

# Appendix 005: Ponders End

## Summary

### Process

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

### Results of each step

- Area 005 Ponders End covers opportunities adjacent to the train station for windfall sites.
- The area is adjacent to Ponders End Flour Mills conservation area.
- The Alma Estate regeneration programme is to the west, reducing the area for potential development.

### Revision A

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

### Limited Harm

- This stage shows the revisions (annotated in red text on the page) that were made to Revision A based on the impacts on heritage assets identified.

### Revision B (Conclusion)

- Following the review of impact on heritage assets and the identification of the “limited harm” option, further consideration was given to the boundaries of potentially appropriate areas based on a more holistic consideration of townscape and design benefits. The results of this assessment are shown in this section, alongside recommendations for the distribution of height within each area.

- Tall buildings have been proposed to mark the train station.

- There is only one feasible site for a new tall building to the east of the railway line. This site causes harm to the setting of the flour mills to the extent that it has been removed.

- Area 5.1 is removed.

# Impacted Heritage Assets












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

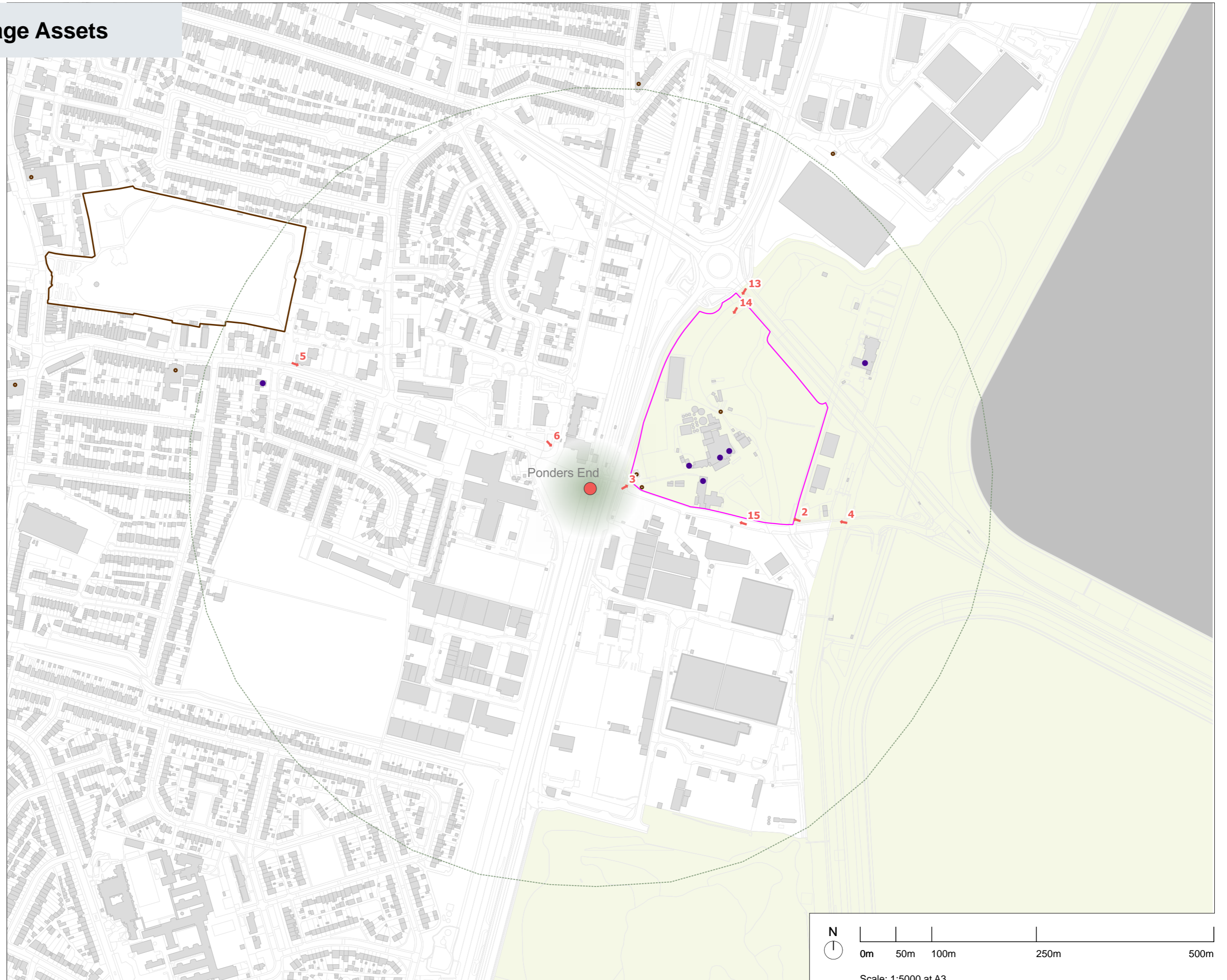
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not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

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

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

## Key

-  Reservoirs
-  Green Belt
-  Station
-  500m increment buffer zone
-  Potentially Appropriate for Tall Buildings
-  Registered Parks and Gardens
-  Conservation Area
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary
-  View (no.X)



## Identified Heritage Assets

Listed Building (within LB Enfield)	Grade
Former Well Station (TWA) Lea Valley Road (off Nth sid	II
Mill Owners House (Wrights Flour Mills) Wharf Road Mill House	II
Barn to S/O Mill Owners House Wharf Road Wrights Flour Mills	II
House to E/O Old Mill Building (Office) Wharf Road Wrights Flour Mills	II
Old Mill Building Wharf Road Wrights Flour Mills	II
75 South Street South Street	II

Enfield Local List	List No.
Lodge Cottage at entrance to Flour Mills	252
Garden walls to south west of Flour Mills	253
Walls of basin and sluice of old mill, Wharf Road	251
Ponders End Recreation Ground	133

Listed Building (outside LB Enfield)	Grade
NONE	

Conservation Area
PONDERS END FLOUR MILLS

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
NONE		

# Revision\_A Initial Areas

## Caveats

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

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







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

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










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

## Key

### Tall Building Zones

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

### Context

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



# Revision\_Limited Harm

## Caveats

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### Context

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



# Revision\_B

## Notes

This map has been produced in line with policy D9 of the London Plan (2021), which requires boroughs to identify "locations where tall buildings may be an appropriate form of development". It only describes where tall buildings are potentially appropriate.

Please check the Tall Building Definition Map for what constitutes a Tall Building for the purposes of applying tall buildings policies.








Please refer to Policy DE6: Tall Buildings, which contains important information on the interpretation of these maps and the criteria to be applied to all proposals for tall buildings. In addition, all proposals must address the requirements of London Plan (2021) Policy D9 (and its successors).

Accordance with these requirements are not implied by these areas and must be assessed on a case by case basis.












These diagrams do not infer an acceptable proposal in terms of townscape or impact on heritage assets. A proposal-specific analysis must be undertaken in accordance with other policies in the development plan.

