



*Courtesy: Moore Park Road – Stephen Taylor Architects*

## Delivering Small Sites & Infill

18/11/2020

- **Land in London is scarce and small sites have a significant contribution to make.** Ensuring small sites deliver good quality is complex as many conflicts have to be addressed and their impact is disproportionately high on neighbours. However, practical approaches can help to reduce opposition and create great places.
- **The London Plan (Intend to Publish) sets out the policy particularly relevant for small sites in Chapter 3 (D1, 4 and 6) and Chapter 4 (H1-2).** The London Plan Guidance provides documents to help with design and delivery - Module B assists with evaluating quality and the preparation of Design Codes.
- **The GLA's Small Sites Programme has been established to overcome the challenges of auction or development agreement approaches.** It helps to bring forward publicly owned sites as well as assisting small developers, housing organisations and community groups to bring their own projects forward.
- **Understanding common themes in a local area can help identify typologies for development that could form the basis for future design codes.** These can then be used to engage local people and move towards developments which are more widely accepted. Review of planning refusals can also help to identify aspects where clearer signals on acceptable development are needed.
- **The Croydon Design Guide has three main approaches to character - 'sympathetic and faithful', 'contemporary reinterpretation' and 'innovative and original'.** These help to give direction for the approach to applications in different contexts.
- **What works well is understanding site constraints, having a character led but flexible approach,** valuing communal experiences, working with not against topography, promoting



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urban greening and training across teams to support these approaches.

- **Small sites need to punch above their weight to overcome the issues** associated with the site but careful work and a sensitive approach can create exceptional schemes.

**Speakers:**

**Attendees: 141**

Elliot Kemp, Policy Team Leader – Design Heritage & Housing, GLA

Rosie Evered, Senior Project Officer - Small Sites Programme, Housing and Land, GLA

Russell Curtis, Founding Director, RCKa

Dominick Mennie, Team Leader, Plan Making, LB Croydon

Matthew Rust, Senior Project Officer, Placemaking, LB Croydon

Rachel Jones, Urban Designer, RB Kingston upon Thames

Robin Oliver, New Homes and Housing Delivery Lead, RB Kingston upon Thames

Sue Rowlands, Director, Tibbalds

Stephen Taylor, Director - Stephen Taylor Architects - Award winning small sites development – Moore Park Mews, LB H&F