LAMBETH
Design Guide Part 3

New Buildings

August 2023

Lambeth

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General Approach

Oval Village marketing image (c) Berkeley Group

General Approach to New Buildings

3.1 Policies Q5 (Local Distinctiveness), Q6 (Urban Design), Q7 (New Development) of the Local Plan focus on the quality and character of new development. Policy Q5 is supportive of development that seeks to sustain and reinforce positive aspects of local character, Policy Q6 seeks development that responds positively to the existing spatial context and improves upon it where possible, Policy Q7 seeks to ensure that new buildings are of design quality, responsive to established and emerging local character, are built in durable materials and are attractive. For more information on Lambeth's character/local distinctiveness see Part 1 and Lambeth's Local Distinctiveness Study, 2012. Policies EN3 (Decentralised energy), EN4 (Sustainable Design and Construction, EN5 (Flood Risk) focus on the sustainable principles of new development.

3.2 Policy EN3 seeks development of major schemes to connect or extend existing decentralised energy networks in vicinity of site where possible or explore alternative options. Policy EN4 seeks to ensure all development to meet high standards of sustainable design and construction. Policy EN5 is supportive of development which minimises the impact of flooding in the borough.

- Policy Q5 is supportive of development that seeks to sustain and reinforce positive aspects of local character,
- Policy Q6 seeks development that responds positively to the existing spatial context and improves upon it where possible,
- Policy Q7 seeks to ensure that new buildings are of design quality, responsive to established and emerging local character, are built in durable materials and are attractive.
- Policies EN3 (Decentralised energy), EN4 (Sustainable Design and Construction, EN5 (Flood Risk) focus on the sustainable principles of new development.
- Policy EN3 seeks development of major schemes to connect or extend existing decentralised energy networks in vicinity of site where possible or explore alternative options.
- Policy EN4 seeks to ensure all development to meet high standards of sustainable design and construction. Policy EN5 is supportive of development which minimises the impact of flooding in the borough.

Q5

Q6

Q7

EN3

EN4

EN5

Demolition and Site Redevelopment

3.3 The redevelopment of existing buildings may be the most efficient means of optimising site development. Designers should:

1. Consider the carbon emissions impacts of demolition and redevelopment relative to retaining and retrofitting the existing buildings
2. Seek to salvage any features of architectural interest which may be re-used elsewhere. Architectural salvage is sustainable.
3. Retain features of interest for re-use on site such as memorials, commemorative plaques or date stones.

Optimising Development Potential

3.4 Designers should guard against over-development by ensuring the development capacity of the site is optimised and not exceeded. Over development, especially at high density, leads to poor outcomes not just on site but for the wider community. This can include poor environmental quality (such as of the urban heat island effect, insufficient amenity spaces, poor daylight sunlight, and or excessive pressure on public realm and infrastructure. Designers need to be able to show how they have achieved optimum density. The first step is ensuring all established planning policy and other development / sustainability standards are fully considered at early design development stage. Further guidance is provided in the Mayor of London's 'Optimising Site Capacity: A Design-led approach LPG' (2023).

3.5 As development densities increase it is essential that good design delivers buildings and places of quality.

3.6 Detailed analysis of a site at the outset of the design process is essential. Designers should use constraints and opportunities analysis to understand the physical attributes of site and context. Designers should make every effort to ensure that any negative attributes are addressed through good design and positive characteristics of the site / place are retained and reinforced. Constraints can include designated views, settings of heritage asset, neighbouring windows, overlooking, daylight and sunlight. Opportunities can include historic features, topography, existing trees and the established character of the locality.

3.7 Redevelopment of sites should enable broader issues to be addressed from the outset, these include; climate change mitigation and adaptation, urban greening and biodiversity, creating inclusive environments which make a positive contribution to health and well-being and integration with the Healthy Streets Approach to promote active travel and low traffic neighbourhoods.

3.8 The accessibility of the site must be a key consideration, this should include analysis of the existing access points, desire lines and connections. New public routes through sites should only be considered where they would successfully integrate development into its context, provide beneficial outcomes for the wider place, and be safe.

Arrangement of Buildings

3.9 See Policies Q6 and Q7. Buildings should be arranged to create a clear definition between areas that are public and those that are private. Designers should:

1. Orientate buildings face to face, onto streets or public spaces in the conventional manner.
2. Pay careful regard to established or emerging building lines.
3. Utilise perimeter block forms with semi-private street facing spaces and private rear spaces.
4. Place rear gardens to rear gardens for increased privacy and security.
5. Avoid “left over” spaces as these are difficult to maintain and can attract antisocial behaviour.
6. Ensure sufficient space for soft landscaping and urban greening.
7. Recognise the importance of gaps and spaces between buildings by retaining gaps of value/ ensuring sufficient space between new buildings and creating new gaps (for example to provide a new view of a heritage asset).
8. Mitigate against poor environmental quality (the urban heat island, solar gain, and air pollution etc.) through building configuration and effective use of green infrastructure.
9. Mitigate against poor air quality and noise pollution when orientating blocks.

3.10 The continuation of Lambeth’s established traditional hierarchy of main roads and legible side streets is strongly encouraged. This includes straight public routes, defined edges and good enclosure (achieved by ensuring that the height of the adjoining buildings is proportionate to the size and significance of the street / space). Gaps and spaces between buildings are a key characteristic of the borough and can be seen most commonly on return frontages where rear gardens adjoin side streets. Gaps of this nature are of value as they give ‘breathing space’ to townscape allowing views and good daylight and sunlight. As density increases their amenity value increases.

