

Stage 4: Tall Buildings



4.01 | Tall Buildings - Background

The London Plan (2021) delegates significant responsibility to local authorities to define what a tall building is and where they should be located. Policy D9 Tall Buildings lays out several requirements for boroughs to follow. These are outlined below.

- Policy D9 A Definitions

Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.

The following pages set out a methodology and findings expressed in a definitions map to address this requirement.

- Policy D9 B Locations

1) Boroughs should determine if there are locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Plan. This process should include engagement with neighbouring boroughs that may be affected by tall building developments in identified locations.

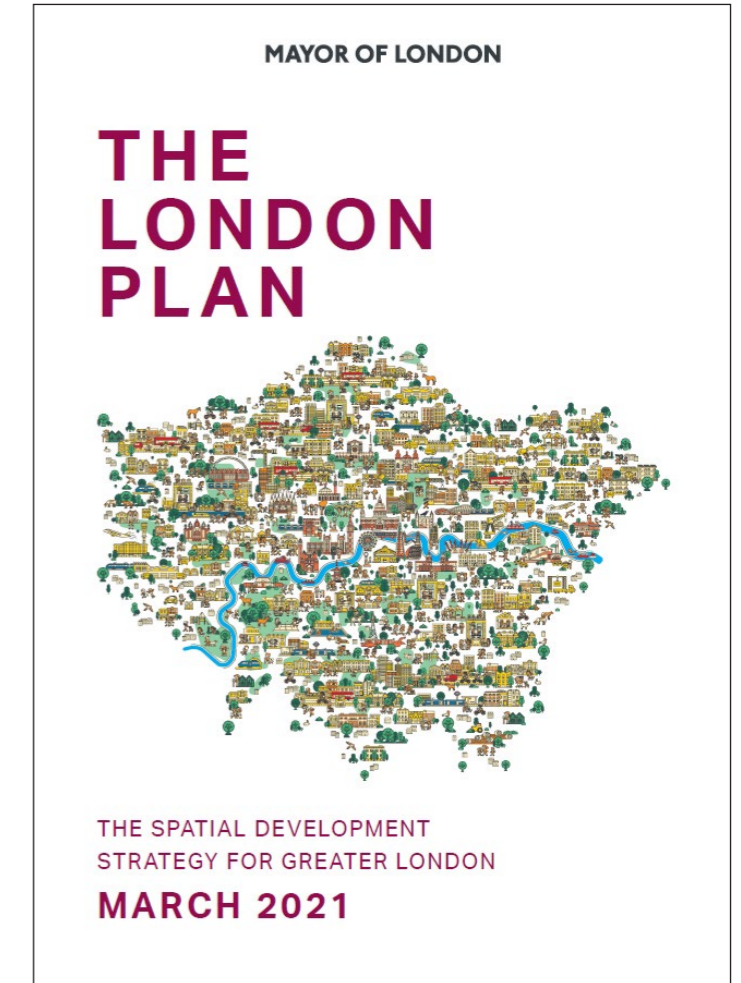
2) Any such locations and appropriate tall building heights should be identified on maps in Development Plans.

3) Tall buildings should only be developed in locations that are identified as suitable in Development Plans.

The following pages explain the methodology and findings that seek to address the London Plan requirements.



1. Enfield's New Local Plan



2. The London Plan 2021

4.02 | Tall Buildings - Definition

Enfield defines a building as “tall” if it is substantially taller than its surroundings and causes a significant change to the skyline. The definition will vary in relation to context as per the requirements of policy D9 of the London Plan (2021).

Falling outside of this definition does not mean that a proposed height is acceptable, just that policies specific to buildings defined as “tall” are not applied. All other policies remain relevant, including consideration of appropriate scale and all aspects of design. This is particularly relevant when a proposal impacts on a heritage asset or its setting.

The London Plan (2021) requires that:

- ***Based on local context, Development Plans should define what is considered a tall building for specific localities, the height of which will vary between and within different parts of London***
- The London Plan also sets a minimum threshold for what defines a tall building:

“but should not be less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey.”

