

Appendix 009: Edmonton Green

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 009 Edmonton Green covers the Edmonton Green Shopping Centre and surrounding town centre.
- The area is adjacent to Church Street, Fore Street, Montagu Cemeteries and The Crescent conservation areas.
- This is also one of the boroughs major town centres and as such represents an opportunity for development and growth.

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, line Hertford Road and mark the town centre.

- Key views along Fore Street were considered and resulted in reduction in heights to avoid creating a visual terminus to the kinetic experience of travelling along Hertford Road / Fore Street.
- Area 9.1 has been reduced to mitigate impact on the The Crescent conservation area.
- Area 9.2 has been removed due to the overbearing impact on the Fore Street conservation area and views from Church Street conservation area.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

- Area 9.2 has been removed and Area 9.1 and 9.3 have been reduced.

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.

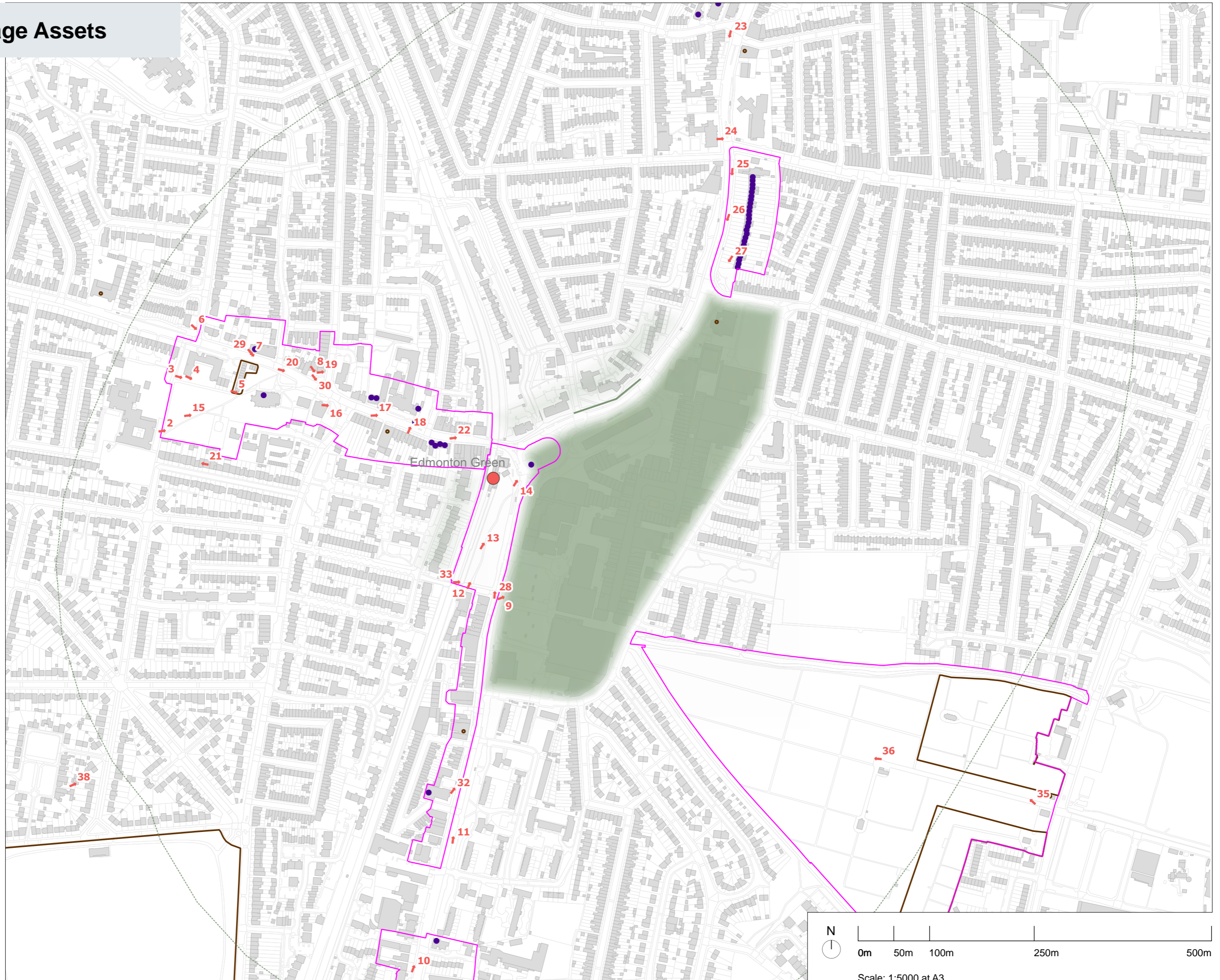
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not 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 Church of St. Michael, now Caroe Court Bury Street (north side)	II
Forecourt Railings & Gates Lambs Cottage Church Street Edmonton	II*
Church of All Saints Church Street N9	II
Edmonton War Memorial, The Broadway, Edmonton	II
St. Michaels Vicarage Bury Street	II
24 Church Street, N9	II
20,20a,22 & 22a Church Street, N9 22 Chase Side , Enfield	II
The Tower Gym(former Charles Lamb Inst) Church Street N9	II
The School Church Street, N9	II
Former Edmonton Public Library Fore Street Edmonton	II*
320 (Former Police Station) Fore Street	I
21 Church Street N9	II
84 to 132 (even) The Crescent Hertford Road 84-132 Edmonton	II*
20,20a,22 & 22a Church Street, N9 22 Chase Side , Enfield	II
19 Church Street N9	II
84 to 132 (even) The Crescent Hertford Road 84-132 Edmonton	II
Lambs Cottage Church Street, N9	II*

