

7.6 Policy DM DE6: Tall buildings

DRAFT POLICY DM	DE6	Tall buildings
<p>Location</p> <ol style="list-style-type: none"> 1. The principle of tall buildings will be supported in appropriate locations. Different definitions of “tall building” are used throughout the Borough to reflect local context (as explained in Figure 7.3). If a proposal is defined as tall, it will be assessed against the following criteria: <ol style="list-style-type: none"> a. Figure 7.4 identifies areas where tall buildings could be acceptable (subject to the criteria contained in this policy) along with indicative maximum heights. Tall buildings should only be developed in locations that are identified as potentially suitable; and b. Locations marked as potentially appropriate for tall buildings do not allow for a blanket height across the area. Height will only be supported as part of a coherent strategy. All other policies within the development plan remain relevant in determining the detailed location, form and design of buildings. It should be noted that many of the locations include sensitivities, including those related to heritage assets, and therefore more detailed analysis will be needed to justify proposals. <p>Design quality</p> <ol style="list-style-type: none"> 2. Proposals involving tall buildings must demonstrate how they will: <ol style="list-style-type: none"> a. be of the highest architectural and urban design quality (in terms of materials, silhouette, proportion, finishes and the treatment of the public realm); b. relate well to the character of the immediate context and its surroundings, taking account of building heights, topography and the pattern of adjoining streets (both existing and planned); c. not harm the significance of heritage assets, including their settings and protected views; d. provide high quality private and communal amenity and play space in accordance e. activate the street frontage; f. be carefully sited to avoid creating a wall of tall buildings or isolated and poorly defined buildings and spaces; g. avoid adverse impacts on the microclimate (including wind and overshadowing) and amenity of the site and surrounding area (including appropriate modelling); h. provide a positive contribution to the skyline that considers views in the medium, short and long distance as well as contribution to a cumulative impact across an area. 3. Applicants must submit 3D models of their designs in an agreed format to allow a full assessment of the tall building (or cumulative impact of a cluster of tall buildings) across the borough as part of the planning application process. <p>Safety</p> <ol style="list-style-type: none"> 4. Tall buildings must be safely designed to protect residents and users from fire and other emergency situations. Extra scrutiny will be applied at planning stage to ensure safety is considered from design inception, including the materials and construction system proposed. 		