The use of OR in this definition means that a “tall” building cannot fall below either of these criteria. As demonstrated in Fig. 1, in most instances, a 6 storey building will not measure 18m to floor level of uppermost storey.

Therefore, assuming 3m residential floor to floor height, this will mean that 18m to the floor level of the uppermost storey will actually relate to a 7 storey building overall (ref to fig 1). We have therefore interpreted this definition to mean a 21m high building. Using an absolute height removes ambiguity in the definition.

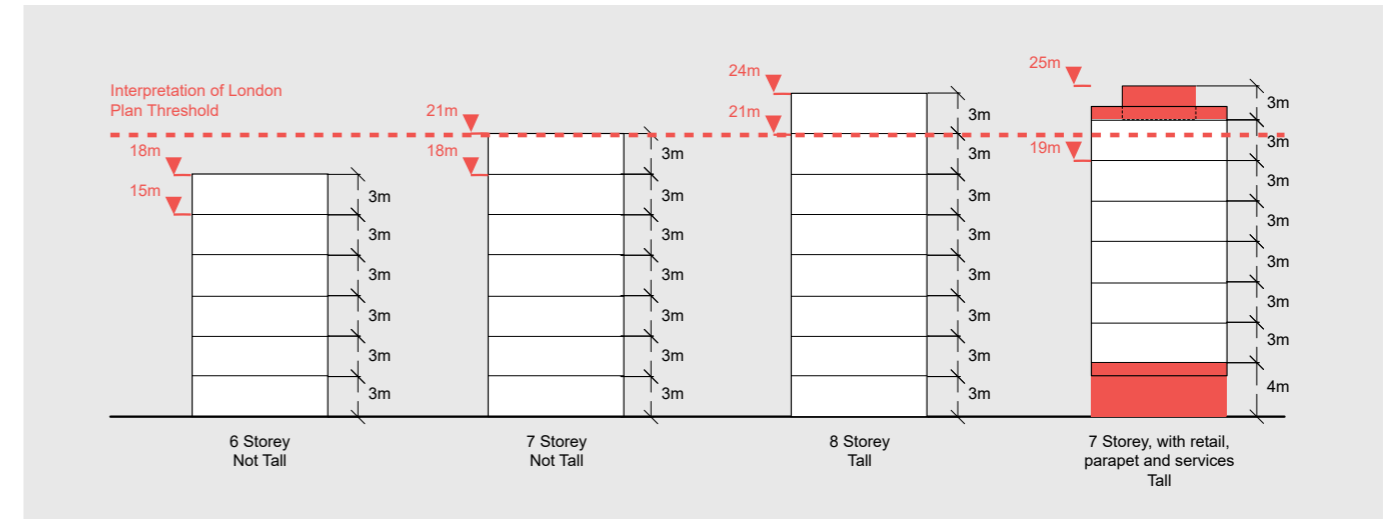
The following page sets out the method used to produce local definitions of “tall” where the local context warrants a deviation from the London Plan minimum threshold. For example:

