

Appendix 008: Palmers 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 008 Palmers Green covers sites within Palmers Green District Centre and “transform” areas adjacent to the junction of Green Lanes and the North Circular Road.
- The area is very close to listed Broomfield Park and several other conservation areas. Given this proximity, the views and setting of these assets were considered first.

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 the North Circular Road mark the town centre.

- Key views from Broomfield park and of Broomfield House were assessed. There was a large impact of the proposed tall buildings on these views leading to removal and reduction of heights.
- Various other views were assessed which resulted in reduction of heights throughout the area. Please refer to the views analysis.

- Following the assessment of limited harm the tall building area 8.1 has been removed and 8.3 has 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.

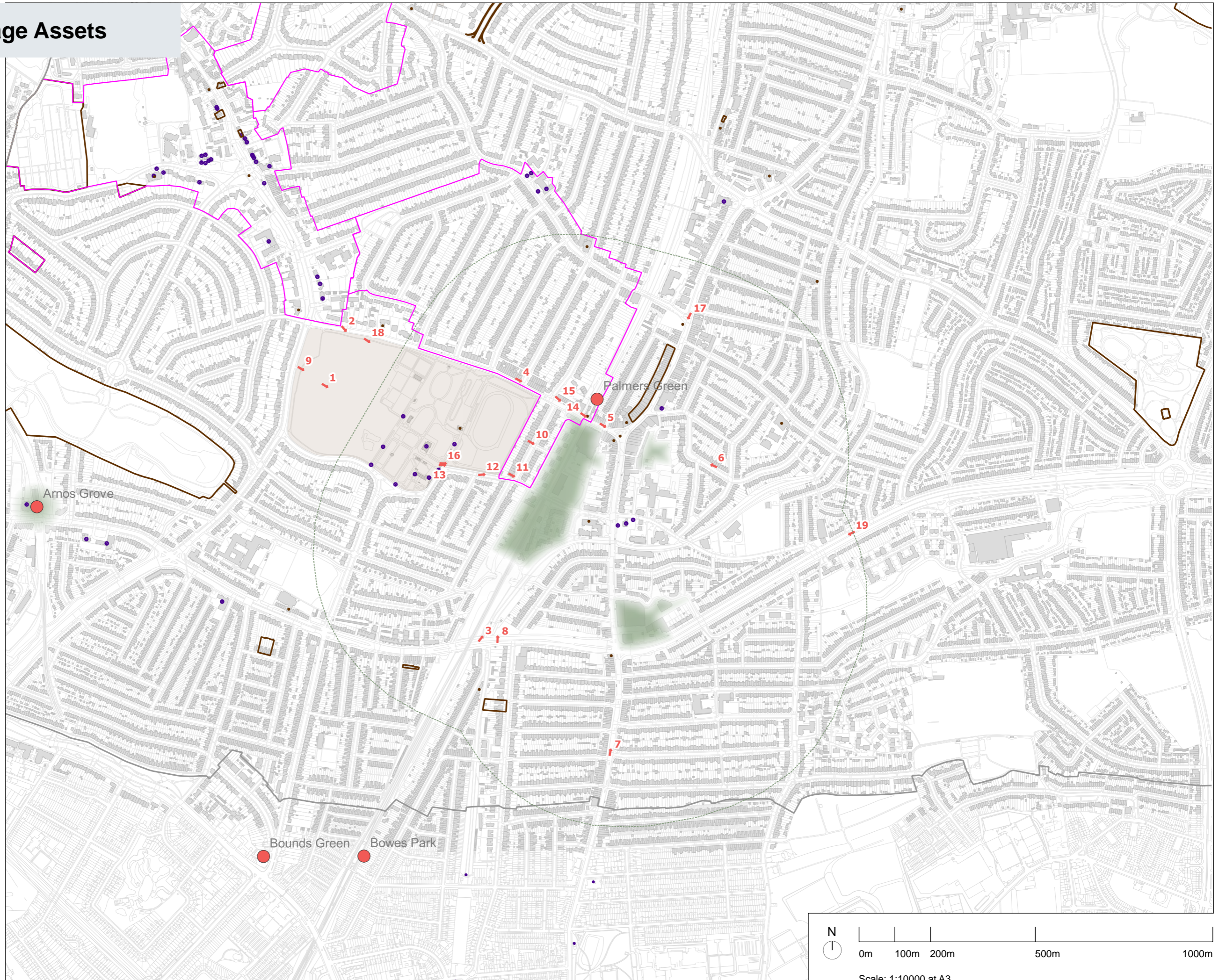
In collaboration with in house heritage expertise, the impact on these features was checked using VU City. The views marked on the map show where there was a high chance of impact. The limitations of the software mean that some views do not show anything (i.e. the camera shows an aerial image and not 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
Truro House Green Lanes 176 London N13	II
Broomfield House, Broomfield Park Broomfield Lane, N13	II*
National Westminster Bank Green Lanes, N13 288	II
South Walls Of Broomfield Park Broomfield Lane	II
E wall of Park, Garden Hse & Stable Block Broomfield Lane, N13	II*
East Wall Of Broomfield Park Broomfield Lane	II*
South Walls Of Broomfield Park Broomfield Lane	II
Front Walls & Gate Piers To West Of Green Lanes 176 London N13	II
West Walls & North Wall, Broomfield Park Broomfield Lane	II
West Wall & North Wall, Broomfield Park Broomfield Lane	II
North Wall To Truro House Green Lanes 176 London N13	II
East wall of Broomfield Park Broomfield Lane	II*
West Walls & North Wall, Broomfield Park Broomfield Lane	II

