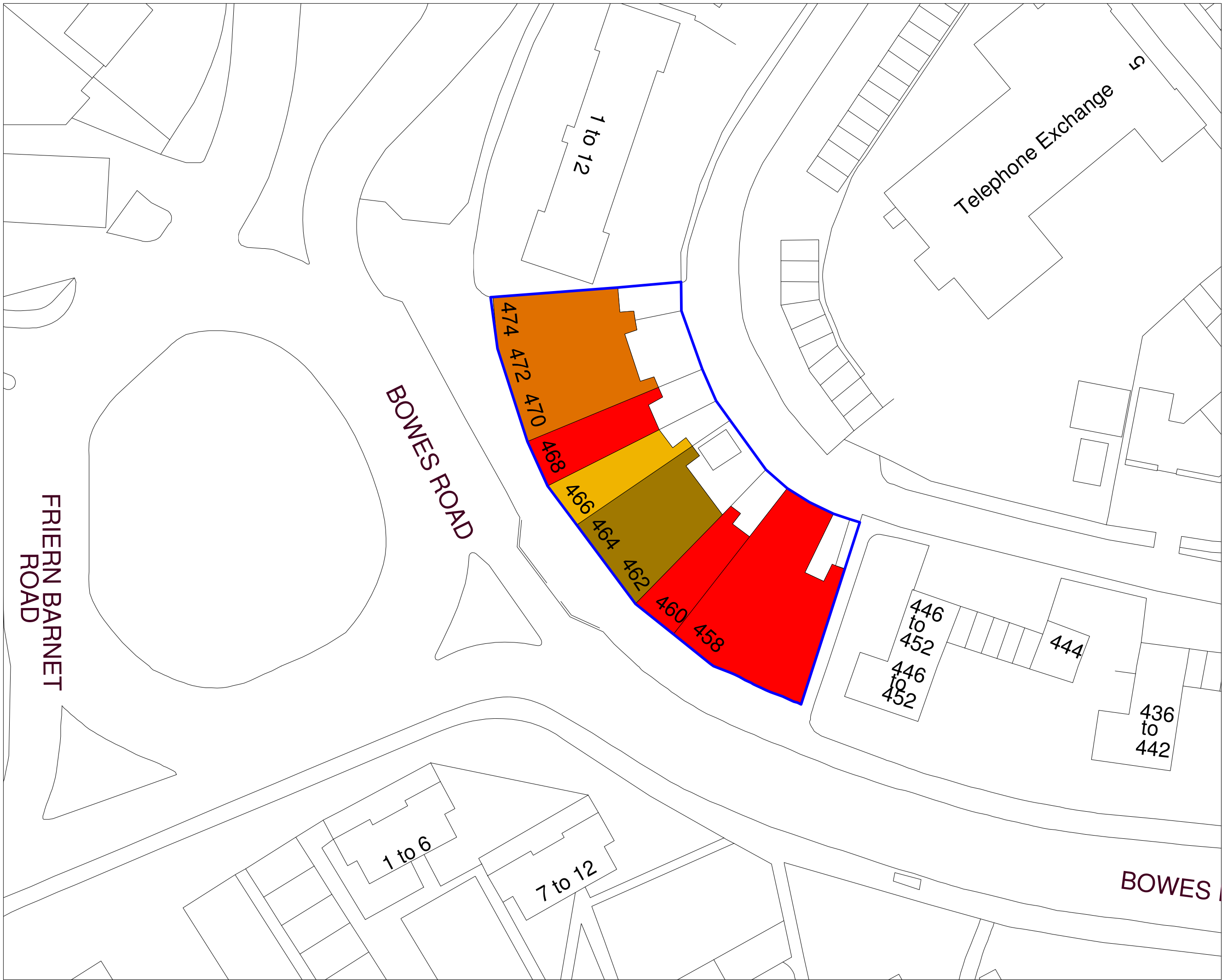
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Drawing. 6510 Winchester Road
Scale. 1:500 @ A3
Date. September 2012