Scenario 1

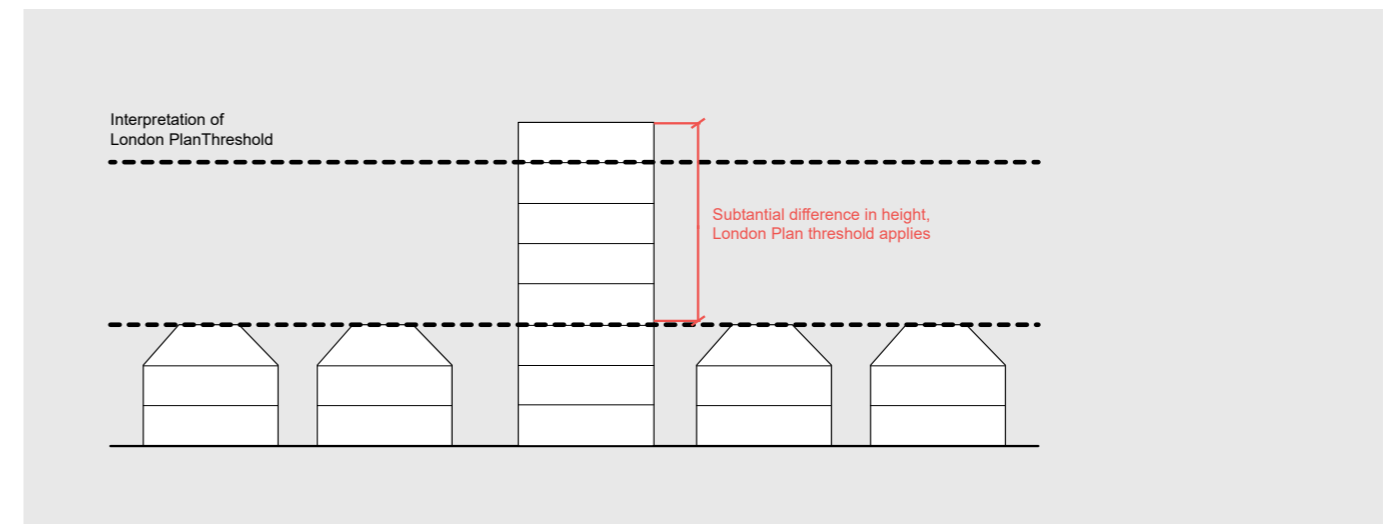
An 8 storey building in a predominately 3 storey area, under the London plan, will only be classed as tall once it breaches the 21m threshold. There is no ability for a lower local definition.

Scenario 2

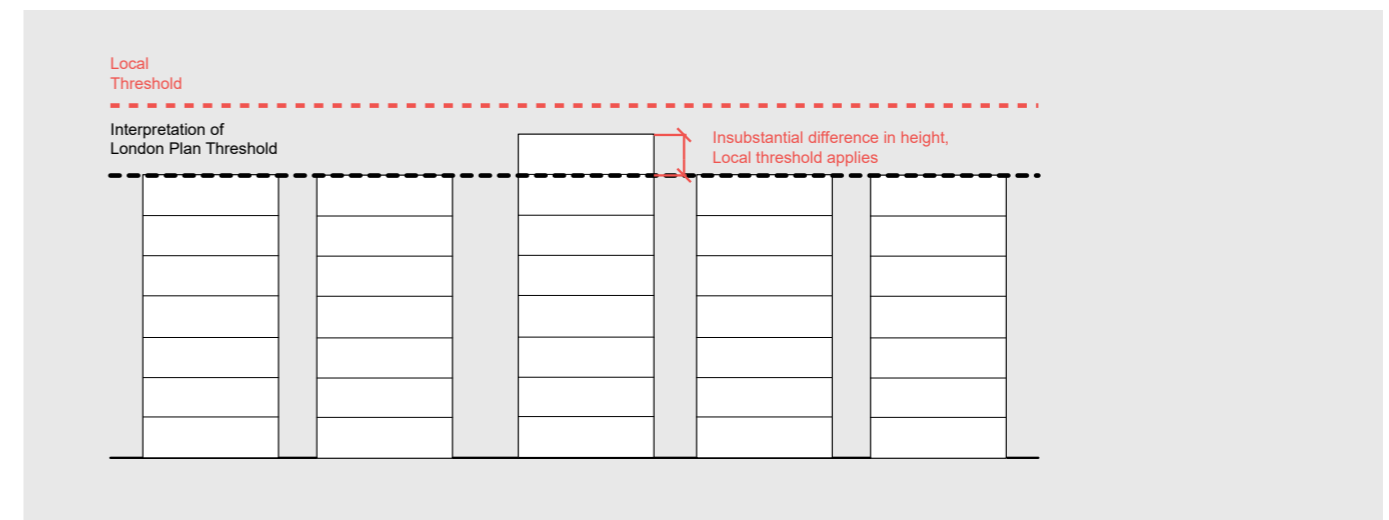
In an area where buildings frequently approach 21m in height a new building above the 21m threshold will not be locally defined as tall. Within this context a new local threshold is set that is based on when the building has an impact on the skyline created by the cluster.