Figure 7.3: Definition of tall buildings

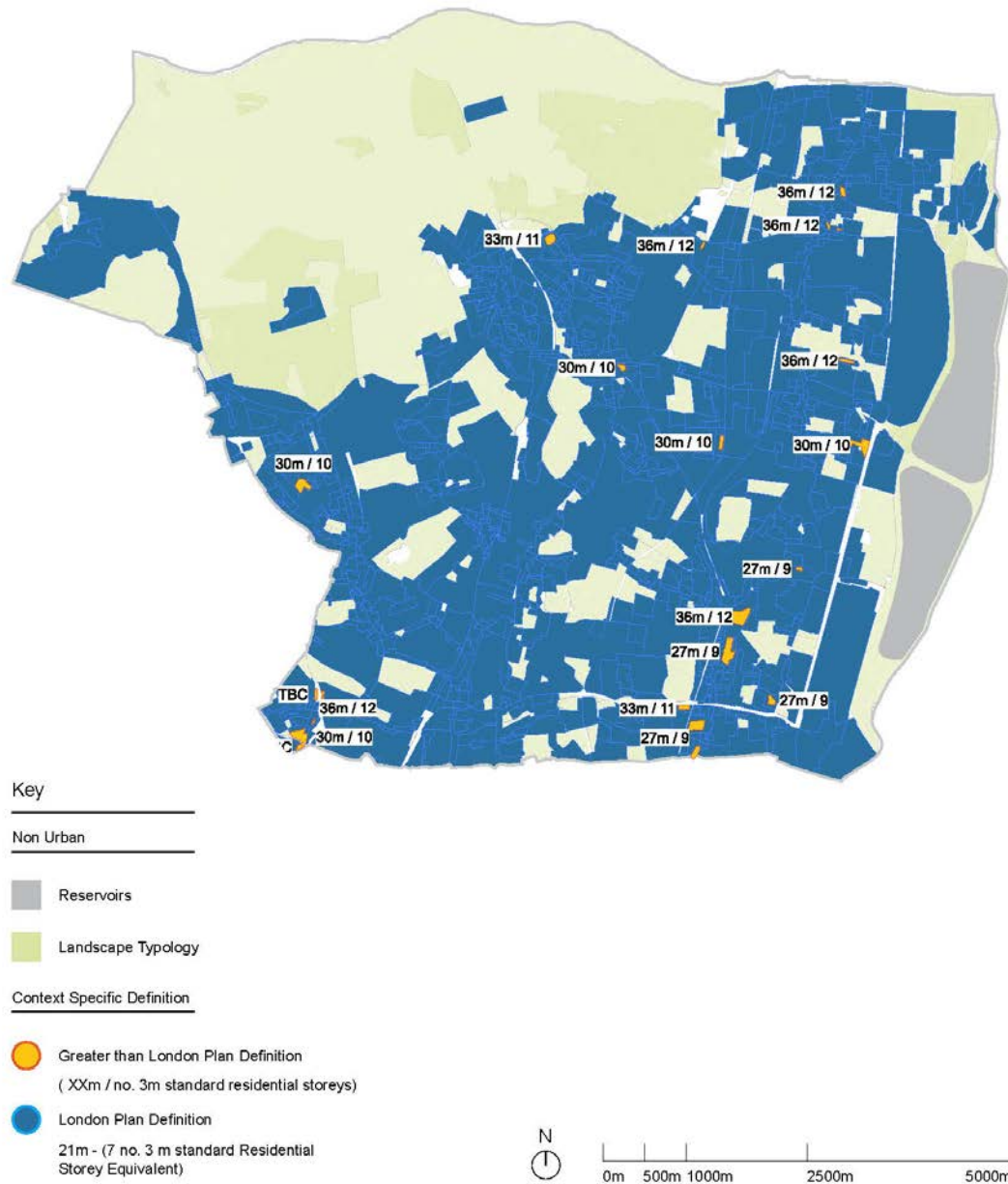