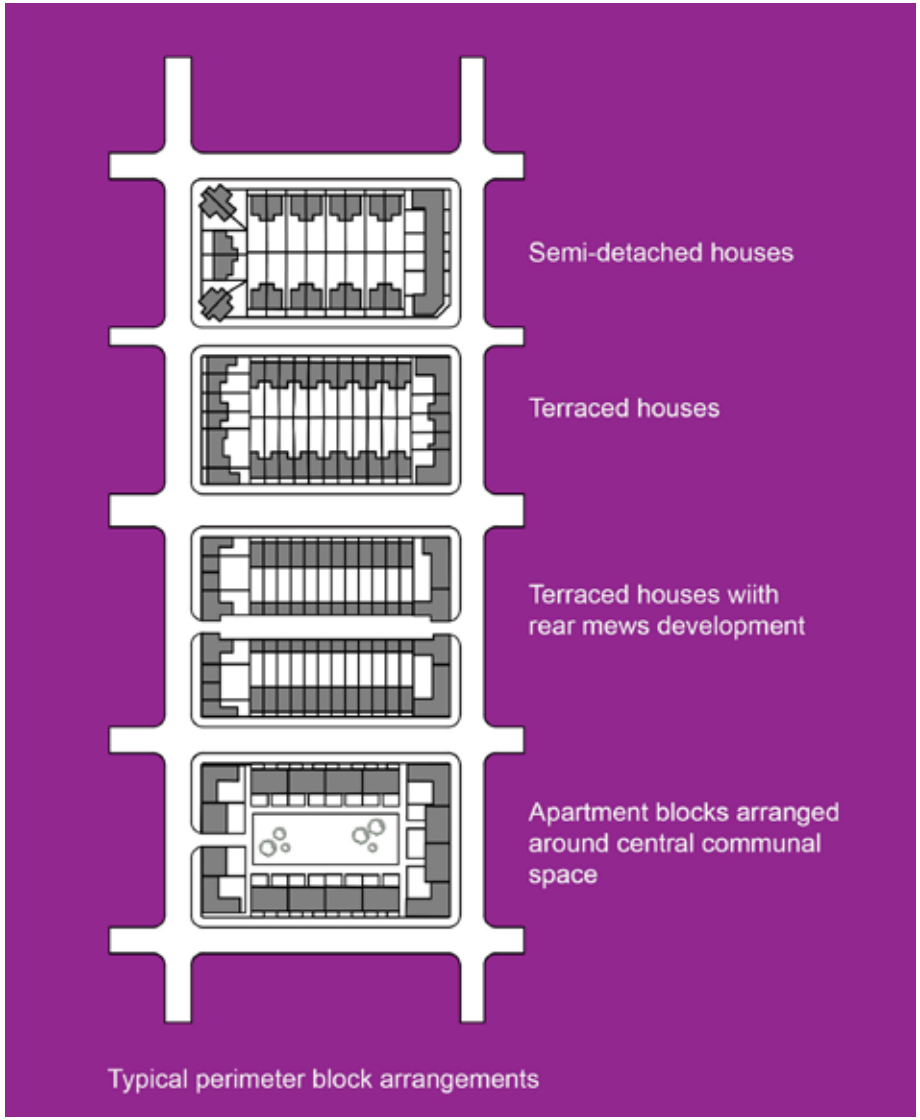

Figure 1: Perimeter blocks provide a clear distinction between public and private space

Building Height and Mass

3.11 With the need for continued growth in Lambeth and in recognition that London's character is ever-evolving much of the major new development coming forward is likely to be taller than its current context. In some instances development may be substantially taller. Where development is taller than its neighbours designers should:

1. Step massing down in locations where it would be desirable to respond positively to established context; especially heritage assets and in relation to neighbour amenity.
2. Ensure the built forms work in immediate and longer views.
3. Use locally distinct materials and careful proportions to aid visual integration with local context.

Building Height and Mass - Rear Sites

3.12 On sites to the rear of established frontage development and within residential rear curtilages subordination with the street frontage buildings is essential in terms of maintaining the established spatial character of the borough and responding to the particular constraints presented by development of rear sites.

Architectural Style

3.13 In line with established best practice the Council expresses no strong preferences in terms of the architectural style to be used. Irrespective of style all development should respond positively to established or emerging local character. The established character of the borough is set out in Part 1 of this document and in the Lambeth Local Distinctiveness Study 2012. Designers taking a contemporary approach to new buildings should:

1. Seek simple, elegant design outcomes.
2. Generally avoid fully glazed facades
3. Ensure the elevations have unity and are well-proportioned.
4. Consider fine detailing and architectural enrichment (especially at ground level where it can be readily appreciated).
5. Generally take a cautious approach to colours that are not characteristic of Lambeth's built environment.

3.14 Occasionally the authentic reproduction of historic architectural styles may be the preferred response. For example the reinstatement of a missing facade within a historic terrace. Designers taking such an approach should do so on the understanding the Council will expect convincing locally distinct designs executed in authentic materials to traditional construction detailing.

Q5

Q6

Q7

Contemporary design reinforces local character

Reproducing historic designs reinforces local distinctiveness

Sustainability

3.15 To achieve the borough-wide target of net zero carbon emissions by 2030 and to adapt the borough to a changing climate, the highest standards of sustainable design and construction are expected (see policy EN4). The zero carbon target should inform all aspects of design, construction and operation of new developments.

3.16 Designers should remember that from 2025 the government's Future Homes and Buildings Standard will complement the Building Regulations to require that new homes will produce 75-80% less carbon emissions than homes delivered under current regulations.

Circular Economy

3.17 A circular economy is one where products and materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste. The aim is to minimise the use of resource inputs and the creation of waste, pollution and carbon emissions. For the built environment, a circular economy means prioritising retention and refurbishment over demolition and rebuilding. It means designing buildings that can be adapted, reconstructed and deconstructed to extend their life and that allow components and materials to be salvaged for reuse or recycling.

3.18 Policy EN7 requires applicants for developments of all scales to incorporate the circular economy principles to reduce, reuse and recycle at the design, construction and operation phases. Below is link to the Mayoral guidance on circular economy principles: https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/circular-economy-statement-guidance

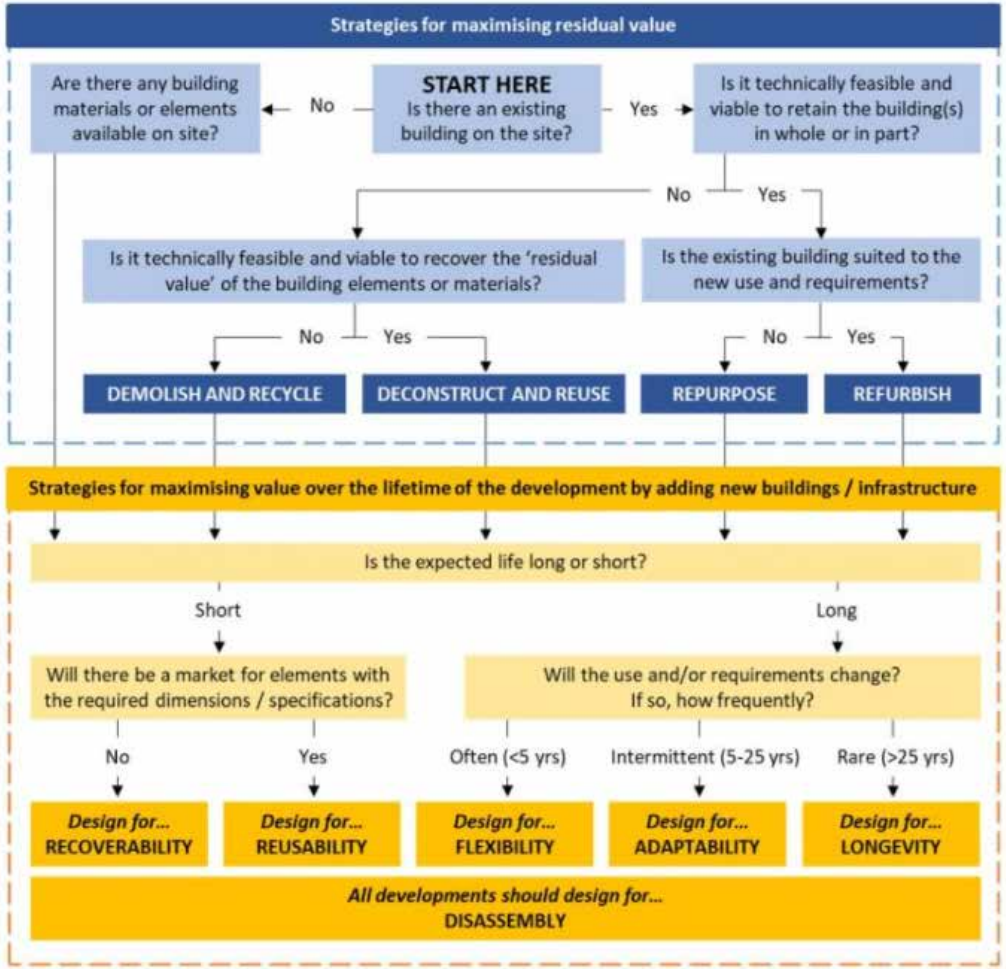

Figure 2: Circular economy 'decision tree'

Whole Life-Cycle Approach

3.19 Taking a whole life-cycle approach means considering the carbon emissions of a building at all stages from inception to completion and dismantling. A building's whole life emissions are generally split into 'operational' and 'embodied' emissions. Operational carbon emissions are associated with the in-use operation of the building, such as the heating, hot water, cooling, ventilation and lighting systems, as well as those associated with cooking, equipment, and lifts. Embodied carbon emissions are associated with the following stages:

- Product: extraction and processing of materials, energy and water consumption used by the factory and transport of materials and products.
- Construction: building the development.
- In-use: maintenance, repair, refurbishment, replacement and emissions associated with refrigerant leakage.
- End of life: demolition, disassembly waste processing and disposal of any parts of product or building.
- Transport: any transportation relating to the above.

