

# Appendix 003

## Southbury

Revision A - 08.03.24  
LBE Design and Heritage

## 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 003 Southbury covers Southbury, the A10 corridor and Ponders End High Street. This is a large area of industrial, retail use and a large transform area.
- The area is distant from heritage assets but the scale of change means there is an impact on views from afar.

### 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 from Forty Hill listed garden and Bush Hill Park have resulted in the reduction in size of area 3.1-3.4 to reduce the effect of a “wall of development” and help to create a cluster. Heights have been reduced due to the impact on Bush Hill Park.
- Ripaults, a listed building, is adjacent to the tall building zones but its industrial character can accommodate change. The heights adjacent to this have been amended and guidance will be amended.

### 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.
- The size of area 3.1-3.4 have been reduced.
- Heights have been reduced generally.



# 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.

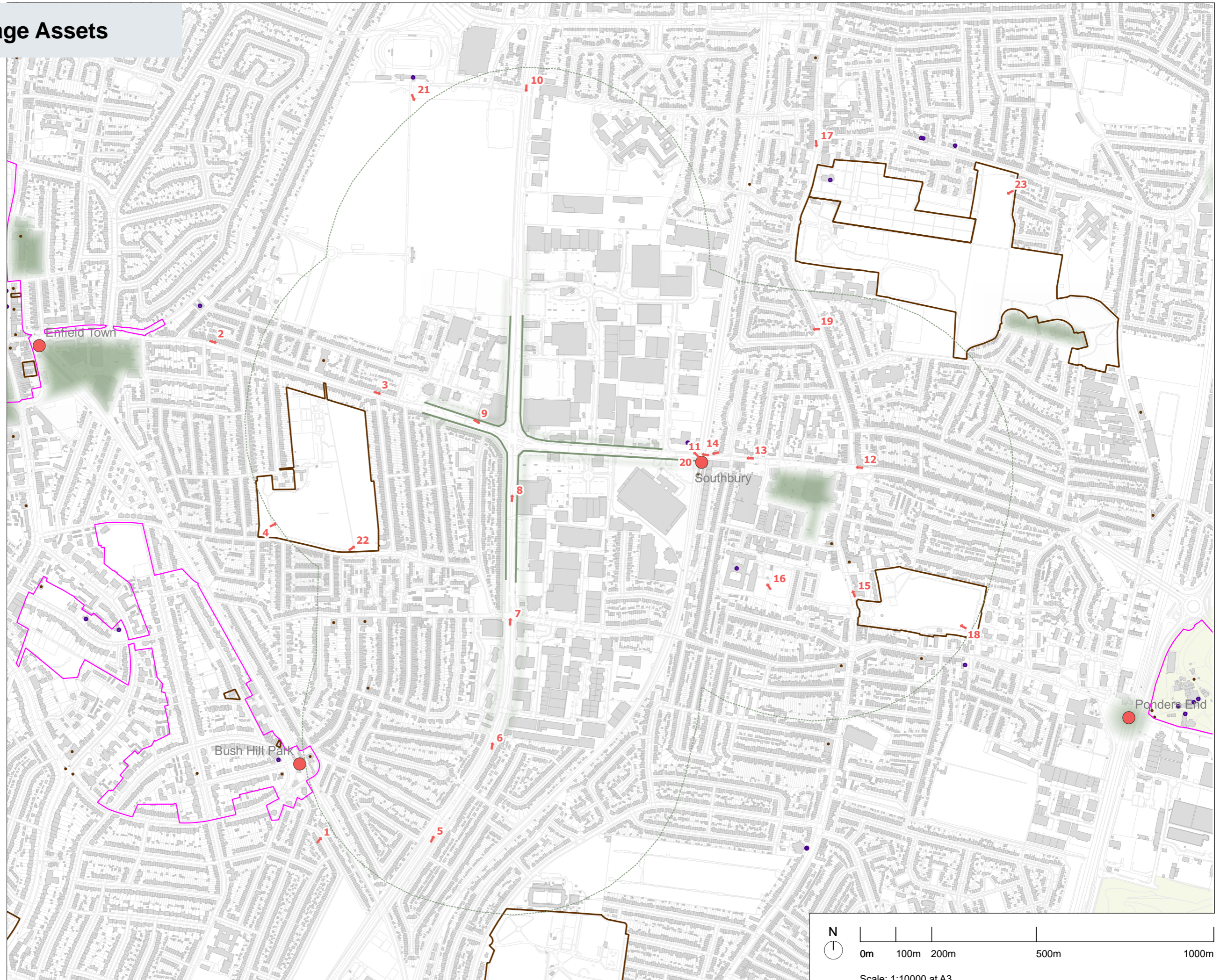
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not 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
Ripaults Factory Southbury Road	II
Former Enfield Technical College Middlesex University Queensway	II