Enfield Local List	List No.
Edmonton Baptist Church	127
Nills (No 273), Fore Street	80
353 and 353C Fore Street	79
Post Sorting Office (Nos 44 to 48) and railings	50
King William IV PH	130
Brettenham Road Primary School	18
Edmonton Green Rail Station	201
Pymmes Park	242
The Almshouses (Nos 1 to 10) adj. All Saints Church	48
Western Synagogue Cemetery	158

Conservation Area
THE CRESCENT
CHURCH STREET EDMONTON
FORE STREET
MONTAGU CEMETERIES

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
NONE		

Listed Building (outside LB Enfield)	Grade
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

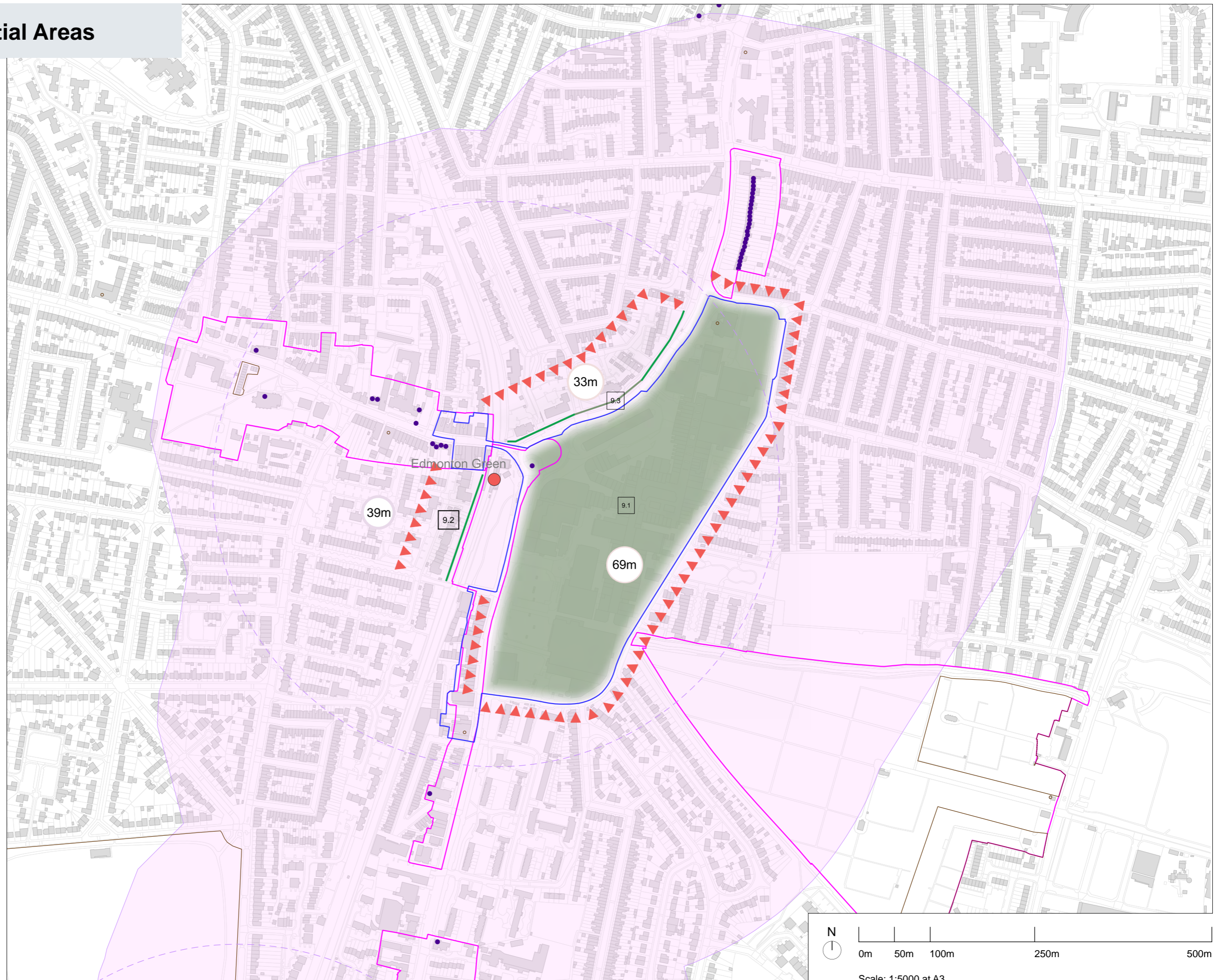
Key

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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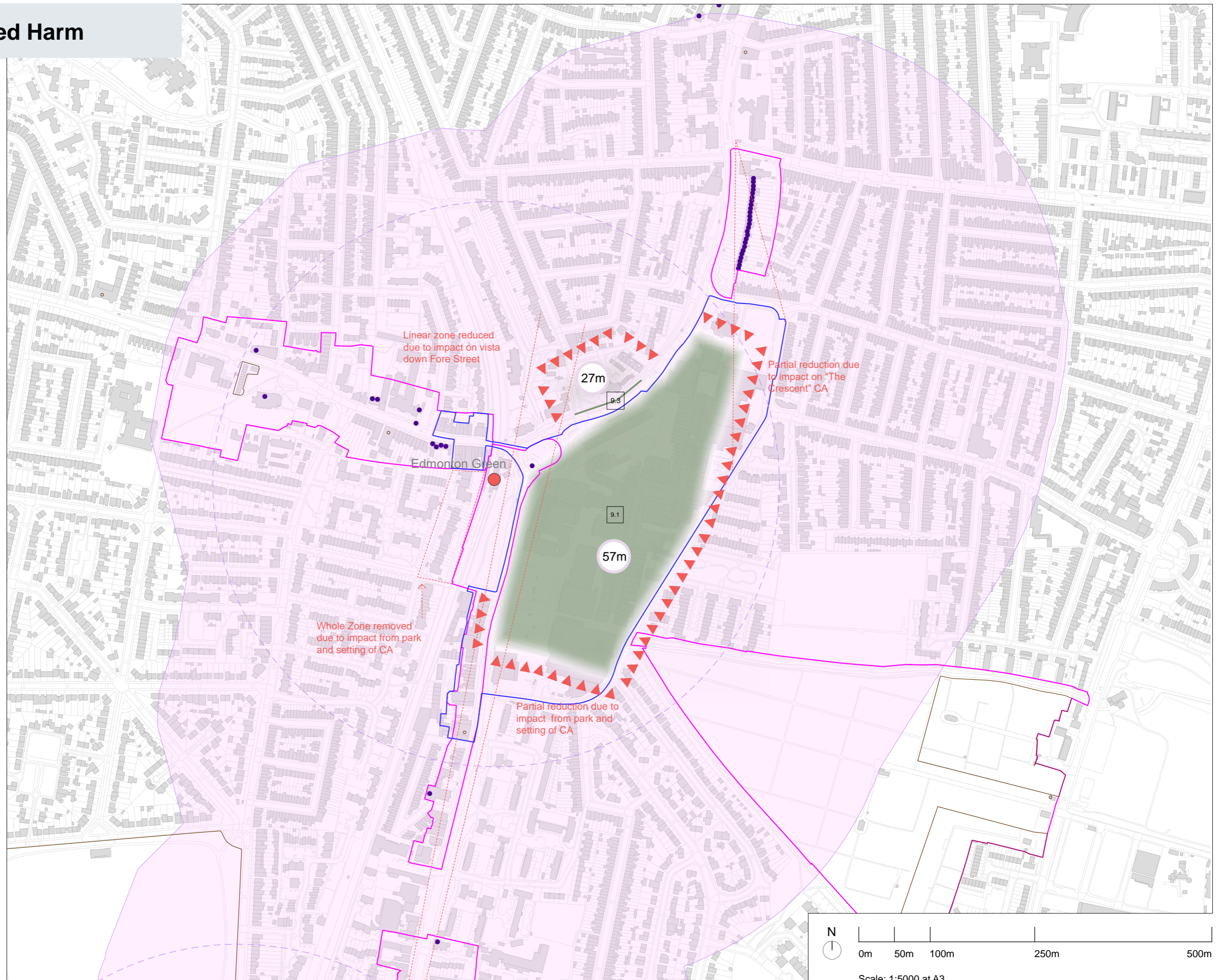
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Context