1. Interpretation of London Plan Definition (assuming 3m storey height for residential development)



2. Scenario 1 - An 8 storey building in a 3 storey area.



3. Scenario 2 - An 8 storey building in a 7 storey area.

4.03 | Method - Definition of Tall

Factor	Method	Assessment + Assumptions	Outcome
Base Map	Use the urban typology layers from Stage 1 as the base.	As these areas cover the urban area they are assumed to contain all tall buildings and tall buildings clusters. This also provides consistency with the other stages of the study.	Base map
Mapping Existing Tall Buildings	<p>Enfield Tall Building Study (2014)</p> <p>Visual check on typology to identify areas above 21m London Plan 2021 threshold</p> <p>Analysis of OS building height data.</p>	<p>The 2014 study provides a snapshot of the borough and a base from which to compare the current situation.</p> <p>VU city and OS height data was used to compare against the GLA threshold of above 21m.</p>	Locations of all buildings above the London Plan threshold mapped in GIS.
Excluding isolated tall buildings	Review of previous steps outputs and mapping clusters.	<p>A single tall building does not create its own cluster and is a change from the surrounding context. To change the threshold more than 1 building must be clustered.</p> <p>In the definition will remain in line with the London Plan definition.</p>	<p>Isolated tall buildings excluded.</p> <p>Clusters remain</p>
Creating Local Definitions	Officer workshop to determine is a local definition is warranted and mapping session to determine and draw a boundary.	<p>Professional judgement used based on views, height and determine spatial extent of boundary.</p> <p>Where it has been determined that an existing cluster of buildings provides a context whereby additional buildings above 21m might not be considered tall an alternative definition is required. This has two components:</p> <p>1) The spatial extent of the local definition 2) The height at which a new building would be considered tall within that spatial extent.</p> <p>The spatial extent was generally defined as the area outside of which a building a building above 21m would cause a significant change to the skyline. Due to the nature of the low rise context of Enfield, this was typically any building outside the existing cluster, resulting in boundaries drawn tight to the cluster so the views to the new buildings within it are set against a background of existing buildings in the cluster.</p> <p>The new threshold above which a building would be considered tall was determined by estimating the predominant height of buildings within the cluster, anything above which, is considered tall.</p> <p>Where clusters front onto major infrastructure the definition can be extended to the edge of the fronting plot to account for the context.</p>	New GIS boundaries created with height in meters of new definition.

Table 9. Explanation of methodology for local tall building definition.



1. Exeter Road - Example of an existing cluster of tall buildings



2. Scott House - Example of an isolated tall building



3. North Middlesex Hospital - Example of a cluster fronting a major road

4.04 | Tall Building Definition Map

Please refer to Policy DE6: Tall buildings.

This map has been produced in line with policy D9 of the London Plan, which requires boroughs to provide local definitions of what constitutes a “tall building”, applying an effective minimum height of 21m.

