

Draft February 2020

Draft Lambeth **DESIGN CODE SPD** Part 3: New Buildings

Part 3: New Buildings

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General Approach

General Approach to New Buildings

3.1 Policies Q5 (Local Distinctiveness), Q6 (Urban Design), Q7 (New Development) of the DRLLP focus on the quality and character of new development. Policy Q5 is supportive of development that seeks to sustain and reinforce positive aspects of local character, Policy Q6 seeks development that responds positively to the existing spatial context and improves upon it where possible, Policy Q7 seeks to ensure that new buildings are of design quality, responsive to established and emerging local character, are built in durable materials and are attractive. For more information on Lambeth's character/local distinctiveness see para 1.11 and Lambeth's Local Distinctiveness Study, 2012.

3.2 As development densities increase it is essential that good design delivers buildings and places of quality.

Demolition and Site Redevelopment

3.3 Whilst the demolition and redevelopment of heritage assets and buildings that make a positive contribution to the special interest of conservation areas is discouraged the redevelopment of existing buildings elsewhere can often be the most efficient means of optimising site development. Designers should:

1. Weigh the pros and cons of redevelopment (including environmental considerations) when deciding on whether or not to clear an existing site of buildings.
2. Seek to salvage any features of architectural interest which may be re-used elsewhere. Architectural salvage is sustainable.
3. Retain features of interest for re-use on site such as memorials, commemorative plaques or date stones.

Optimising Development Potential

3.4 Designers should guard against over development by ensuring the development capacity of the site is optimised and not exceeded. Over development, especially at high density, leads to poor outcomes not just on site but for the wider community. This can include insufficient amenity spaces, poor daylight sunlight or excessive pressure on public realm and infrastructure. Designers need to be able to show how they have achieved optimum density. The first step is ensuring all established planning policy and other development standards are met.

3.5 Detailed analysis of a site at the outset of the design process is essential. Designers should use constraints and opportunities analysis to understand the physical attributes of site and context. Designers should make every effort to ensure that any negative attributes are addressed through good design and positive characteristics of the site / place are retained and reinforced. Constraints can include designated views, settings of heritage asset, neighbouring windows, overlooking, daylight and sunlight. Opportunities can include historic features, topography, existing trees and the established character of the locality. Redevelopment of sites enables broader issues to be addressed from the outset, these include; climate change mitigation and adaption, urban greening and biodiversity, creating inclusive environments which make a positive contribution to health and well-being and integration with the Healthy Streets Approach to promote active travel and low traffic neighbourhoods.

3.6 The accessibility of the site must be a key consideration, this should include analysis of the existing access points, desire lines and connections. New public routes through sites should be considered where they would successfully integrate development into its context and provide beneficial outcomes for the wider place.

