

Appendix 006: Southgate

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 006 Southgate covers Southgate Town Centre.
- The area is very close to Grovelands Park, a grade 2* registered park and garden. Southgate Tube Station is an important listed building at the centre of the conservation area and area.

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.

- Key views of the town centre from the park with the Grovelands House at the centre are impacted by the tall building zones. This results in reduction of heights to reduce the amount of harm.
- Views through, and into the conservation area and setting of the station are impacted by the tall building zones resulting in reduction of height.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

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.

- Following the assessment of limited harm the tall building areas 6.1 and 6.2 have been reduced.

Impacted Heritage Assets

Areas potentially impacted by the proposed tall building zones were initially identified by using a 1000m 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.

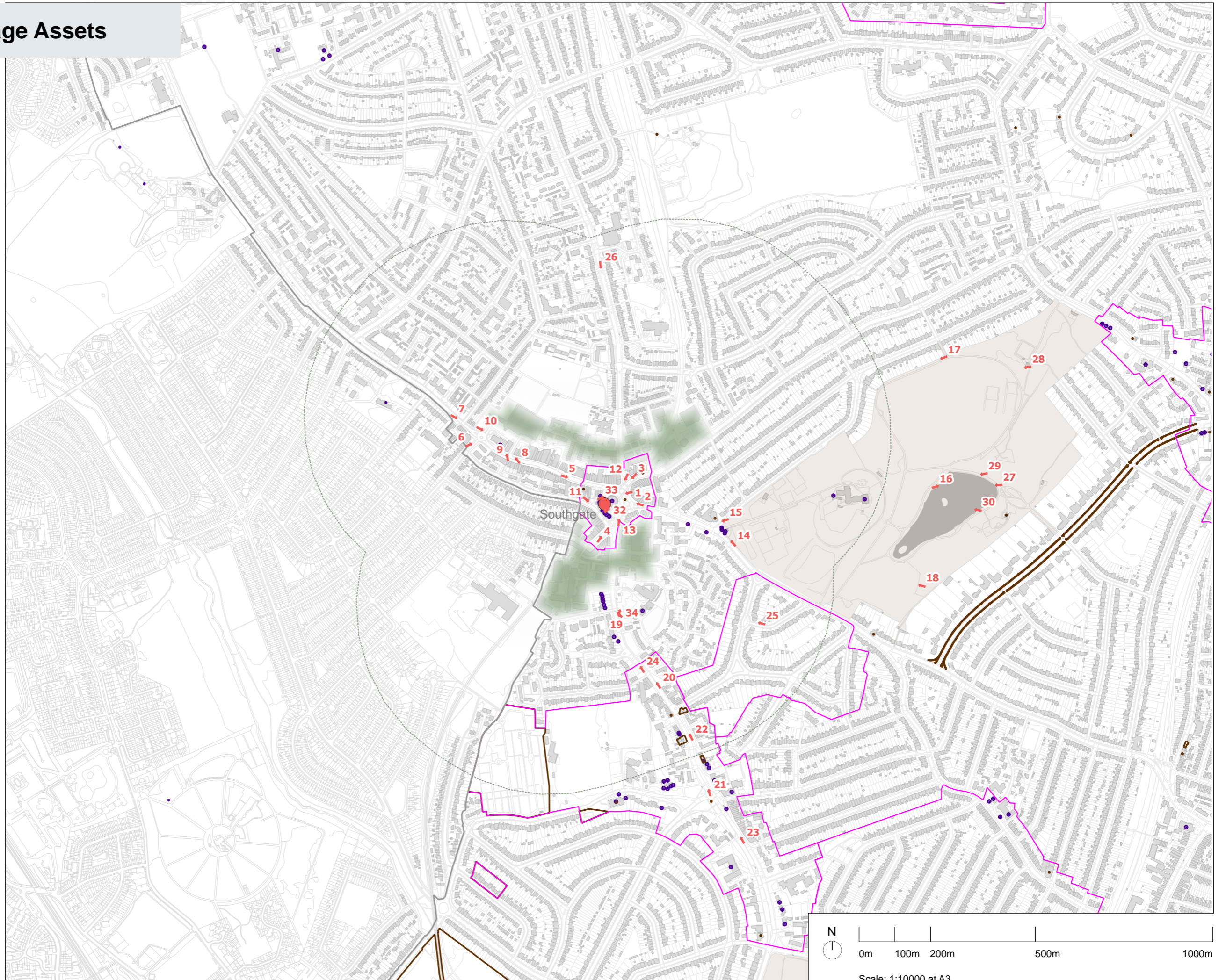
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not 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
- 1000m increment buffer zone
- Potentially Appropriate for Tall Buildings
- Registered Parks and Gardens
- Conservation Area
- Listed Building
- Local Heritage Asset
- Borough Boundary
- View (no.X)



