Appendix 010: Angel Edmonton

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 show 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.

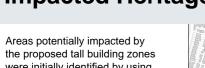
Revision B (Conclusion)

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.



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





Station

500m increment buffer zone

Potentially Appropriate for Tall Buildings

Registered Parks and Gardens

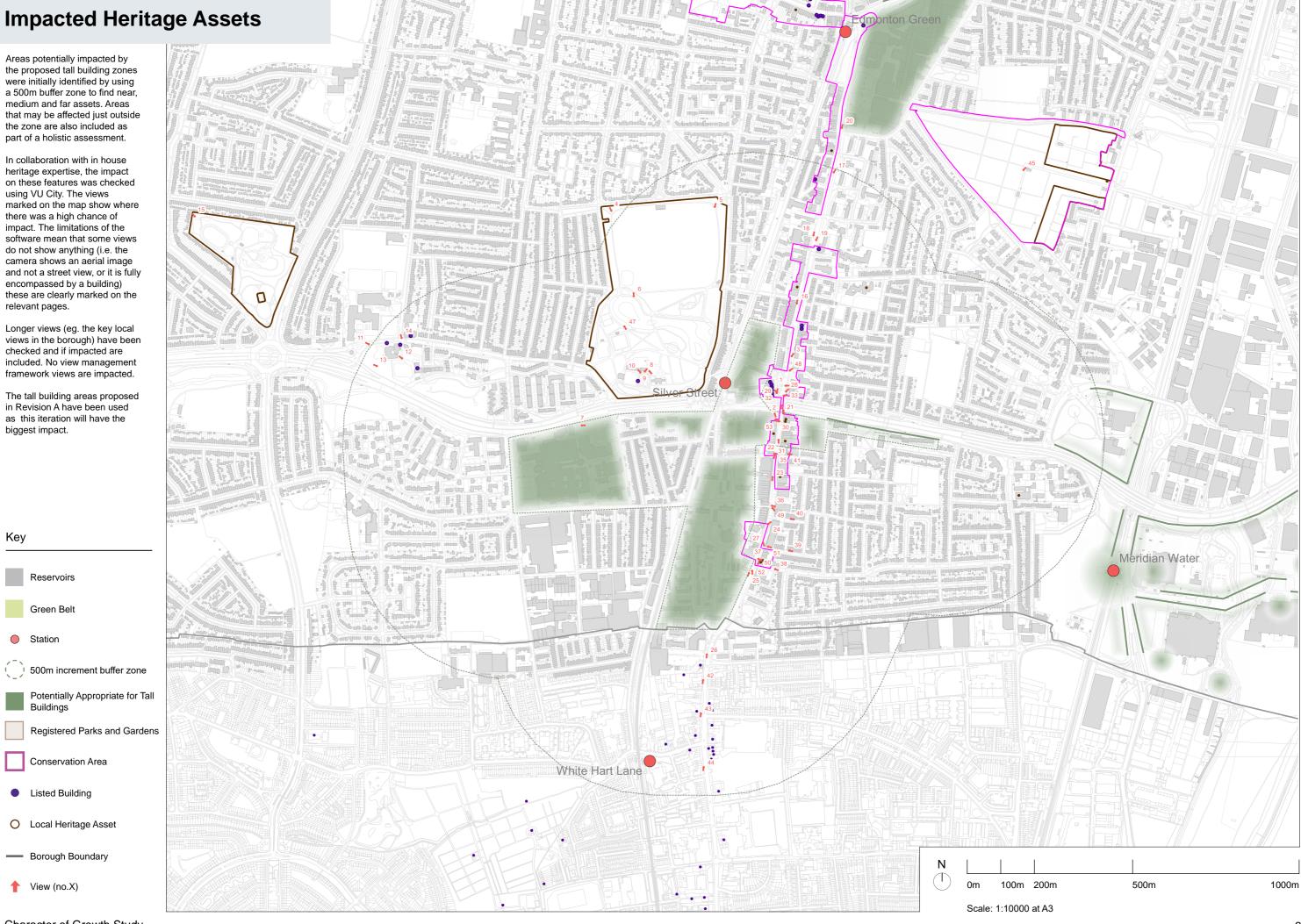
Conservation Area

Listed Building

O Local Heritage Asset

Borough Boundary

↑ View (no.X)



