

Appendix 007: New Southgate

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 007 New Southgate covers the Area Action Plan opportunity areas running up to New Southgate Station and includes a point on Arnos Grove Station.
- The area is very close to the setting of listed buildings in Barnet which have been considered.

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.

- Tall buildings have been proposed to mark the train station, line the North Circular Road and train stations.
- There is an existing Area Action Plan setting urban design principles which have been considered.

- Key views from listed buildings in Barnet are impacted by the tall building zones.
- Views from Broomfield Park are impacted by the tall building zones, requiring reduction.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

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.

- Following the assessment of limited harm the tall building area 7.1, 7.2 and 7.3 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.

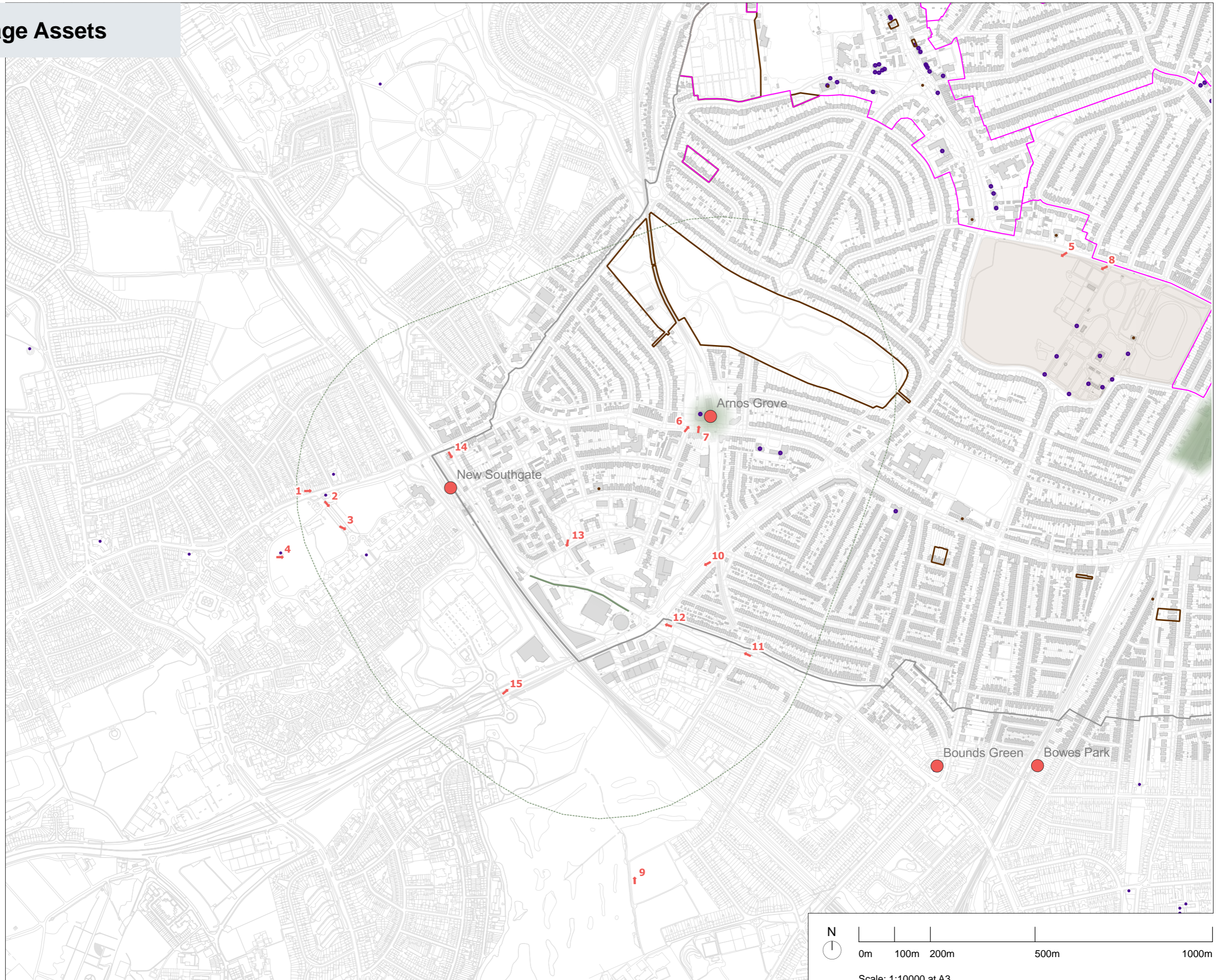
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not 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
Arnos Grove Station Bowes Road N11	II*
Bowes Road Clinic Bowes Road N11	II
Bowes Road Pool and Library Bowes Road N11	II