Identified Heritage Assets

Listed Building (within LB Enfield)	Grade
1-8 (consecutive) including 1 Chase Side Station Parade 7 Southgate Circus	II
Southgate House (part of Minchenden sch) High Street Southgate	II*
15 & 17 High Street Southgate, N14	II
Wall Forming Front Boundary of 44-50 Bourne, The London, N14	II
Church of St. Andrew Chase Side, N14	II
Wall To North Of Front Garden of No. 105 High Street 105 Southgate London N14	II
Wall Forming Front Boundary Of 44-50 The Bourne London N14	II
Walls Gates & Railings To Front Of Lodge The Bourne London, N14	II
Wall in front garden of No. 103 High Street (west side) Southgate London N14	II
Station Sign To North Of Southgate Stn. Station Parade Southgate Circus	II*
Grovelands Priory Hospital The Bourne	I
Pair Of Gun Posts Outside Gate The Bourne London N14	II
Station Sign To North Of Southgate Stn. Station Parade Southgate Circus	II*
Lodge to Grovelands Park The Bourne	II
Pair Of Gun Posts Outside Gates The Bourne London, N14	II
117 (Avington Cottage) High Street 117 Southgate	II
Granary to West of Grovelands Park Grovelands Priory Hospital The Bourne	II
Southgate Station Station Parade Southgate Circus	II*
1-8 (consecutive) including 1 Chase Side Chase Side 1-1A	II
Croft Cottage High Street 111 Southgate	II
107 High Street Southgate	II
Holcombe House High Street 113 Southgate	II
109 High Street Southgate	II
1-8 (consecutive) including 1 Chase Side Station Parade 8 Southgate Circus	II
Avington High Street 115 Southgate	II
1-8 (consecutive) including 1 Chase Side Station Parade 3-3A Southgate Circus	II
1-8 (consecutive) including 1 Chase Side Station Parade 4-6 Southgate Circus	II
1-8 (consecutive) including 1 Chase Side Station Parade 1 Southgate Circus	II
1-8 (consecutive) including 1 Chase Side Station Parade 2-2A Southgate Circus	II
15 & 17 High Street Southgate, N14	II

Enfield Local List	List No.
Edward VIII post box, Winchmore Hill Road	258
Road sign fingerpost Southgate Circus	196
The Southgate Club, No 17 Chase Side,	40
Bourne Methodist Church	206
No 27 High Street, Southgate	137
5 and 7 High Street, Southgate	136
Lock-up shops (30 to 34 and 40 to 44) High Street	131
Old Southgate Cemetery	249

Listed Building (outside LB Enfield)	Grade
Brunswick Park, Barnet, London, N14	II

