

4.05 | Summary - Appropriate Locations



As per the London Plan 2021 Policy requirements repeated below. London boroughs must show locations for tall buildings informed by evidence.

• 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.

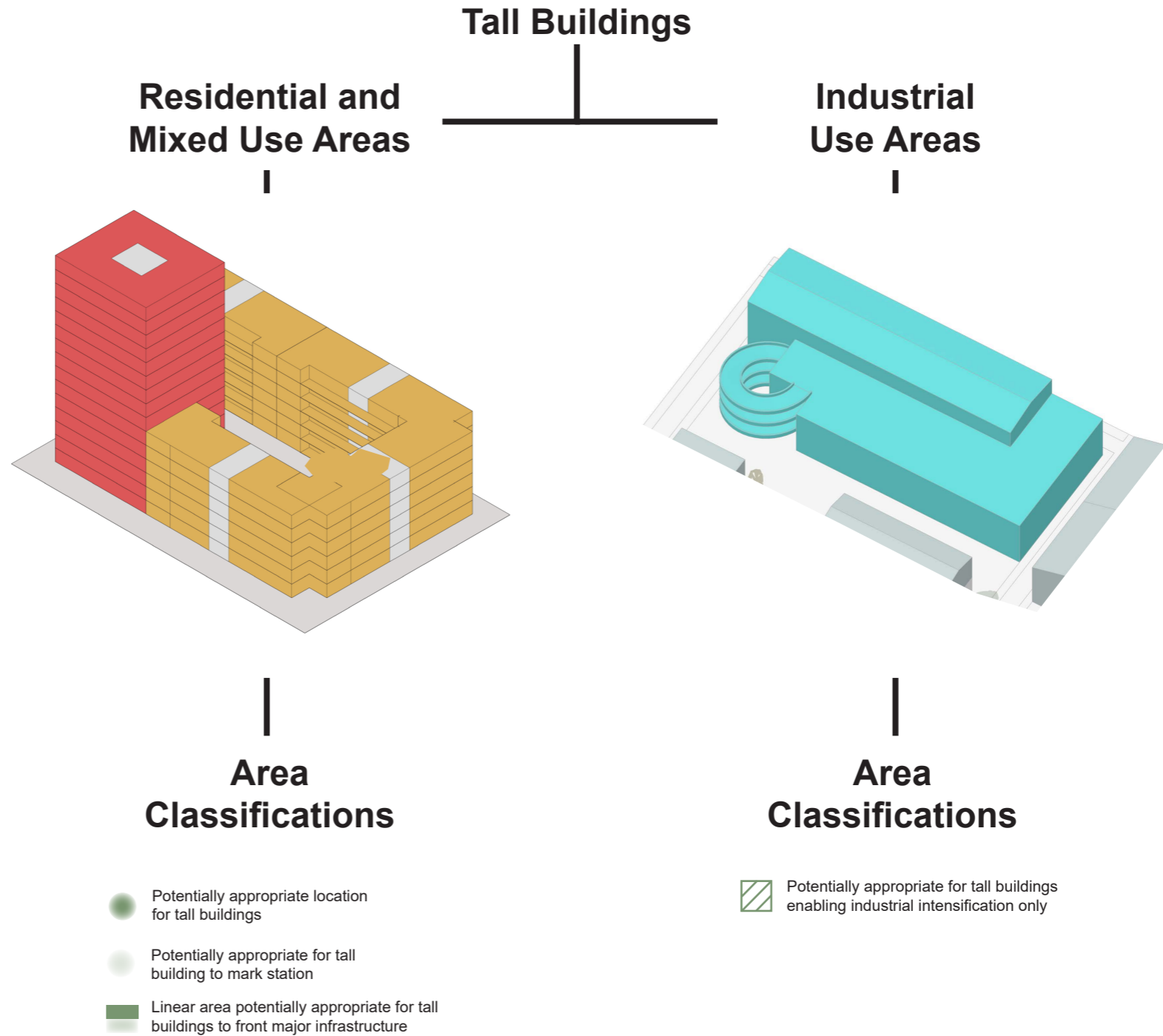
The following pages explain the methodology and findings that seek to address the London Plan requirements.

The analysis of the borough's urban character carried out in stage 1 reveals two distinct character areas relevant to tall buildings - mixed use and residential and large industrial areas mainly in the east. As is shown in stage 3, the typologies suitable for these areas are very different and therefore require different approach to height.

This section approaches the two very broad categories separately and with a method that responds to the very different justification for tall buildings in each, and the equally different buildings that might be proposed

The following pages explain the methodology and findings. Full analysis can be found in the accompanying appendixes.

