

Mr Colin Bannon comments

Page: Chapter 3 Design

Section: N/A

Overall it would be good to include some photographs of good examples and case studies throughout the design section. There is reference to other policy documents and guidance but there is also opportunity to add more in some sections. For example,

3.1.5 Design out crime – useful to reference: interactive.securedbydesign.com

3.2.2 reference GLA's Character & Context SPD

3.2.8 For DAS - D1 and D2?

3.31 Should sexual orientation also be included? Tying up with the LGBT+ venue charter, rainbow flags, etc.

3.3.4 Entrances need to be carefully considered in terms of their context so for example if a building is on a corner of a residential street and a commercial street, then the main resi entrance should be on the resi street, etc.

Policy D4

A – Could different typologies of flats be considered too – single aspect, duplex, etc. And also different typologies of building – mansion block, villas, townhouses, etc. All of which can occupy flatted developments but give a more interesting streetscape. This would also align with the Mayor's "A City for Londoners" – where "developments do not need to be tall". Developments need to create visual vitality on the street and in doing so improve place making.

D 9 – private space – minimum standards 5m². Can we caveat that LA may have their own standards which may be greater than this.

F – could reference be made to some documentation on how to avoid overheating, etc? Could the type of balcony be discussed for example, a recessed balcony or winter garden next to busy roads and higher levels, projected balconies at lower levels in courtyards, semi recessed in south facing aspects to offer some shelter and a possible combination of 2 or all three to offer variety to the façade of the building.

3.4.12 Equipment on top of buildings should be hidden from view. PV panels are only suitable at the top of a building where they are not overlooked by resi developments. Green roofs are more suitable on flat roof sections of a development which are overlooked by residences.

3.5.4 Does this cover the instance where a building will require 2 lifts for wheelchair access if these units are on the upper floors? Situations sometimes arise that disabled units will be placed on the ground floor to avoid this requirement, but these GF units are often more suitable for family housing which overlook play areas in shared spaces for example.

3.6.6 It would be good to reference some good guidance material on how to create successful masterplans.

Policy D7 and associated sections

It would be worth mentioning something about the design of shopfronts and how they interact with the public realm. How retail units can help activate space and contribute to place making – ref some good guidance and case studies.

3.7.1 Shared space is worth mentioning as there are lots of areas of London which have conflicts between pedestrians and vehicles, such as loading bays and refuse vehicles sharing public realm and sometimes private space. Loading and refuse vehicle collection should ideally be kept to the periphery of sites to encourage the maximum amount of quality public realm for people to enjoy.

3.7.9 In regards to maintenance, the use of robust materials such as granite in areas which have high or heavy vehicular use. Also soft landscaping should be dependent as little as possible, on manually watering. Therefore water retention systems should be included in schemes, from irrigation systems in public realm planters to water butts for recycled rainwater in private developments.

Policy D8

C 3)a) Worth mentioning tests - Lawsons criteria with graphical reps for wind comfort, as well as daylight and sunlight graphical reps in public realm areas and shared spaces within developments. These should be provided at the earliest opportunity in the pre-app process as the design of the building can determine how it affects public realm and private amenity. It is harder to make significant changes to the building down the line if there are problems with daylight/ sunlight/ wind in these areas. The view should be how do we maximise sunlight and daylight into these areas and minimise the negative aspects such as wind from the very start.

3.8.4 Worth mentioning architectural treatments that can be used on the top of a building to help “finish” it, give it a more recessive quality and in doing so reduce the bulk and mass.

3.8.7 Also important to know what a tall building will look like at night. Lighting design can provide an important feature in a neighbourhood. It can also look utilitarian and therefore be a detriment to the neighbourhood.

Page: [Policy D1 London's form and characteristics](#)

Section: [N/A](#)

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Page: [Policy D2 Delivering good design](#)

Section: [N/A](#)

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Page: [Policy D3 Inclusive design](#)

Section: [N/A](#)

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Page: [Policy D4 Housing quality and standards](#)

Section: [N/A](#)

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Page: [Policy D5 Accessible housing](#)

Section: [N/A](#)

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Page: [Policy D6 Optimising housing density](#)

Section: [N/A](#)

3.6.6 It would be good to reference some good guidance material on how to create successful masterplans.

Page: [Policy D7 Public realm](#)

Section: [N/A](#)

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Page: [Policy D8 Tall buildings](#)

Section: [N/A](#)

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