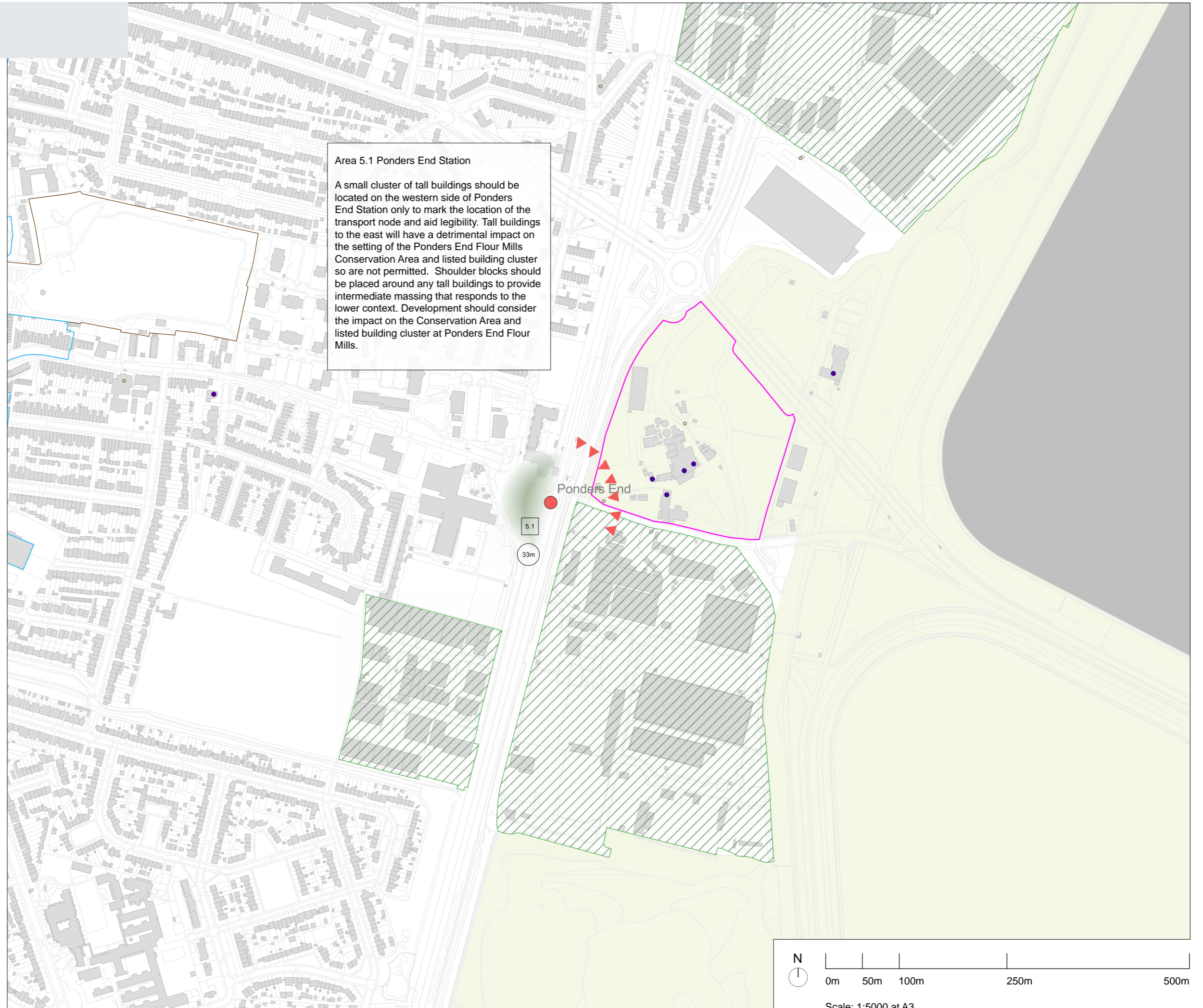
Areas not marked as potentially appropriate are not suitable for tall buildings.

## Tall Building Zones

-  Height sensitive edge
-  Potentially appropriate location for tall buildings
-  Potentially appropriate for tall building to mark station
-  Linear area potentially appropriate for tall buildings to front major infrastructure
-  Potentially appropriate for tall buildings enabling industrial intensification only
-  Maximum height within area
-  Location reference number

## Context

-  Train / Underground Station
-  Major Centre
-  District Centre
-  Large Local Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset (2018)
-  Borough Boundary
-  Water
-  Green Belt



# Existing

This diagram illustrates the existing condition

## Caveats

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

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

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

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


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

## Key

### Tall Building Zones

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

### Context

-  Train Station





# Revision\_A Initial Areas

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

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

## Caveats

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

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-  Maximum height within area
-  Location reference number

### Context

-  Train Station



# Revision\_Limited Harm

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
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### Context

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## Key

### Tall Building Zones

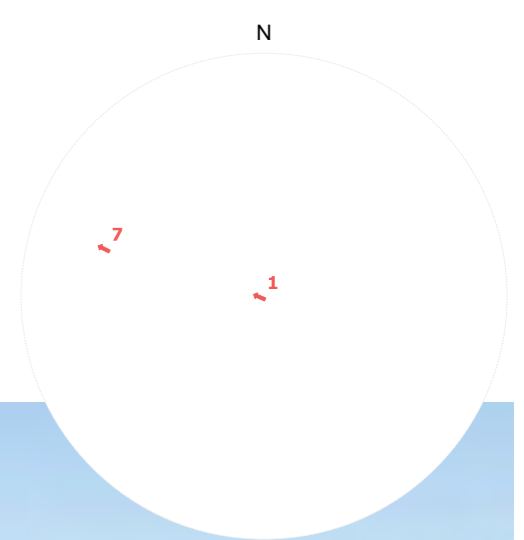
- ▶ Height sensitive edge
- 18m / 12m shoulder height (not tall)
- 21m+ (Tall)
- ⊗ Maximum height within area
- XX Location reference number