Refer to: Appendixes 001-011

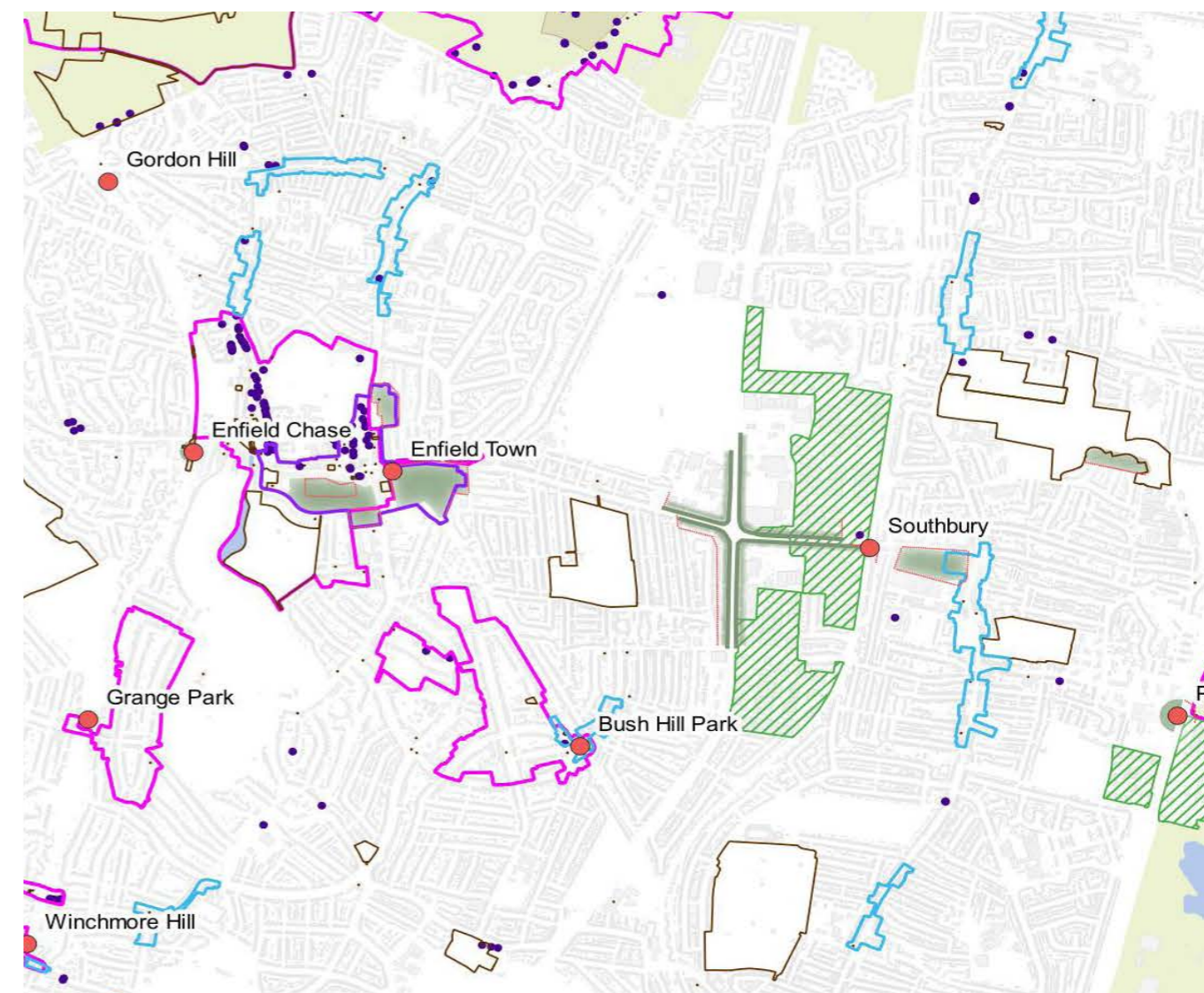


4.06 | Method - Selection of zones for testing



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

Factor	Method	Assessment + Assumptions	Outcome
Stage 2 Scale of Change Map Tall buildings Definitions map	Gather all Limited, Medium and Transformative change areas as a baseline. Overlay definitions map	Where the recommendation from Stage 2 is Limited or Medium, then the assumption is that tall buildings are not appropriate. Where areas are transformative they are taken for further analysis as by definition, tall buildings are significantly larger than their surroundings and cause a change to the skyline, which will be transformative.	Map of transformative change areas to assess for suitability.
Connectivity	Identify areas within 400m and 800m of stations and overlay with "transform" areas.	Generally tall buildings could be potentially be acceptable within walking distance to promote density in sustainable areas. Stations are important nodes and therefore are useful to mark with tall buildings for urban legibility. However this is not appropriate if the surrounding context is very low rise and a building below London Plan threshold would suffice.	Remove transform areas that do not meet either of these criteria. Map of zones potentially appropriate for tall buildings.
Proximity to Town Centre	Identify areas within 400m and 800m of stations and overlay with "transform" areas.	Generally tall buildings could be acceptable within walking distance to promote density in sustainable areas. Town Centres are important nodes of activity and making them more visible aids legibility and an understanding of the structure and hierarchy of the borough.	
Proximity to Infrastructure	Officer assessments of remaining areas to check if they are adjacent to a major railway or road.	An area next to a major road or railway creates an area of horizontal open space which a tall building can help enclose. Development along key infrastructure routes can assist in giving the borough a character for those travelling along them. These are marked with a line indicating tall buildings could be built along the route.	Potentially Appropriate Location marked with a line instead of a zone or radius.
Sensitive Factors	Overlay conservation areas, Green Belt, listed buildings, local heritage assets and registered parks and gardens. Adopted masterplans and permissions are also overlaid to understand exceptions to the above constraints. Officer assessment of context in each area.	Tall buildings are excluded from conservation areas, unless there is an existing masterplan or planning permission demonstrating it could be acceptable allowing it. Where the site is adjacent to existing housing, green belt or heritage asset a sensitive edge marked onto the zone for proposals to consider in their design response.	Removal of some areas Sensitive edges marked to indicate where height should be avoided / further testing is needed.



