

Appendix 010: Angel Edmonton

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.

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.
- 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.

Results of each step

- Area 010 Angel Edmonton covers the town centre and nearby estates and hospital.
- The area contains the Fore Street conservation area.
- This is also one of the borough’s district centres and as such represents an opportunity for development and growth.

- An initial urban design assessment set the heights. This has also been informed by the masterplan for Joyce and Snells estates which has benefitted from an extensive townscape analysis.
- Tall buildings have been proposed to mark the train station, the town centre and line the North Circular Road.

- 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. Views from within and into the conservation area as well as those of listed buildings and their settings were considered.
- Area 10.1 has been reduced to mitigate impact on the cluster of listed buildings on Fore Street.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

- Area 10.1 reduced and heights lowered across the area in general.

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
Millfield House Silver Street Edmonton	II*
Former Garden Walls, Pymmes Park Silver Street Edmonton	II
320 (Former Police Station) Fore Street	II
Wall W Of Entrance Lodge, Millfield Hse. Silver Street Edmonton	II
Entrance Lodge to Millfield House Silver Street Edmonton London N18	II
Former Edmonton Public Library Fore Street Edmonton	II
236 Fore Street	II
258 Fore Street	II
183 Fore Street	II
189 Fore Street	II
187, 187a Fore Street	II
185, 185a Fore Street	II
195 Fore Street	II
191 Fore Street	II
260 Fore Street	II
238 Fore Street & East side and No 236	II
Church of St. Aldhelm Silver Street Edmonton London N18	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
792, HIGH ROAD N17	II
34, WHITE HART LANE N17 (See details for further address information)	II
7, WHITE HART LANE N17	II
822, HIGH ROAD N17	II
859-863, HIGH ROAD N17	II
797 AND 799, HIGH ROAD N17	II
DIAL HOUSE	II*
867 AND 869, HIGH ROAD N17	II
FORECOURT WALLS AND RAILINGS TO NUMBER 796 (PERCY HOUSE)	II*
PERCY HOUSE	II*
794, HIGH ROAD N17	II
820, HIGH ROAD N17	II
819 AND 821, HIGH ROAD N17	II
816 AND 818, HIGH ROAD N17	II
774, HIGH ROAD N17	II
798-802, HIGH ROAD N17	II
808 AND 810, HIGH ROAD N17	II*

Conservation Area
FORE STREET

Conservation Area (outside LB Enfield)
HIGH ROAD (HARINGEY)