Enfield Local List	List No.
Carlton Lodge & Lonsdale Lodge (Nos 129 and 131)	172
United Reform Church and Hall, Fox Lane	87
Air Raid Shelter Broomfield Park	6
Palmer's Green Library	20
Road sign fingerpost, Green Lanes at junction with Aldermans Hill	107
The Fox PH (No 413)	110
Elim Pentecostal Chapel (No 64)	181
Palmer's Green Railway Station	5
305 - 311 (Evans and Davies), Green Lanes, Palmer's Green	114
Shopfront, No 161, Green Lanes	102
Hazelwood School	122
HSBC Bank (No 1), Aldermans Hill, Palmer's Green	3
Pymmes Mews	177
Sykes Buildings (Nos 315-397)	112

Listed Building (outside LB Enfield)	Grade
NONE	

Conservation Area
THE LAKES ESTATE

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

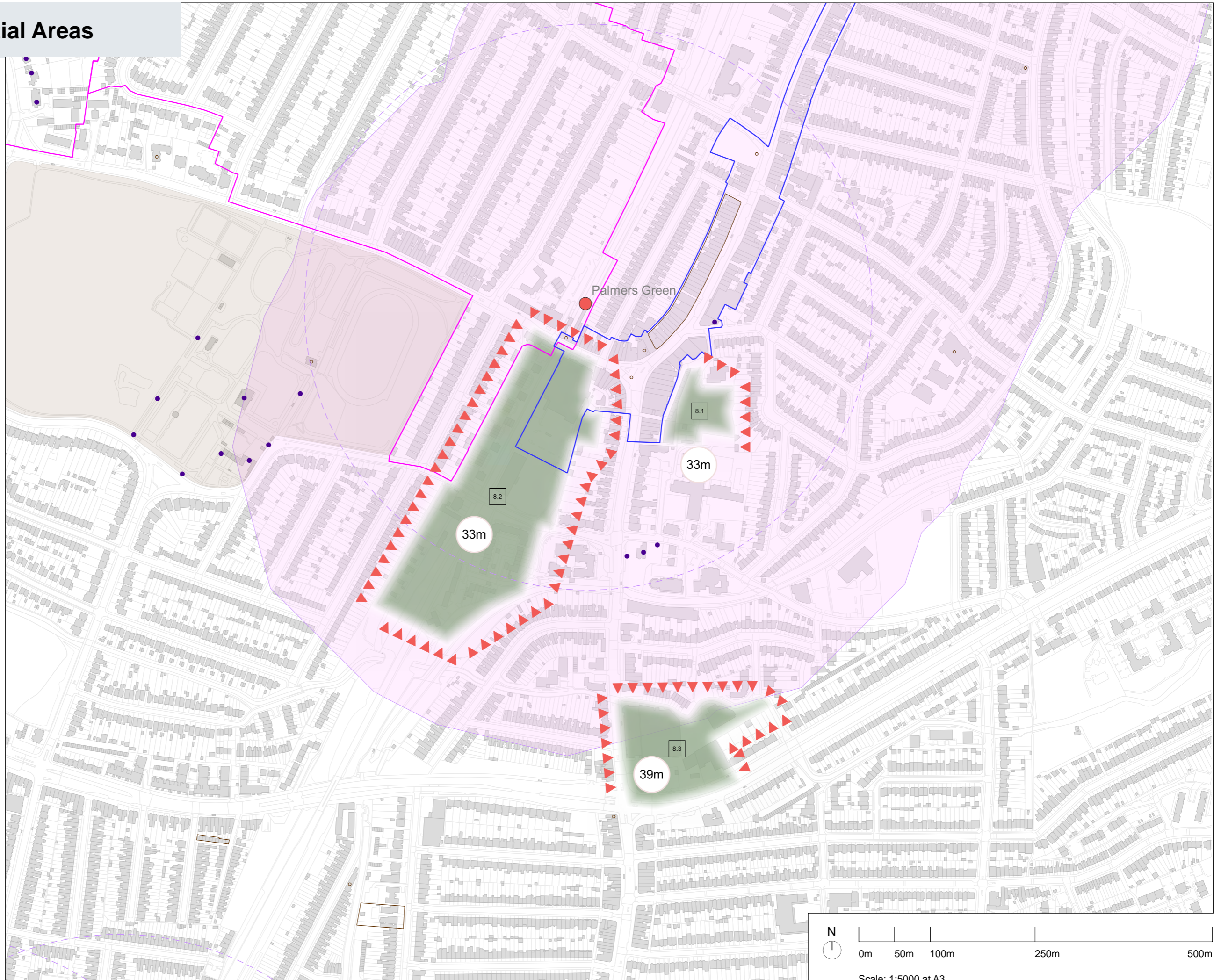
Key

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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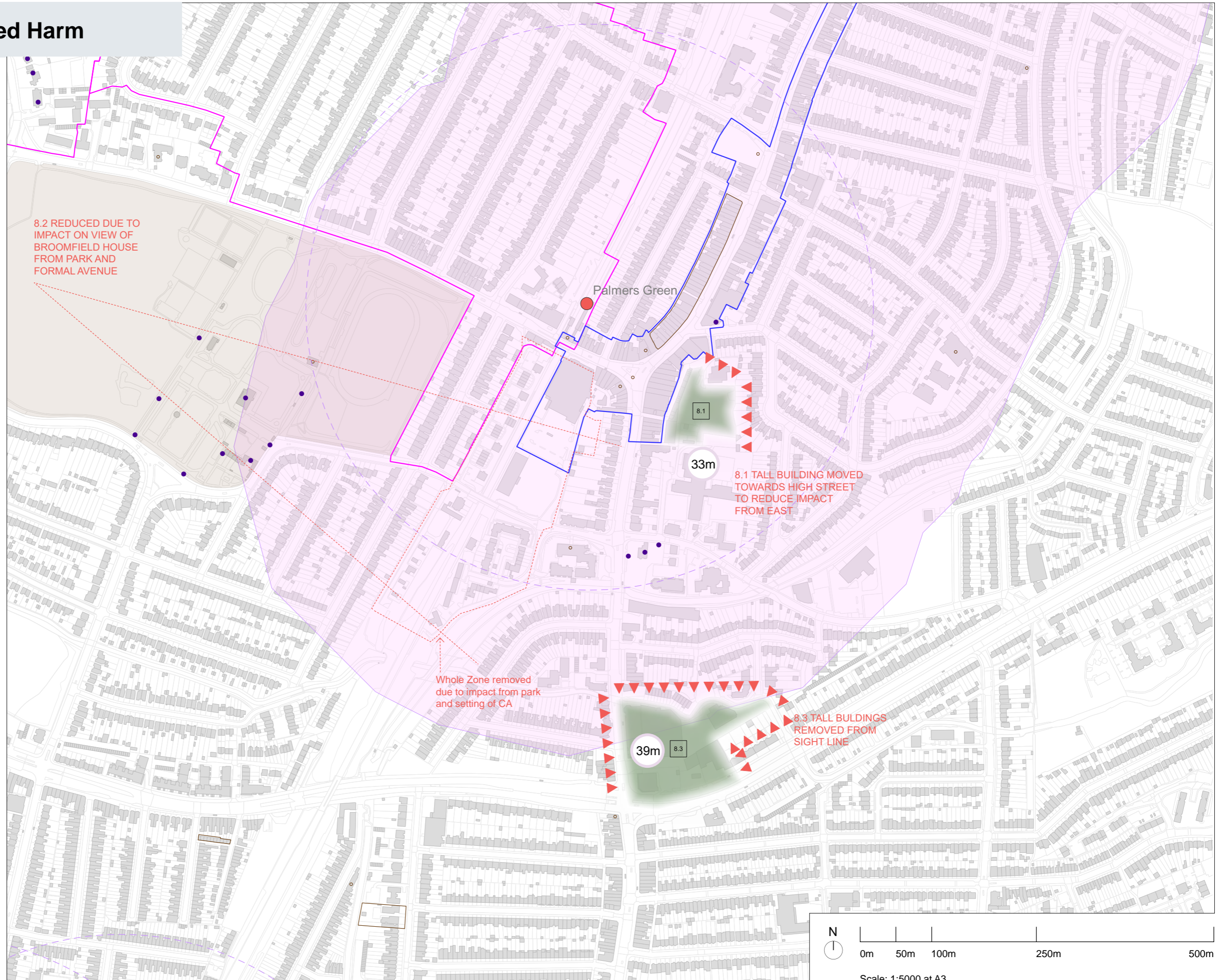
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Context

-  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.