### Context

- Train Station



# Assessment View 1.



Existing



Revision A

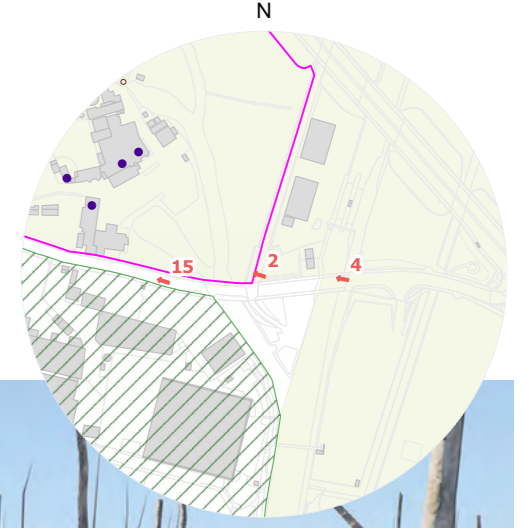


Limited Harm



Revision B

# Assessment View 2.



Existing



Revision A

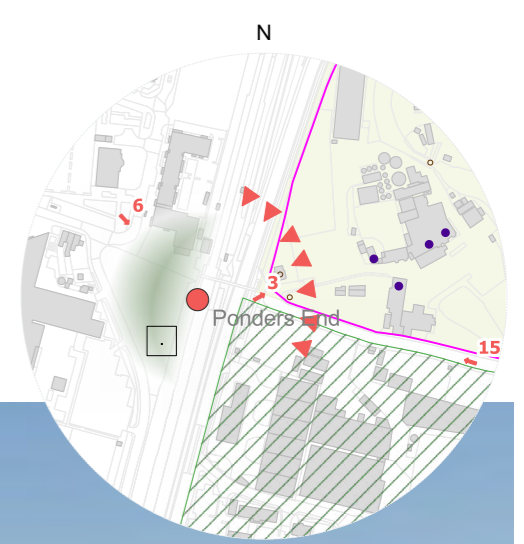


Character of Growth Study



Revision B

# Assessment View 3.



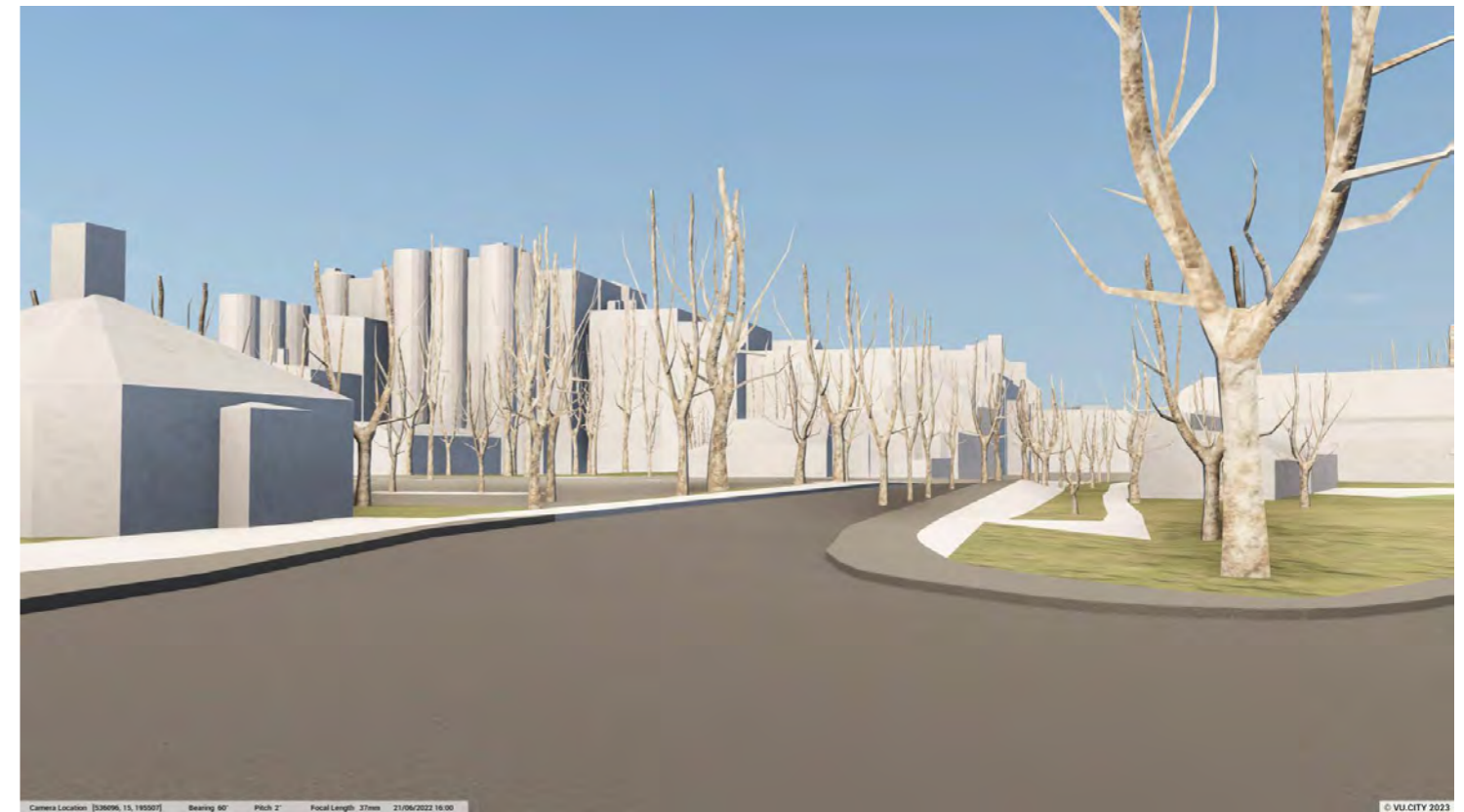
Existing



Revision A

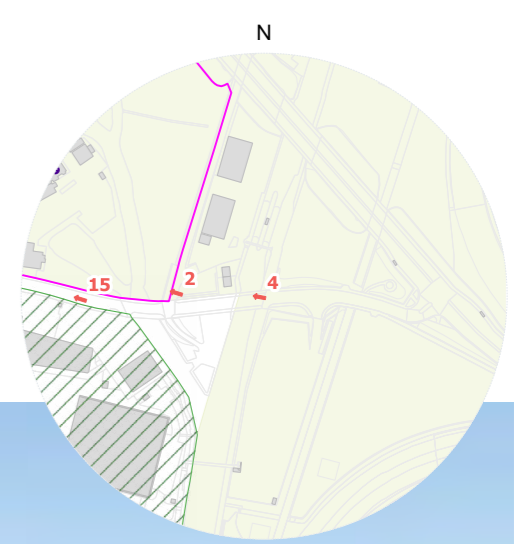