Enfield Local List	List No.
Bush Hill Park	193
Bush Hill Park Hotel, 141 St Mark's Road,	199
Bush Hill Park United Reform Church, Main Avenue	156
St Mark's Church, St Mark's Road,	200
George Spicer School	194
Gospel Hall (Nos 2-4) Leighton Road, Enfield	149
Ponders End Technical Institute (Nos 219-221)	132
The Picture Palace	150
St Matthews Church and School	192
The Goat PH	135
Durants Park	129
Southbury railway station	195
Jubilee Park	89
Ponders End Recreation Ground	133

Listed Building (outside LB Enfield)	Grade
NONE	

Conservation Area
BUSH HILL PARK

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
FORTY HALL	II	16



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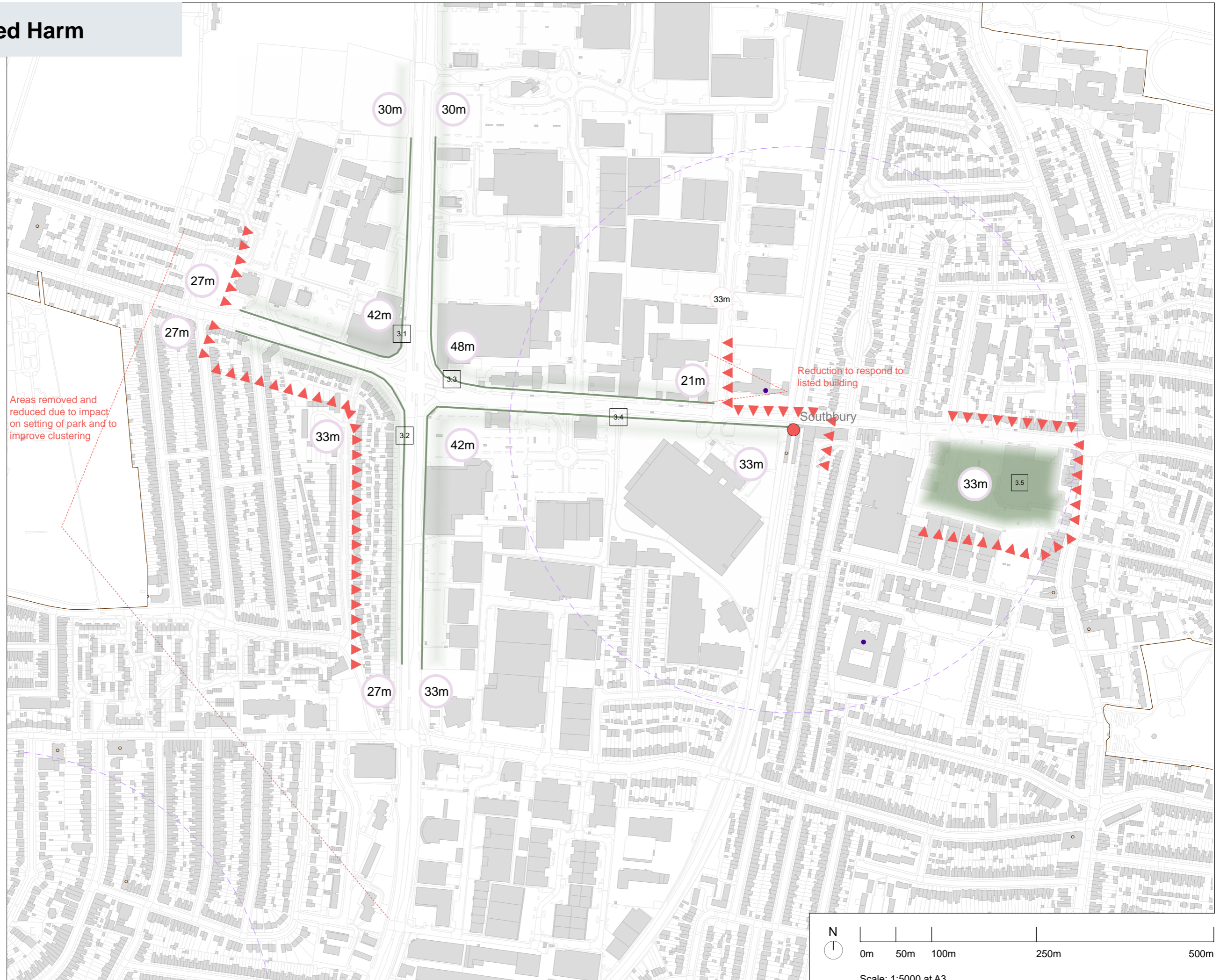
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-  Train Station
-  400m radius (5 min walk)
-  Major Centre
-  800m of Major Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary





# 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.

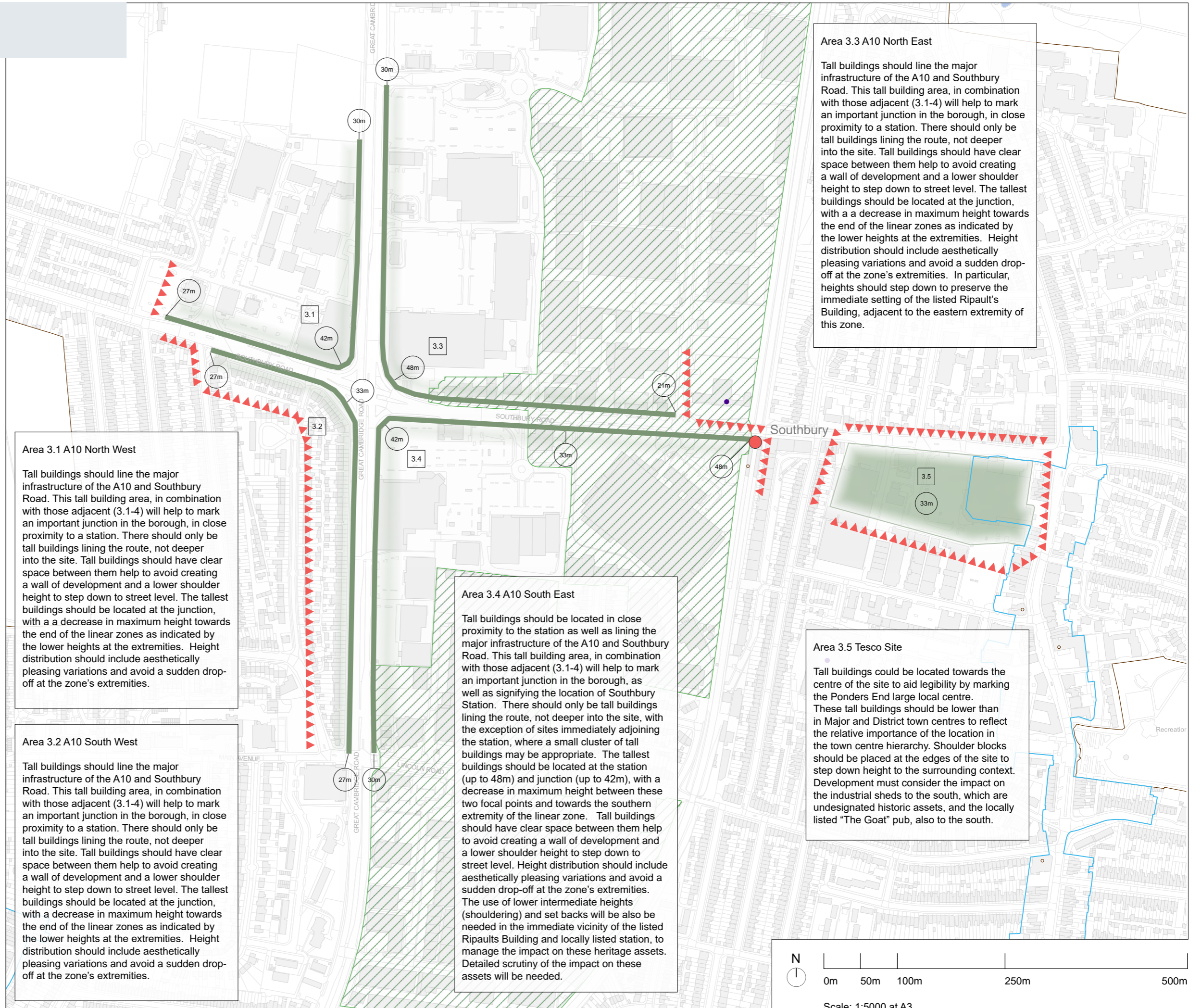
Areas not marked as potentially appropriate are not suitable for tall buildings.