3.20 A whole life-cycle approach considers embodied and operational carbon emissions. The purpose of using a whole life-cycle approach is to encourage buildings that generate the lowest carbon emissions over their whole life.

3.21 Designers are encouraged to follow the principles for reducing whole life-cycle carbon emissions. Below is link to Mayoral guidance on whole life-cycle carbon assessments: https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance

Energy Hierarchy

3.22 Policy EN4 requires all major new developments to be net zero carbon. This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1. Be lean: use less energy and manage demand during operation
2. Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. Be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. Be seen: monitor, verify and report on energy performance.

3.23 Where possible, the zero carbon target should be fully achieved on site and in accordance with the above energy hierarchy (i.e. minimising energy demand as much as possible before considering renewables). Only where it is clearly demonstrated that the zero carbon target cannot be fully achieved on site should offsetting be considered (further details available in policy SI2 of the London Plan).

3.24 Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

3.25 Designers are encouraged to apply the principles of the energy hierarchy and aim to achieve net zero carbon emissions.

3.26 Designers should note that the requirements of Local Plan Policy EN4 around energy efficiency and minimising greenhouse gas emissions are in addition to those in London Plan Policy SI2.

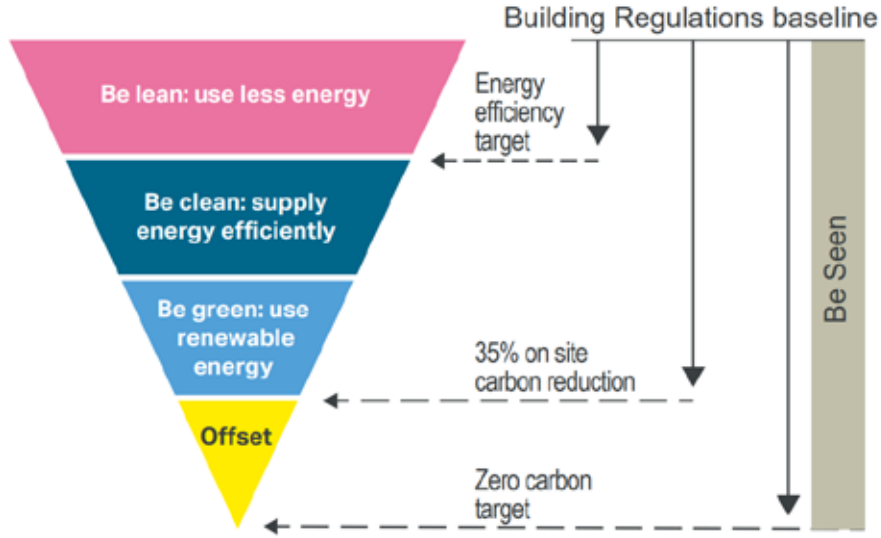

Figure 3: The energy hierarchy and associated targets (Greater London Authority)

Renewable Energy, Demand Response and Energy Storage (Be Green)

3.27 Designers should consider on site renewable energy sources. Generating renewable energy, for example through the use of solar photovoltaic (PV) panels, is an effective measure to reduce lifetime carbon emissions. However, the use of renewables must follow the energy hierarchy by first reducing the energy demand as much as possible.

3.28 When considering installation of solar PV panels, designers should:

- consider orientation and pitch of panels, as well as shading from nearby buildings or trees to maximise solar gains.
- maximise solar availability through their massing and roof design and by selecting heating solutions that limit competition for roof space (for example use of ground source heat pumps in place of air source heat pumps where feasible).
- consider battery storage (to store the electricity generated for use later) to help maximise the proportion of generated electricity from solar PV that can be used on site and reduce wider constraints in terms of connection to the distribution network.

3.29 Pages 86-90 of the LETI Climate Emergency Design Guide (https://www.leti.london/cedg) provide guidance for developers in maximising benefits from renewables via energy storage and demand response.

Monitoring (Be Seen)

3.30 London Plan 2021 Policy SI 2 requires the monitoring of energy performance on major schemes. Designers of minor developments are encouraged to follow the same process where possible. For example, by using smart energy and water metering that will allow occupants to monitor their own consumption.

Air Quality

3.31 London Plan Policy SI1, designers to consider air quality as part of their proposals and assess any impact there may be on local air quality. The impact is to be considered at all stages of the development, from demolition and construction through to operation.

3.32 Major developments are required to submit an Air Quality Assessment (AQA).

Urban Greening and Biodiversity

3.33 See Policy EN1. Green infrastructure includes green spaces and features such as street trees and green roofs that deliver multiple benefits. These include mitigating flooding, sustainable urban drainage, cooling the urban environment, enhancing biodiversity and ecological resilience, improving air and water quality, as well as providing more attractive places for people to encourage walking and cycling, promote play, recreation and social inclusion, and improve mental and physical health and wellbeing. Green infrastructure should be planned, designed and managed in an integrated way to achieve these multiple benefits.

3.34 London Plan Policy G5 requires the Urban Greening Factor (UGF) for major development. Designers of minor schemes are encouraged to include urban greening measures such as living roofs and walls where feasible and appropriate to the character and context of the development.

Climate Resilience

3.35 Policy EN3 requires all development to be required to be resilient to climate change by including appropriate climate change adaptation measures. This may include mitigation of flood risk and the urban heat island effect. See Policies EN5 and EN6 for guidance on minimising the impact of flooding in the borough.

3.36 Designers should seek to minimise adverse impacts of the urban heat island effect through design, layout, orientation, materials and the incorporation of green infrastructure. See London Plan 2021 Policy SI 4 (Managing Heat Risk)

3.37 Many aspects of building design can lead to increases in overheating risk, including high proportions of glazing and an increase in the air tightness of buildings. Single-aspect units are not supported by Policy H5 of Lambeth Local Plan because they are more difficult to ventilate naturally and are more likely to overheat.

3.38 Designers should consider low energy measures that can mitigate overheating risk such as: solar shading, building orientation and solar-controlled glazing.

3.39 Passive ventilation should be prioritised, taking into account external noise and air quality considerations in determining the most appropriate solution. The increased use of air conditioning systems is discouraged as these have significant energy requirements and, under conventional operation, expel hot air, thereby adding to the urban heat island effect. If active cooling systems, such as air conditioning systems, are unavoidable, these should be designed to reuse the waste heat they produce. See Section 9 of the Local Plan.

Residential Development

3.40 This section should be read in conjunction with the general design guidance in Parts 1 and 2 (especially those relating to amenity) and, where relevant, in relation to the subsequent section on basement development. Detailed guidance can also be found in the Mayoral Housing SPG (2016).

3.41 Standards (internal accommodation and amenity space) are set out in Policy H5 of the Local Plan and should be read in conjunction with Policy Q1 Inclusive environments (para. 3.2), Q2 Amenity (para 3.7 and 3.47), Q6 Safety, crime prevention and counter terrorism (para 3.36), Q7 Urban design – new development (para 3.58), Q8, Design Quality (para 1.82), Q12 Refuse/recycling storage (see separate SPD) and Q13 Cycle storage (para. 3.65).