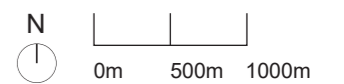
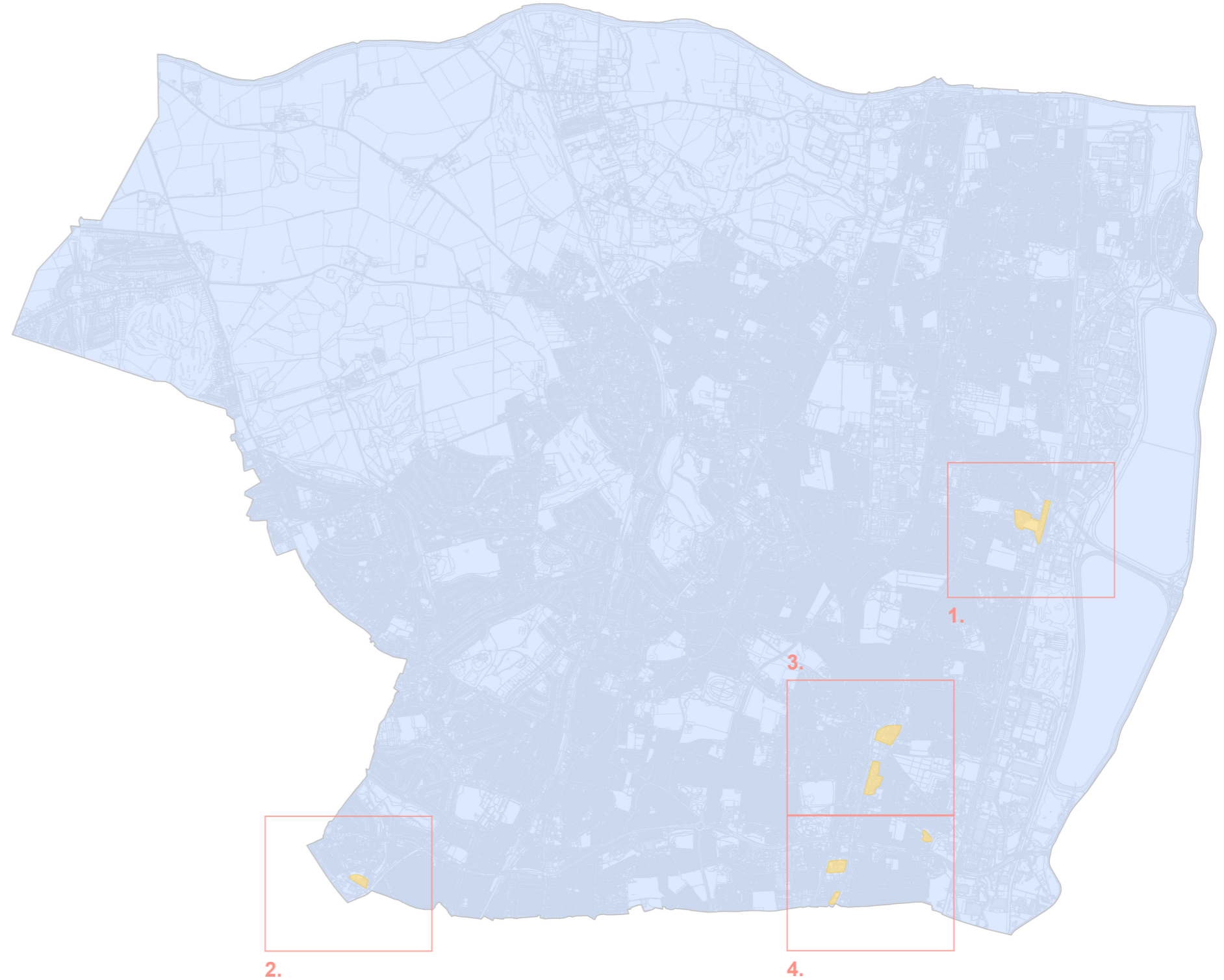
Enfield is a predominantly low rise borough (typically 2-4 storeys). Therefore, for the majority of the borough, the definition of a “tall” is any part of the building (including roof plant) at 21m or above. Areas where the local context warrants a different definition are spatially defined here.

This map only describes what height is defined as a “tall” for the purposes of applying tall building policies. It does not set out where tall buildings are considered appropriate, nor does it imply that heights up to the definition will be acceptable.

Refer to: CoG-A1-Tall Buildings Definition Map-Rev-B

Key

- London Plan Minimum Definition
21m
- Locally Defined Building Height
Area X - XXm



Map 1 - Area 1

Notes

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.

