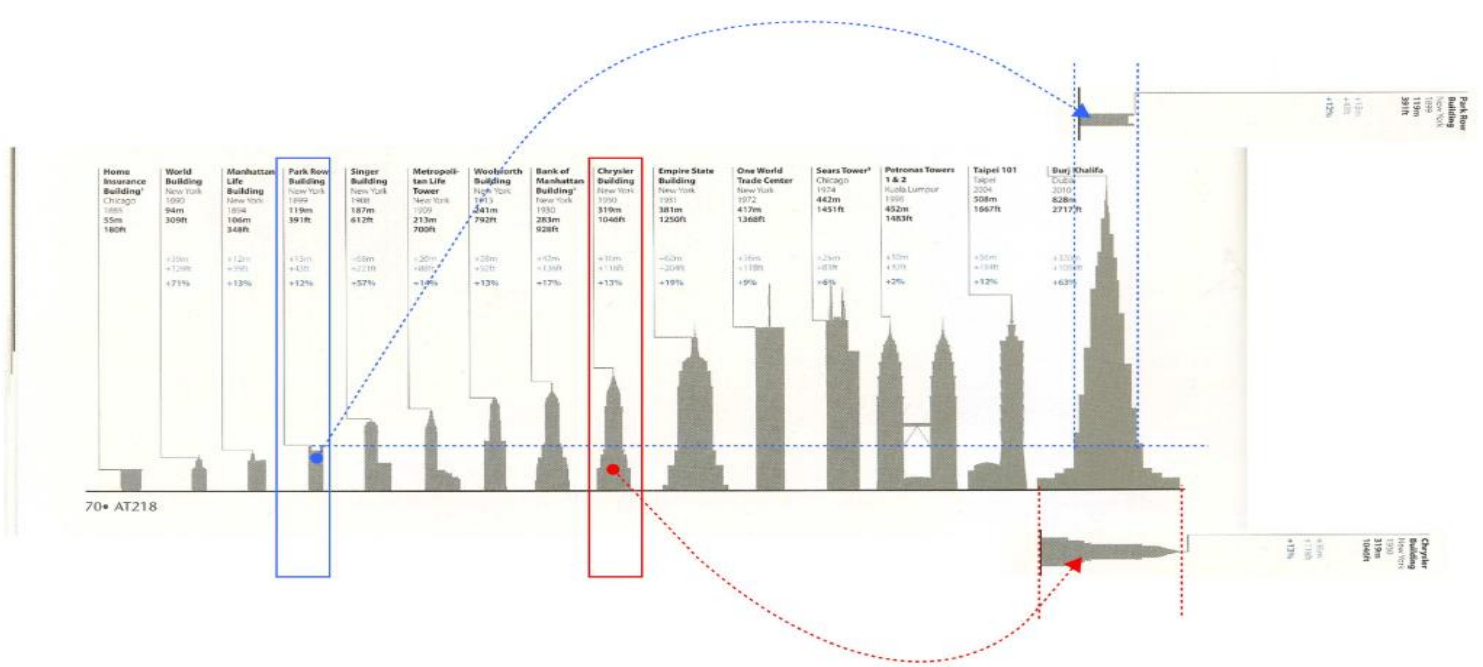


Courtesy: Jane Wernick, engineersHRW

Tall Buildings

18/03/2021

- **Tall residential buildings are seen as an important part of meeting housing needs.** But if they go wrong, they create bad living conditions and environmental problems affecting lots of people. Such problems are going to be hard to put right – so we are all responsible for taking extra care and ensuring only the best, most robust, liveable and highest performing tall buildings are constructed. In many cases there is pressure to approve 'less than the best'.
- **The London Plan policies have been amended to reflect Government direction on the use of height as a definition of a tall building.** But remember, this only effects when tall building policies kick in, other polices to do with local context, sustainability, living conditions etc. apply whether a building is officially 'tall' or not.
- **London is innovating and creating effective and well-informed characterisation studies to help define where tall buildings should, or should not, go.** This will help us plan proactively, providing certainty and allowing tall building policies to dovetail with national design coding approaches.
- **It is not enough to simply ask for wind and sunlight modelling to be done.** We need to understand how these are created and benchmark their findings – for example, is that too much wind and overshadowing for a community garden? Physical and computer models can show different things, i.e. gusts or prevailing weather impacts, but both are useful. Sometimes it is best to ask for both.
- **Tall buildings can be energy inefficient.** Not only does new construction involve a large amount of embodied energy, but they need energy to move people, water and goods up and down them, while they provide little opportunity for photovoltaics and rain water harvesting.



Courtesy: Jane Wernick, engineersHRW

Speakers:

Attendees: 137

Elliot Kemp, GLA

Tom Rumble, LB Enfield

Michael Ritchie, LB Tower Hamlets

Tom Mitchell, Metropolitan Workshop

Jane Wernick, engineersHRW

Ruth Shilston, RWDI

Fred Manson Associate Director at heatherwick studio

Amanda Reynolds, Director, AR Urbanism