Conservation Area
SOUTHGATE CIRCUS
MEADWAY
SOUTHGATE GREEN

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
GROVELANDS PARK	II*	5

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

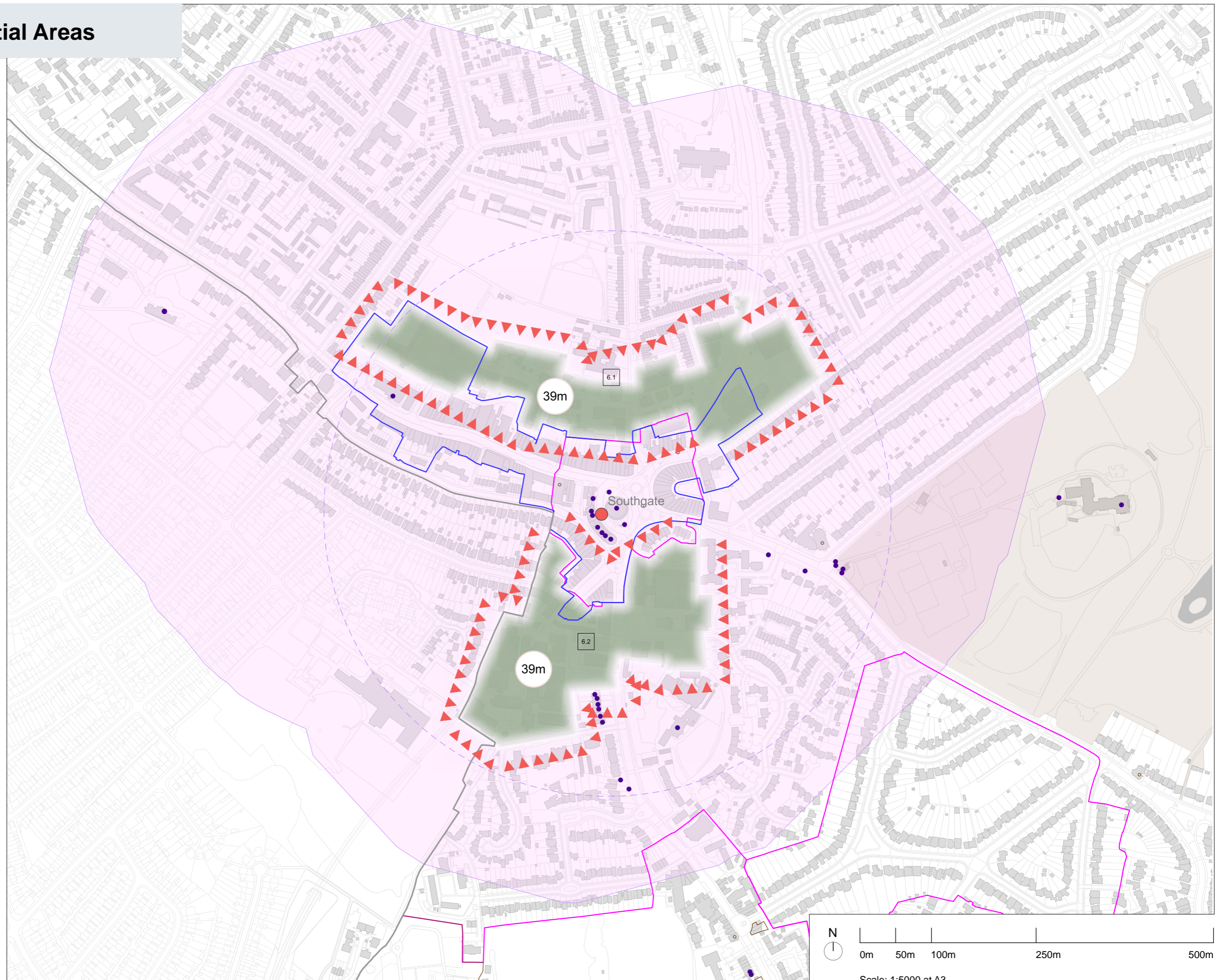
Key

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