Limited Harm

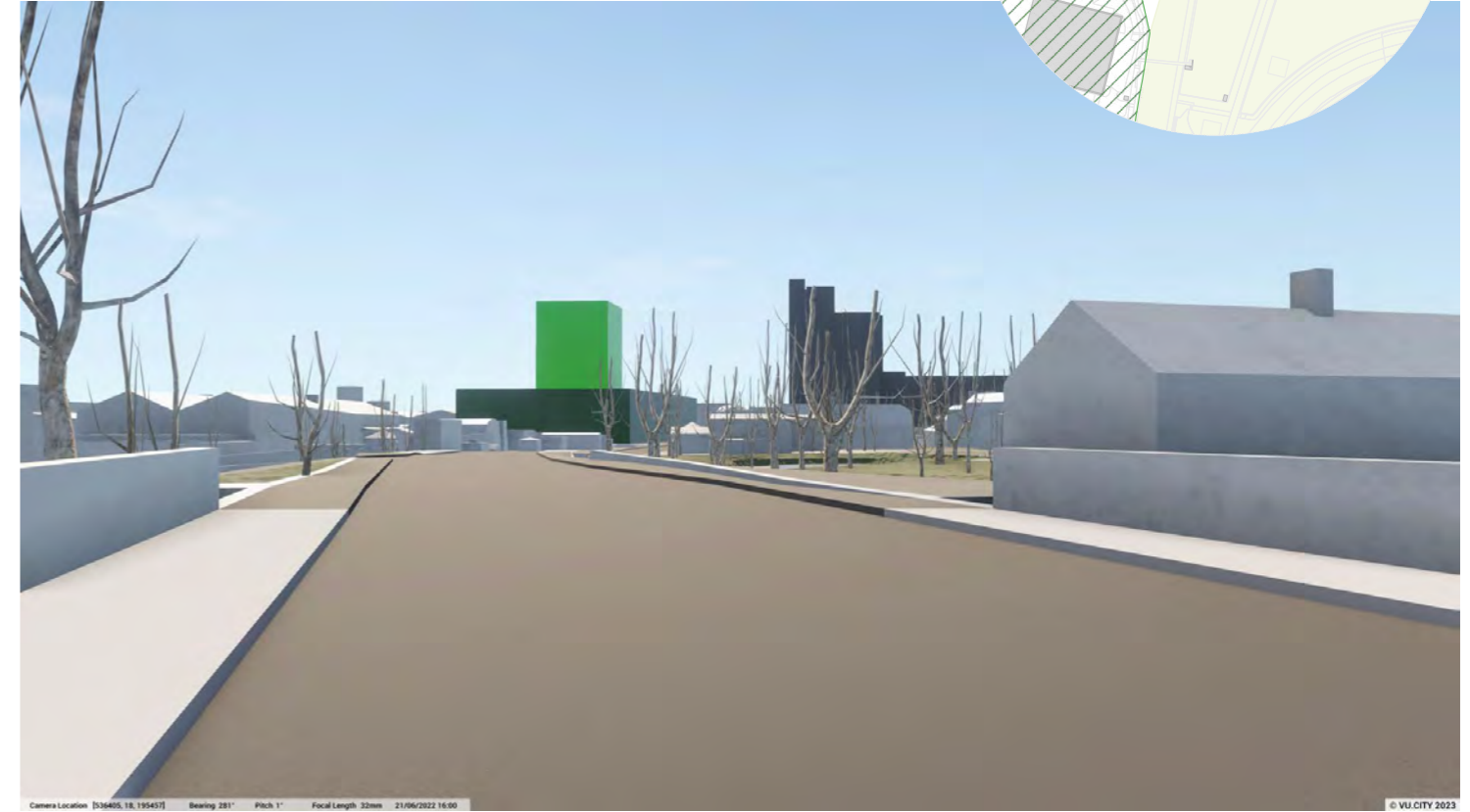


Revision B

# Assessment View 4.



Existing



Revision A

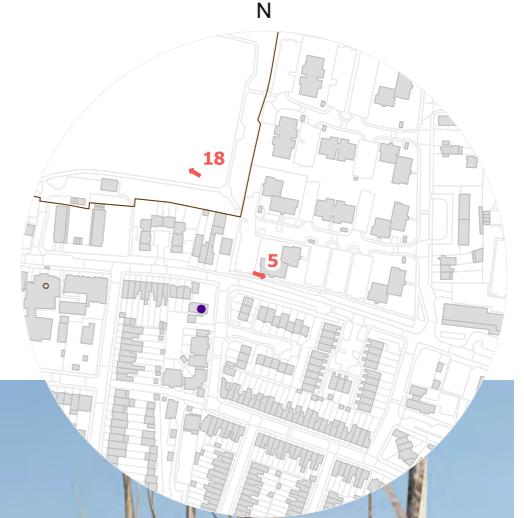


Limited Harm



Revision B

# Assessment View 5.



Existing



Revision A



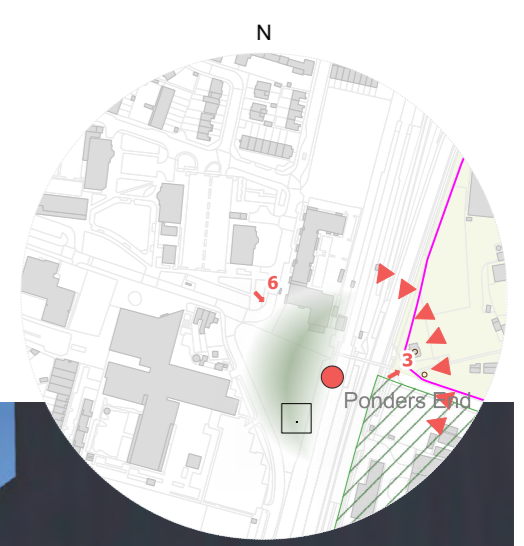
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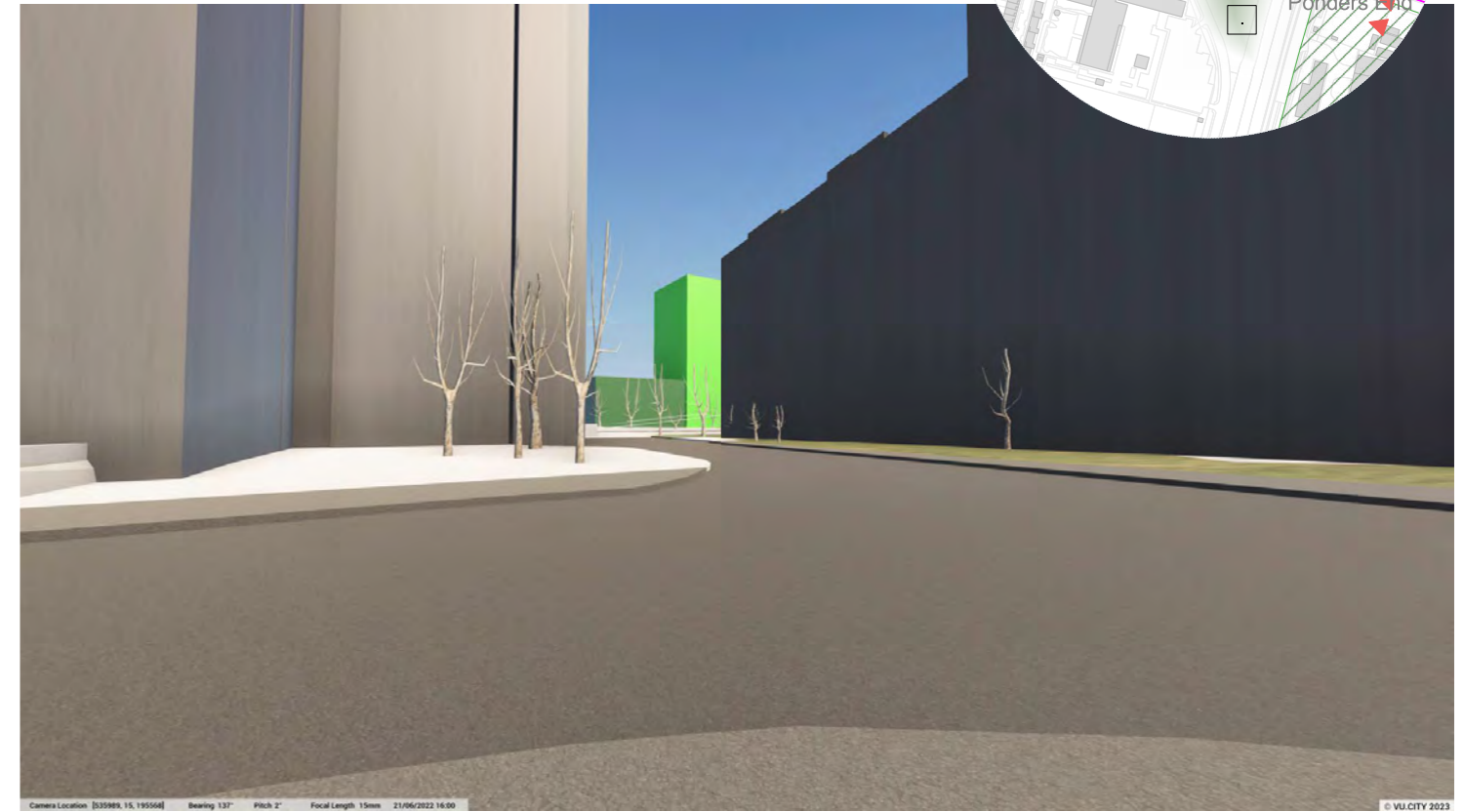
Revision B