Q5

Q6

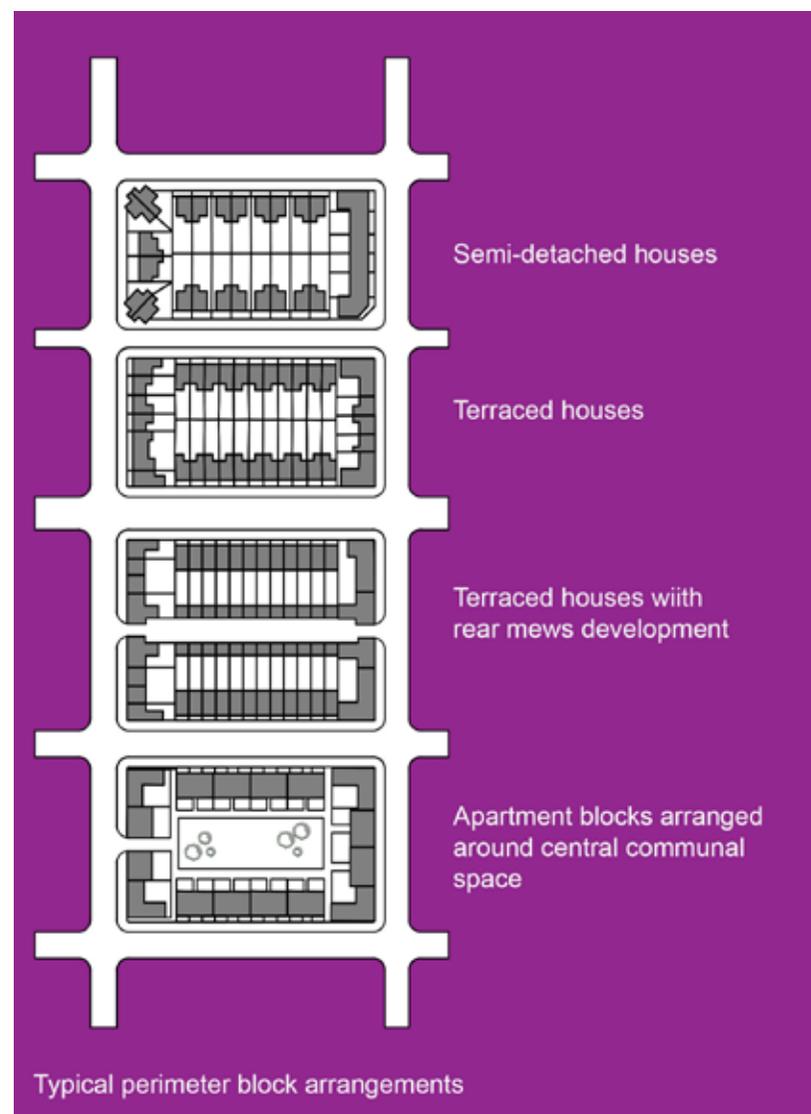
Q7

Arrangement of Buildings

3.7 See Policies Q6 and Q7. Buildings should be arranged to create a clear definition between areas that are public and those that are private. Designers should:

1. Orientate buildings face to face, onto streets or public spaces in the conventional manner.
2. Pay careful regard to established or emerging building lines.
3. Utilise perimeter block forms with semi-private street facing spaces and private rear spaces.
4. Place rear gardens to rear gardens for increased privacy and security.
5. Avoid “left over” spaces as these are difficult to maintain and can attract antisocial behaviour.
6. Ensure sufficient space for soft landscaping and urban greening.
7. Recognise the importance of gaps and spaces between buildings by retaining gaps of value/ ensuring sufficient space between new buildings and creating new gaps (for example to provide a new view of a heritage asset).
8. Minimise adverse impacts on the urban heat island.

3.8 The continuation of Lambeth’s established traditional hierarchy of main roads and legible side streets is strongly encouraged. This includes straight public routes, defined edges and good enclosure (achieved by ensuring that the height of the adjoining buildings is proportionate to the size and significance of the street / space). Gaps and spaces between buildings are a key characteristic of the borough and can be seen most commonly on return frontages where rear gardens adjoining side streets. Gaps of this nature as of value as they give ‘breathing space’ to townscape allowing views and good daylight and sunlight. As density increases their amenity value increases.



Sustainability

3.9 Policy EN4 sets out the environmental performance standards for development. The Council considers these standards to be compatible with the delivery of high quality design outcomes. Further advice is available in the Mayor of London's Sustainable Design and Construction SPG, (2014), link below:

<https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/sustainable-design-and>

Building Height and Mass - Conventional Frontages

3.10 With the need for continued growth in Lambeth and in recognition that London's character is ever-evolving much of the new development coming forward is going to be taller than its current context. In some instances development may be substantially taller. Designers should:

1. Consider stepping massing down in sensitive locations where it would be desirable to respond positively to established context; especially heritage assets and conservation areas.
2. Ensure the built forms work in immediate and longer views.
3. Use locally distinct materials and careful proportions to aid visual integration with local context.

Building Height and Mass - Rear Sites

3.11 On sites to the rear of established frontage development and within residential rear curtilages subordination with the street frontage buildings is essential in terms of maintaining the established spatial character of the borough and responding to the particular constraints presented by development of rear sites.

Architectural Style

3.12 In line with established best practice the Council expresses no strong preferences in terms of the style of development. Irrespective of style all development should respond positively to established or emerging local character. The established character of the borough is set out in Part 1 of this document and in the Lambeth Local Distinctiveness Study 2012. Designers taking a contemporary approach to new buildings should:

1. Seek simple, elegant design outcomes.
2. Generally avoid fully glazed facades
3. Ensure the elevations have unity and are well-proportioned.
4. Consider fine detailing and architectural enrichment (especially at ground level where it can be readily appreciated).
5. Generally take a cautious approach to colours that are not characteristic of Lambeth's built environment.



Contemporary

3.13 Occasionally the authentic reproduction of historic architectural styles may be the preferred response. For example the reinstatement of a missing facade within a historic terrace. Designers taking such an approach should do so on the understanding the Council will expect convincing designs executed in authentic materials to traditional construction. Local historic examples should inform historic detailing.



Historic Reproduction

Q5

Q6

Q7

Residential Development

3.14 This section should be read in conjunction with the general design guidance in the preceding parts of this SPD (especially those relating to amenity) and, where relevant, in relation to the subsequent section on basement development. Detailed guidance can also be found in the Mayoral Housing SPG (2016).

3.15 Standards (internal accommodation and amenity space) are set out in Policy H5 of the DRLLP PSV Jan 2020 and should be read in conjunction with Policy Q1 Inclusive environments (para. 3.2), Q2 Amenity (para 3.7 and 3.47), Q6 Safety, crime prevention and counter terrorism (para 3.36), Q7 Urban design – new development (para 3.58), Q8, Design Quality (para 1.82), Q12 Refuse/recycling storage (see separate SPD) and Q13 Cycle storage (para. 3.65).

3.16 The trend over recent years, in line with planning policy, has been an increase in residential densities. Residential development at higher density requires great care on the part of the designer to ensure acceptable outcomes for new and existing residents.