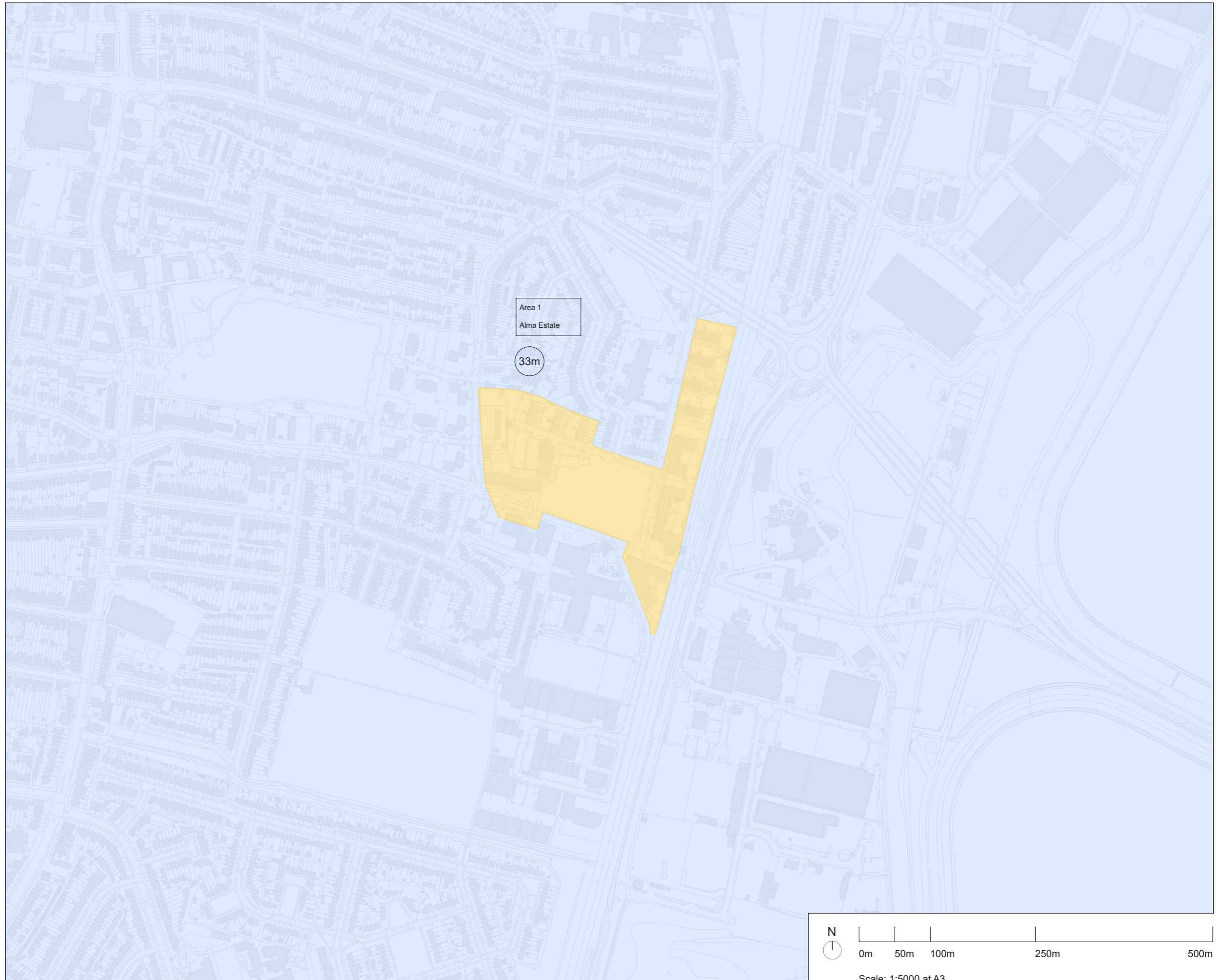
Areas prepared in line with the 2021 London Plan Policy D9 B requirements.

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

These diagrams only show areas where the threshold for "tall" is locally defined.