Bowes Road West

- Key
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known

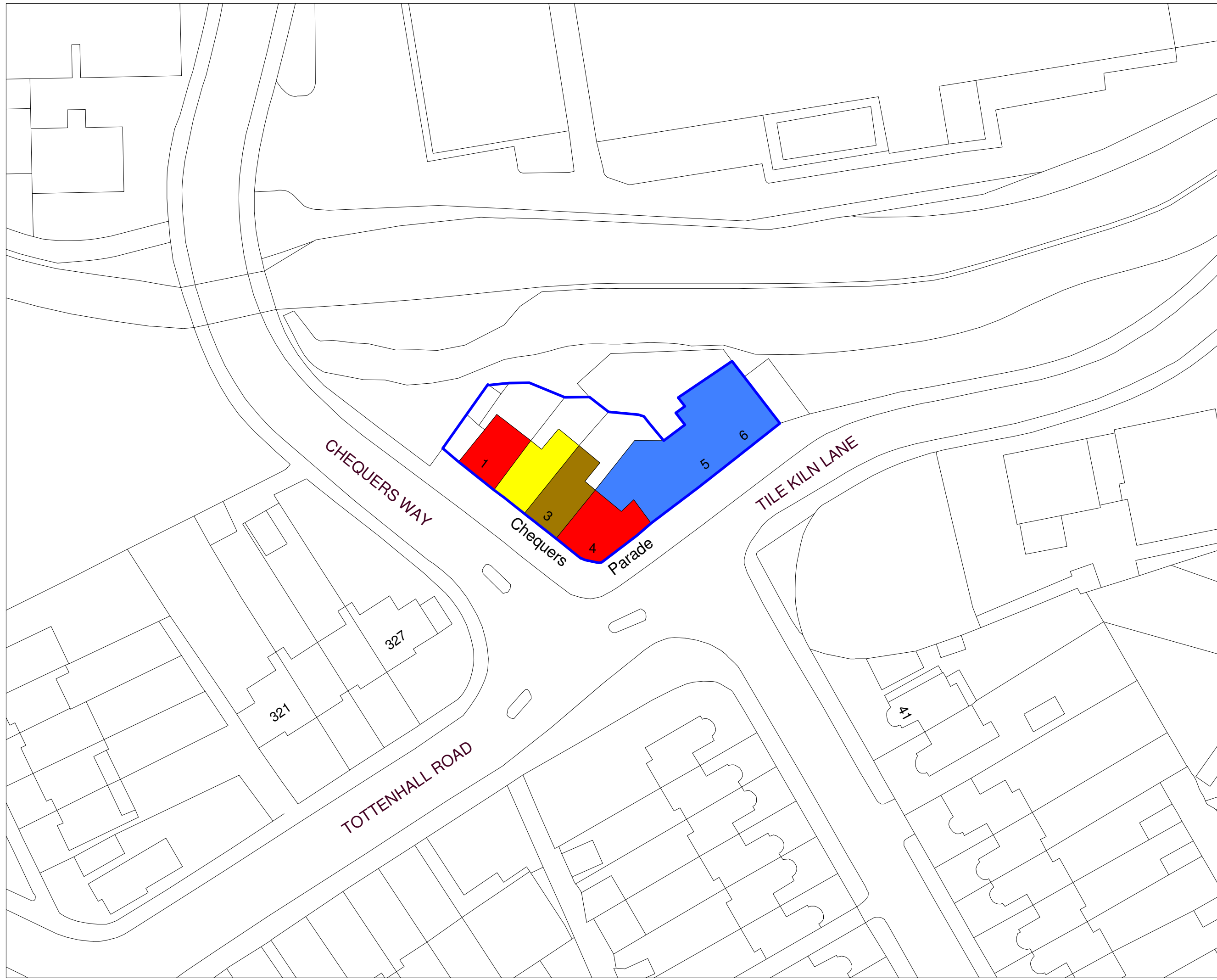


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Drawing. 6510 Bowes Road West
Scale. 1:500 @ A3
Date. September 2012

Chequers Way



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Chequers Way
Scale. 1:500 @ A3
Date. September 2012

Craig Park Road



- Key**
-  Shopping Centre Boundary
 -  A1 Shops
 -  A2 Financial and Professional Services
 -  A3 Restaurants and Cafes
 -  A4 Drinking Establishments
 -  A5 Hot Food Takeaways
 -  B1 Businesses
 -  B2 General Industrial
 -  B8 Storage or Distribution
 -  C1 Hotels
 -  C2 Residential Institutions
 -  C3 Dwelling Houses
 -  D1 Non-Residential Institutions
 -  D2 Assembly and Leisure
 -  SG
 -  Vacant
 -  Vacant - Use not known



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Drawing. 6510 Craig Park Road
Scale. 1:500 @ A3
Date. September 2012