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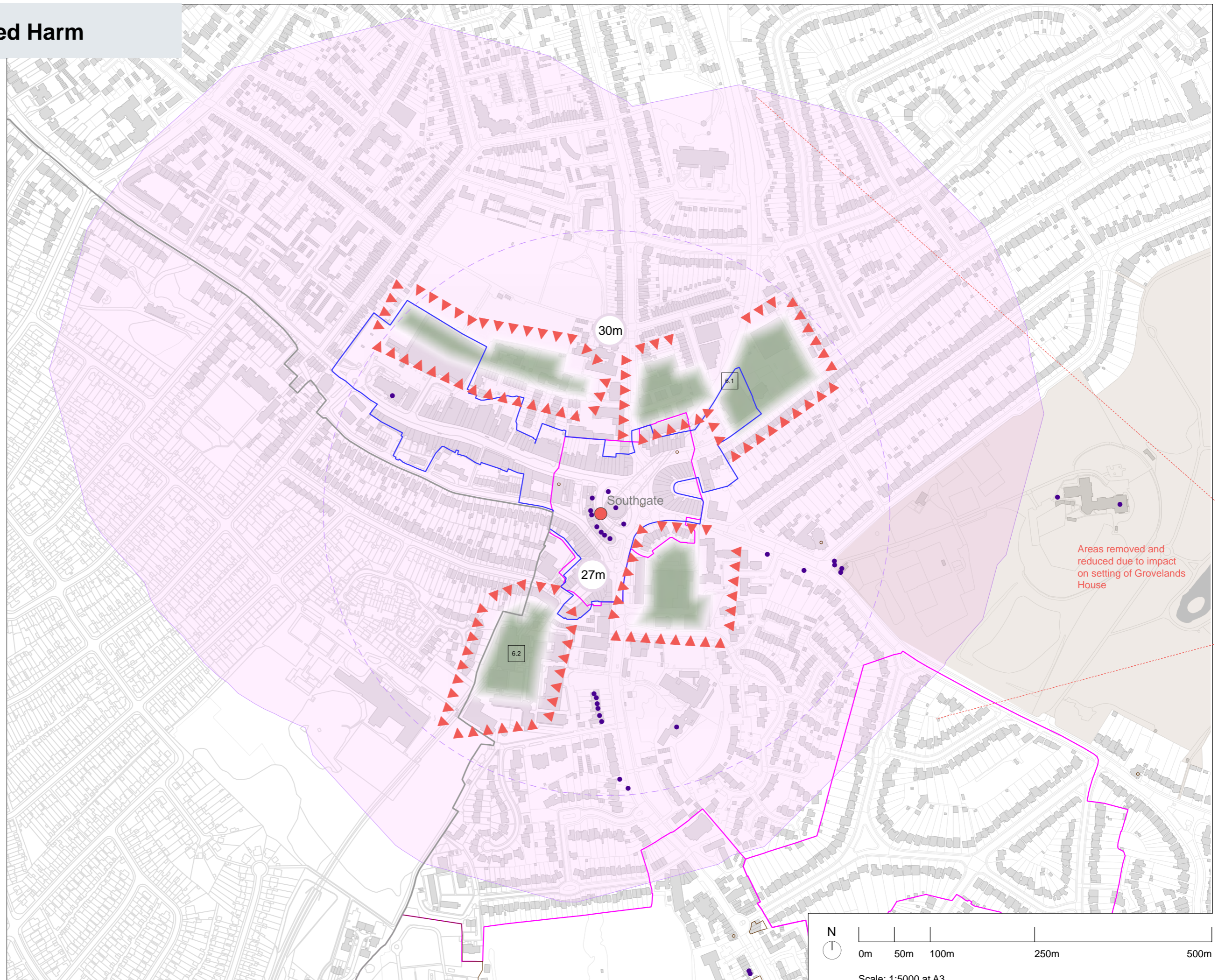
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-  Major Centre
-  800m of Major Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary



Areas removed and reduced due to impact on setting of Grovelands House

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.