## 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
-  XXm Maximum height within area
-  XX 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 3.1 A10 North West**

Tall buildings should line the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, in close proximity to a station. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. The tallest buildings should be located at the junction, with a decrease in maximum height towards the end of the linear zones as indicated by the lower heights at the extremities. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities.

**Area 3.2 A10 South West**

Tall buildings should line the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, in close proximity to a station. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. The tallest buildings should be located at the junction, with a decrease in maximum height towards the end of the linear zones as indicated by the lower heights at the extremities. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities.

**Area 3.4 A10 South East**

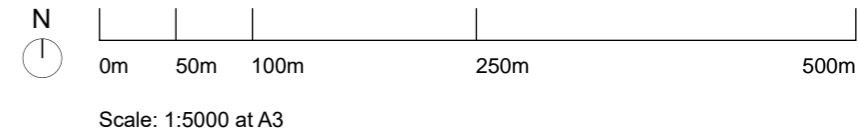
Tall buildings should be located in close proximity to the station as well as lining the major infrastructure of the A10 and Southbury Road. This tall building area, in combination with those adjacent (3.1-4) will help to mark an important junction in the borough, as well as signifying the location of Southbury Station. There should only be tall buildings lining the route, not deeper into the site, with the exception of sites immediately adjoining the station, where a small cluster of tall buildings may be appropriate. The tallest buildings should be located at the station (up to 48m) and junction (up to 42m), with a decrease in maximum height between these two focal points and towards the southern extremity of the linear zone. Tall buildings should have clear space between them help to avoid creating a wall of development and a lower shoulder height to step down to street level. Height distribution should include aesthetically pleasing variations and avoid a sudden drop-off at the zone's extremities. The use of lower intermediate heights (shouldering) and set backs will be also be needed in the immediate vicinity of the listed Ripaults Building and locally listed station, to manage the impact on these heritage assets. Detailed scrutiny of the impact on these assets will be needed.

**Area 3.3 A10 North East**

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**Area 3.5 Tesco Site**

Tall buildings could be located towards the centre of the site to aid legibility by marking the Ponders End large local centre. These tall buildings should be lower than in Major and District town centres to reflect the relative importance of the location in the town centre hierarchy. Shoulder blocks should be placed at the edges of the site to step down height to the surrounding context. Development must consider the impact on the industrial sheds to the south, which are undesignated historic assets, and the locally listed "The Goat" pub, also to the south.