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

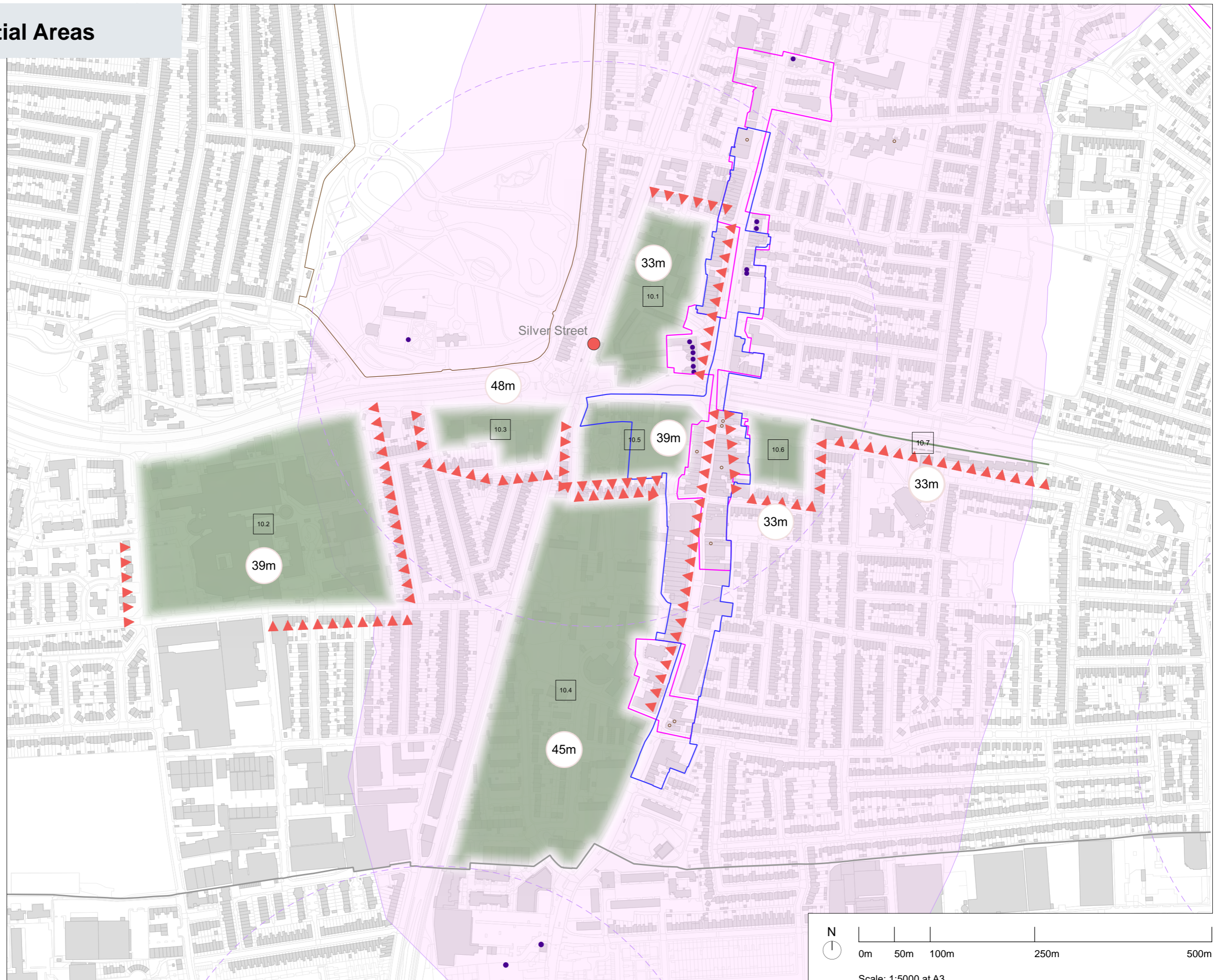
Key

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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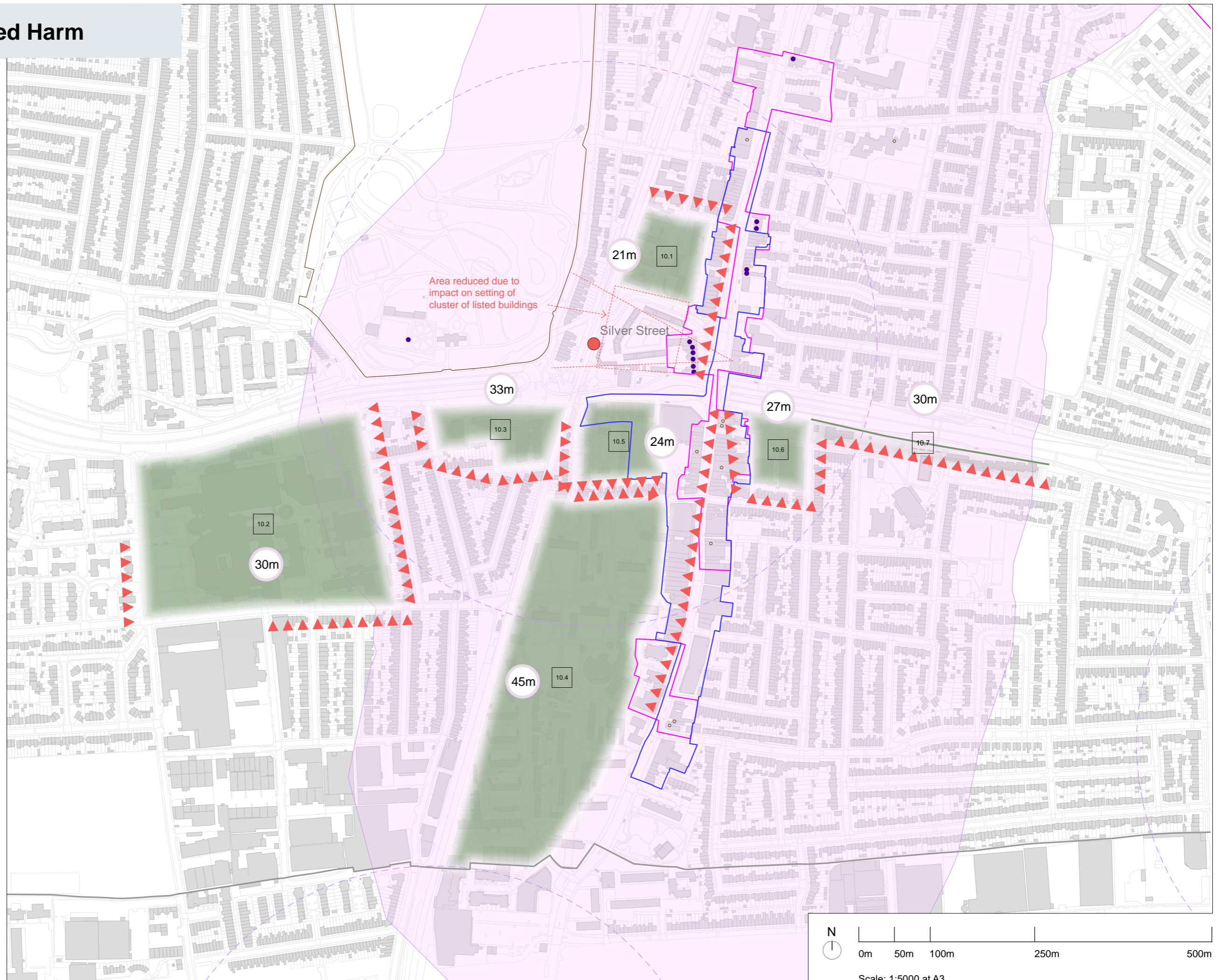
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Context

-  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.