1. Extract of appropriate locations map showing different tall buildings locations

Table 10. Explanation of the final assessment method.

4.06 | Method - Testing Appropriate Heights



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

Factor	Method	Assessment + Assumptions	Outcome
Testing Maximum heights across each zone (Revision A)	<p>Holistic assessment by the urban design team using VU City modelling.</p> <p>Models based on modules supplied in “Good Quality Homes for All Londoners” LPG (GLA 2020)</p>	<p>VU City analysis used to assess the cumulative impact of different heights on skyline, views and vistas.</p> <p>The maximum height is proportionate to the overall urban structure of the borough. For example, a taller buildings would be more appropriate in a town centre where it marks a centre of the economy whilst a lower tall building could be more appropriate along key infrastructure.</p> <p>Tall buildings are extruded across the area to test a maximum envelope of development.</p>	Maximised option on all potential sites
Testing “limited harm” across each zone (Limited Harm)	<p>Holistic assessment by the urban design team and heritage team using VU City modelling.</p> <p>Models based on modules supplied in “Good Quality Homes for All Londoners” LPG (GLA 2020)</p>	<p>VU City analysis used to assess the cumulative impact of different heights on skyline, views and vistas.</p> <p>A limited harm option, whereby the impact on heritage is reduced as much as possible without reducing to no harm, was produced through reducing the heights in option 1.</p> <p>In several areas there is too much harm and height is reduced to result in no harm.</p>	Some sites removed, reduced and some heights reduced.
Testing a balanced option (Revision B)	<p>Holistic assessment by the urban design team using VU City modelling.</p> <p>Models based on modules supplied in “Good Quality Homes for All Londoners” LPG (GLA 2020)</p>	<p>VU City analysis used to assess the cumulative impact of different heights on skyline, views and vistas.</p> <p>A balanced option takes into account the heritage impact (i.e. accepting removal of tall buildings where the impact is too great) whilst providing additional height to meet legibility objectives (such as marking a train station or town centre) which in some cases increases height.</p>	Final proposed option balancing urban design and heritage objectives only.



Option 1 - VU City testing in Enfield Town, see appendices for all views.



Limited Harm Option - VU City testing in Enfield Town, see appendices for all views.



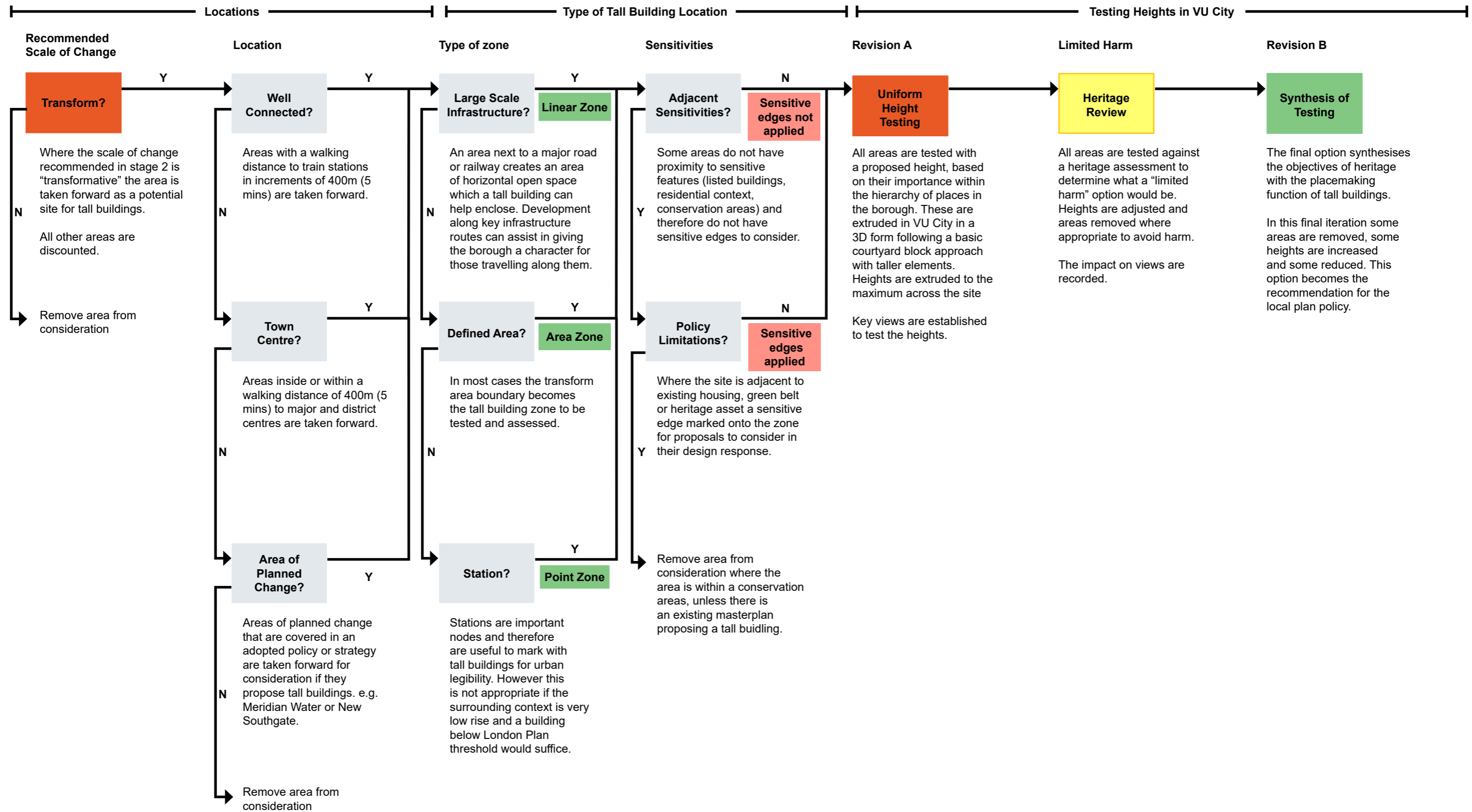
Option 3 - VU City testing in Enfield Town, see appendices for all views.