Dwelling Interiors

3.17 Designers should:

1. Meet the relevant space standards.
2. Achieve dual aspect layouts with practical room layouts
3. Anticipate the future needs of users by ensuring flexibility and adaptability are in the design, layout and construction.
4. Optimise daylight and sunlight (which might include roof lights and sun pipes on top floor units and using glazed doors borrowed light to bring light into halls and landings) both within flats and in common areas.
5. Avoid deep floor plans (to optimise daylight penetration and reduce daytime reliance on artificial light)

Houses

3.18 New houses proposed in Lambeth are typically in small developments in constrained locations. Small sites in particular have presented the best opportunities for self-builders within the borough.

Infill Houses on Previously Developed Land

3.19 Infill development is a key means of delivering new homes. Infill development has been common practice within Lambeth over many years and there are numerous examples of it across the borough. Scenarios include the redevelopment of:

1. Underused communal garage blocks on housing estates.
2. Underused domestic garages on return frontage gardens.
3. Redundant buildings on return frontages.

3.20 Infill development often beneficially improves the local environment by addressing under-used and run-down premises which often attract crime and anti-social behaviour. Infill sites have in the past provided opportunities for self-builders to erect one-off homes in Lambeth.

3.21 In addition to common design considerations designers should:

1. Remember that spaces between buildings can be particularly important to the spatial quality of residential areas (especially those designated as conservation areas) and to the setting of heritage assets. Bulk and massing of infill development should not undermine existing positive characteristics
2. Ensure subordination of bulk, scale and mass in relation to the existing built context.
3. Fully respond to the site constraints especially in relation to adjoining residential properties.
4. Pay particular regard to the access routes, lighting and boundary treatments in those locations that do not have a conventional street frontage. It should be remembered that not all sites may be suitable for residential development.
5. Optimise natural surveillance and defensible space

H5

Q1

Q2

Q6

Q7

Q8

Q12

Q13



Former garage sites



Former redundant site on return frontage

New houses within existing Residential Curtilages

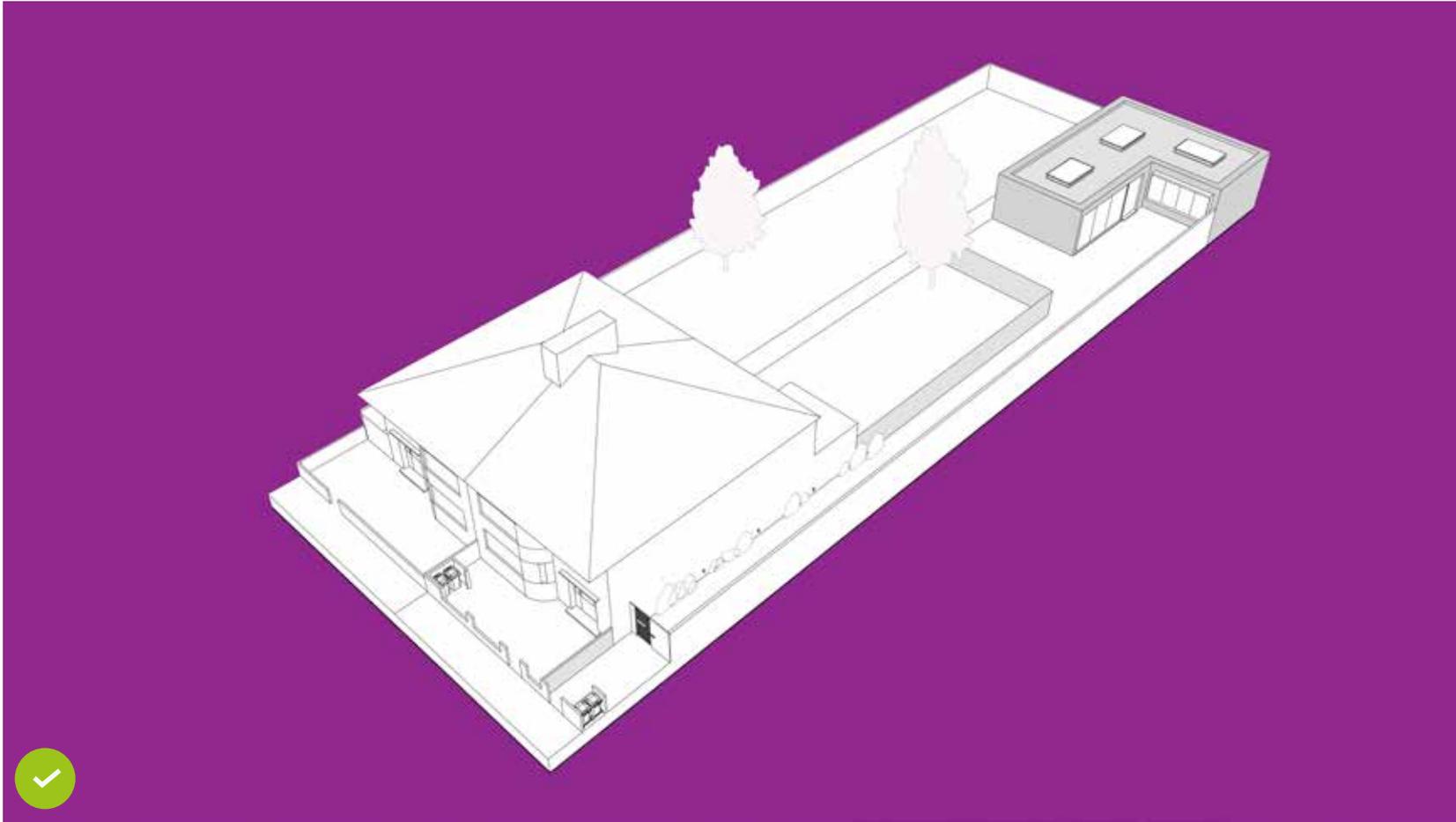
3.22 Policy Q14 of the DRLLP PSV Jan 2020 supports this type of development as an important means of delivering new homes. Front and prominent corner/side locations forward of established building lines are not considered appropriate locations for this type of development.

