

SECTION 3
PLANNING POLICY & OPPORTUNITIES

North East Enfield baseline document indicates Enfield's position and goals for the High Street.

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3.3.3 The key points to note are:

- There are large retail (A1) 'anchors' to the north and south of the High Street.
- The High Street south of South Street lacks continuity of 'High Street' uses (retail, restaurants and cafes and so on) and has a large proportion of residential.
- The main focus of the High Street is the area between South Street and Nags Head Road/ Southbury Road.

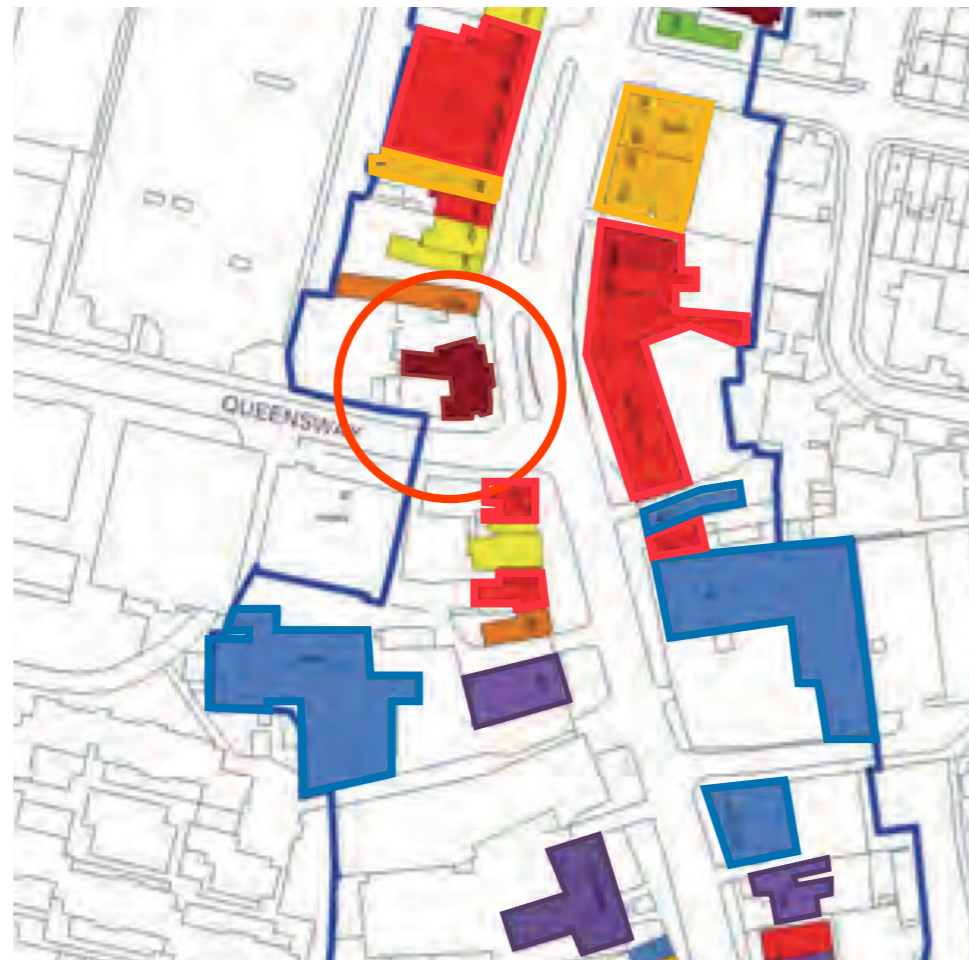


FIGURE 3.2 KEY

	Shopping centre boundary
	A1 Shops
	A2 Financial and professional services
	A3 Restaurants and cafés
	A4 Drinking establishments
	A5 Hot food takeaways
	B1 Businesses
	B2 General industrial
	B8 Storage or distribution
	C1 Hotels
	C2 Residential institutions
	C3 Dwelling houses
	D1 Non-residential institutions
	D2 Assembly and leisure
	SG
	Vacant
	Vacant - use not known



North East Enfield Baseline Document (Adopted June 2016)

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Figure 3.3 sets out the urban design issues affecting the High Street that should be considered in future proposals for improvement. The building line along the High Street is generally weak with a varied building line fronting the street.

The terraced pattern of the older buildings fronting directly on to the street ties into the urban grain to the north and south, which is considered an important element of the High Street. In places there are buildings of architectural merit but also new developments that do not positively impact on the streetscene.

Buildings identified as having architectural merit, whilst not being listed, are The Goat Public House, Swan Annex, Tara Kindergarten and The White Hart Public House.