Table 11. Explanation of the final assessment method.

4.07 | Method - Flow Chart



The flow chart below illustrates the process of identifying and testing appropriate locations for tall buildings.



4.08 | Method- Discounted Transform Areas



This map shows the assessment criteria described in the flow chart. The map highlights where transform areas have been discounted through the site selection phase (orange) and through 3D testing (red) leaving the proposed area in green.

Key

Tall Building Zones

- Potentially appropriate location for tall buildings
- Potentially appropriate for tall building to mark station
- Linear area potentially appropriate for tall buildings to front major infrastructure
- Potentially appropriate for tall buildings enabling industrial intensification only

Context

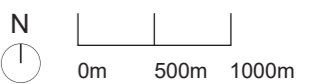
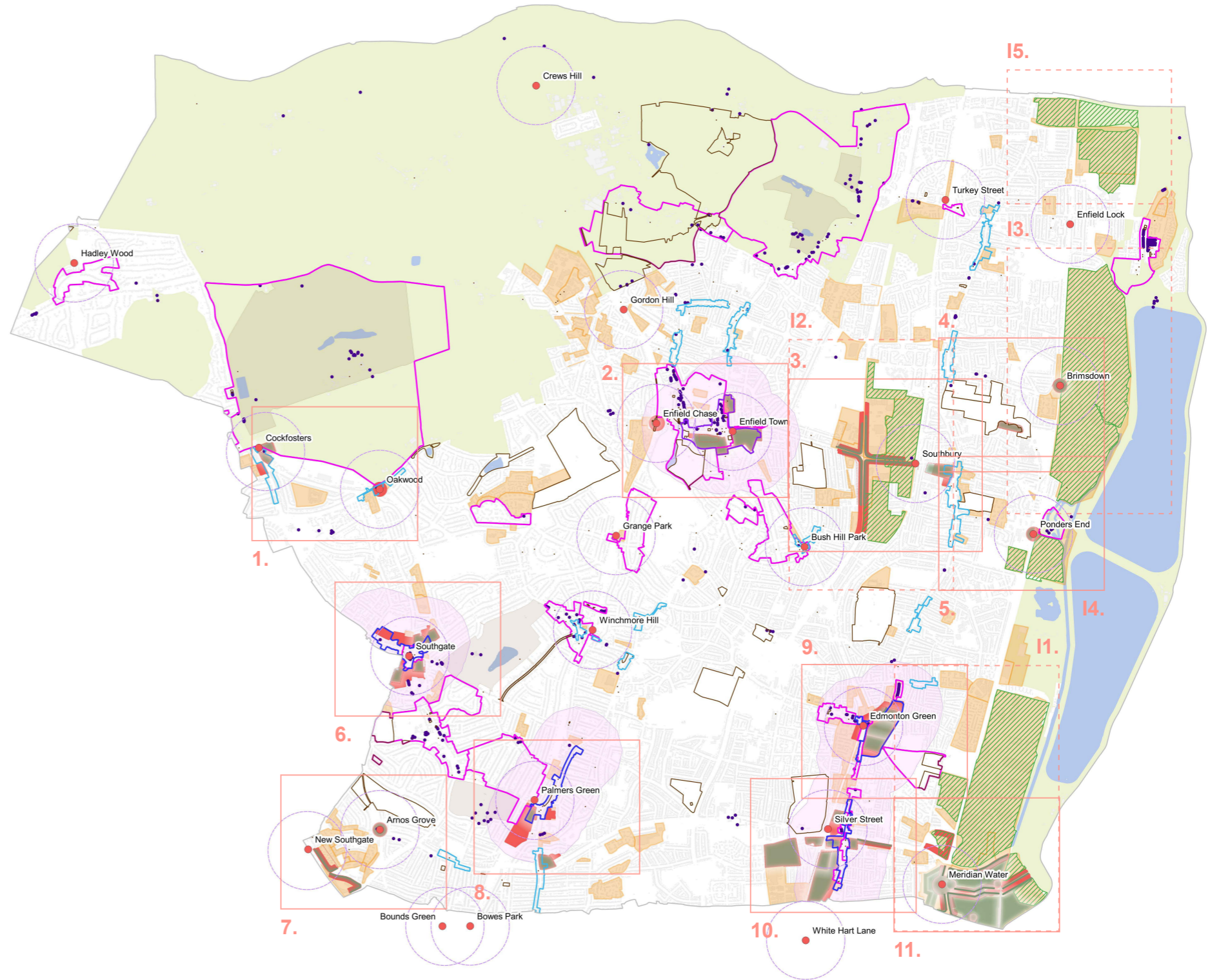
- Train / Underground Station
- 400m station buffer (5 mins)
- Major Centre
- District Centre
- Large Local Centre
- 400m town centre buffer (5 mins)
- Tall building Areas Removed at Rev B
- Discounted Transform Areas
- Conservation Area
- Listed Building
- Local Heritage Assets (2018)
- Registered Parks and Gardens
- Water
- Green Belt