Fillebrook Avenue



- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



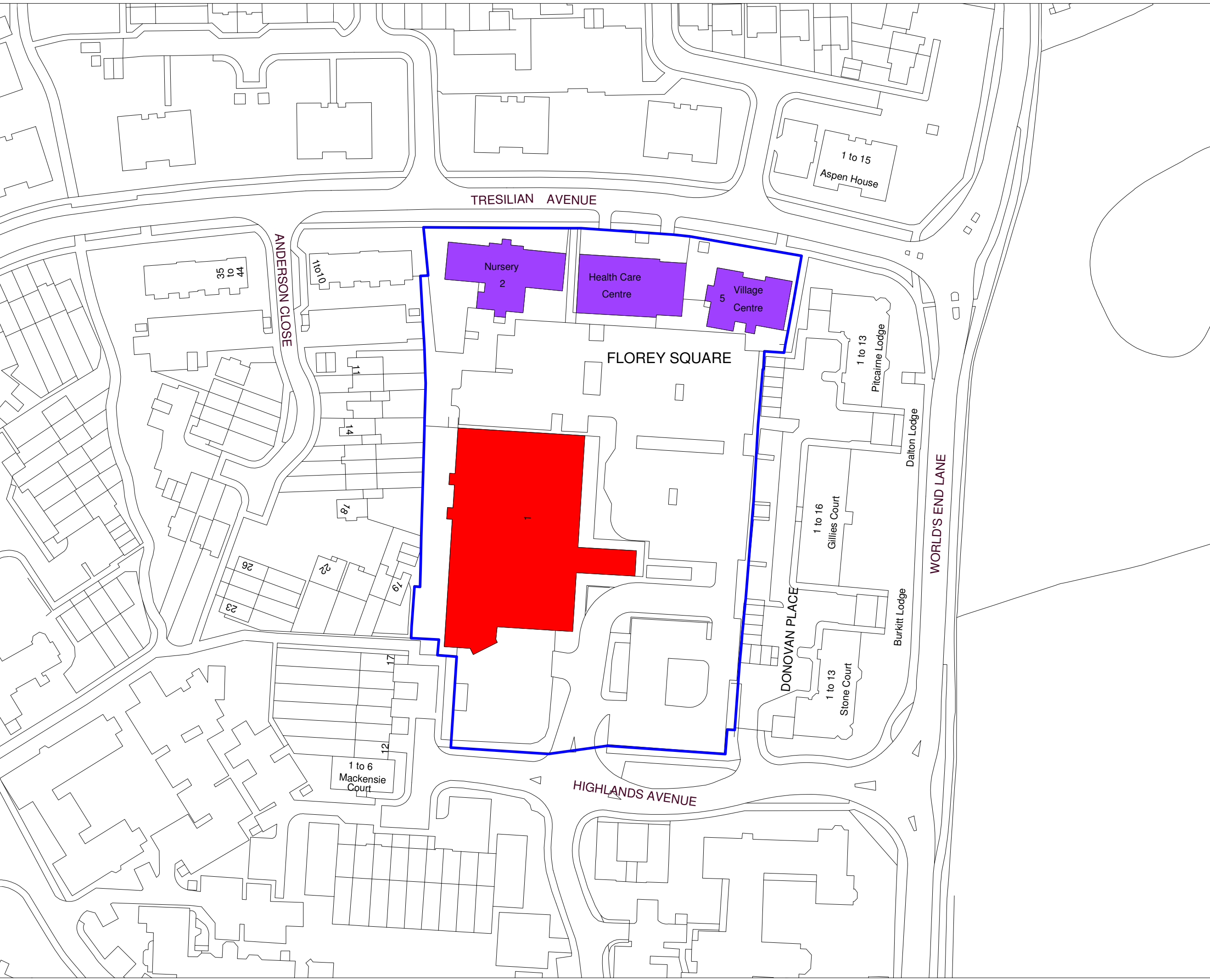
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Drawing. 6510 Fillebrook Avenue
Scale. 1:500 @ A3
Date. September 2012

