

ms Dinah Bornat comments

Page: [Draft New London Plan](#)

Section: [N/A](#)

As a Mayor's Design Advocate I welcome the introduction of Design Policies. However, these should be strengthened with a more explicit people based approach to design.

My role as an MDA has a particular focus on children and young people. This age group, who make up 25% of London's population, has been notably under represented in planning policies and more often expressed in a negative light. I would advocate for a child-friendly approach to design, which would benefit other age groups. In order to facilitate this, children and young people should be referred to in earlier sections than S4: Play and informal recreation. Specifically sections GG1, D1, D3, D4, D7 and D8. These policies will have the strongest influence on local neighbourhood and housing design, which is critical for the health and well being of children and young people.

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

Section: [N/A](#)

Suggest add or amend the following (as shown in italics/bold)

A 2) facilitate an inclusive environment ***by adopting a people based approach***

7) provide **safe pedestrian routes to** green and open spaces for social interaction, play, relaxation and physical activity ?

3.1.2 Developments that show a clear understanding of, and relationship with, **the context of the site** are more likely to be successful. Buildings should be of high quality and enhance, activate and appropriately frame the public realm. Their massing, scale and layout should help make public spaces coherent and should complement the existing streetscape and surrounding area. Particular attention should be paid to the design of ?the parts of a building or public realm that people most frequently see ?or interact with in terms of its legibility, use, detailing, materials and location of entrances. **Shared spaces within developments should be designed and accessible for all ages to use for social activity, play, rest and recreation (see Policy S4 Play and Informal Recreation).** Creating a comfortable pedestrian environment with regard to levels of sunlight, shade, wind, and shelter from precipitation is important. ?

3.3.3 Where **security measures** are required in the external environment, the design and positioning of these should not adversely impact access and inclusion. ?**Security measures should not restrict children’s independent mobility; children and young people should be free to access shared and communal spaces without adult assistance or supervision.**

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

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There is no policy covering the design of shared or communal space, such as courtyards, which are increasingly seen in new housing developments.

Shared space in new housing developments is commonly gated; policy should be strengthened to avoid this. Gated spaces are typically underused and don’t provide the social benefit they often claim. Moreover they become prohibitive for children and young people and often require adult supervision.

Gated shared space should be avoided at all costs (see strike though amendment). Design should instead aim for defensible shared spaces that can be safely accessed by all age groups.

Shared spaces should be well overlooked and accessible from the street and from the dwellings. At low level shared space should be directly accessible from the dwellings. From upper levels, vertical circulation should aim for continuous sight lines from the dwelling to the shared space – or stairs and lobbies with direct views and continuous sight lines to the shared space.

Circulation and alternative routes through these spaces should be encouraged to increase activity and encourage social use. To protect very young children and some vulnerable people, low gates and fences could be introduced at the perimeter.

As well as introducing the above points, suggest the following words are deleted (as shown in italic):

3.4.9 Development should help create a more socially inclusive London. **Gated forms of development (DELETE):** *that could realistically be provided as a public street* are unacceptable and alternative means of security should be achieved through utilising the principles of good urban design. ?

Page: [Policy D7 Public realm](#)

Section: [N/A](#)

Negative attitudes towards teenagers and young people should be redressed. Suggest the following wording (shown in italic/bold):

3.7.9 The effective **management and ongoing maintenance** of public realm should be a key consideration in the design of places and secured through the planning system where appropriate. Whether publicly or privately owned, public realm should be open, free to use and offer the highest level of public access. These spaces should only have rules restricting the behaviour of the public that are considered essential for safe management of the space. ***Targeting teenagers and young people as being responsible for anti social behaviour is not acceptable. This age group should feel valued as part of the community and welcomed in all public spaces.*** The Mayor will develop a 'Public London Charter' which will set out the rights and responsibilities for the users, owners and managers of public spaces irrespective of land ownership. The rules and restrictions on public access and behaviour covering all new or redeveloped public space and its management should be in accordance with the Public London Charter, and this requirement should be secured through legal agreement or planning condition.

Page: [Policy S4 Play and informal recreation](#)

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Policy S4: Play and informal recreation

*The principles behind this policy are welcomed, specifically extending the concept of play include children's independent mobility (CIM). However, safe access from dwellings, particularly from upper levels is critical to providing CIM and should be strengthened in policy. Suggest wording amendment as follows, shown in **bold/italic**:*

B 2) for residential developments, incorporate good-quality, accessible play provision for all ages, of at least 10 square metres per child that:

a) provides a stimulating environment

b) can be ***directly accessed from the home*** or accessed safely from the street by children and young people independently

c) forms an integral part of the surrounding neighbourhood

d) incorporates trees and/or other forms of greenery.

3) incorporate accessible routes for children and young people to existing **and proposed** play provision, schools and youth centres, within the local area, that enable them to play and move around their local neighbourhood safely and independently