# Assessment View 6.



Existing



Revision A

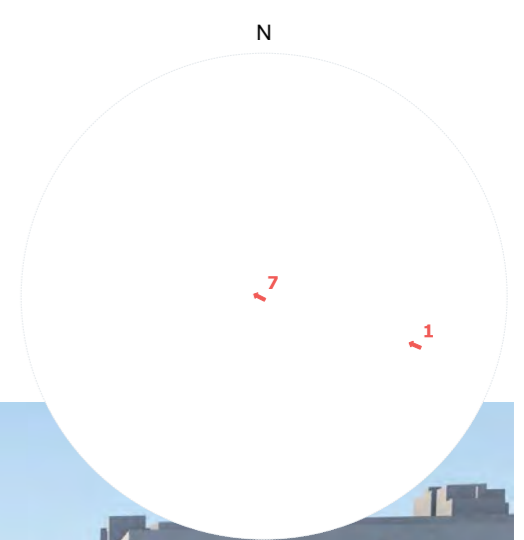


Limited Harm



Revision B

# Assessment View 7.



Existing



Revision A

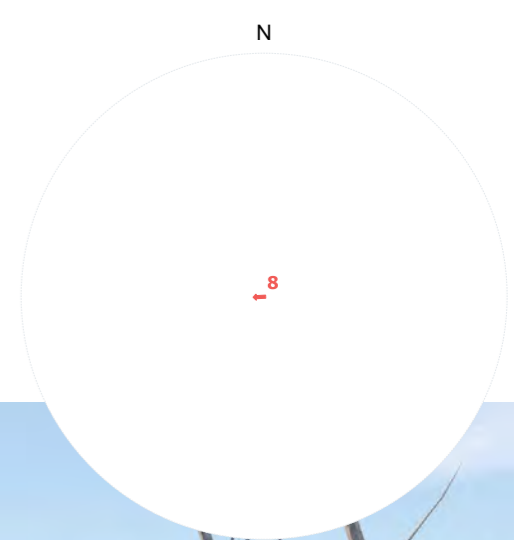


Limited Harm



Revision B

# Assessment View 8.



Existing



Revision A



Limited Harm



Revision B

# Assessment View 9.



Existing



Revision A



Limited Harm



Revision B

# Assessment View 10.



Existing



Revision A

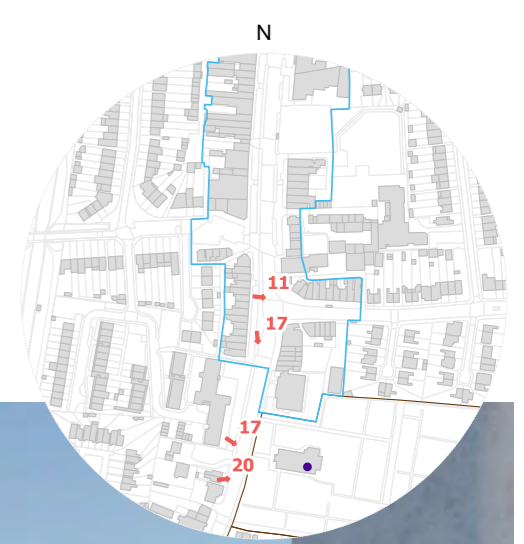


Limited Harm



Revision B

# Assessment View 11.



Existing



Revision A



Limited Harm



Revision B

# Assessment View 12.

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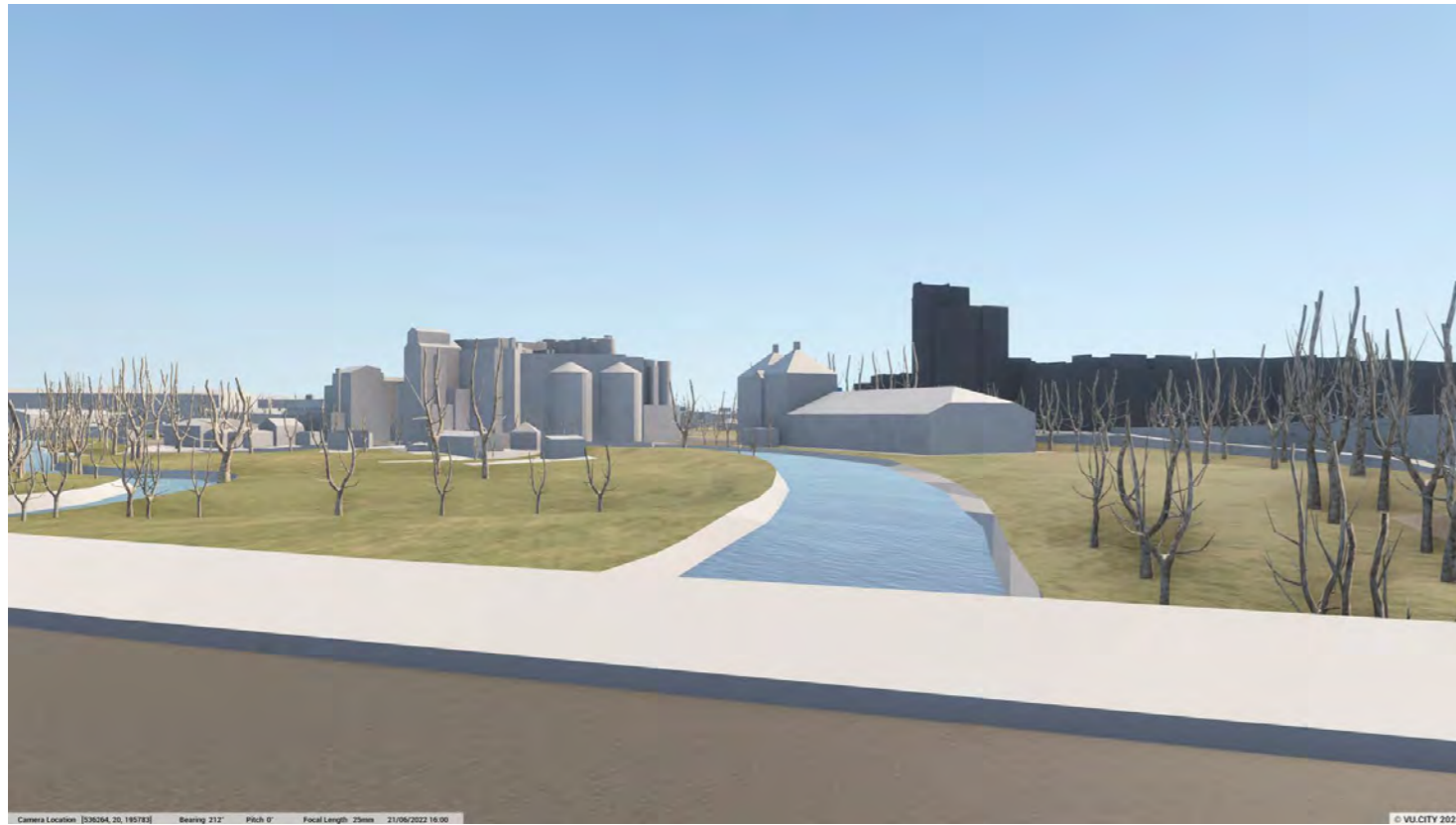
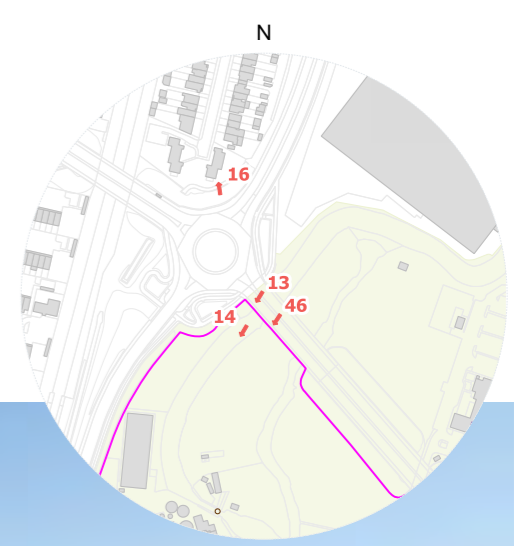
Existing

Revision A

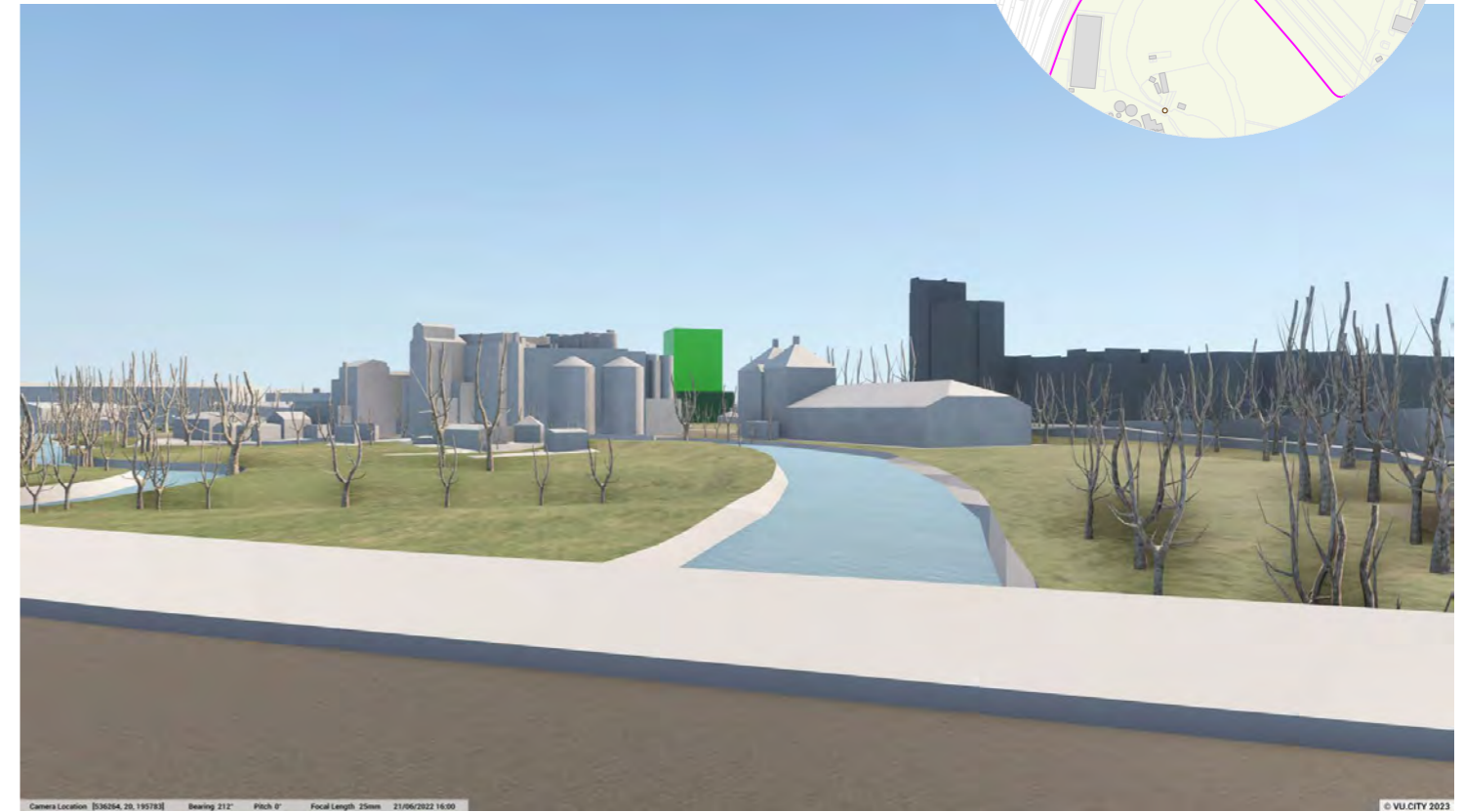
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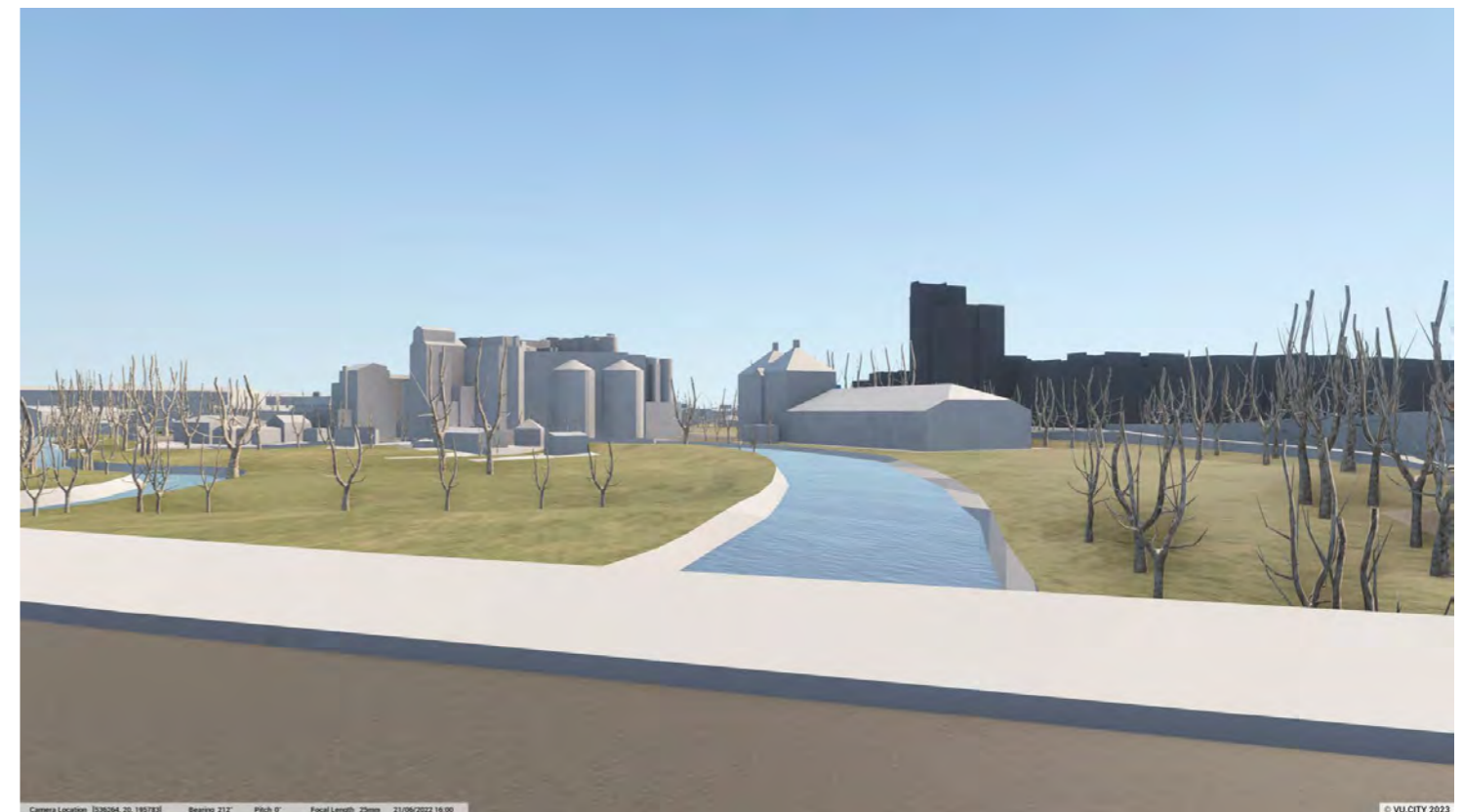
Existing