Highlands Village

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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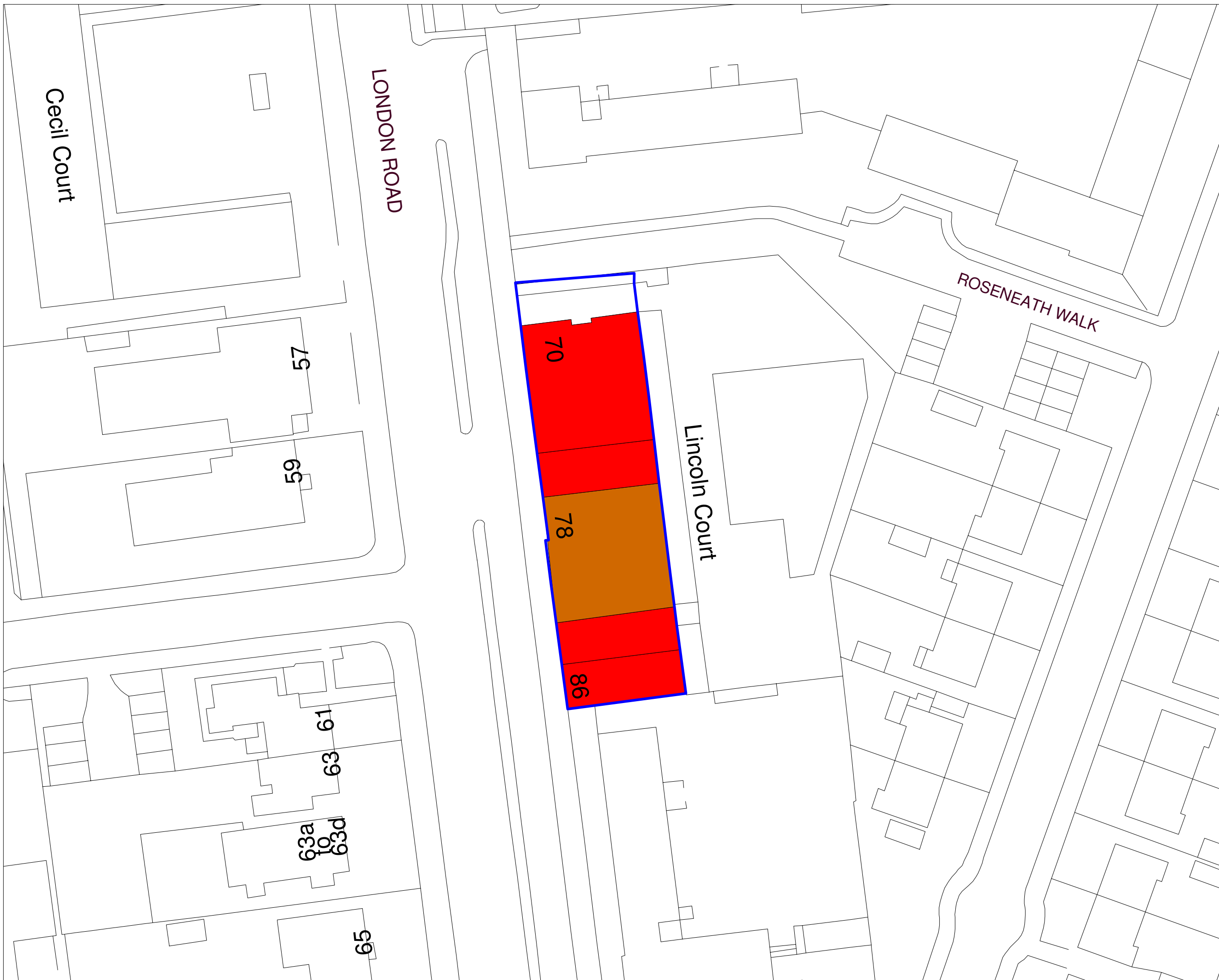


Drawing. 6510 Highlands Village
Scale. 1:1000 @ A3
Date. September 2012

Lincoln Court, London Road, Enfield

Key

-  Shopping Centre Boundary
-  A1 Shops
-  A2 Financial and Professional Services
-  A3 Restaurants and Cafes
-  A4 Drinking Establishments
-  A5 Hot Food Takeaways
-  B1 Businesses
-  B2 General Industrial
-  B8 Storage or Distribution
-  C1 Hotels
-  C2 Residential Institutions
-  C3 Dwelling Houses
-  D1 Non-Residential Institutions
-  D2 Assembly and Leisure
-  SG
-  Vacant
-  Vacant - Use not known