-  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
-  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 9.4 Newdales Estate

Tall buildings could be located along Hertford Road with the tallest element at the centre of the area. This area will form part of the town centre cluster and help to mark the rail and bus stations, aiding borough legibility. The location takes advantage of the large scale infrastructure of the road and bus station, helping to enclose this large space. Western edges must include intermediate massing that responds to the lower-rise scale of the context. Tall buildings should only be located towards the street. Tall buildings should have gaps between them to avoid creating a wall of development and step down to street level. Development must consider views from the Crescent Conservation Area (and associated listed buildings) to the north; Church Street Conservation Area; and the Fore Street Conservation Area. Views from the south along Fore Street (being sensitive to the scale and linearity of this route and not terminating it in a large, out of scale, building) and from the north (impacting the setting of The Crescent) are particularly important.

Area 9.2 Edmonton Green Shopping Center North

Tall buildings could be located towards the centre and south of the site to add to the existing cluster created by the towers at the shopping centre. This area will step up to the taller buildings in area 9.1. The tall building zone does not extend to Plevna Road in order to protect views from The Crescent Conservation Area and listed buildings. This will reinforce the legibility and importance of the town centre in the borough as well as mark the location of the rail and bus stations.

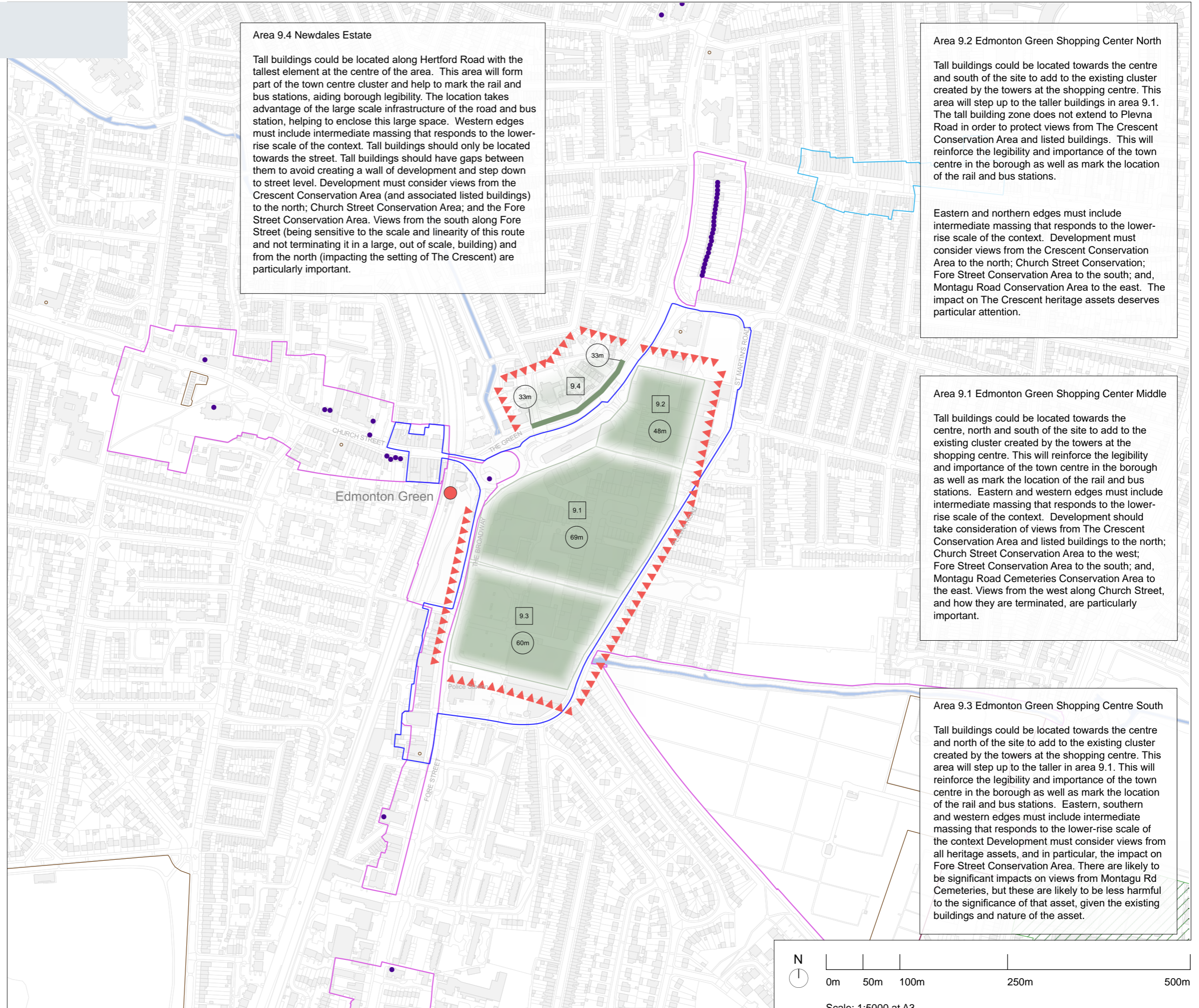