The major junctions at Nags Head Road and South Street form 'gateways' to the High Street, marking a transition from predominantly residential uses to the vibrant mixed-use heart of the High Street.

KEY POINT

The site and the adjacent area of the Tesco car park fronting Queensway have been identified in the Councils' ambitions as an area of development opportunity.

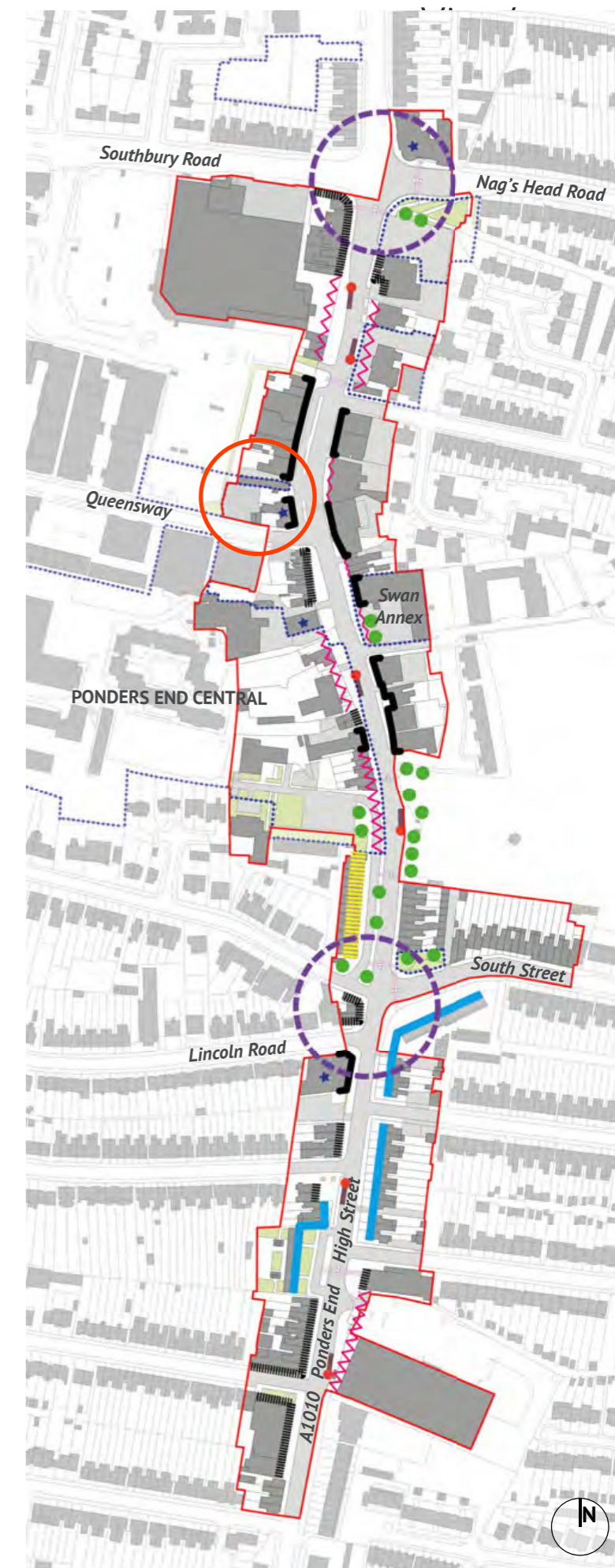
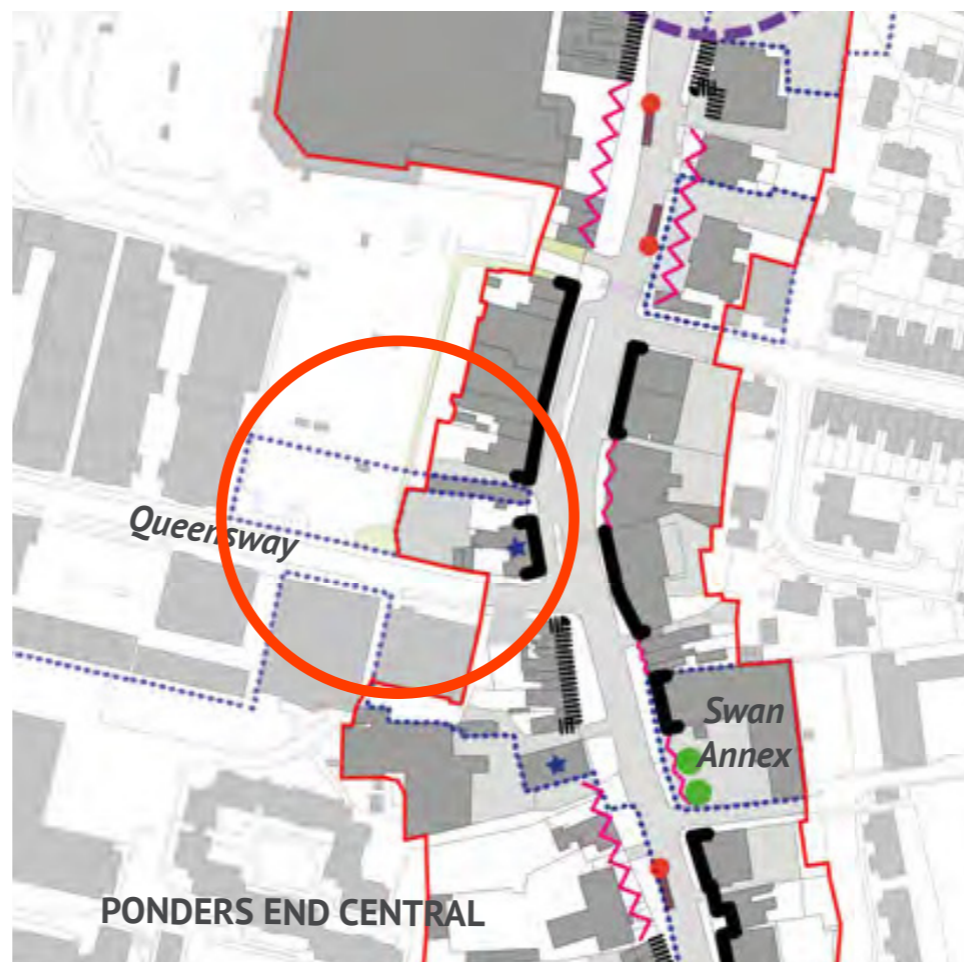