Sub Area - Tall Buildings

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

Sub Area - Industrial Only

11. Area_01_SE Enfield
12. Area_02_Southbury
13. Area_03_Brimsdown
14. Area_04_Ponders End
15. Area_05_North Enfield

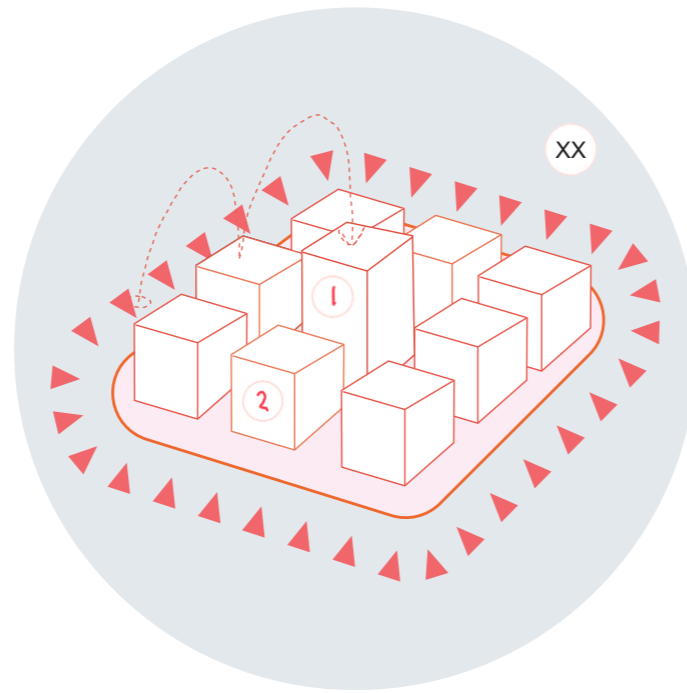


4.09 | Testing - Approach to Zones

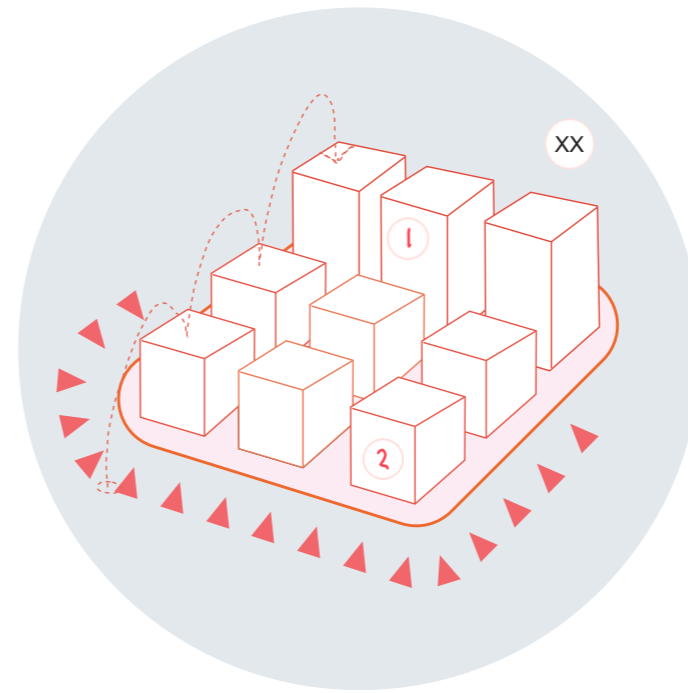
These diagrams suggest how the zones potentially appropriate for tall buildings can be interpreted. These are indicative and seek to explain that the tall buildings should be contextual and informed by their surroundings both in terms of visual impact, urban design and practicality.