Eastern and northern edges must include intermediate massing that responds to the lower-rise scale of the context. Development must consider views from the Crescent Conservation Area to the north; Church Street Conservation; Fore Street Conservation Area to the south; and, Montagu Road Conservation Area to the east. The impact on The Crescent heritage assets deserves particular attention.

Area 9.1 Edmonton Green Shopping Center Middle

Tall buildings could be located towards the centre, north and south of the site to add to the existing cluster created by the towers at the shopping centre. This will reinforce the legibility and importance of the town centre in the borough as well as mark the location of the rail and bus stations. Eastern and western edges must include intermediate massing that responds to the lower-rise scale of the context. Development should take consideration of views from The Crescent Conservation Area and listed buildings to the north; Church Street Conservation Area to the west; Fore Street Conservation Area to the south; and, Montagu Road Cemeteries Conservation Area to the east. Views from the west along Church Street, and how they are terminated, are particularly important.

Area 9.3 Edmonton Green Shopping Centre South

Tall buildings could be located towards the centre and north of the site to add to the existing cluster created by the towers at the shopping centre. This area will step up to the taller in area 9.1. This will reinforce the legibility and importance of the town centre in the borough as well as mark the location of the rail and bus stations. Eastern, southern and western edges must include intermediate massing that responds to the lower-rise scale of the context. Development must consider views from all heritage assets, and in particular, the impact on Fore Street Conservation Area. There are likely to be significant impacts on views from Montagu Rd Cemeteries, but these are likely to be less harmful to the significance of that asset, given the existing buildings and nature of the asset.