Revision A



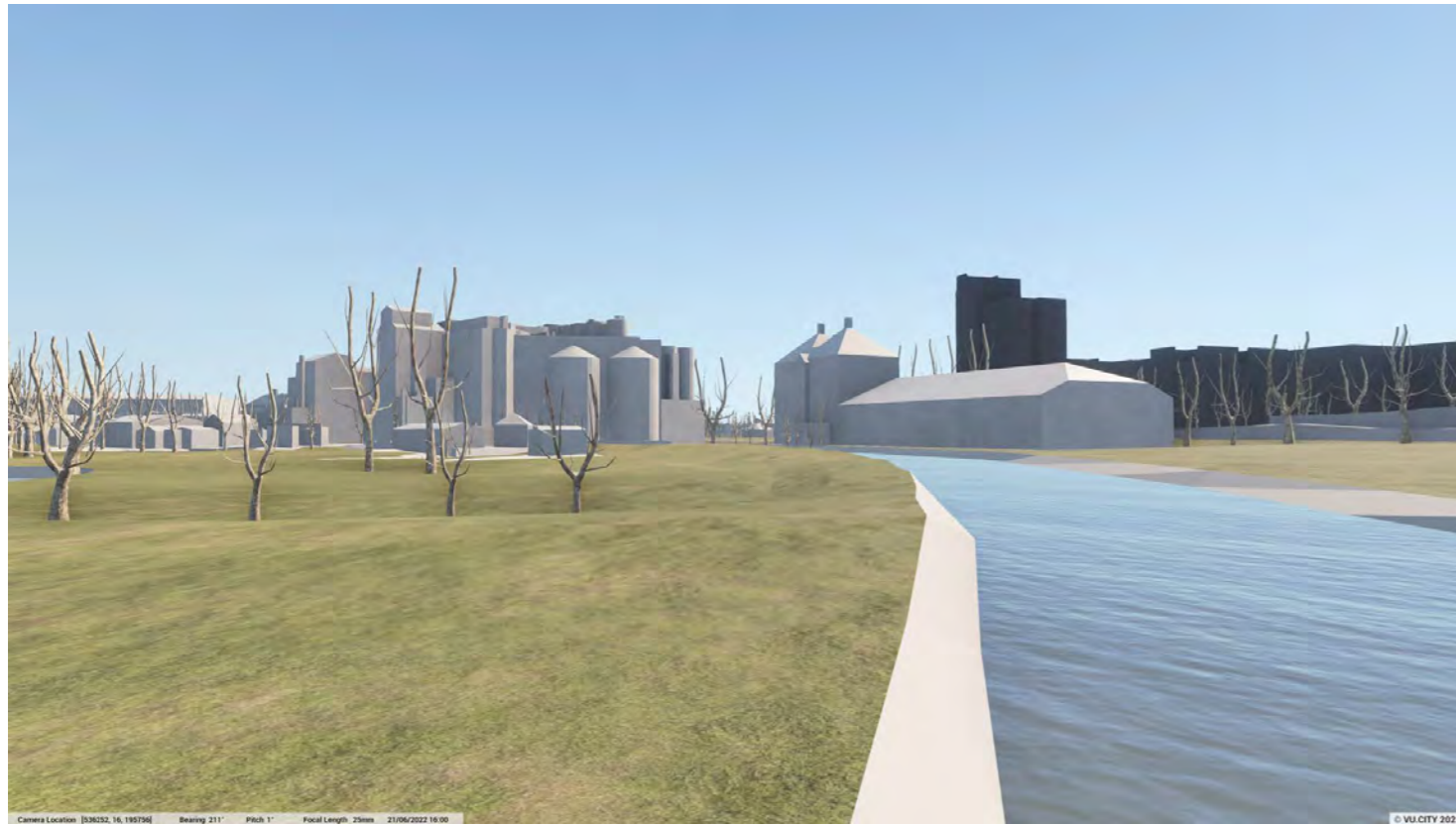
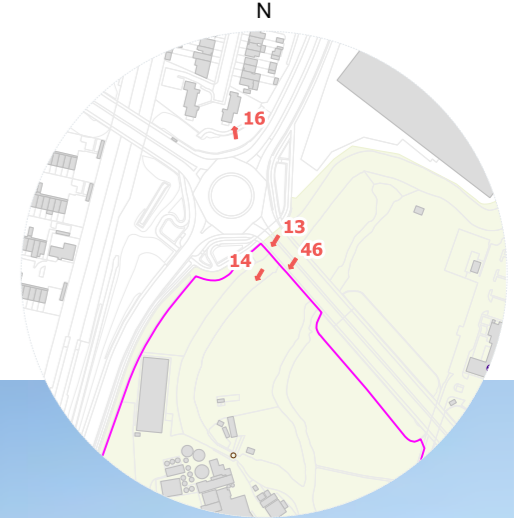
Limited Harm