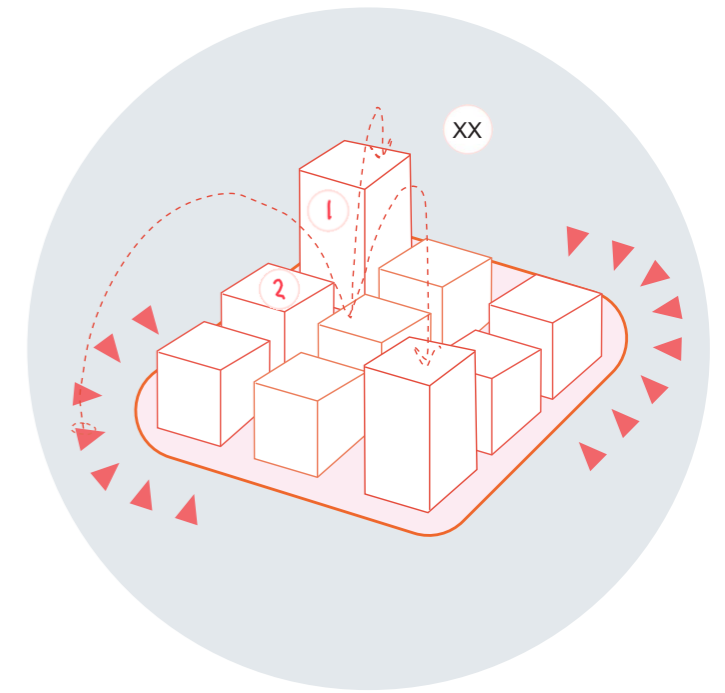
Key showing what stage of method is being described on the page.



1. Potential interpretation of a constrained site



2. Potential interpretation of a partially constrained site

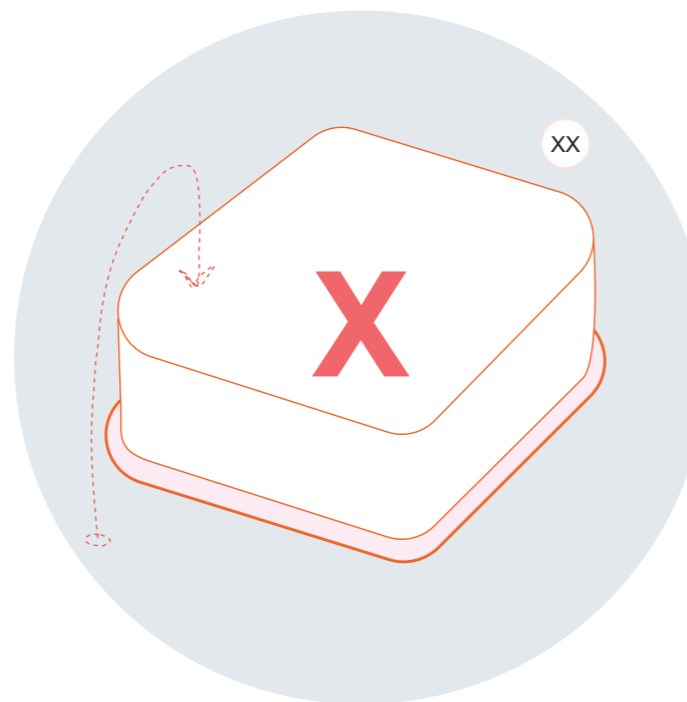


3. Potential interpretation of a partially constrained site

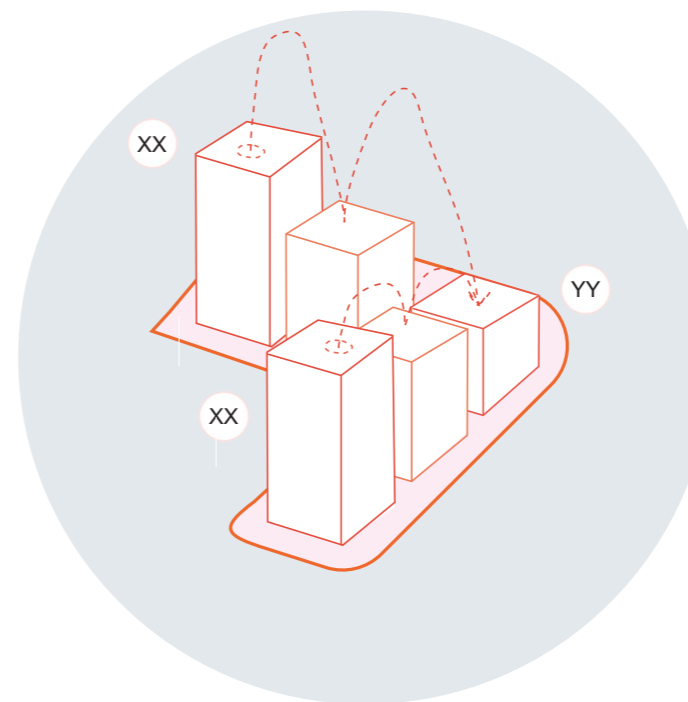
- Height sensitive edge
- Maximum Height in Meters
- Lower Maximum Height (Linear Zones only)