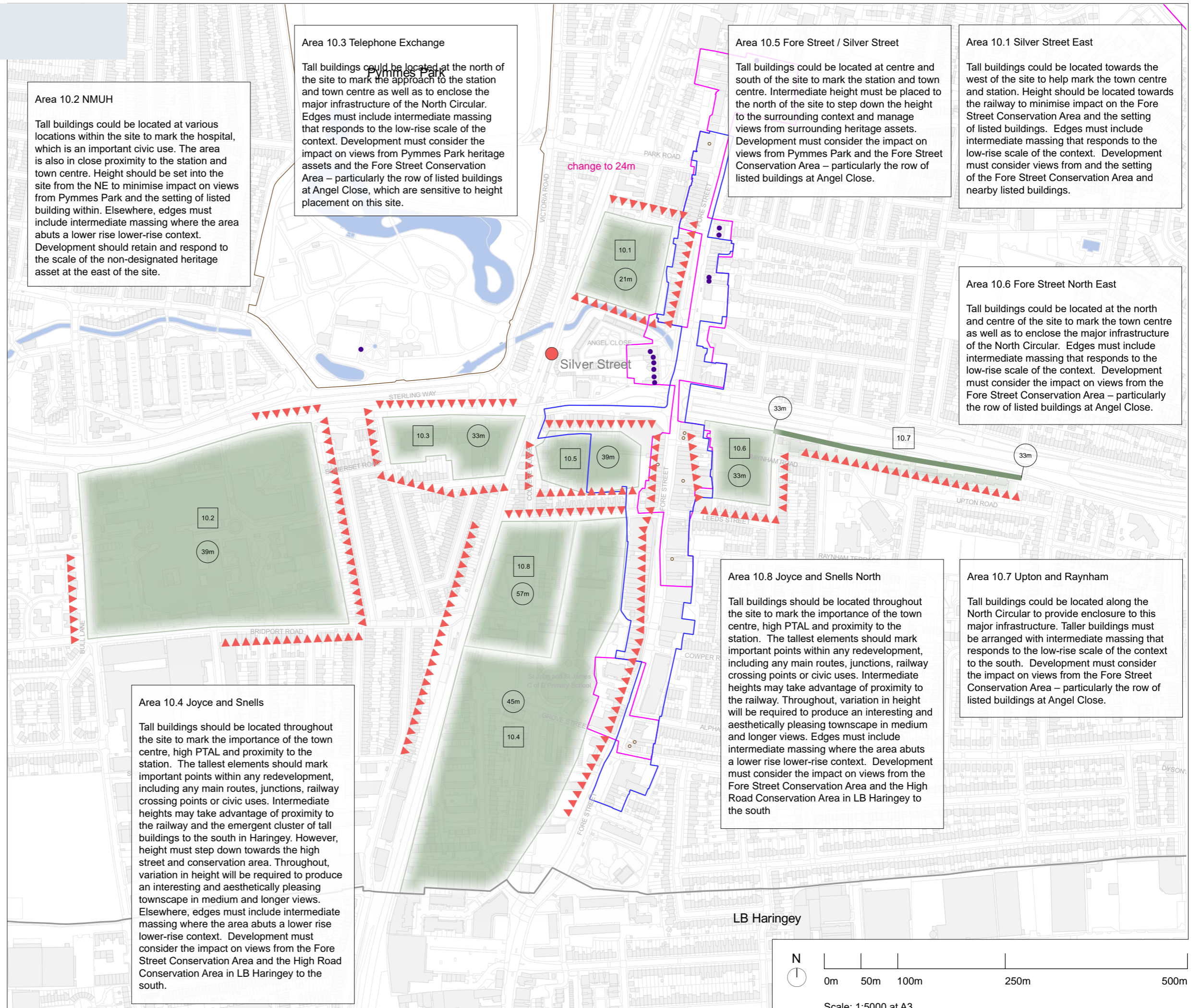
Areas not marked as potentially appropriate are not suitable for tall buildings.

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



Existing

This diagram illustrates the existing condition.

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
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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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-  21m+ (tall)
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Context

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Revision_B

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

Context

- Train Station