Enfield Local List	List No.
The Bank (36 to 38), Friern Barnet Rd	88
Arnos Park	161
New Southgate Sorting Office	198

Listed Building (outside LB Enfield)	Grade
FRIERN HOSPITAL	II
CHRISTCHURCH	II
LODGE OF FRIERN HOSPITAL	II

Conservation Area
NONE

Conservation Area (outside LB Enfield)
NONE

Registered Parks and Gardens	Grade	Register Page No.
BROOMFIELD HOUSE	II	2

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

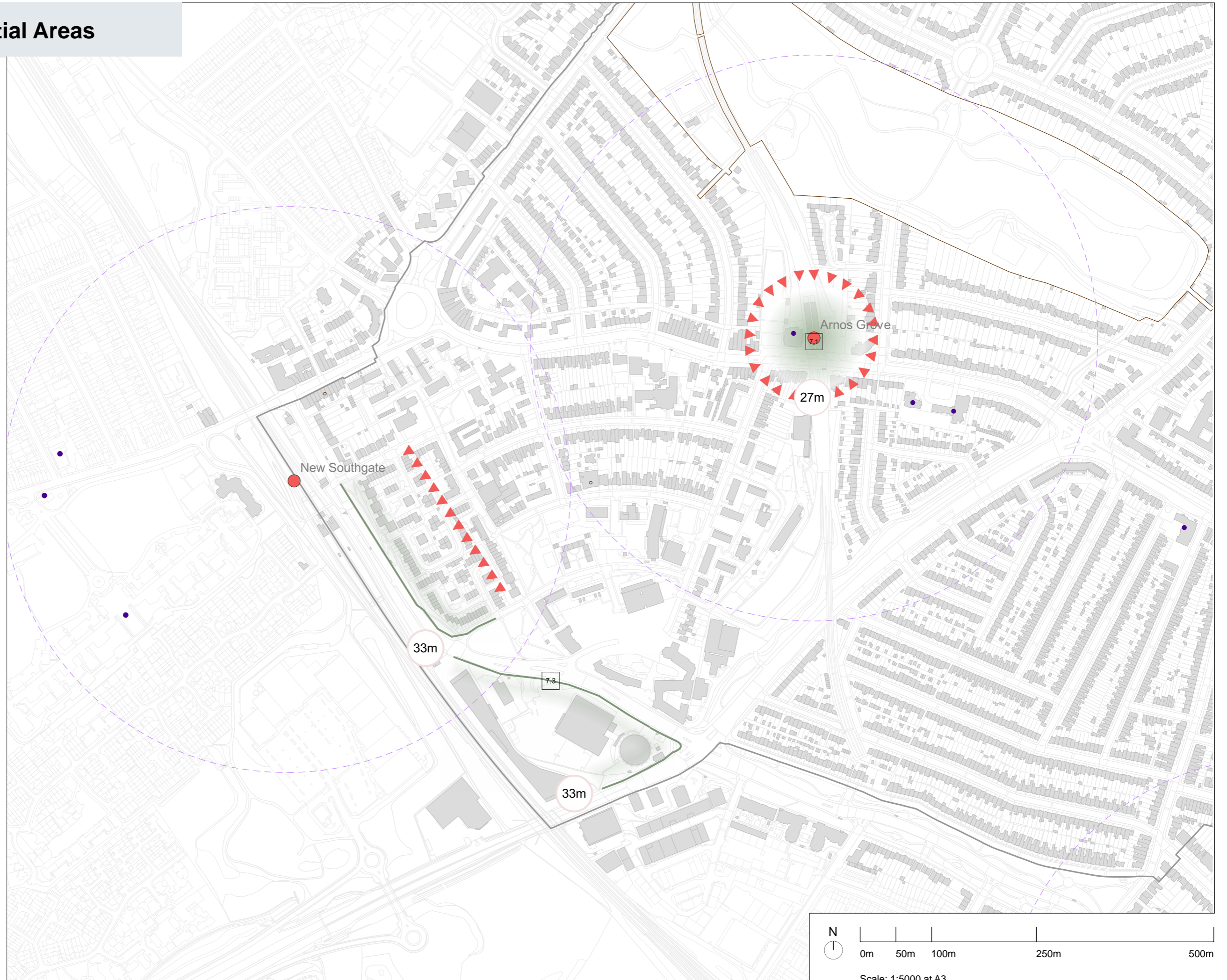
Key