Examples of potential responses to the zone. Uniform height across the zone is not suggested

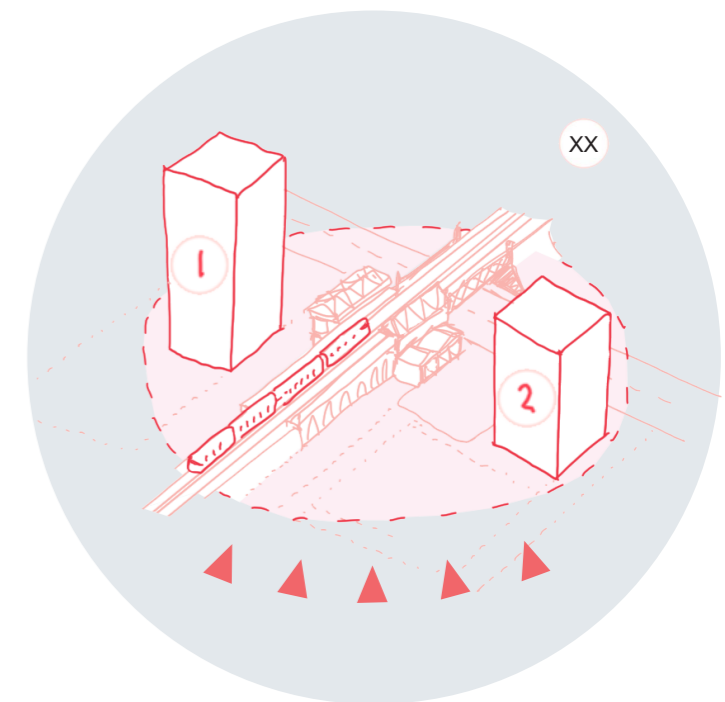
Height increases with direction of arrow. Uniform height across the zone is not suggested



4. Uniform height - Incorrect Interpretation



5. Linear Tall Building Zone



6. Tall Building Point

4.10 | Testing - 3D Model Assumptions

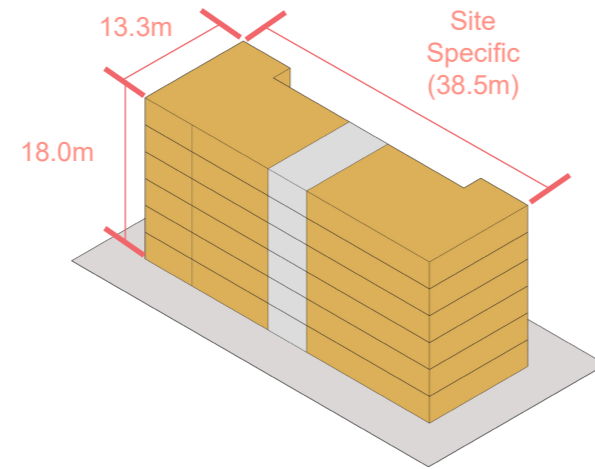
The following 3D views testing (carried out in VU City) uses the following models. These models are informed by the “Good Quality Homes for All Londoners” SPG (GLA 2020) modules which suggests models for optimising site capacity in line with good design.

The linear block demonstrates an approach that maximises dual aspect. 18m has been selected as a reasonable shoulder height for development as it sits on the threshold for “relevant building” under the building regulations and the GLA tall buildings definition.

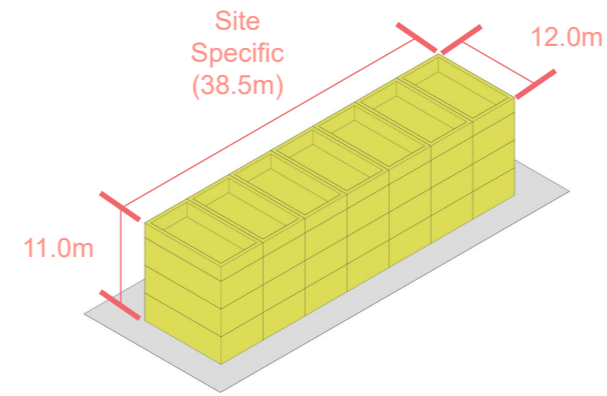
The tower block also maximises dual aspect.