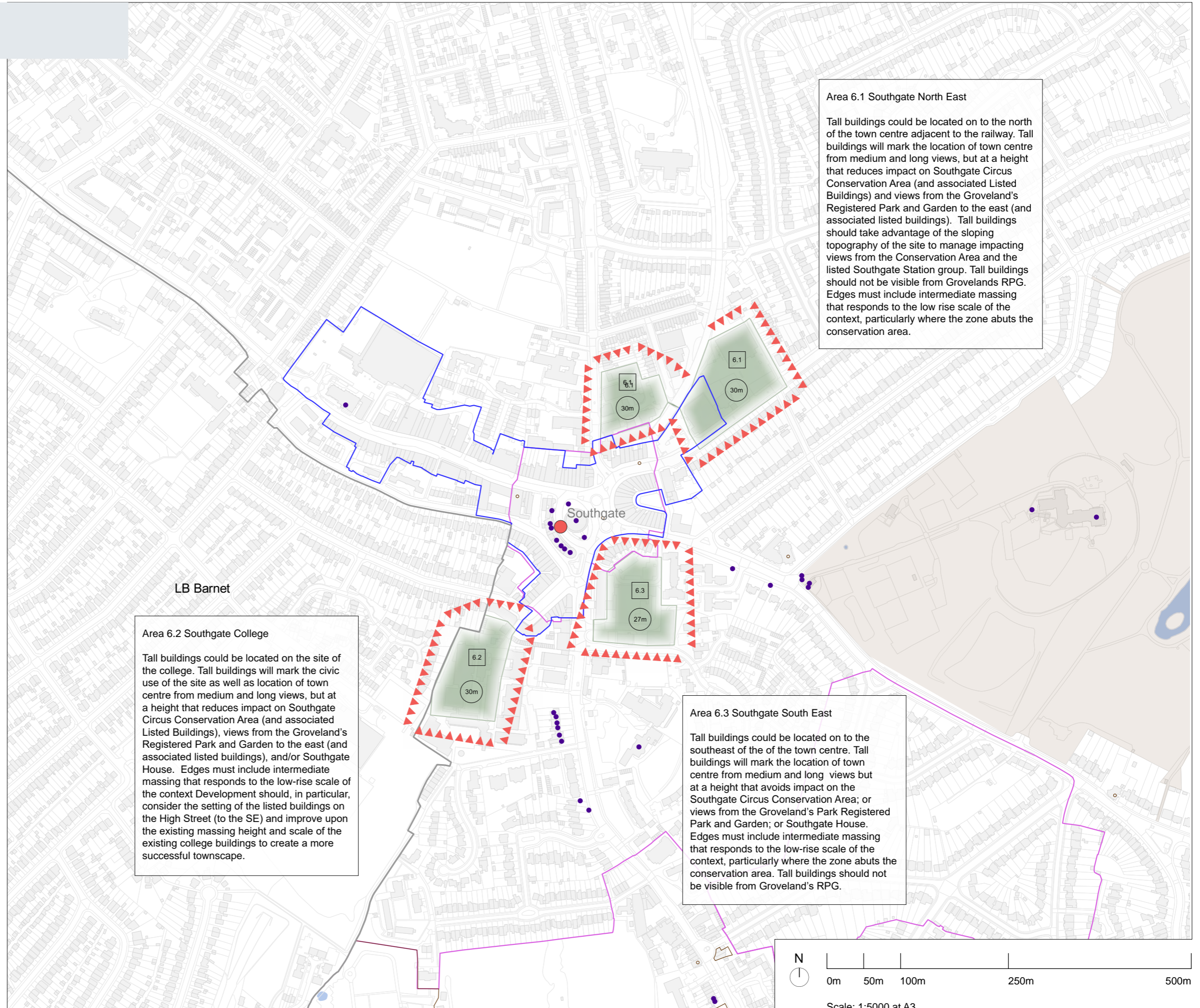
Areas not marked as potentially appropriate are not suitable for tall buildings.

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



Area 6.1 Southgate North East

Tall buildings could be located on to the north of the town centre adjacent to the railway. Tall buildings will mark the location of town centre from medium and long views, but at a height that reduces impact on Southgate Circus Conservation Area (and associated Listed Buildings) and views from the Groveland's Registered Park and Garden to the east (and associated listed buildings). Tall buildings should take advantage of the sloping topography of the site to manage impacting views from the Conservation Area and the listed Southgate Station group. Tall buildings should not be visible from Groveland's RPG. Edges must include intermediate massing that responds to the low rise scale of the context, particularly where the zone abuts the conservation area.

Area 6.2 Southgate College

Tall buildings could be located on the site of the college. Tall buildings will mark the civic use of the site as well as location of town centre from medium and long views, but at a height that reduces impact on Southgate Circus Conservation Area (and associated Listed Buildings), views from the Groveland's Registered Park and Garden to the east (and associated listed buildings), and/or Southgate House. Edges must include intermediate massing that responds to the low-rise scale of the context Development should, in particular, consider the setting of the listed buildings on the High Street (to the SE) and improve upon the existing massing height and scale of the existing college buildings to create a more successful townscape.

Area 6.3 Southgate South East

Tall buildings could be located on to the southeast of the of the town centre. Tall buildings will mark the location of town centre from medium and long views but at a height that avoids impact on the Southgate Circus Conservation Area; or views from the Groveland's Park Registered Park and Garden; or Southgate House. Edges must include intermediate massing that responds to the low-rise scale of the context, particularly where the zone abuts the conservation area. Tall buildings should not be visible from Groveland's RPG.

Existing

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

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

Caveats

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

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

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

Key

Tall Building Zones

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

Context

- Train Station



Revision_A Initial Areas

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

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

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Context

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
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Context

-  Train Station



Revision_B

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