3.23 In order to assess the appropriateness of a residential curtilage for additional development designers should:

1. Retain trees and any other green infrastructure of value with their long-term wellbeing in mind.
2. Ensure that the host building retains sufficient private amenity space in accordance with Policy H5. Front gardens should not be counted as private amenity space.
3. Meet all relevant housing space standards for the proposed house and ensure it is subordinate to its context.
4. Ensure the proposed house is provided with sufficient private amenity space in accordance with Policy H5.
5. Optimise soft landscaping and urban greening within the site and on the street frontage.
6. Not count access pathways from the street to the proposed house or space taken up by refuse or cycle storage as amenity space.
7. Pay particular regard to the provision of an attractive, direct, secure, inclusive external pedestrian access route from the street to the new dwelling. It should not harm the amenity of adjoining neighbours and be broad enough (minimum 2m) to accommodate soft landscaping and low-level lighting. Cramped and unattractive alleyway type access is unacceptable.
8. Minimise disturbance to the peaceful character of existing gardens (for example by not bringing motor vehicles into rear garden sites). In the rare circumstances where vehicular access to the rear of the site is necessary the parking hard stand, turning head / turntable should not be counted as amenity space.
9. Utilise dual aspect layouts and features (such as roof lights) to optimise daylight and sunlight. The use of L shaped 'patio house' types is encouraged
10. Present blank walls on party boundaries (to allow future homes on those sites to abut) and avoid overhanging eaves on party walls. Traditional parapet treatments are preferable for ease of maintenance.
11. Ensure design excellence is achieved on the street frontage in relation to, legibility, security and the practicalities of mail boxes, refuse and cycle storage both in relation to the host building.
12. Retain the garden space in front of the host building with the host building and protect the visual and practical amenity of existing front gardens. Where space is limited on-site parking spaces / driveways should be given over to refuse and secure cycle storage and soft landscaping. All space should be enclosed and accounted for.
13. Not punch new access routes through the facades of existing buildings.
14. Be mindful of any technical access requirements of the London Fire Brigade.

Site Access

3.24 Whilst the assimilation of a number of residential curtilages into one large plot can reduce the number of access routes required to the rear this needs to be balanced against the adverse impacts caused by the intensive use of the single entrance point. Especially with regard the challenges single access routes present to new residents (significantly longer distances to between dwelling and street) and the provision of emergency access, refuse collection, cycle storage and security