Key

-  London Plan Minimum Definition - 21m
-  Locally Defined Building Height Area X - XXm



Map 2 - Area 2

Notes

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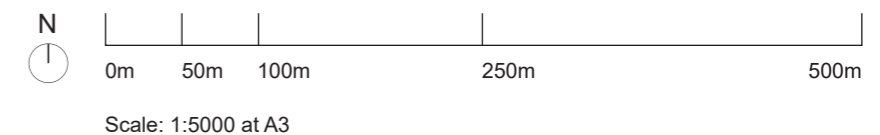
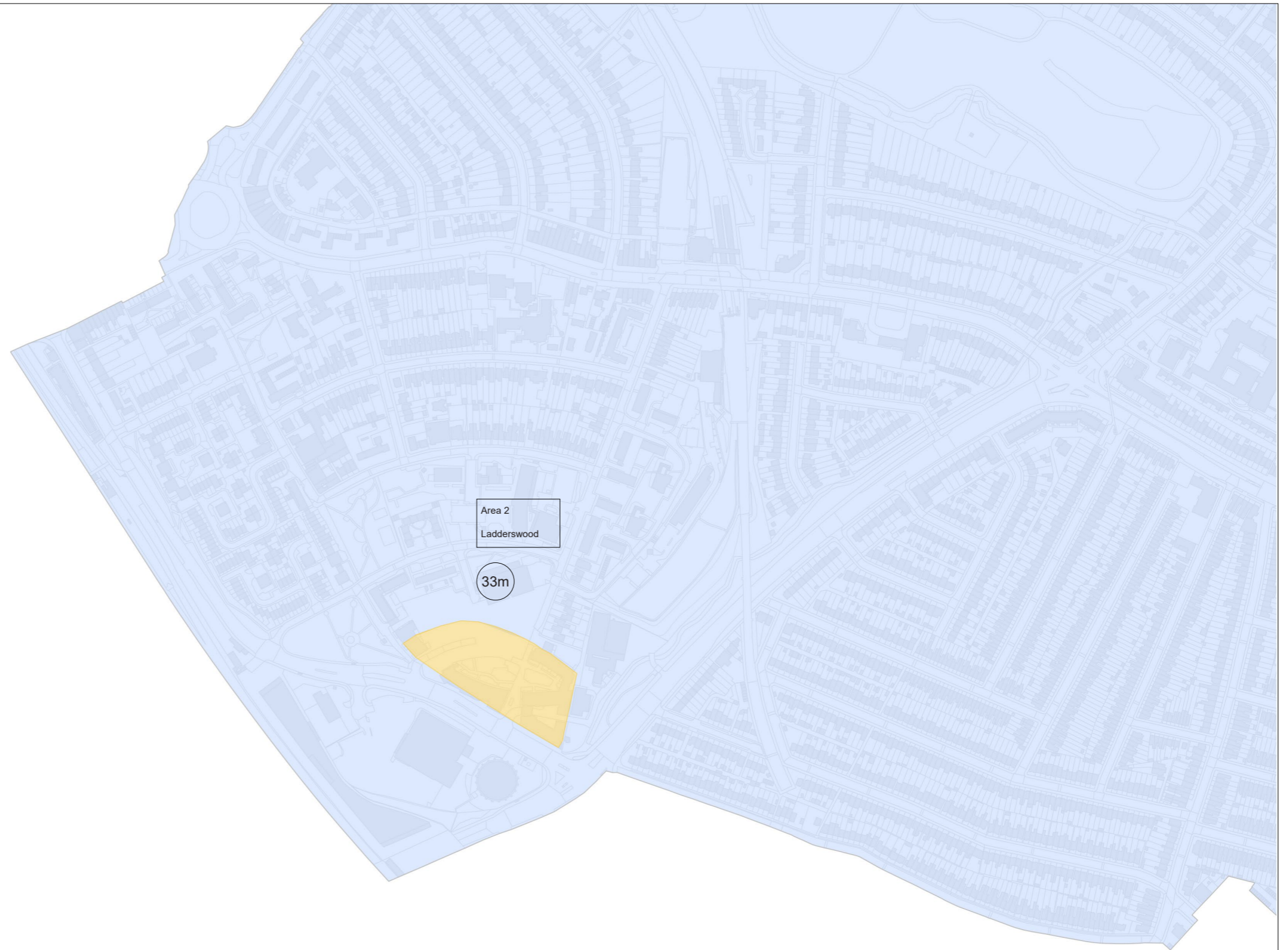
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Key

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-  Locally Defined Building Height Area X - XXm