# Existing

This diagram shows the existing condition.

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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





# 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.

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
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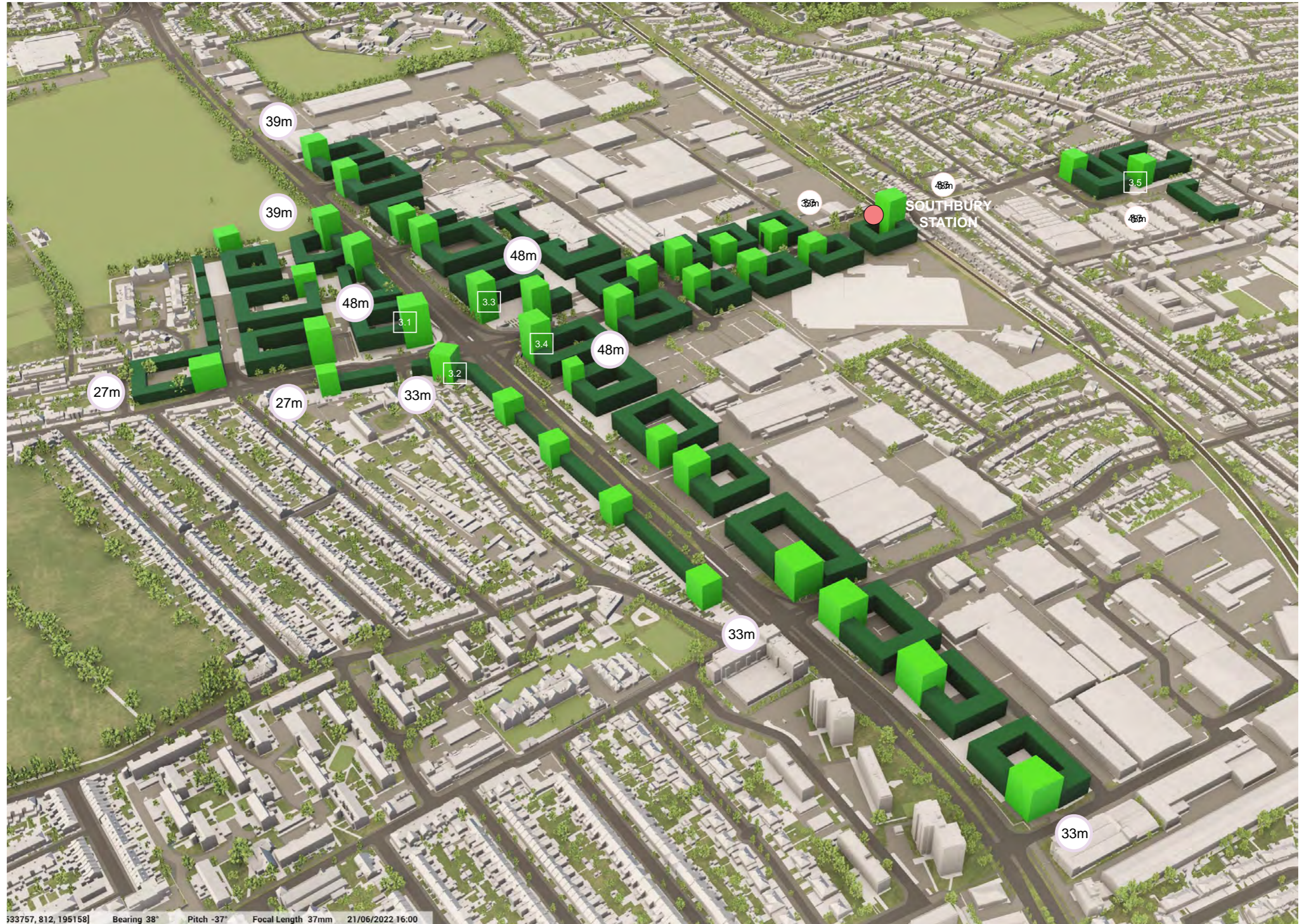
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
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
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