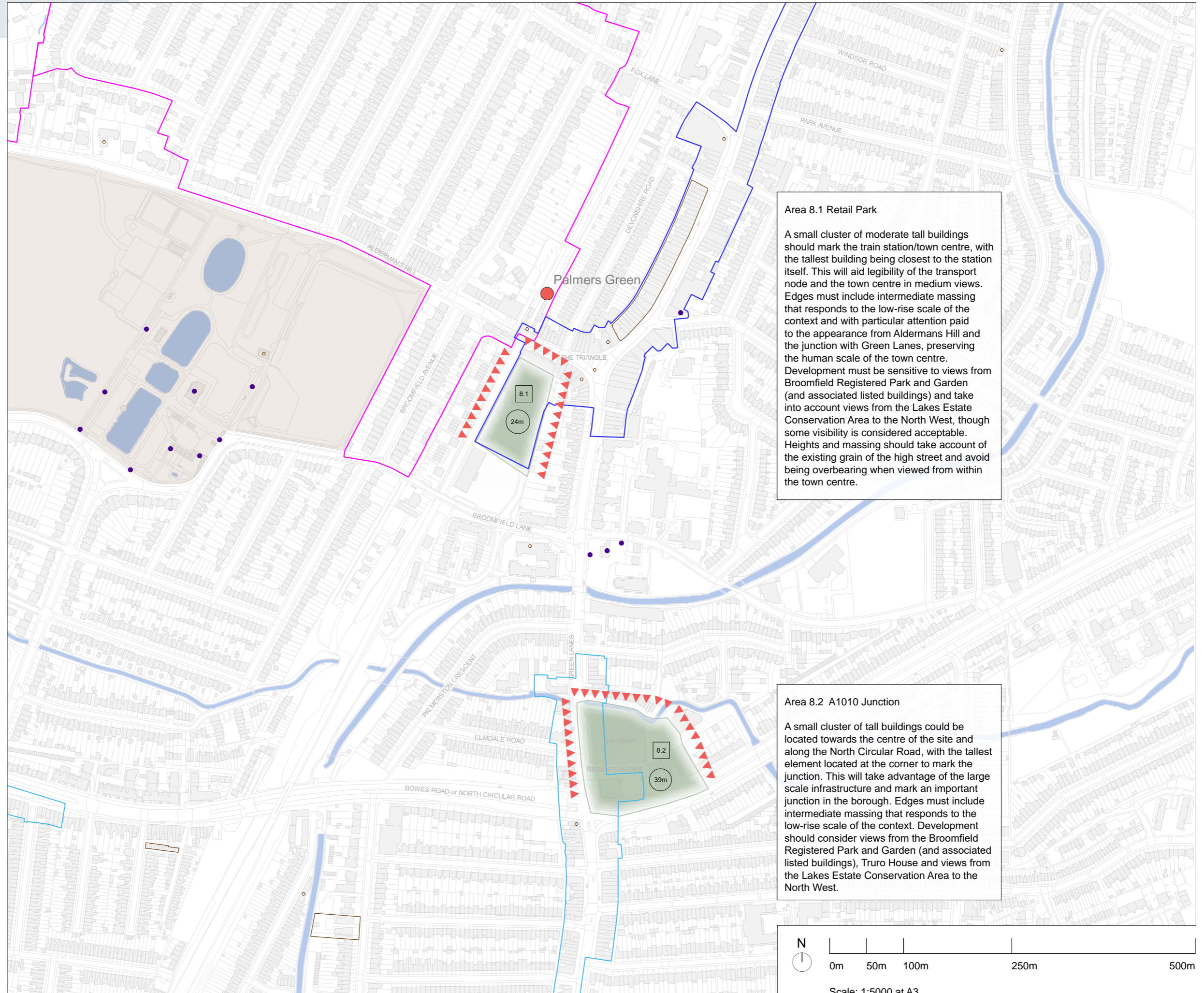
Areas not marked as potentially appropriate are not suitable for tall buildings.

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.

Caveats

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
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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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Context

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Revision_Limited Harm

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
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-  21m+ (tall)
-  Maximum height within area
-  Location reference number

Context

-  Train Station



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