3.42 The trend over recent years, in line with planning policy, has been an increase in residential densities. Residential development at higher density requires great care on the part of the designer to ensure acceptable outcomes for new and existing residents.

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Q13

Housing Interiors

3.43 Designers should:

1. Meet the relevant space standards.
2. Achieve dual aspect layouts with practical room layouts
3. Anticipate the future needs of users by ensuring flexibility and adaptability are in the design, layout and construction.
4. Optimise daylight and sunlight (which might include roof lights and sun pipes on top floor units and using glazed doors borrowed light to bring light into halls and landings) both within flats and in common areas.
5. Avoid deep floor plans (to optimise daylight penetration and reduce daytime reliance on artificial light)
6. Optimise energy efficiency of space heating

Houses

3.44 New houses proposed in Lambeth are typically in small developments in constrained urban locations. Small sites in particular have presented the best opportunities for self-builders within the borough and will continue to do so.

Infill Houses on Previously Developed Land

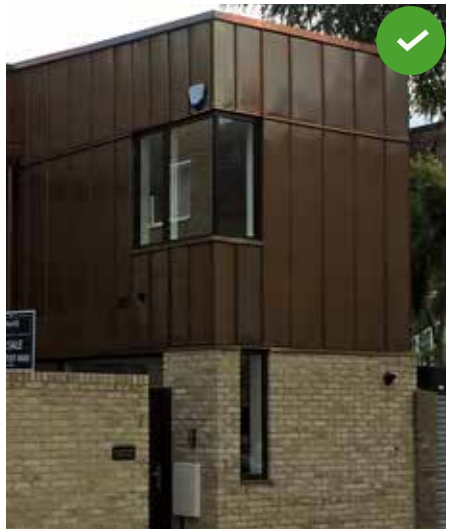
3.45 Infill development is a key means of delivering new homes. Infill development has been common practice within Lambeth over many years and there are numerous examples. Scenarios include the redevelopment of:

1. Underused communal garage blocks on housing estates.
2. Underused domestic garages on return frontage gardens.
3. Redundant buildings on return frontages.

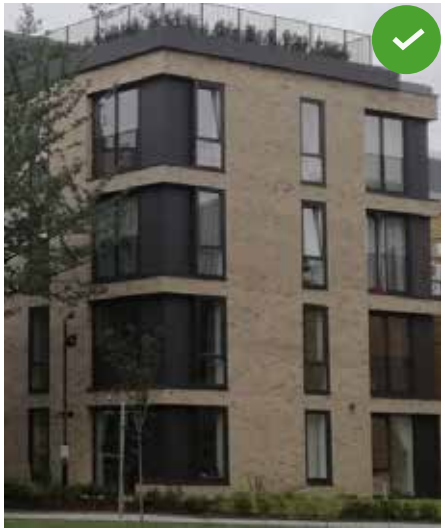
3.46 Infill development often beneficially improves the local environment by addressing under-used and run-down premises which often attract crime and anti-social behaviour.

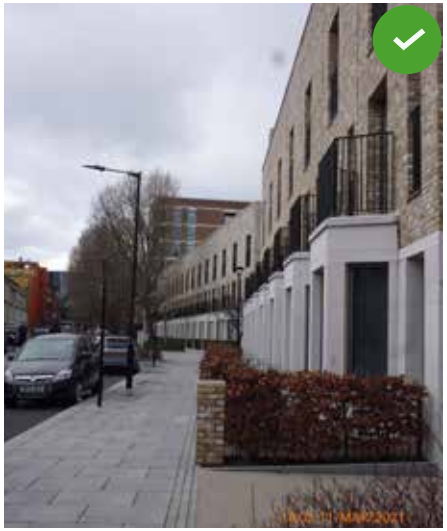
3.47 In addition to common design considerations designers should:

1. Remember that spaces between buildings can be particularly important to the spatial quality of residential areas (especially those designated as conservation areas) and to the setting of heritage assets. Bulk and massing of infill development should not harm existing spatial characteristics
2. Ensure subordination of bulk, scale and mass in relation to the existing built context.
3. Fully respond to the site constraints especially in relation to the amenity of adjoining residential properties.
4. Pay particular regard to the access routes, lighting and boundary treatments in those locations that do not have a conventional street frontage. It should be remembered that not all sites may be suitable for residential development.
5. Optimise natural surveillance and defensible space.



Infill on former garage site





Larger infill repairing a street frontage

Small site infill addressing a pedestrian route and park edge

Infill reflecting adjacent development patterns

New houses within existing Residential Curtilages

3.48 Local Plan Policy Q14 supports this type of development as an important means of delivering new homes. However, front and prominent corner/side locations forward of established building lines are not considered appropriate locations for this type of development.

3.49 In order to assess the appropriateness of a residential curtilage for additional development designers should:

1. Retain trees and any other green infrastructure of value with their long-term wellbeing in mind.
2. Ensure that the host building retains sufficient private amenity space in accordance with Policy H5. Front gardens should not be counted as private amenity space.
3. Meet all relevant housing space standards for the proposed house and ensure it is subordinate to its context.
4. Ensure the proposed house is provided with sufficient private amenity space in accordance with Policy H5.
5. Optimise soft landscaping and urban greening within the site and on the street frontage.
6. Not count access pathways from the street to the proposed house or space taken up by refuse or cycle storage as amenity space.
7. Pay particular regard to the provision of an attractive, direct, secure, inclusive external pedestrian access route from the street to the new house. It should not harm the amenity of adjoining neighbours and be broad enough (minimum 2m) to accommodate soft landscaping and low-level lighting. Cramped and unattractive alleyway type access is unacceptable.
8. Minimise disturbance to the peaceful character of existing gardens (for example by not bringing motor vehicles into rear garden sites). In the rare circumstances where vehicular access to the rear of the site is necessary the parking hard stand, turning head / turntable should not be counted as amenity space.
9. Utilise dual aspect layouts and features (such as roof lights) to optimise daylight and sunlight. The use of L shaped 'patio house' types is encouraged
10. Present blank walls on party boundaries (to allow future homes on those sites to abut) and avoid overhanging eaves on party walls. Traditional parapet treatments are preferable for ease of maintenance.

H5 Q1 Q2 Q3 Q9 Q10 Q15 H5 Q14

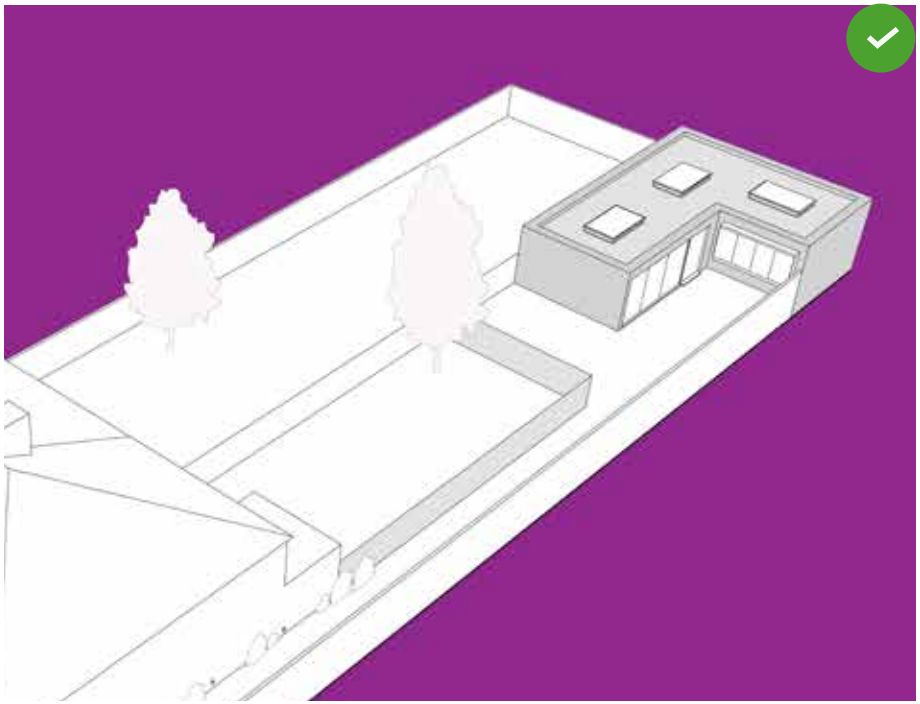


Figure 5: New home within an existing residential curtilage (Rear Garden)