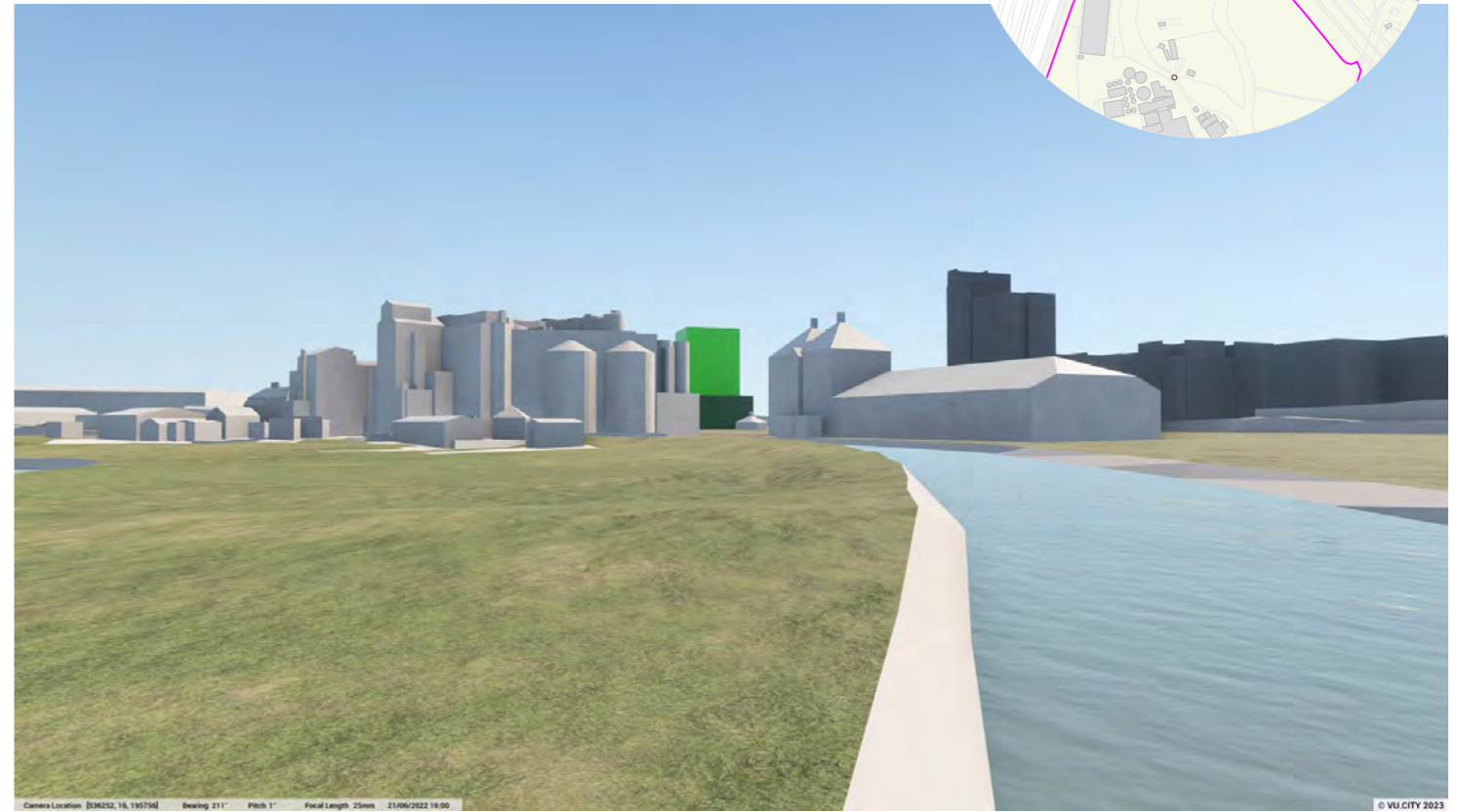
Revision B



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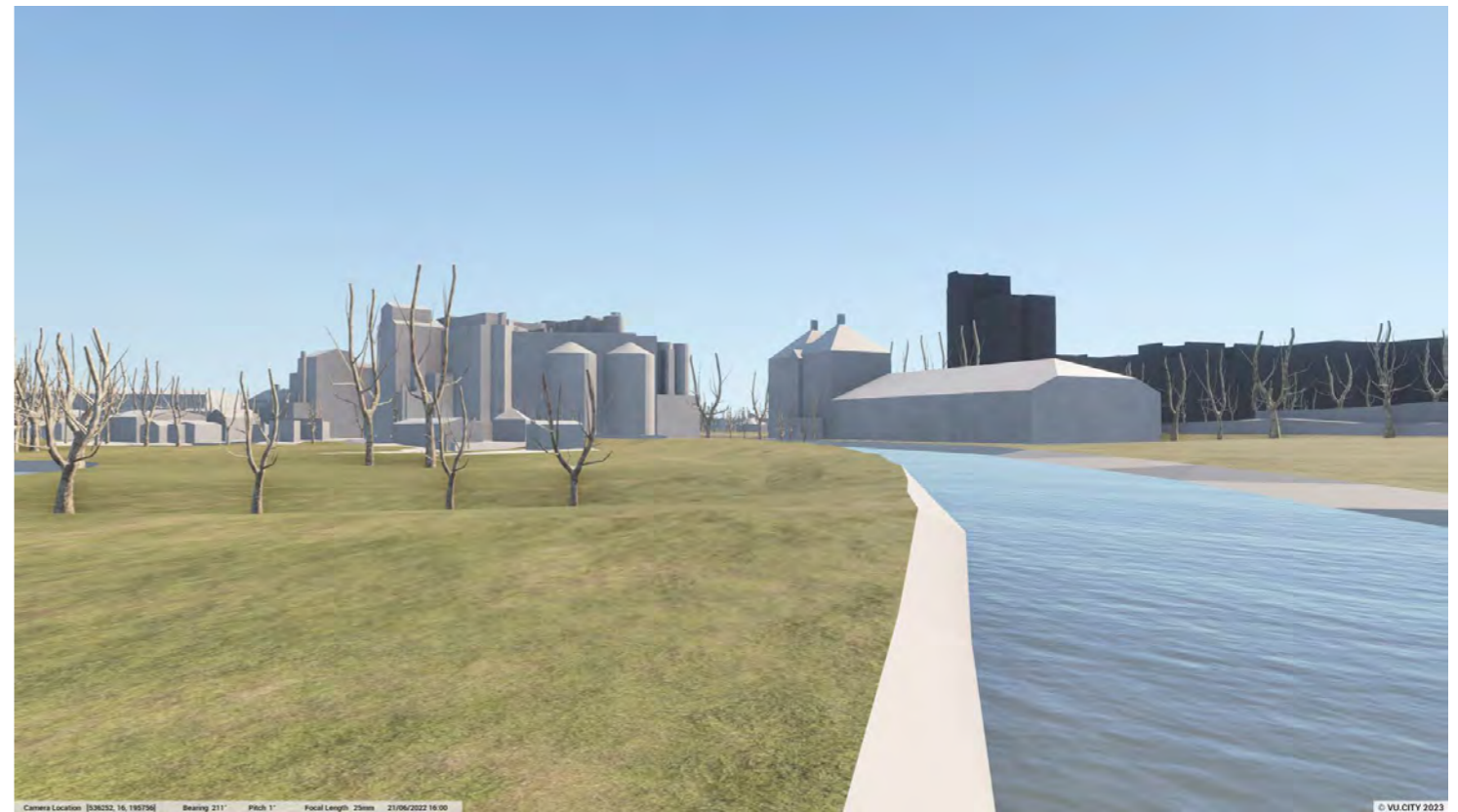
Existing