Scale: 1:5000 at A3

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.

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



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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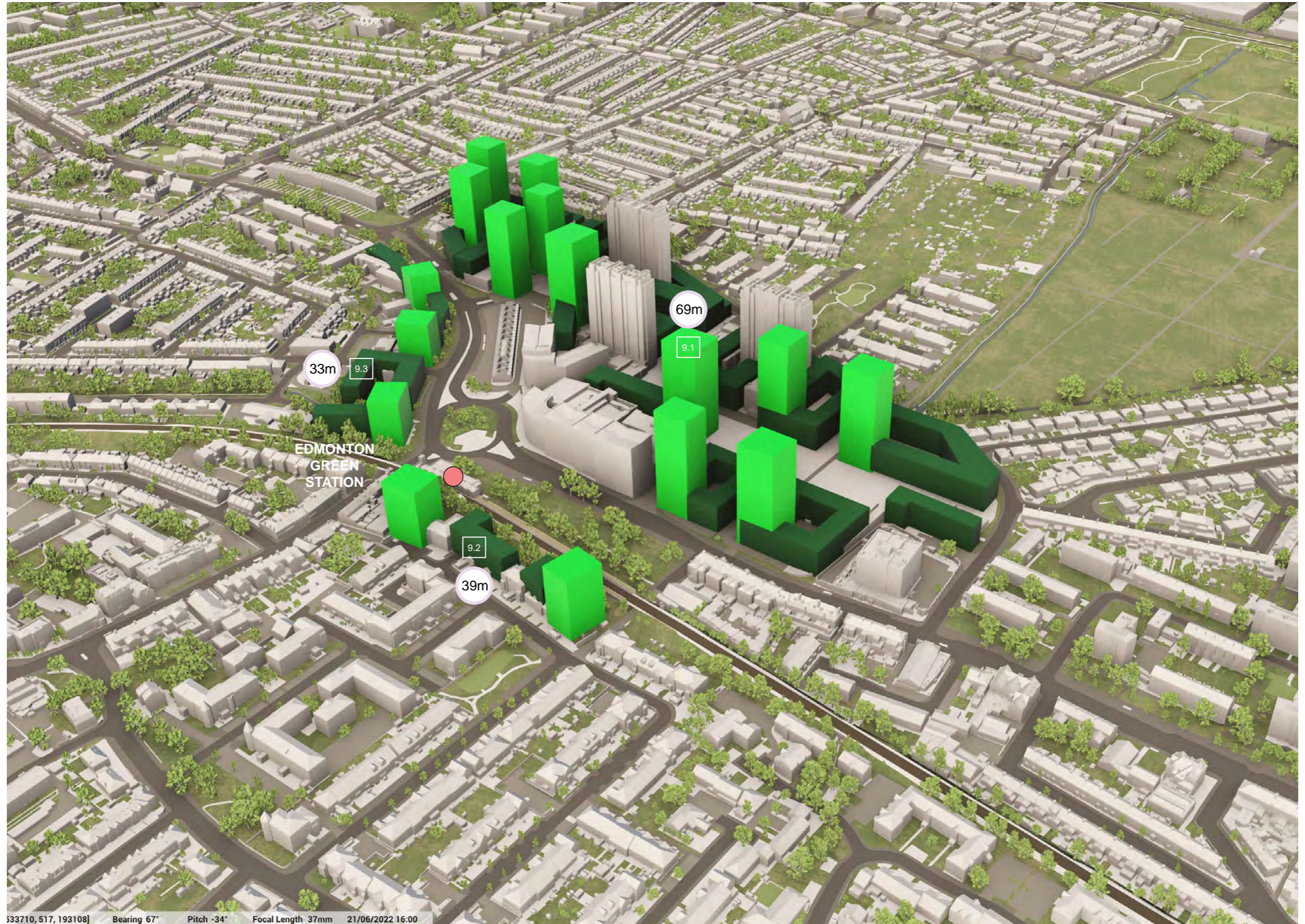
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Tall Building Zones