11. Ensure site layout enables building frontages and entrances are well placed to aid legibility, security and natural surveillance for both the host building and new house. Ensure building frontages and site layout integrate the practicalities of mail boxes, refuse and cycle storage at an early stage in the design process.
12. Retain the garden space in front of the host building with the host building and protect the visual and practical amenity of existing front gardens. Where space is limited on-site parking spaces / driveways should be given over to refuse and secure cycle storage and soft landscaping. All space should be enclosed and accounted for.
13. Not punch new access routes through the facades of existing buildings.
14. Be mindful of any technical access requirements of the London Fire Brigade.

Site Access

3.50 Whilst the assimilation of a number of residential curtilages into one large plot can reduce the number of access routes required to the rear this needs to be balanced against the adverse impacts caused by the intensive use of the single entrance point. Especially with regard the challenges single access routes present to new residents (significantly longer distances to between dwelling and street) and the provision of emergency access, refuse collection, cycle storage and security

Return Frontage Development within Residential Curtilages

3.51 A 'return frontage' is where the plot fronts a side road. Development is thus made easier by the direct access to the street. Much of the previous advice is still relevant. Additionally designers should:

1. Generally align the building line of the new house with that of the immediate neighbour on the return frontage or, where site circumstances dictate, place it where it mediates between the immediate neighbour and the flank of the host building rather than hard against the back of pavement. This is to ensure integration into the context and provide defensible space.
2. Avoid inward looking designs and incorporate conventional windows on the street facing facade to encourage natural surveillance.
3. Ensure legible entrances, good natural surveillance and neighbourliness by using conventional front boundary treatments to the same height as those prevailing on the return frontage. Where this is not appropriate for practical or heritage reasons (for example desired retention of a historic high wall) the alternative may be to conceal the new house behind the retained historic wall.

Figure 6: New house within existing residential curtilage (Return Frontage)

Flats

3.52 The borough has a long tradition of flat building - cottage 'Tyneside' flats of the 1900s, walk-up LCC blocks from the 1930s and residential tower blocks since the 1950s. The vast majority of residential development that comes forward in Lambeth is now flatted. Many of the existing blocks of flats are well designed and there is much to learn from these examples. Taking into account the advice in Part 2, designers should:

1. Design communal entrances and circulation spaces for the convenience of all users by limiting the number of internal doors, providing adequate width.
2. Make staircases visible from internal entrances to encourage ease of use.
3. Use hard wearing flooring and walling materials in entrances and circulation spaces to guard against wear and tear, especially where cycles are being moved around.
4. Provide any communal stair wells and corridors with openable widows for natural light and ventilation.
5. Ensure refuse and cycle storage is convenient, fit for purpose and provided within separate stores.
6. Ensure schemes are 'tenure blind' with residents having equal access to all communal outdoor amenity space.

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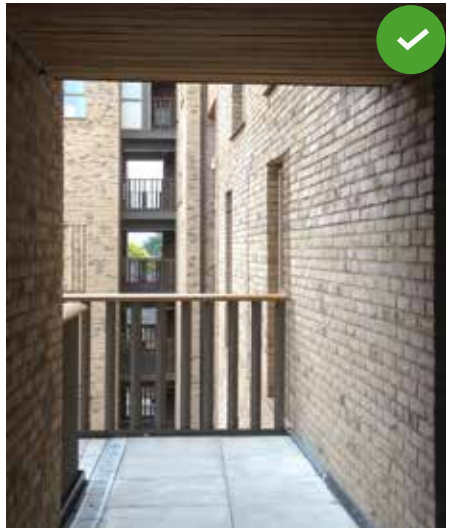
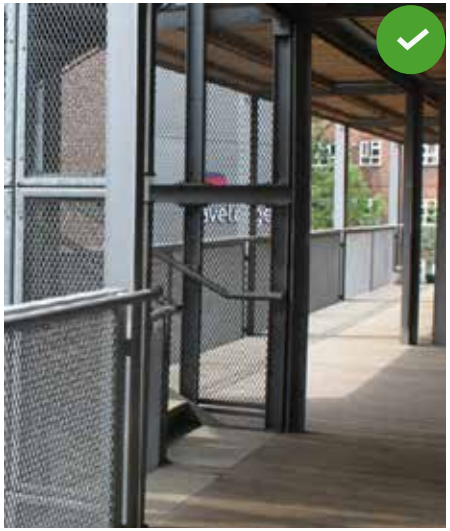
H5

3.53 Walk-up flats are a great way of providing dual-aspect accommodation. However, the layout results in neighbours passing in very close proximity to the habitable rooms facing onto the deck. Designers should:

1. Balance the need for privacy (limiting habitable rooms fronting the deck) with the desire to optimise daylight, sunlight and ventilation.
2. Ensure that the access deck is sufficiently wide to protect the amenity of residents. For example outward opening windows should not obstruct pedestrian movement. Where habitable rooms front the deck defensible space should be considered where possible.
3. Where possible, limit the number of flats accessed off each deck to six.
4. Offset the limiting effect the deck soffit has on daylight and sunlight by using balustrade treatments which let in the light. In circumstances where there is a fire safety requirement for solid balustrades they should be detailed to avoid long continuous blank façades.