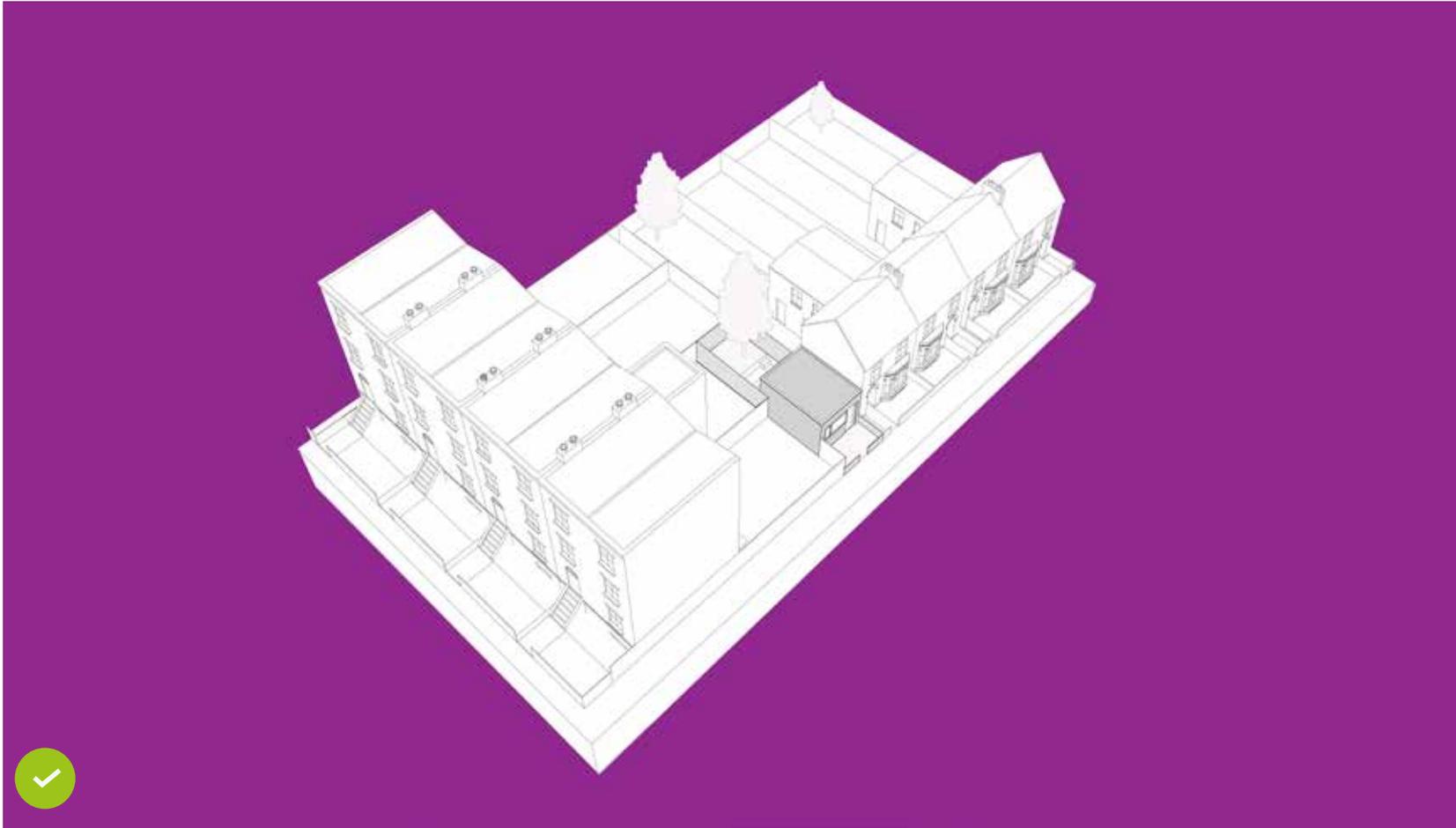


New home within an existing residential curtilage (Rear Garden)

Return Frontage Development within Residential Curtilages

3.25 A 'return frontage' is where the plot fronts a side road. Development in these residential curtilages is thus made easier by the direct access to the street. Much of the previous advice in this section is still relevant. Additionally designers should:

1. Generally align the building line of the new dwelling with that of the immediate neighbour on the return frontage or, where site circumstances dictate, place it where it mediates between the immediate neighbour and the flank of the host building rather than hard against the back of pavement. This is to ensure integration into the context and provide defensible space.
2. Avoid inward looking designs and incorporate conventional windows on the street facing facade to encourage natural surveillance.
3. Ensure legible entrances, good natural surveillance and neighbourliness by using conventional front boundary treatments to the same height as those prevailing on the return frontage. Where this is not appropriate for practical or heritage reasons (for example desired retention of a historic high boundary treatment) the alternative is to conceal the new house behind the retained historic wall.



New house within existing residential curtilage (Return Frontage)

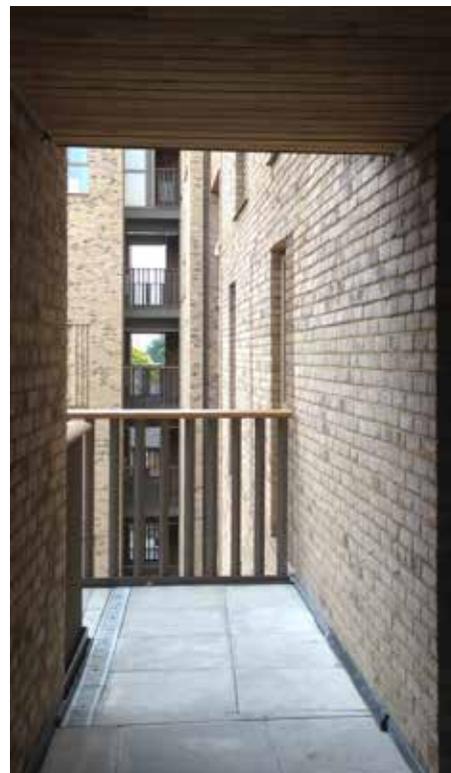
Flats

3.26 The borough has a long tradition of flat building - cottage 'Tyneside' flats of the 1900s, walk-up LCC blocks from the 1930s and residential tower blocks since the 1950s. The vast majority of residential development that comes forward in Lambeth is now flatted. Many of the existing blocks of flats are well designed and there is much to learn from these examples. Designers should:

1. Design communal entrances and circulation spaces for the convenience of all users by limiting the number of doors, providing adequate width.
2. Make staircases prominent within entrances to encourage use.
3. Use hard wearing flooring and walling materials in entrances and circulation spaces to guard against wear and tear.
4. Avoid long, windowless communal corridors.
5. Optimise daylight and natural ventilation in communal areas.
6. Ensure refuse and cycle storage is convenient and fit for purpose.
7. Ensure schemes are 'tenure blind' with residents having equal access to all communal outdoor amenity space.