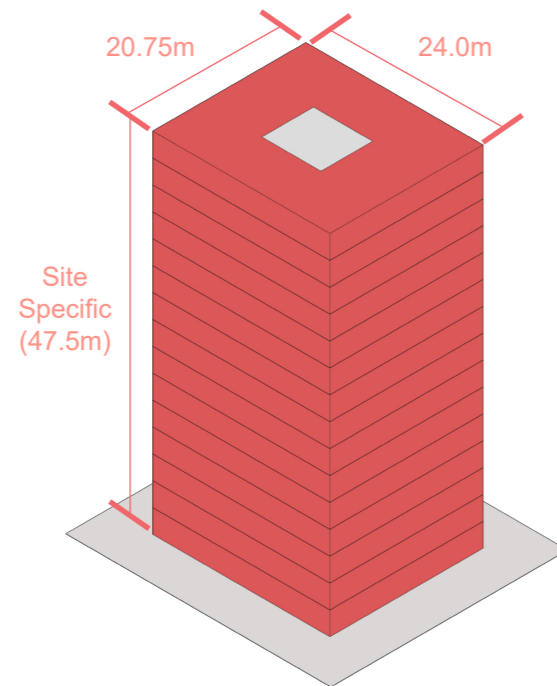
Key showing what stage of method is being described on the page.



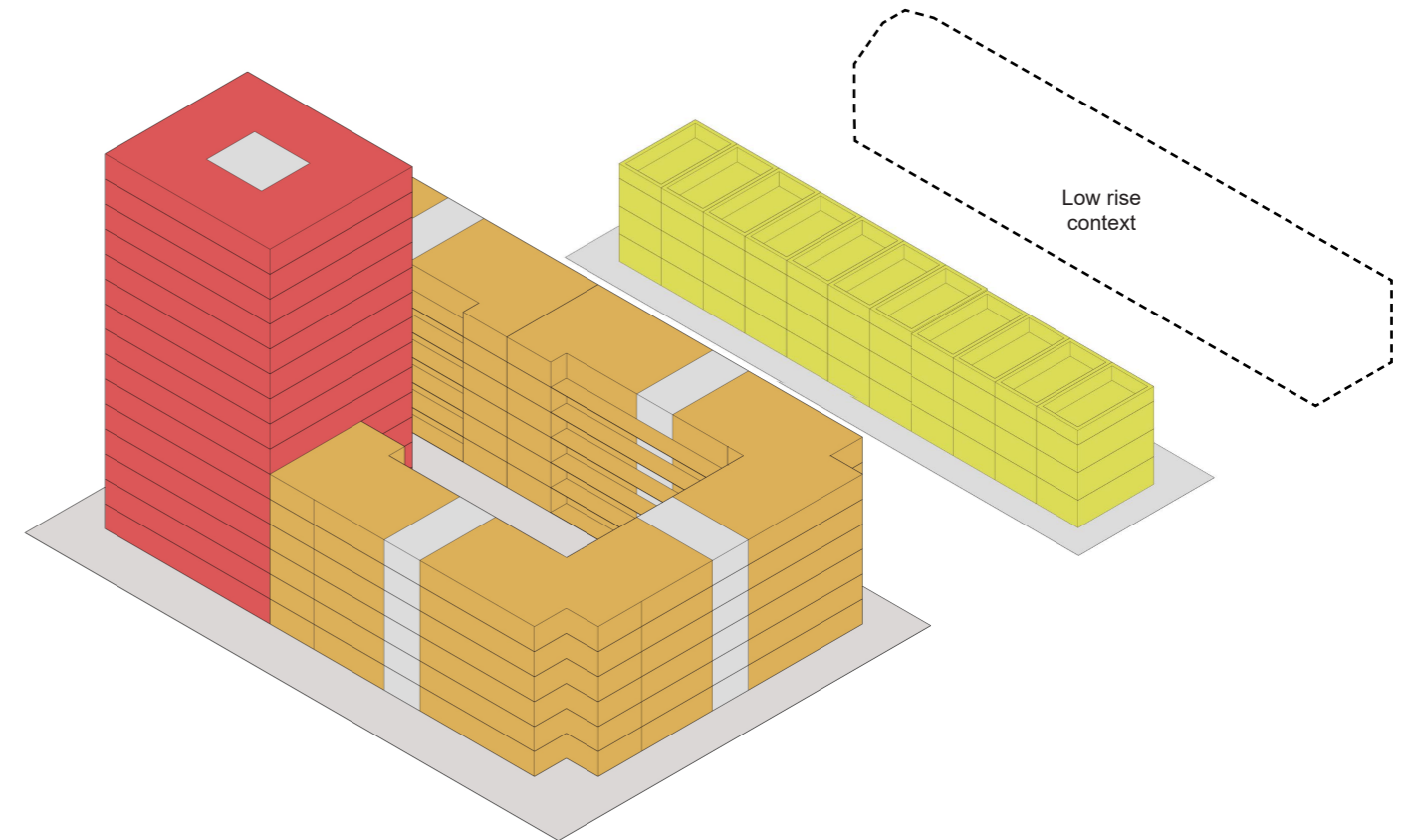
1. Linear block template (limited to 18.0m)



2. Terraced House (limited to 11.0m)



3. Tall building template (site specific height)



3. Example of a potential arrangement

4.11 | Testing - 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

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

Context

- Train Station



n [531898, 698, 195792] Bearing 46° Pitch -31° Focal Length 37mm 21/06/2022 16:00

4.12 | Testing - Revision_A



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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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



4.13 | Testing - Limited Harm



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

Context

- Train Station



4.14 | Testing - Revision_B



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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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

- Station

