



Source: www.w-dog.net

Applying the Tall Building Policy

16/01/2020

- **The London Plan has a new Tall Building policy – Policy D9.** It differs quite a bit from the old one and calls for more comprehensive assessments of tall building proposals.
- **The policy promotes pro-active planning** to identify areas suitable for tall buildings alongside local policies detailing definitions and requirements for particular areas. At the same time collaboration is needed to manage cross-borough impact of tall buildings.
- **The policy explains that the impact of tall building applications should be assessed** against:
 - **Environmental impact** - checking if homes will not be too hot, too dark or too noisy, for e.g. large windows can cause overheating when high up, but may be needed for natural lighting on lower floors.
 - **Visual impact** – taking care with visual representations and checking if they are giving an accurate picture of proposals. Some places are more sensitive to visual intrusion from tall buildings than others. Quality of materials, details and architecture matter most at shorter viewing distances.
 - **Social impact** – finding out how existing tall buildings and their communities work and use this to inform guidance (LB Tower Hamlets are already doing this). Social capital is important and the quality of residents' lives is vital.
 - **Functional Impact** – considering the building as a machine and make sure it can work properly – from waste shoots children can use, to rest rooms for cleaners, practical considerations will lead to better, and more cost effective outcomes.
- **Making the policy work may require further guidance.** This could usefully explain assessment processes, but also what constitutes acceptable levels of performance against the different impact criteria.



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Speakers:

Attendees: 99

Lara Goldstein, GLA

Chris Twinn, Twinn Sustainability Innovation

Peter Stewart, Peter Stewart Consultancy

Dinah Bornat, Mayor of London Design,
Advocate & Director, ZCD Architects

Michael Ritchie, LB Tower Hamlets

Roland Karthaus, Matter Architecture

Kathy MacEwen, UDL

Paul Dodd, UDL