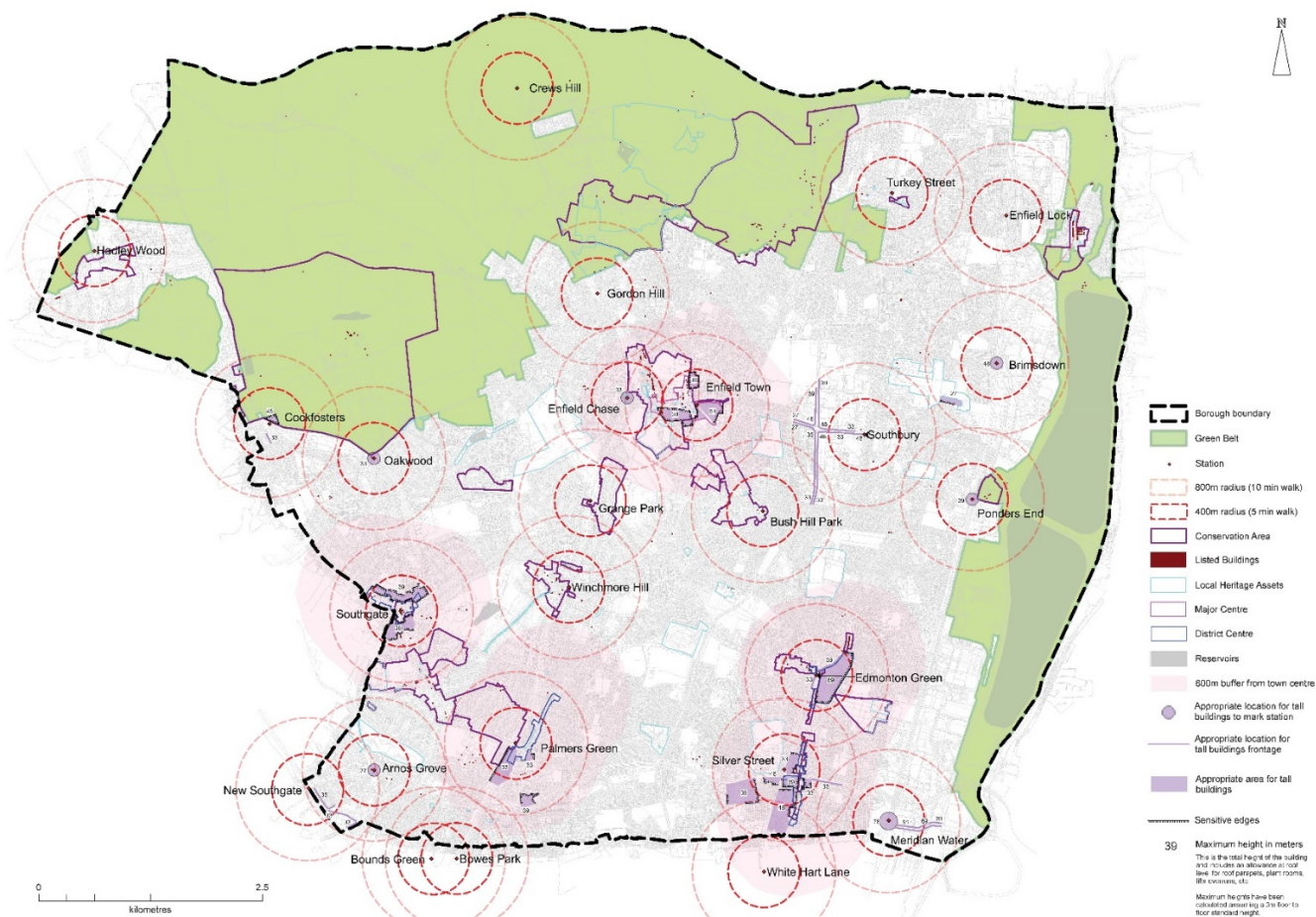