3.27 Walk up flats are a great way of providing dual-aspect accommodation. However, the layout results in neighbours passing in very close proximity to the habitable rooms facing into the deck. Designers should:

1. Balance the need for privacy (keeping habitable rooms away from the deck) with the desire to optimise daylight, sunlight and ventilation.
2. Ensure that the access deck is sufficiently wide to protect the amenity of residents. For example outward opening windows should not obstruct pedestrian movement. Where habitable rooms front the deck defensible space should be provided where possible.
3. Limit the number of flats accessed off each deck to six.
4. Offset the limiting effect the deck soffit has on daylight and sunlight by using balustrade treatments. In circumstances where there is a fire safety requirement for solid balustrades they should be detailed to avoid long continuous blank façades.



Naturally ventilated circulation space



Well lit circulation space

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Tall Buildings

Tall Buildings

3.28 Lambeth's tall building stock, which is largely situated in the middle and north of the borough, dates from the 1950s right up to the current day. Policy Q26 sets out the policy requirements for tall building development which include design considerations such as architecture, detailing, materials, form and silhouette. Given that tall buildings are by their definition 'substantially taller' than their context their impact is undoubtedly going to be greater. Designers should:

1. Consider the impact of the building in near, medium and distance views and take particular care to ensure that the building massing and form are successful in each context.
2. Guard against outcomes that loom uncomfortably over existing low-rise neighbours
3. Ensure the design meets the design objectives of any associated tall building cluster.
4. Use materials that positively respond to Lambeth's local distinctiveness in order to integrate the building with its immediate and wider context'.
5. Seek elegant and well-proportioned architectural outcomes which unify the top, middle and base into a coherent whole.
6. Mitigate against potential adverse impacts – wind, micro-climate, daylight and sunlight etc. through design excellence.





Portland Stone/Reconstituted Stone



Terracotta Tiles



Red Brick



Portland Stone Effect Panels



Portland Stone/Reconstituted Stone



Red Brick



Buff Brick



Portland Stone Effect Panels

Visual Impacts

3.29 Given their scale tall buildings have a visual impact which extends beyond their immediate context. Designers must demonstrate this impact in their submission by:

1. Preparing a Zone of Theoretical Visibility (ZTV) map to illustrate all the locations where the proposal is visible from. The map should be used to identify sensitive receptors within a minimum of 500m for assessment. These should include the settings of heritage assets or places of townscape / landscape value.
2. Using tables 1 and 2 to attribute a 'receptor value' to each receptor for assessment purposes.
3. Using verified 3D modelling to identify the 'scale of change' of the proposal on each receptor using the terminology / criteria in Table 3.
4. Combining the 'receptor value' with the 'scale of change' to identify a 'Magnitude of Effect' for each receptor using Table 4.
5. Providing a narrative explaining the nature of that effect on each receptor using the terminology in Table 5. Adverse impacts on the settings of designated heritage assets should be avoided. Where it does result the established terms 'substantial harm' and 'less than substantial harm' should be used.

3.30 With development affecting the setting of the Westminster World Heritage Site designers should also refer to the following guidance documents:

- ICOMOS 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties', 2011
- Mayor of London's 'World Heritage Sites, Guidance on Settings, 2012

Table 1: Heritage Receptor Value

Value	Criteria	Examples
Exceptional	Building / site / area of international value.	Likely to be World Heritage Sites. Often Listed Buildings Grade I & II* and their setting. Scheduled Monuments with upstanding remains, registered Historic Parks and Gardens Grade I & II* Listed and their setting.
High	Building / site / area of national value.	May be Listed Buildings Grade I & II* and their setting. Scheduled Monuments with upstanding remains, registered Historic Parks and Gardens Grade I & II* Listed and their setting.
Medium	Building / site / area of national value.	Often Grade II Listed Buildings and their setting. Conservation Areas and their setting, Scheduled Monuments without upstanding remains, registered Historic Parks and Gardens Grade II Listed and their setting.
Low	Building / site / area of national and or regional value or local assets of particular significance.	May be Grade II Listed Buildings and their setting. Conservation Areas and their setting, Scheduled Monuments without upstanding remains, registered Historic Parks and Gardens Grade II Listed and their setting and buildings of local interest.
Very Low	Building / site / area with some evidence value but in an incoherent or eroded form of local interest and generally no statutory protection.	Often buildings of local interest and dispersed elements of townscape merit. Assets may be so badly damaged that too little remain to justify inclusion into higher grade.