Identified Heritage Assets

Listed Building (within LB Enfield)	Grade
Millfield House Silver Street Edmonton	*
Former Garden Walls, Pymmes ParkSilver StreetEdmonton	ll II
320 (Former Police Station) Fore Street	II
Wall W Of Entrance Lodge, Millfield Hse.Silver StreetEdmonton	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	ll 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 Chruch	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	*
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	*	5



Character of Growth Study

Scale: 1:5000 at A3



Character of Growth Study

6

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

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

O Local Heritage Asset (2018)

Borough Boundary

Water

Green Belt

10.2

Area 10.4 Joyce and Snells

Tall buildings should be located throughout

the site to mark the importance of the town

station. The tallest elements should mark

important points within any redevelopment,

crossing points or civic uses. Intermediate

heights may take advantage of proximity to the railway and the emergent cluster of tall

buildings to the south in Haringey. However, height must step down towards the high

street and conservation area. Throughout, variation in height will be required to produce

an interesting and aesthetically pleasing

townscape in medium and longer views. Elsewhere, edges must include intermediate

massing where the area abuts a lower rise lower-rise context. Development must

consider the impact on views from the Fore Street Conservation Area and the High Road

Conservation Area in LB Haringey to the

including any main routes, junctions, railway

centre, high PTAL and proximity to the

Area 10.2 NMUH

Tall buildings could be located at various

which is an important civic use. The area

is also in close proximity to the station and

town centre. Height should be set into the

site from the NE to minimise impact on views

include intermediate massing where the area

Development should retain and respond to

the scale of the non-designated heritage

from Pymmes Park and the setting of listed

building within. Elsewhere, edges must

abuts a lower rise lower-rise context.

asset at the east of the site.

locations within the site to mark the hospital,

Tall buildings could be located at the north of the site to mark the approach to the station and town centre as well as to enclose the major infrastructure of the North Circular. Edges must include intermediate massing that responds to the low-rise scale of the context. Development must consider the impact on views from Pymmes Park heritage assets and the Fore Street Conservation Area - particularly the row of listed buildings at Angel Close, which are sensitive to height placement on this site.

change to 24m

Silver Street

10.5

10.4

Area 10.3 Telephone Exchange

Area 10.5 Fore Street / Silver Street

Tall buildings could be located at centre and south of the site to mark the station and town centre. Intermediate height must be placed to the north of the site to step down the height to the surrounding context and manage views from surrounding heritage assets. Development must consider the impact on views from Pymmes Park and the Fore Street Conservation Area - particularly the row of listed buildings at Angel Close.

Area 10.1 Silver Street East

Tall buildings could be located towards the west of the site to help mark the town centre and station. Height should be located towards the railway to minimise impact on the Fore Street Conservation Area and the setting of listed buildings. Edges must include intermediate massing that responds to the low-rise scale of the context. Development must consider views from and the setting of the Fore Street Conservation Area and nearby listed buildings.

Area 10.6 Fore Street North East

Tall buildings could be located at the north and centre of the site to mark the town centre as well as to enclose the major infrastructure of the North Circular. Edges must include intermediate massing that responds to the low-rise scale of the context. Development must consider the impact on views from the Fore Street Conservation Area – particularly the row of listed buildings at Angel Close.

Area 10.8 Joyce and Snells North

Tall buildings should be located throughout the site to mark the importance of the town centre, high PTAL and proximity to the station. The tallest elements should mark important points within any redevelopment, including any main routes, junctions, railway crossing points or civic uses. Intermediate heights may take advantage of proximity to the railway. Throughout, variation in height will be required to produce an interesting and aesthetically pleasing townscape in medium and longer views. Edges must include intermediate massing where the area abuts a lower rise lower-rise context. Development must consider the impact on views from the Fore Street Conservation Area and the High Road Conservation Area in LB Haringey to

AAAAAAAAAAAAAA

Area 10.7 Upton and Raynham

Tall buildings could be located along the North Circular to provide enclosure to this major infrastructure. Taller buildings must be arranged with intermediate massing that responds to the low-rise scale of the context to the south. Development must consider the impact on views from the Fore Street Conservation Area - particularly the row of listed buildings at Angel Close.

LB Haringey

the south

50m 250m

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



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.

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



XX Location reference number

Context



Train Station



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

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.

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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



XX Location reference number

Context



Train Station



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

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.

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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



XX Location reference number

Context



Train Station