Figure 7.4: Appropriate locations for tall buildings



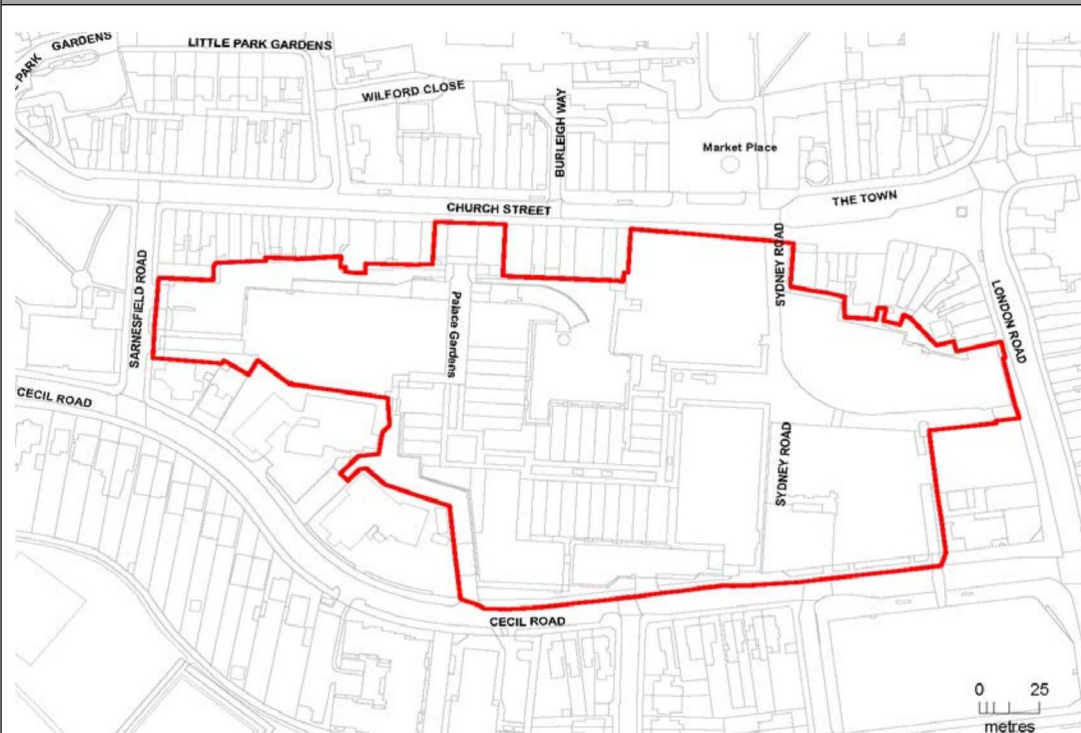
Explanation

- 7.6.1 The London Plan defines a tall building as those which are “taller than their surroundings and cause a significant change to the skyline”. Context is important and therefore this policy defines what is considered tall in the context of different areas within the Borough. These definitions are shown in **Figure 7.3** and as part of the ELP’s evidence base <https://new.enfield.gov.uk/services/planning/evidence-base/>
- 7.6.2 There are significant opportunities to optimise the provision of new homes and businesses while providing a form of development at a human scale which is responsive to the surrounding context. **Figure 7.4** illustrates the areas where tall buildings may be acceptable. This is based on a rigorous assessment of townscape, character and the sustainability of the location for higher density development. However, these are broad areas of potential change. More detailed siting and appropriate height of tall buildings must always be proportionate to the level of importance of the location (i.e. the level of relevance to the local and wider community and the degree to which the building helps people to identify locations and navigate the borough) and should be determined following the criteria below, in line with the London Plan:
- Location marks a point of visual or civic significance (e.g. educational buildings, hospitals, leisure centres, community centres, administrative buildings). Some height may be appropriate to respond to the scale of existing infrastructure (such as large roads and junctions). However, the height should be consistent with the importance of these locations and should not imply important locations in medium and longer views;
 - Location is near or within a town centre. This relates to the centres of Enfield Town, Edmonton, Angel Edmonton, Palmers Green and Southgate. Proportionate height may also be acceptable in larger local centres with good public transport access and amenities. Tall buildings might be considered in close proximity to town centres if within a short walking distance (up to 800m as measured along the actual walking route) and appropriate within the context where this does not adversely impact on the visual hierarchy of the location; and
 - Location has good (or planned) public transport access (generally “PTAL 4” and above, but more detailed analysis of the level of service and the destinations and travel times is recommended). Stations may also justify some height, although due to the context, a height meeting the definition of “tall” may not always be appropriate.

- 7.6.3 Carefully sited tall buildings can help optimise the development potential of sites and can make a positive contribution to the skyline, denoting areas of activity and core functions by providing landmarks. They are often visible over a wide area. At an early stage of the design process, applicants will need to consider the impact of tall buildings and high-density development in terms of scale, massing and height (both within and outside of the tall building areas) on heritage assets and their setting and other areas of sensitivity within the borough (including waterside environments, nature conservation sites and countryside/open locations, such as the Green Belt and Metropolitan Open Land). However, it is acknowledged that the juxtaposition between the open countryside and visible elements of the borough (including landmark buildings) can make a positive contribution to the townscape and the skyline, particularly where there are other strong drivers for height and in the absence of other sensitivities.
- 7.6.4 Tall buildings are not the only solution to delivering high quantities of housing. In Enfield, tall buildings should form part of a comprehensive approach to development, such as an area-wide masterplan or site allocation. Where this is not the case, proposals should explore alternative building forms that achieve similar densities. For instance, mansion blocks, terraces or stacked maisonettes can achieve the same number of homes or floor space without excess height. These buildings can offer advantages in terms of better amenity and less costly maintenance.

PL1: Enfield Town – Site Allocations

SA2: Palace Gardens Shopping Centre



Existing Site Information

Address	Palace Gardens Shopping Centre Enfield, EN2 6SN
Site Area	3.73ha
Existing Use(s)	Shopping centre
Current Ownership(s)	Single freeholder

Site Considerations

Flood Zone	1
PTAL	4-6a
Heritage Considerations	Highly sensitive context. Within Enfield Town Conservation Area and the setting of numerous designated and non-designated heritage assets including, but not limited to grade I listed church. Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required
Archaeological Priority Area Impacts	Within APA 6: Enfield Town Centre Heritage constraints; potential to develop; usual methodology for assigning indicative density will not apply; heritage impact assessment required; mitigation required

Proposal

Land Use Requirements	Comprehensive mixed-use redevelopment with compatible main town centre, commercial and residential uses. Public realm and environmental improvements, including improved walking and cycling routes.
-----------------------	--

Implementation

Timeframe for Delivery	0-5 years	5-10 years	10+ years
	-	X	-

Estimated capacity by proposed Land Use

Growth Scenario / Spatial Strategy	Baseline / Urban Area only	Medium / Urban area + Green Belt
Residential Capacity Estimate	350 homes	350 homes