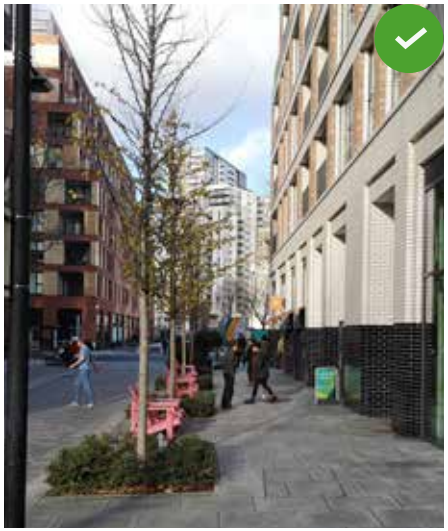
Naturally ventilated circulation space



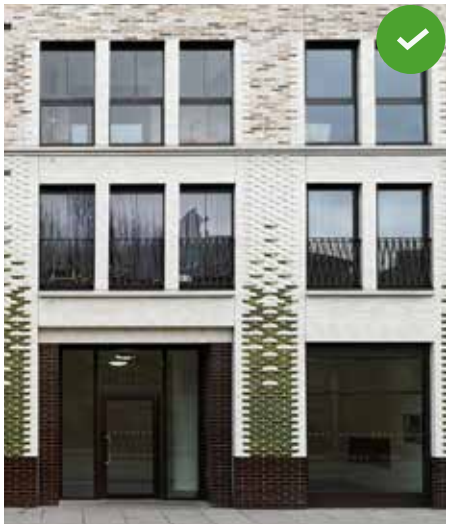
Well lit circulation space

Convenient entrance with steps and level access

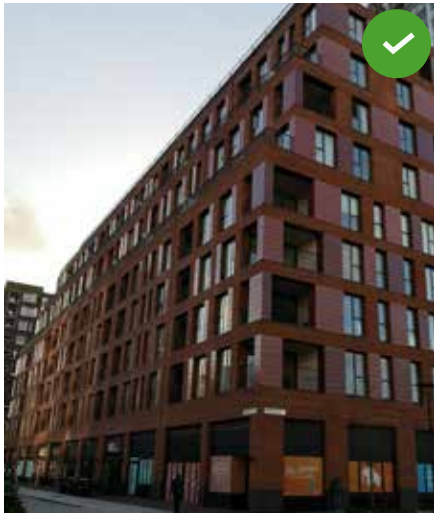
Gentle density, Oval Village, Stockwell



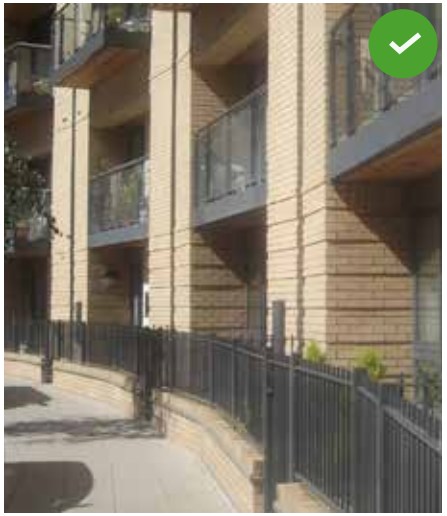
Active ground floors



Generous communal entrances



Inset balconies and stepped massing to reduce impact of height



Defensible space

Pleasant residential environment

Tall Buildings

Tall Buildings

Introduction

3.54 Policy Q26 of Lambeth Local Plan defines tall building heights across Lambeth. When sensitively developed on appropriate sites tall buildings can enable the efficient use of land; site potential to be optimised and housing delivery to be maximised, in line with the London Plan. Lambeth's tall building stock, which is largely situated in the middle and north of the borough, dates form the 1950s right up to the current day. Policy Q26 sets out the policy requirements for tall building development which include design considerations such as architecture, detailing, materials, form and silhouette. Given that tall buildings are by their definition 'substantially taller' than their context their impact is undoubtedly going to be greater.

Design Guidance

3.55 Where a tall building is acceptable in principle, in addition to the policy requirement of Q26, designers should:

Q6

Q7

Q19

Q24

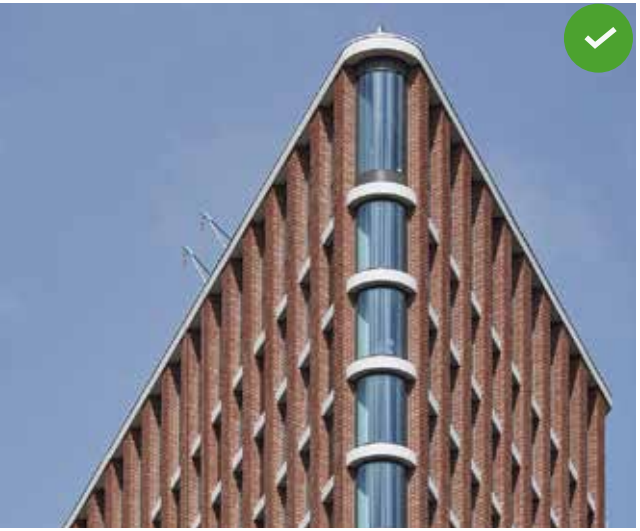
Q25

Q26

1. Consider the impact of the building in near, medium and distance views and take particular care to ensure that the building massing and form are successful in each context.
2. Preserve the settings of heritage assets (especially the Westminster World Heritage Site where relevant)
3. Ensure the design meets the design objectives of any associated tall building cluster and that proposals relate positively to other tall buildings against which they will be seen in order to create a comfortable relationship and a pleasing composition. Avoid forms, materials, orientations which clash with other tall buildings nearby.
4. Ensure that a human scale is created by treatments and detailing; especially at the ground level. Avoid treatments and designs which contribute to overscaled places, create a canyon effect with other tall buildings, which loom uncomfortably over low-rise neighbours or pedestrians.
5. Seek well-proportioned architectural outcomes which will often require a strong base/podium related to the scale and character of the street, a middle section which is uncomplicated and a defined top, composed as a coherent whole.
6. Ensure architectural quality and materials are of an exemplary standard to ensure the appearance and architectural integrity of the building is maintained through its life.
7. Use materials that positively respond to Lambeth's local distinctiveness in order to integrate the building with its immediate and wider context. Please refer to Part 1 of this SPD for further guidance.
8. Mitigate against potential adverse impacts – wind, micro-climate, daylight and sunlight etc. through design excellence. This is particularly important where tall buildings are in groups or clusters. Cumulative effects must be considered.
9. Any required physical mitigation must be contained within the site and must not encroach on the footway.
10. When remodeling existing tall buildings, take opportunities to improve the appearance of buildings which are considered to have harmful effects.

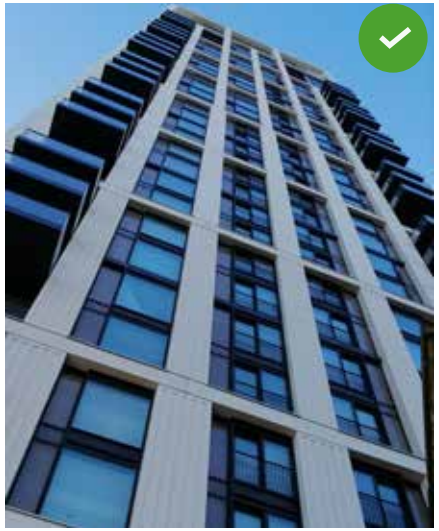
3.56 The background documents supporting Policy Q26 are useful starting point for designers these include Lambeth Local Distinctiveness Study 2012, Lambeth Tall Topic Paper 8 - Tall Buildings, Vauxhall and Albert Embankment Tall Building assessment 2018, and Brixton Tall Building Study 2018. Also see guidance from Historic England https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/