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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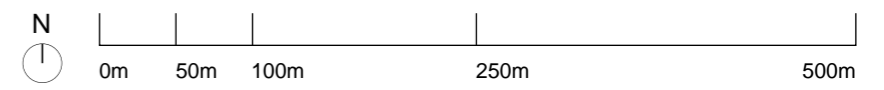
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-  Major Centre
-  800m of Major Centre
-  Conservation Area
-  Registered Parks and Gardens
-  Listed Building
-  Local Heritage Asset
-  Borough Boundary



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.

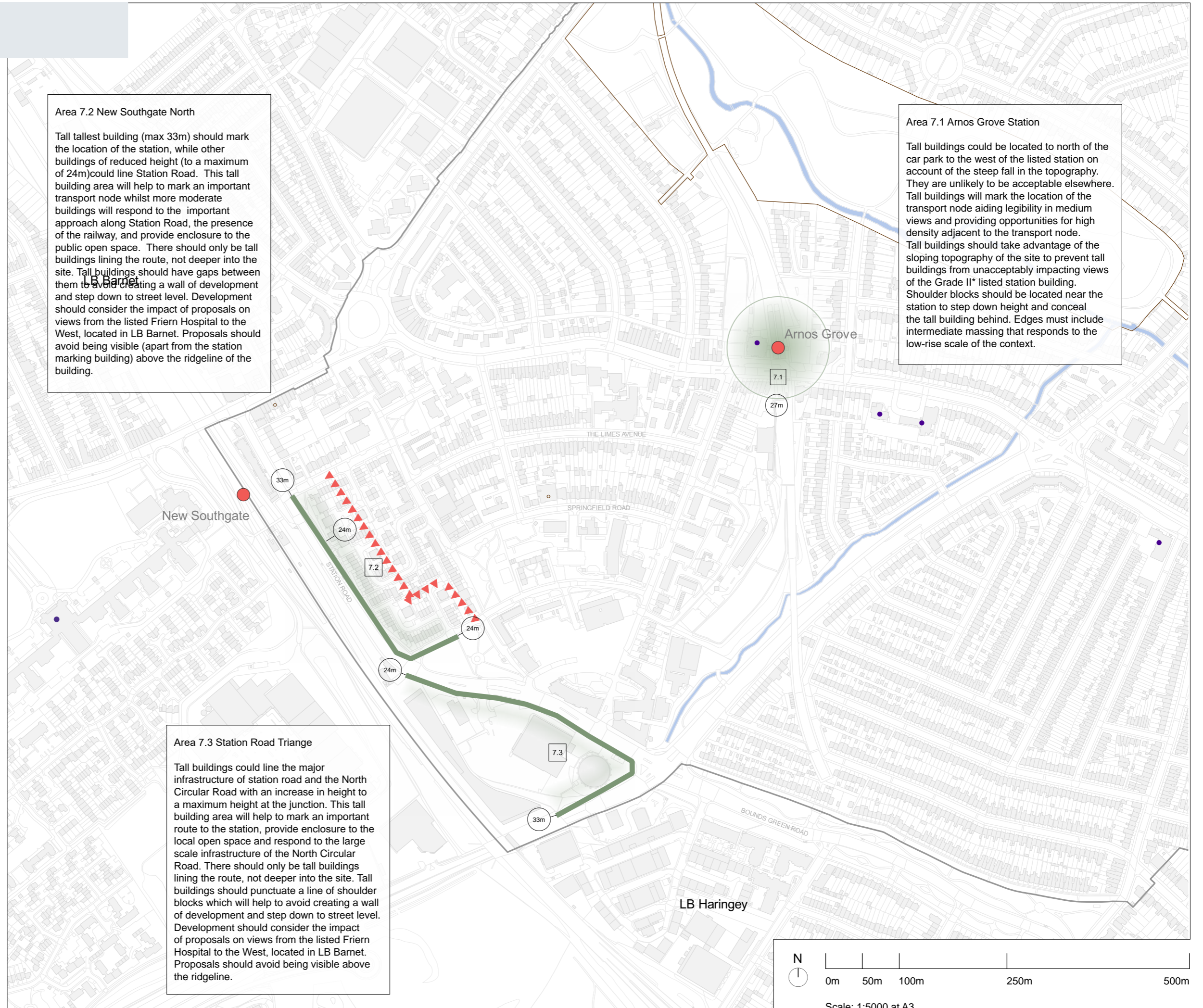
Areas not marked as potentially appropriate are not suitable for tall buildings.