Map 3 - Area 3,4

Notes

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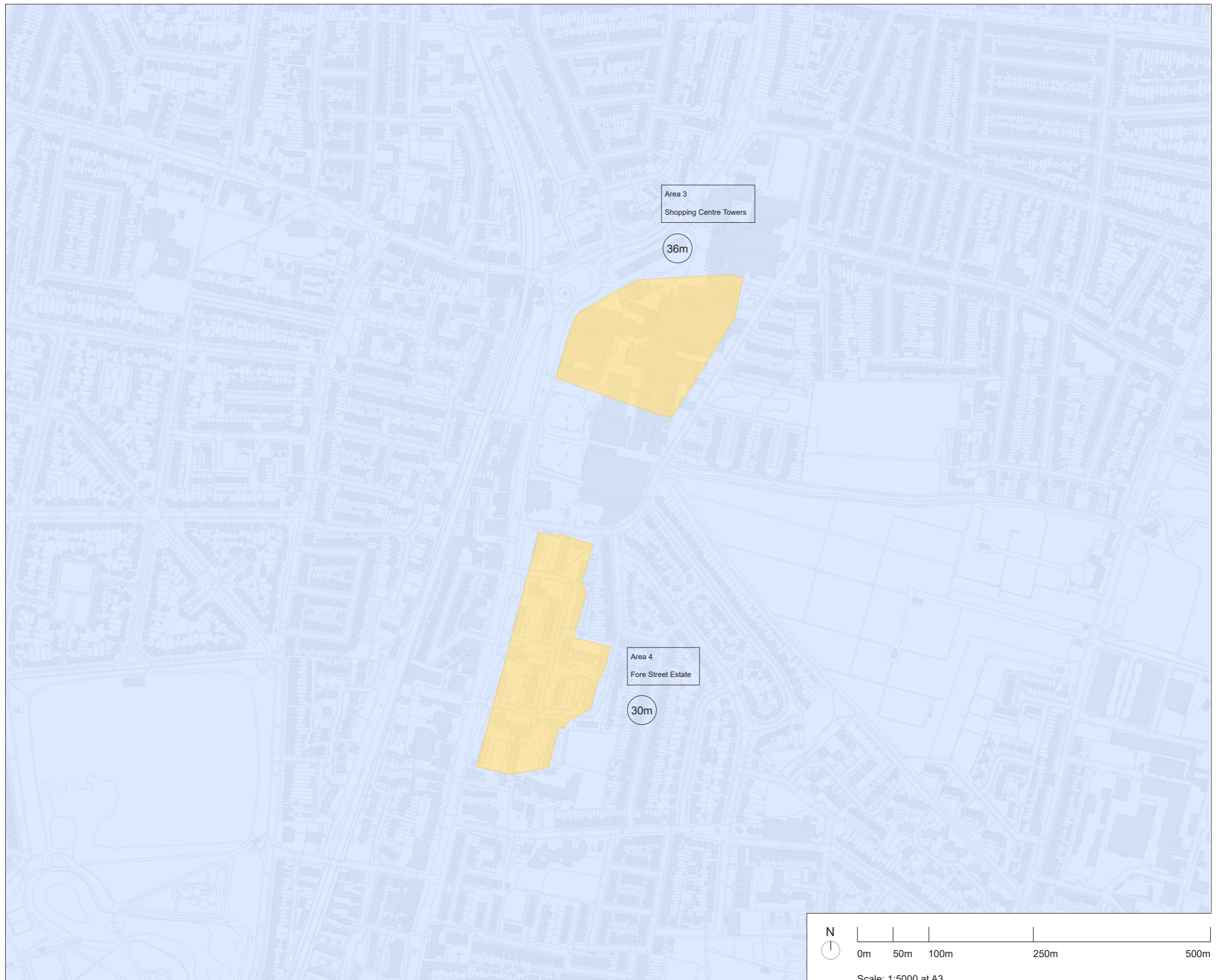
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- Locally Defined Building Height Area X - XXm



Map 4 - Area 5-7

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- London Plan Minimum Definition - 21m
- Locally Defined Building Height Area X - XXm