Revision A

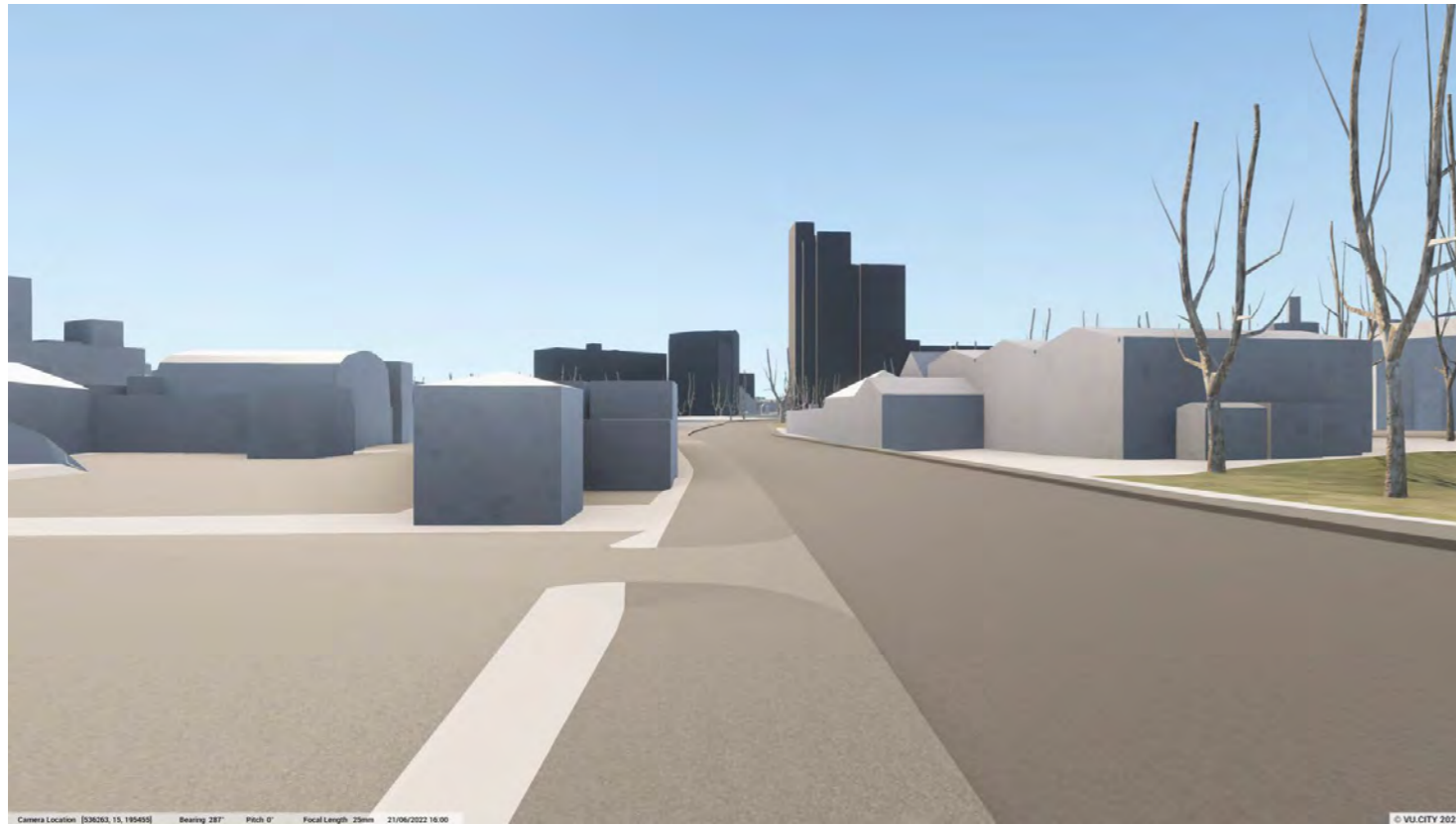
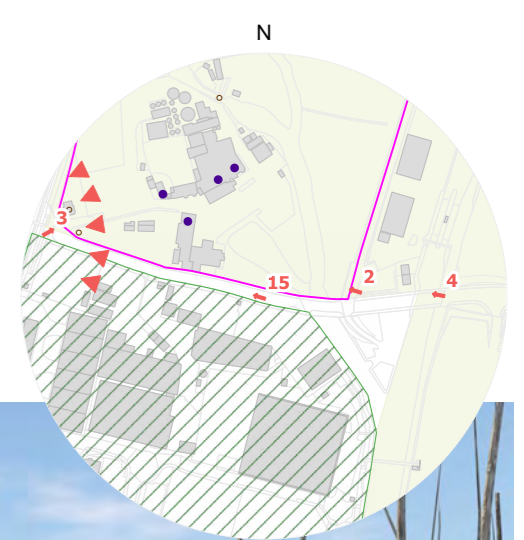


Limited Harm

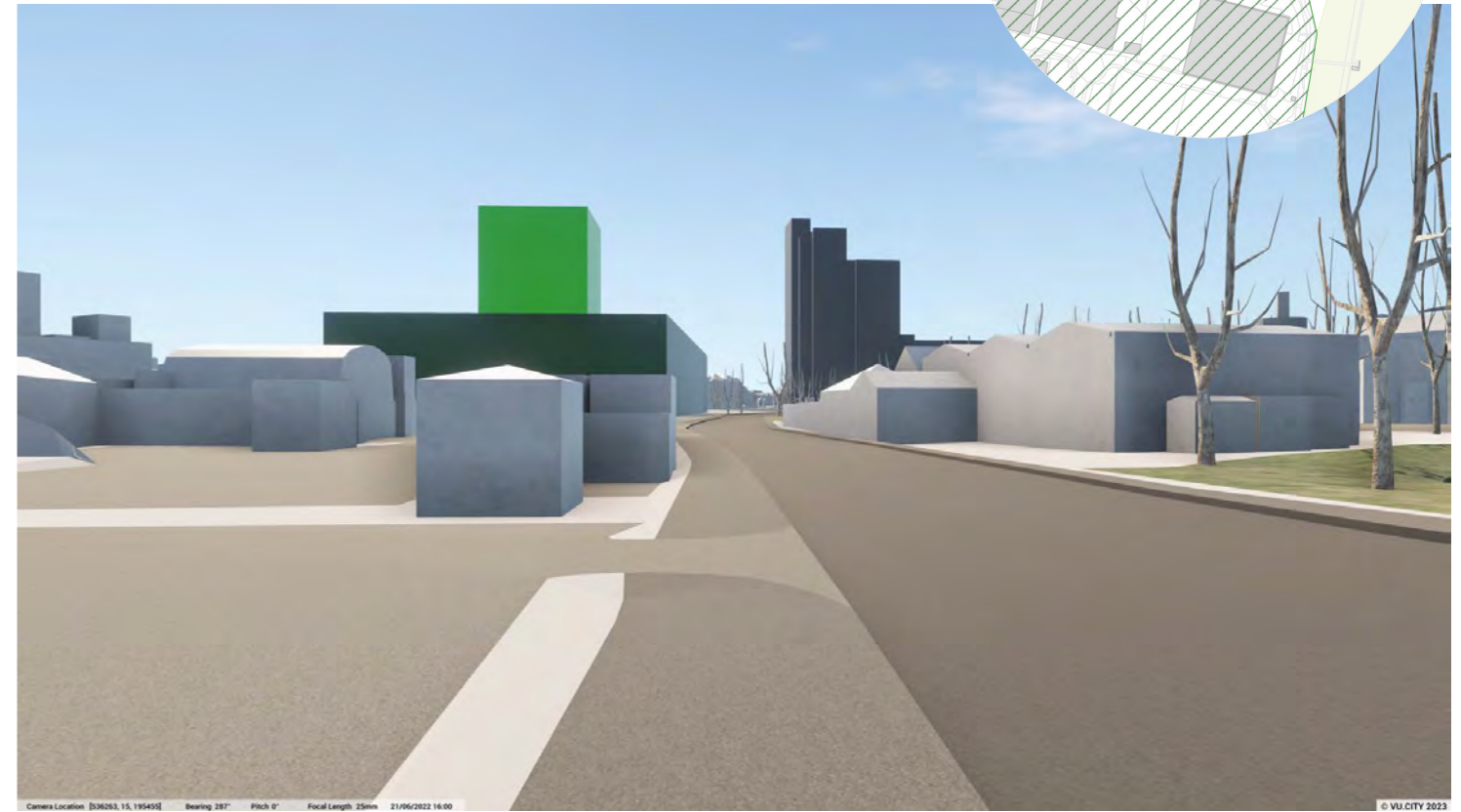


Revision B

# Assessment View 15.



Existing



Revision A



Limited Harm



Revision B