FIGURE 3.3 KEY >>>

- Local Centre boundary
- Development opportunity
- Existing crossing point
- Existing bus stop
- Existing mature tree
- ★ Community destination
- Gateway
- Positive building frontages
- Potentially positive building frontages
- Weak building frontages
- Set back shop fronts
- Predominantly residential use

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- Gaps along the High Street have been filled in, making the High Street a major urban activity area with a library and police station along with shops and businesses.
- Today, the High Street frontage is still fragmented, however, and the plan proposes strengthening this frontage where possible to recreate a sense of enclosure.
- Surviving buildings from 1914 include the industrial buildings on Queensway
- By 1960 the industrial area on Queensway was reinforced by extensions and new buildings to the south.

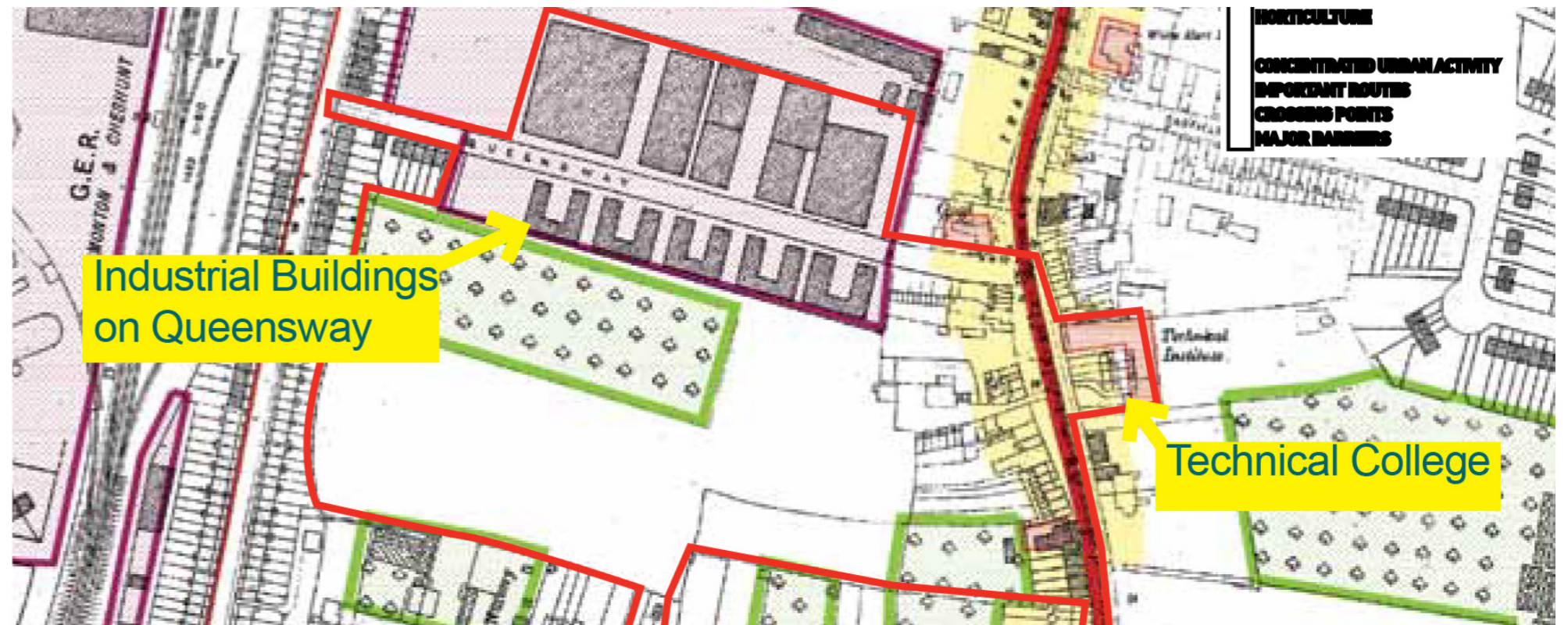


Fig. 2.1 Ponders End Central 1914

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In the Ponders End Central Priority Area, the objectives will be to create:

- Up to 1,000 new homes up to 2026, with a range of sizes and tenures, including affordable homes.
- High quality new development that complements the heritage assets and historic environment of Ponders End, such as the listed Broadbent Building and associated structures in Ponders End Central and Ponders End Flour Mill at Ponders End Waterfront.
- A holistic development at Ponders End Central incorporating the former Middlesex University campus, Queensway employment area, better use of land around the tesco store and a vibrant, good quality local shopping centre and community hub, with vacant sites along Ponders End High Street redeveloped to complement the local offer.



- | | |
|------------------------|--|
| 01 Swan Annex | 07 The Police Station |
| 02 The Goat P.H. | 08 College Court Carpark, the United Reformed Church behind. |
| 03 Tara Kindergarten | 09 31a Derby Road |
| 04 White Hart P.H. | |
| 05 The Mosque | |
| 06 Ponders End Library | |

Fig. 1.4. The High Street, buildings of architectural merit, community uses

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- During consultation, a new vehicular route was proposed into the Tesco site from Queensway.
- By providing an access point here, congestion at the High Street/Nags Head Road junction could be alleviated.
- There would likely need to be restrictions within the Tesco site to stop 'rat running'.
- This suggestion will be discussed with the landowner and will be subject to their agreement and feasibility.

KEY POINT

As per this proposed map, there is a road proposed immediately to the west of our site. This could facilitate further development along Queensway as proposed by the Council and is also a key factor to consider in our design.

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- Residential-led mixed-use development of around 400 - 450 units (or 427-480 habitable rooms per hectare) of predominantly family housing (3 bedroom plus), taking into account viability
- L60% market and 40% affordable housing, and within that 40%, a 70% social rented and 30% intermediate housing split, subject to viability and wider place shaping aspirations.
- Predominantly dual aspect homes with generous internal space standards and 50% amenity space for houses and 50% amenity space for flats, with around 75% parking provision.
- 10% wheelchair accessible units, Lifetime homes Standards and Secured by Design principles adhered to throughout
- Listed building to be retained and enhanced and new buildings not to detract from primacy of listed building.



Fig. 3.6 Key routes and connections

- 03** Vehicular connections, subject to feasibility
- 04** Pedestrian connections
- 05** Well defined streets into the sites