Locally distinct materials for tall buildings

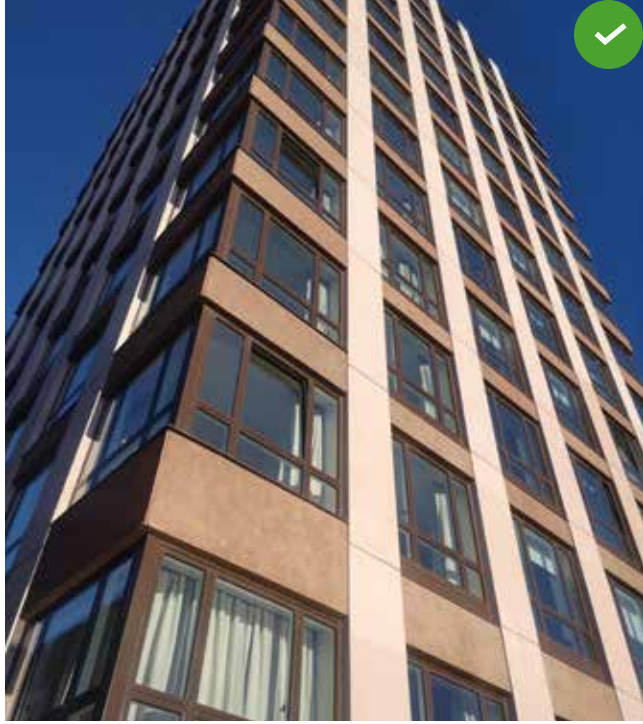


Red brick

Terracotta tiles

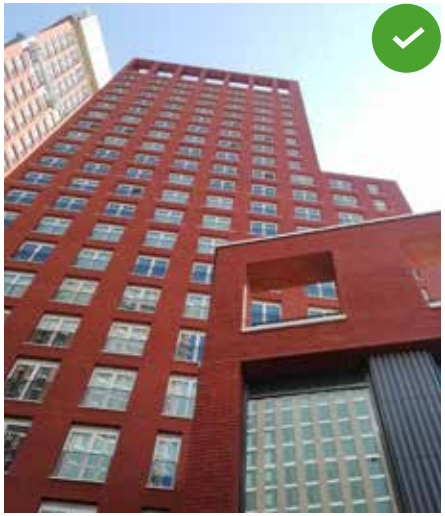


Portland stone/reconstituted stone

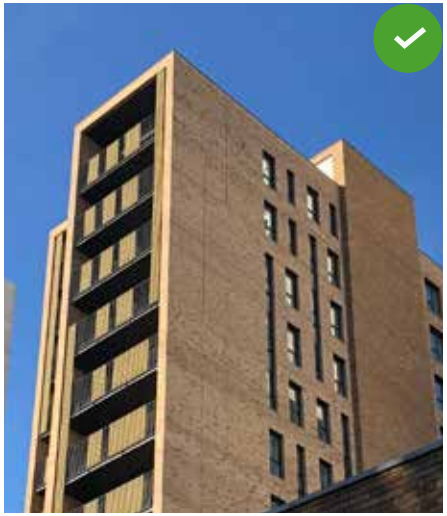


Coloured and textured precast concrete

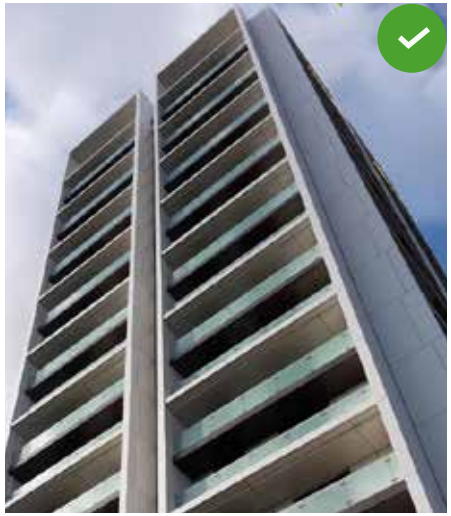
coloured glazed terracotta



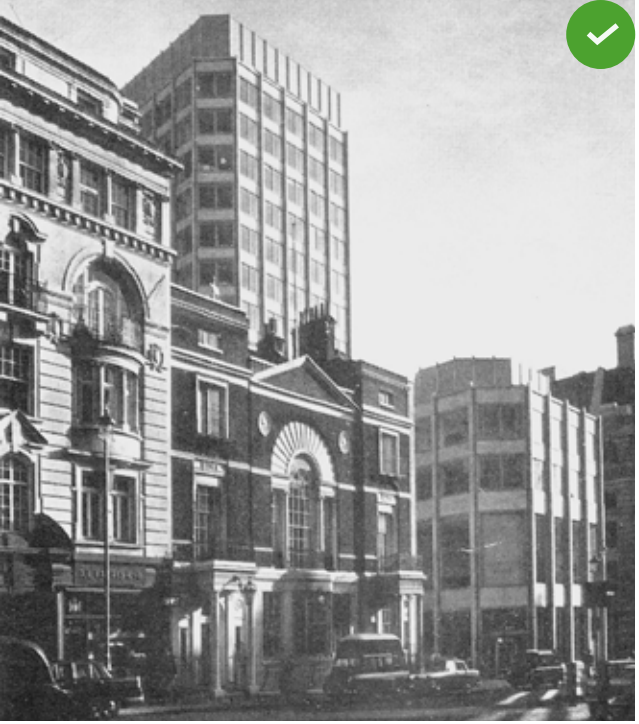
Red brick



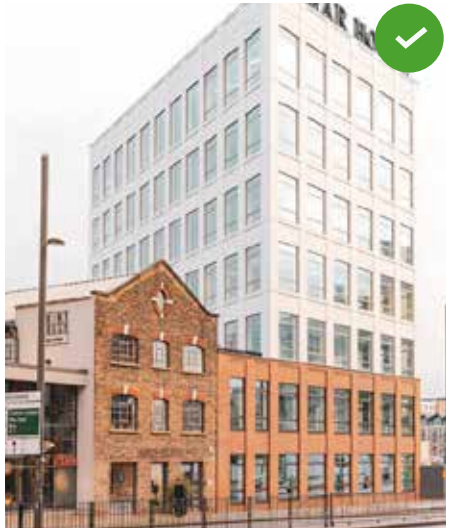
Buff brick



Portland stone effect Panels



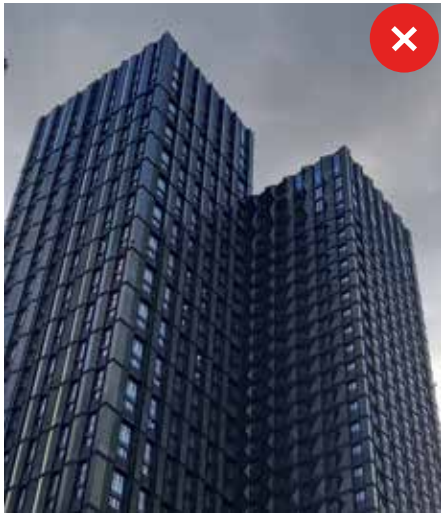
Podiums create a positive relationship with context



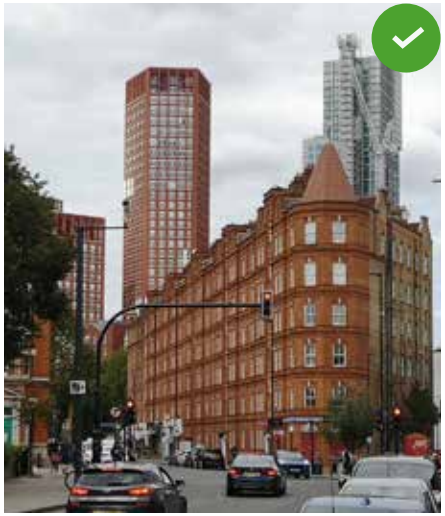
Responding to character

Rich townscape

Poor outcomes fail to create attractive places



Dark cladding can increase the sense of mass



Respond to local distinctiveness

Tall Building Visual Impacts

3.57 Given their scale tall buildings have a visual impact which extends beyond their immediate context. Designers must demonstrate this impact in their submission by:

1. Preparing a Zone of Theoretical Visibility (ZTV) map to illustrate all the locations where the proposal is visible from. The map should be used to identify sensitive receptors within a minimum of 500m for assessment. These should include the settings of heritage assets or places of townscape / landscape value. Additionally, the applicant should provide the Council with a scaled digital model for the Council to assess in the Lambeth digital-twin model.
2. Using tables 1 and 2 to attribute a 'receptor value' to each receptor for assessment purposes.
3. Using verified 3D modelling to identify the 'scale of change' of the proposal on each receptor using the terminology / criteria in Table 3.
4. Combining the 'receptor value' with the 'scale of change' to identify a 'Magnitude of Effect' for each receptor using Table 4.
5. Providing a narrative explaining the nature of that effect on each receptor using the terminology in Table 5. Adverse impacts on the settings of designated heritage assets should be avoided. Where it does result the established terms 'substantial harm' and 'less than substantial harm' should be used.