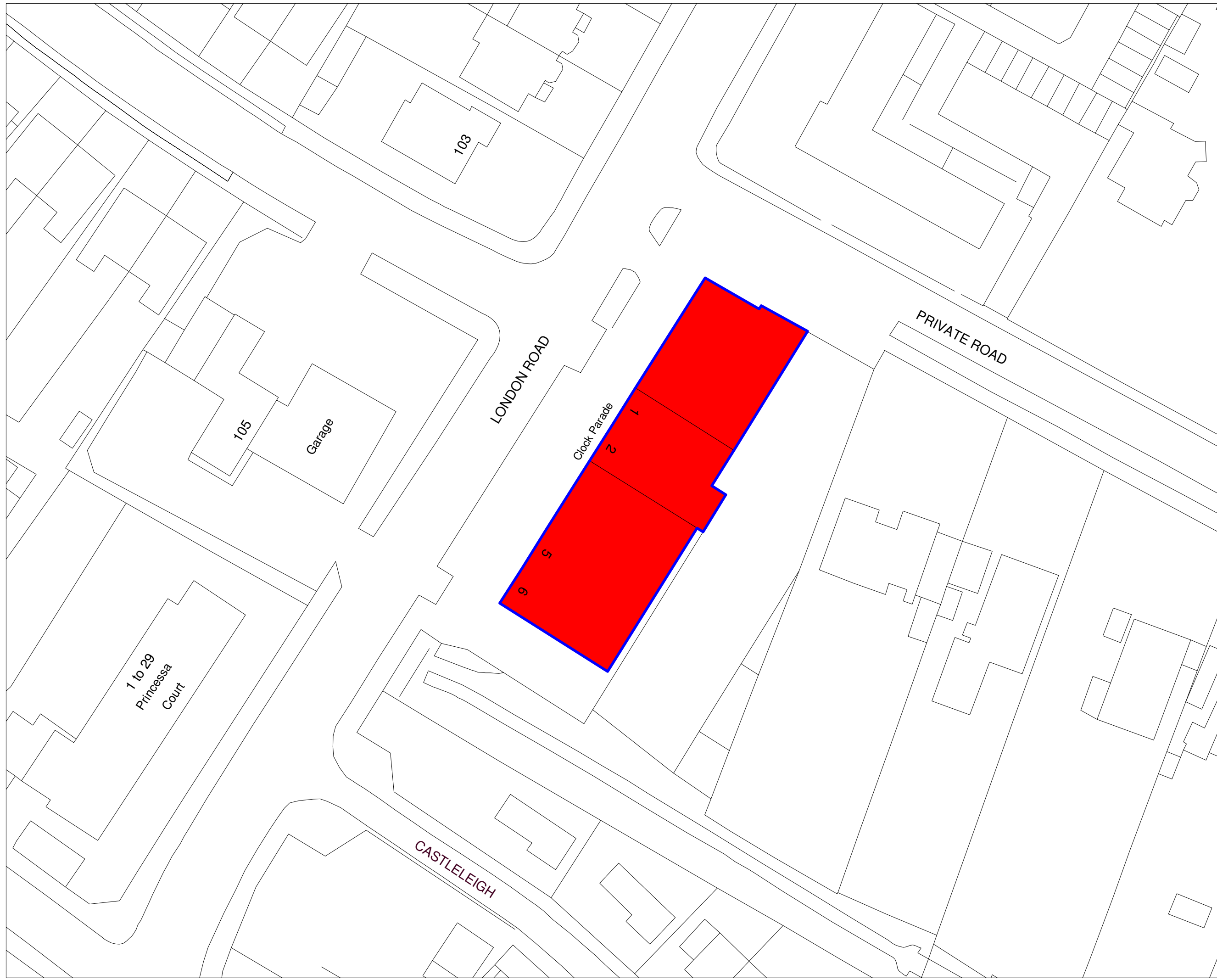
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Drawing. 6510 Lincoln Court
Scale. 1:500 @ A3
Date. September 2012

Clock Parade, London Road, Enfield

- Key**
- Shopping Centre Boundary
 - A1 Shops
 - A2 Financial and Professional Services
 - A3 Restaurants and Cafes
 - A4 Drinking Establishments
 - A5 Hot Food Takeaways
 - B1 Businesses
 - B2 General Industrial
 - B8 Storage or Distribution
 - C1 Hotels
 - C2 Residential Institutions
 - C3 Dwelling Houses
 - D1 Non-Residential Institutions
 - D2 Assembly and Leisure
 - SG
 - Vacant
 - Vacant - Use not known



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Drawing. 6510 Clock Parade
Scale. 1:500 @ A3
Date. September 2012



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