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 7.2 New Southgate North

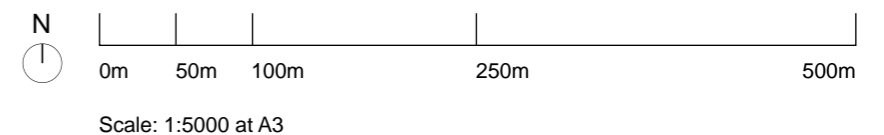
Tall tallest building (max 33m) should mark the location of the station, while other buildings of reduced height (to a maximum of 24m) could line Station Road. This tall building area will help to mark an important transport node whilst more moderate buildings will respond to the important approach along Station Road, the presence of the railway, and provide enclosure to the public open space. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should have gaps between them to avoid creating a wall of development and step down to street level. Development should consider the impact of proposals on views from the listed Friern Hospital to the West, located in LB Barnet. Proposals should avoid being visible (apart from the station marking building) above the ridgeline of the building.

Area 7.1 Arnos Grove Station

Tall buildings could be located to north of the car park to the west of the listed station on account of the steep fall in the topography. They are unlikely to be acceptable elsewhere. Tall buildings will mark the location of the transport node aiding legibility in medium views and providing opportunities for high density adjacent to the transport node. Tall buildings should take advantage of the sloping topography of the site to prevent tall buildings from unacceptably impacting views of the Grade II* listed station building. Shoulder blocks should be located near the station to step down height and conceal the tall building behind. Edges must include intermediate massing that responds to the low-rise scale of the context.

Area 7.3 Station Road Triange

Tall buildings could line the major infrastructure of station road and the North Circular Road with an increase in height to a maximum height at the junction. This tall building area will help to mark an important route to the station, provide enclosure to the local open space and respond to the large scale infrastructure of the North Circular Road. There should only be tall buildings lining the route, not deeper into the site. Tall buildings should punctuate a line of shoulder blocks which will help to avoid creating a wall of development and step down to street level. Development should consider the impact of proposals on views from the listed Friern Hospital to the West, located in LB Barnet. Proposals should avoid being visible above the ridgeline.



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.

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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)
-  18m+ (tall)
-  Maximum height within area
-  Location reference number

Context

-  Train Station



Revision_A Initial Areas

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
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Revision_B

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- 18m+ (tall)
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- XX Location reference number

Context

- Train Station