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-  Maximum height within area
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Context

-  Train Station



Revision_Limited Harm

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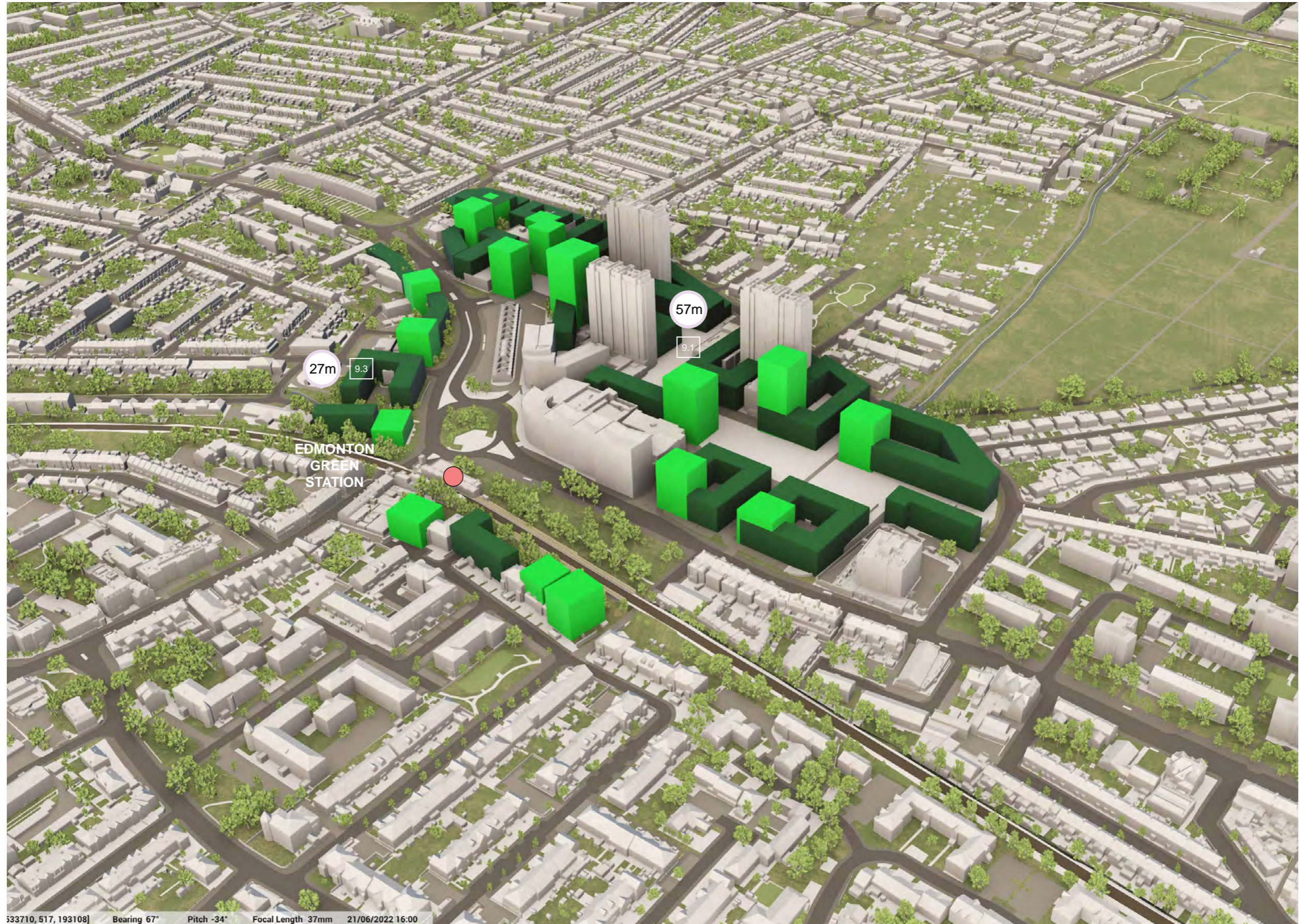
Key

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



Revision_B Final 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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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