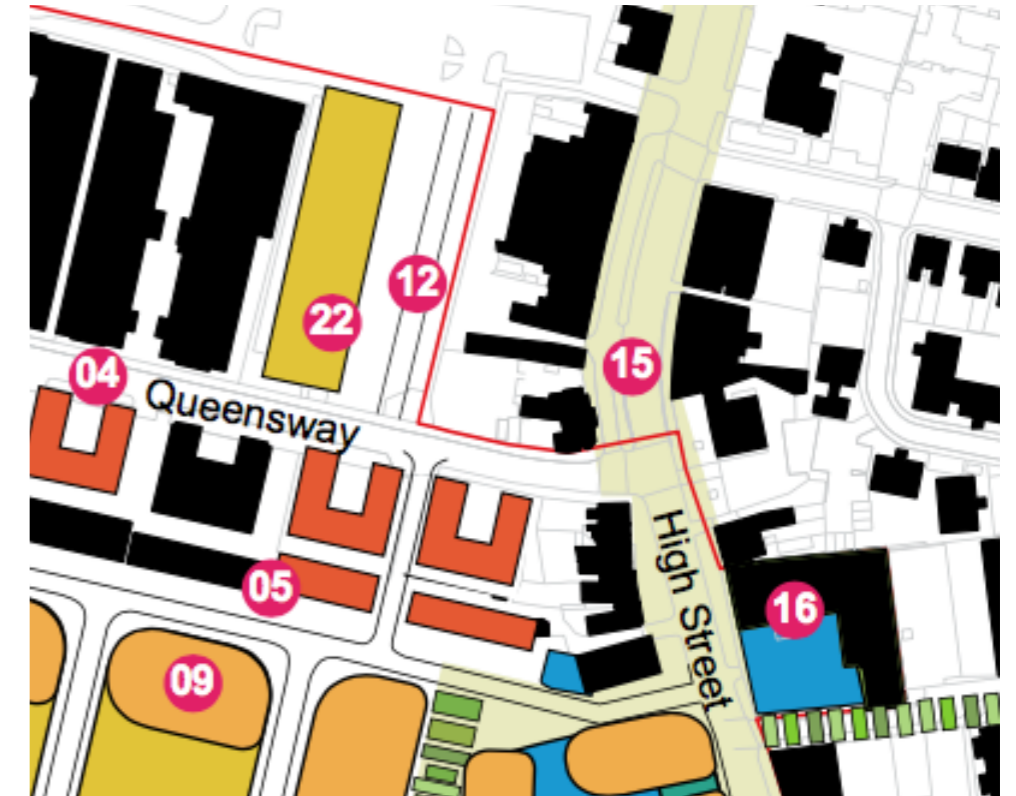


Fig. 3.7 Conceptual Masterplan

- 04** Queensway strengthened as a key employment and light industrial strip, with the addition of creative industries.
- 12** Potential new public vehicular, pedestrian and cycle access into Tesco from Queensway to alleviate congestion on the High Street.
- 15** A revitalised High Street with events throughout the year, a deep clean, decluttering, and improved shop
- 22** Mixed use development on part of the Tesco site and potential new access in.

Combined Living Space Guidance

4.4.1

The following combined floor areas for living, kitchen and dining space should be met:

Designed occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Storage Space Guidance

4.7.1

Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.

Amenity Space Guidance

4.10.1

A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant³⁸.

Notes:

- Where a one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
- The Gross Internal Area of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls[1] that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres (m²).
- The nationally described space standard sets a minimum ceiling height of 2.3 metres for at least 75% of the gross internal area of the dwelling. To address the unique heat island effect of London and the distinct density and flatted nature of most of its residential development, a minimum ceiling height of 2.5m for at least 75% of the gross internal area is strongly encouraged so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space.
- Four simple principles apply to the minimum space standards:
 - each home for two or more people should contain at least one double/twin bedroom;
 - each single bedroom should provide one adequate bed space (a floor area of 8 sqm is considered the desirable minimum);
 - each double/twin room should provide two adequate bed spaces (a floor area of 12 sqm is considered the desirable minimum);
 - all bed spaces should be counted when declaring the potential occupancy level of the dwelling.
- Amenity Space:
 - The minimum depth and width for all balconies and other private external spaces should be 1500mm.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Technical housing standards – nationally described space standard
Department for Communities and Local Government, 2016

Surrounding Precedents

This diagram looks at the range of developments surrounding our site. It compares the building heights and footprints in a list ordered from greatest to smallest.

* Development 13 has been extruded from the provisional plot outlined in the SPD for a mixed-use development. We have speculated this development to be four storeys in keeping with its neighbour, The Electric Quarter.

	HEIGHT		FOOTPRINT
⑦	24.5m	⑬	1714m ² *
⑩	20.8m	⑩	1143m ²
①	14.5m	⑪	1072m ²
②	14.5m	⑫	1027m ²
⑩	14.5m	①	835m ²
④	12.7m	②	835m ²
⑫	12.7m	③	753m ²
⑬	12.4m *	⑦	396m ²
⑰	10.65m	④	282m ²
⑮	10.6m	⑤	270m ²
⑤	10.4m	⑥	270m ²
⑥	10.4m	⑧	270m ²
⑧	10.4m	⑨	270m ²
⑨	10.4m	⑰	188m ²
③	9.86m	⑯	178m ²
⑪	9.00m	⑮	150m ²
⑭	7.30m	⑭	93m ²
⑯	6.10m		