Table 2: Townscape Receptor Value

Value	Criteria	Examples
Exceptional	<p>Very attractive, unique or outstanding townscape with clearly distinctive characteristics, elements and features; Widespread use of quality materials; Very strong urban structure, characteristic patterns and balanced combination of built form and open space; Good condition - appropriate management for land use; Unique sense of place; No detracting features.</p>	<p>Internationally or Nationally recognised</p> <p>World Heritage Site, Archaeological Important Areas, Scheduled Ancient Monuments, sites of national importance recorded on the Sites and Monuments Record (SMR) or National Monuments Record (NMR) and Grade I & II* Listed Buildings and Grade I & II* Listed Parks and Gardens.</p>
High	<p>Very attractive townscape with distinctive or unusual features or elements; Evident use of quality materials; Strong urban structure, characteristic patterns and balanced combination of built form and open space; Appropriate management of land use with limited scope to improve; Strong sense of place Occasional detracting features</p>	<p>Nationally, Regionally or District recognised</p> <p>Archaeological Important Areas, Scheduled Ancient Monuments, Grade II Listed Buildings, Grade II Listed Parks and Gardens, Tree Preservation Orders and sites of national, regional or county importance recorded on the SMR or NMR.</p>
Medium	<p>Attractive townscape with some distinctive features; Recognisable urban structure, characteristic patterns and combinations of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Sense of place Some detracting features.</p>	<p>Regional District or Locally recognised</p> <p>Generally undesignated but value expressed through literature and cultural associations or through local plan designations, conservation areas and demonstrable use. May contain Listed Buildings, Tree Preservation Orders and sites of county or local importance.</p>
Low	<p>Typical, commonplace or unremarkable townscape with limited variety or distinctiveness; Distinguishable urban structure, characteristic patterns and combination of built form and open space; Scope to improve management for land use; Some features worthy of conservation; Some dominating detracting features.</p>	<p>District or Locally recognised</p> <p>Certain individual townscape elements or features may be worthy of conservation and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.</p>
Very Low	<p>Townscape often in decline; Weak or degraded urban structure, characteristic patterns and combination of built form and open space; Lack of management has resulted in degradation; Frequent dominating detracting features; Disturbed or derelict land requires treatment.</p>	<p>Not formally recognised</p>

Table 3: Scale of Change

Impact grading	Archaeological attributes	Built Heritage or Historic Urban Landscape attributes	Historic landscape attributes	Intangible Cultural Heritage attributes or associations
Major	Changes to attributes that convey OUV of World Heritage properties. Changes to most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting	Change to key historic building elements that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to most or all key elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to setting of an historic building, such that it is significantly changed.	Changes to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements such that the asset is slightly different, Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building element or setting that hardly affect it.	Very minor changes to key historic landscape element, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
No Change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Table 4 : Magnitude of Impacts

Value of Heritage Asset	Scale of Change				
Very High (OUV of World Heritage Sites)	Neutral	Small	Medium / Large	Large / Very Large	Large / Very Large
High	Neutral	Small	Medium / Small	Medium / Large	Large / Very Large
Medium	Neutral	Neutral / Small	Small	Medium	Medium / Large
Low	Neutral	Neutral / Small	Neutral / Small	Small	Medium / Small
Negligible	Neutral	Neutral	Neutral / Small	Neutral / Small	Small

Table 5: Likely Significant Effects

Major Beneficial	The scheme would be in keeping with and would provide a major improvement to or reinforce the value of the receptor.
Moderate Beneficial	The scheme would be in keeping with and would provide a noticeable improvement to or reinforce the value of the receptor.
Minor Beneficial	The scheme would be in keeping with and would provide a slight improvement to or reinforce the value of the receptor.
Negligible	The scheme would have no effect on the value of the receptor or would be barely perceptible / in keeping with and would maintain the value of the receptor.
Minor Adverse	The scheme would have a minor negative effect to the value of the receptor.
Moderate Adverse	The scheme would cause a noticeable deterioration in the value of the receptor.
Major Adverse	The scheme would cause a major deterioration in the value of the receptor.

Wind Microclimate Impacts

3.31 Adverse wind impacts can diminish our ability to enjoy public realm and move about comfortably. In order to ensure this doesn't happen and to guard against dangerous outcomes designers should:

1. Undertake Early Stage Massing Optimisation: Wind Tunnel Testing OR Computational (Compulsory Fluid Dynamics (CFDs) Simulations for all new tall buildings where they are not part of an established group.
2. Undertake Early Stage Massing Optimisation: Wind Tunnel Testing AND Computational (CDF) Simulations for all new tall buildings where they are part of an established group. Each of these should be undertaken by separate, independent consultants. Where different test outcomes result the differences should sensitivity tested and the likely reasons for the differences explained.
3. Ensure wind studies at pedestrian level include the site, its existing surroundings and any consented development in its immediate surroundings (300m). The form of any anticipated cluster, and the impact it may have, should also be anticipated where it is within 300m.
4. Ensure comfort ratings align with the anticipated pedestrian activities measured at 1.5m above ground/ floor level or all external spaces (including roof terraces and balconies).
5. Explain what physical mitigation is required and the form it will take.

3.32 When undertaking Wind Tunnel testing designers should:

1. Ensure the model includes all surrounding development within 300m of the centre of the site.
2. Ensure that sufficient probes are used located in areas of potential windiness with particular emphasis on narrow spaces, entrances and key pedestrian locations including roadways for cyclists and at crossings. For cycle routes one probe should be located every 40m.
3. Refer to wind testing for adjoining consented schemes contained within their planning submissions.

