



## Applying the Tall Building Policy

10/09/2019

- **Delegates and speakers thought that the new London Plan tall building policy could, and should, lead to better tall buildings in more appropriate places**, but to do this required staff time, skills, tools and information not available at the moment.
- **The new policy asks planners to consider the significant public benefits that tall buildings can bring and to assess visual, functional, environmental, social and cumulative impacts.**
  - Visual impact is about how buildings are seen and experienced close up, from the streets where they sit, from their neighbourhood and from a distance on the skyline
  - Heritage is not simply about what can be seen from where, but the quality and relationship between new and old elements of the city.
  - Functional impact is about what it is like to live in or use a tall building. Comfort, privacy, getting rid of your rubbish, receiving deliveries, how your building is maintained and managed etc.
  - Environmental Impact relates to outdoor comfort levels on surrounding spaces and places – general wind + gusts + sun penetration = temperature and safe use of outdoor places. The City has created their own wind acceptability (Lawson) table.
- **New computer tools like Vu City and Fluid Dynamics can help ensure environmental and visual impacts can be modelled.** But we need new tools to help bring all types of models together and understand what levels of impact are acceptable, or not.

### Speakers:

Sean Doran, LB Hounslow  
Alex Andrews, WSP  
Richard Coleman, Citydesigner  
Chris Twinn, TwinnSustainabilityInnovation  
Gwyn Richards, City of London Corporation  
Gerard Maccreanor, Maccreanor Lavington  
Jason Hawthorne, Vu-City  
Michael Dam, First Port

**Attendees: 67**