3.33 When using CFD tools designers should also:

1. Ensure the CFD model is accurate for both the proposal and its adjoining buildings; especially for pedestrian areas and entrances.
2. Ensure cell sizes used for ground level and pedestrian spaces across streets is a minimum of 10.
3. Ensure the model has 3 prism layers below 1.5m height.
4. Avoid standard k-epsilon models or 0 or 1 equation models in favour of realisable K-epsilon model (industry standard) or K-omega SST where the mesh is suitable for that model.

3.34 The following pedestrian wind comfort criteria should be used for all assessments:

Category	Description	Mean and GEM wind speed (5% variance)
1. Frequent sitting	Café and restaurant outdoor spaces	2.5 m/s
2. Infrequent sitting	Seating / lawn areas of public spaces and residential balconies	4 m/s
3. Standing	Entrances, under-crofts, bus stops	6 m/s
4. Walking	Pavements, walkways and routes through spaces.	8 m/s
5. Uncomfortable	May be acceptable where no public access – service yards etc.	Over 8 m/s
Wind Safety Criteria	Description	Mean and GEM window speed from any wind direction (0.022% exceedance)
6. Safety limit	Likely safety risk to some pedestrians	15 m/s

3.35 Built forms and layouts should be refined to ensure adequate outcomes taking into account the Council's commitment to delivering Inclusive Environments (Q1). Final findings should be colour coded and presented in diagram from light (1) to dark (6). The worst season scenario should be presented for each location regardless of the season. Findings should be summarised in the planning submission including a plan (and written explanation) showing any additional physical mitigation measures required. This is important as the Council will wish to secure the long-term retention of any such measures through planning conditions.

Public Realm

3.36 Ensure the associated public realm is adequate for the volume of users and mix of uses

3.37 Offer public realm improvements around the site to mitigate the impact of increased footfall.

Signage on Tall Buildings

3.38 High level signage will generally be resisted on tall buildings because of the adverse impact it can have on visual amenity – especially in the River Thames character area, in conservation areas.

3.39 Within the setting of the Westminster World Heritage Site.

Detailed Design

3.40 Much of the advice relating to heritage assets and the River Thames in UDC Part 1 is relevant here. Generally, given the attractive established character and heritage sensitivity of the borough tall building development should seek to blend into its context rather than stand out.



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Non-Residential Development

Non-Residential Development

Community Facilities (schools, colleges, places of worship etc)

3.41 Along with the usual design considerations designers of new schools, places of worship and community facilities should additionally:

1. Place entrances in locations where they won't unduly disturb residential amenity.
2. Provide sufficient linger / spills out space within the site to ensure footways are not blocked or crowded at busy times.
3. Guard against overly defensive boundary treatments to street frontages. High industrial-style palisade type fencing should be avoided.
4. Optimise orientation. Protect internal users from external disturbance.
5. At ground floor level use hard wearing external materials to withstand the 'rough and tumble' of public use life. Heavy usage should be anticipated also in specifications for gates and other external features. Above ground level use high performance materials that require little to no maintenance to maintain their long-term appearance.
6. Have a high design quality that enriches the user experience both inside and out. Circulation, flexibility/ adaptability, access to outside space and facilities (storage, coats, toilets) require careful planning.
7. Focus colour to feature elements such as entrances and avoid the use of garish or distracting colours on elevations.
8. Fully understand cycle, buggy, mobility scooter requirements at the outset and integrate the provision into the landscape design in a meaningful way.

3.42 In developments where dwellings are proposed alongside such uses designers should seek to ensure that:

1. The community facilities occupies the lower floors with frontages and legible entrances onto the most accessible street frontage.
2. Other uses are visually separate with clearly distinct entrances.
3. The security of community users and amenity of neighbours is fully considered at detailed design stage.

3.43 See also 'Area guidelines for mainstream schools: BB103' (2014) - a non-statutory government guidance on building and site areas for mainstream school buildings.



Calm and well detailed



Visual interest



Focus on entrances



Accent colour



Generous spill out space

Industrial Development

3.44 Whilst, out of necessity, industrial development takes a utilitarian form of it need not be unattractive. Within Key Industrial Business Areas (KIBAs) intensification of industrial floorspace is anticipated. Designers should:

1. Use robust, low-maintenance materials at ground level to ensure the building can withstand heavy usage. Avoid surfaces finishes that attach graffiti or that damage or dent easily.
2. Anticipate the potential adverse impact of reversing vans and trucks on buildings and on soft landscaping by strategically placing guard railing. Bollards are discouraged as they are generally less successful in industrial locations (being vulnerable to impact themselves).
3. Take care with the selection of colour in order to give visual interest and respond to local distinctiveness.
4. Use perimeter soft landscaping to soften impact of service yards and trees to shade surface parking areas.
5. Avoid overly defensive boundary treatments to street frontages.
6. Use clear building numbering and signage.



Heavy-duty treatment



Clear signage



Careful colour selection

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