3.58 With development affecting the setting of the Westminster World Heritage Site designers should carry out a heritage impact assessment also referring to the following guidance documents:

- ICOMOS 'Guidance on Heritage Impact Assessments for Cultural World Heritage Properties', 2011
- Mayor of London's 'World Heritage Sites, Guidance on Settings, 2012
- Mayor of London's 'London View Management Framework (LVMF), 2012
- Westminster World Heritage Site Management Plan
- Westminster World Heritage Site Statement of Universal Value

Table 1: Heritage Receptor Value

Value	Criteria	Examples
Exceptional	Building / site / area of international value.	World Heritage Sites. Listed Buildings Grade I & II* and their setting. Scheduled Monuments with upstanding remains, Registered Historic Parks and Gardens Grade I and II* Listed and their setting.
High	Building / site / area of national value and conservation areas.	Listed Buildings Grade II and their setting. Scheduled Monuments with upstanding remains, registered Historic Parks and Gardens Grade II Listed and their setting. Conservation Areas of coherent quality.
Medium	Non-designated Heritage Assets and conservation areas	Assets on the Local Heritage List and Non-Designated Heritage Assets identified through the planning process. Conservation Areas of incoherent quality. Undesignated townscape of coherent quality.
Low	Ordinary townscape or non-designated heritage assets of no aesthetic value.	Ordinary streets of housing / development types common in Lambeth (Victorian and inter-war speculative housing, Council estates etc., modern development). Buildings of local interest designated for purely historical or evidential (rather than aesthetic) significance.
Very Low	Building / site / area with very limited evidence value but in an incoherent or eroded form and generally no heritage designation.	Poor quality environments – industrial estates, service yards etc.

Q19 Q20 Q22 Q23 Q24 Q25

Wind Microclimate Impacts

3.59 Good air flow is important as without it air pollution is not dispersed. Conversely, adverse wind impacts can diminish our ability to enjoy public realm and move about comfortably. In order to ensure this doesn't happened and to guard against dangerous outcomes designers should design for adequate air flow and:

1. Undertake Early Stage Massing Optimisation: Wind Tunnel Testing OR Computational (Computational Fluid Dynamics (CFDs) simulations for all new tall buildings where they are not part of an established group. Each of these should be undertaken by separate, independent consultants. Where different test outcomes result the differences should be sensitivity tested and the likely reasons for the differences explained.
2. Ensure wind studies at pedestrian level include the site, its existing surroundings and any consented development in its immediate surroundings (300m). The form of any anticipated cluster, and the impact it may have, should also be anticipated where it is within 300m.
3. Ensure comfort ratings align with the anticipated pedestrian activities measured at 1.5m above ground/ floor level or all external spaces (including roof terraces and balconies).
4. Explain what physical mitigation is required and the form it will take.

3.60 When undertaking Wind Tunnel testing designers should:

1. Ensure the model includes all surrounding development within 300m of the centre of the site.
2. Ensure that sufficient probes are used located in areas of potential windiness with particular emphasis on narrow spaces, entrances and key pedestrian locations including roadways for cyclists and at crossings. For cycle routes one probe should be located every 40m.
3. Refer to wind testing for adjoining consented schemes contained within their planning submissions.

3.61 When using CFD tools designers should also:

1. Ensure the CFD model is accurate for both the proposal and its adjoining buildings; especially for pedestrian areas and entrances.
2. Ensure cell sizes used for ground level and pedestrian spaces across streets is a minimum of 10.
3. Ensure the model has 3 prism layers below 1.5m height.
4. Avoid standard K-epsilon models or 0 or 1 equation models in favour of realisable K-epsilon model (industry standard) or K-omega SST where the mesh is suitable for that model.

3.62 The following pedestrian wind comfort criteria should be used for all assessments:

Category	Description	Mean and GEM wind speed (5% variance)
1. Frequent sitting	Café and restaurant outdoor spaces	2.5 m/s
2. Infrequent sitting	Seating / lawn areas of public spaces and residential balconies	4 m/s
3. Standing	Entrances, under-crofts, bus stops	6 m/s
4. Walking	Pavements, walkways and routes through spaces.	8 m/s
5. Uncomfortable	May be acceptable where no public access.	Over 8 m/s
Wind Safety Criteria	**Description**	**Mean and GEM window speed from any wind direction (0.022% exceedance)**
6. Safety limit	Likely safety risk to some pedestrians	15 m/s

3.63 Built forms and layouts should be refined to ensure adequate outcomes taking into account the Council's commitment to delivering Inclusive Environments (Q1). Final findings should be colour coded and presented in diagram from light (1) to dark (6). The worst season scenario should be presented for each location regardless of the season. Findings should be summarised in the planning submission including a plan (and written explanation) showing any additional physical mitigation measures required. This is important as the Council will wish to secure the long-term retention of any such measures through planning conditions.

Public Realm

3.64 Ensure that pedestrian and vehicular access and egress to the building does not cause unacceptable impacts on pedestrian comfort / safety of the adjoining footways and public realm.

3.65 Offer public realm improvements around the site to mitigate the impact of increased footfall.

Signage on Tall Buildings

3.66 High level signage will generally be resisted on tall buildings because of the adverse impact it can have on visual amenity especially in the River Thames character area, in conservation areas and within the setting of the Westminster World Heritage Site.

Detailed Design

3.67 Much of the advice relating to heritage assets and the River Thames in Part 1 is relevant here. Generally, given the attractive established character and heritage sensitivity of the borough, tall building development should seek to blend into its context rather than stand out.

Table 2: Townscape Receptor Value		
Value	**Criteria**	**Examples**
Exceptional	• Very attractive, unique or outstanding townscape with clearly distinctive characteristics, elements and features; • Widespread use of quality materials; • Very strong urban structure, characteristic patterns and balanced combination of built form and open space; • Good condition - appropriate management for land use; • Unique sense of place; • No detracting features.	Internationally or Nationally recognised World Heritage Site, Archaeological Important Areas, Scheduled Ancient Monuments, sites of national importance recorded on the Sites and Monuments Record (SMR) or National Monuments Record (NMR) and Grade I & II* Listed Buildings and Grade I & II* Listed Parks and Gardens.
High	• Very attractive townscape with distinctive or unusual features or elements; • Evident use of quality materials; • Strong urban structure, characteristic patterns and balanced combination of built form and open space; • Appropriate management of land use with limited scope to improve; • Strong sense of place • Occasional detracting features	Nationally, Regionally or District recognised Archaeological Important Areas, Scheduled Ancient Monuments, Grade II Listed Buildings, Grade II Registered Parks and Gardens, Tree Preservation Orders and sites of national, regional or county importance recorded on the SMR or NMR.
Medium	• Attractive townscape with some distinctive features; • Recognisable urban structure, characteristic patterns and combinations of built form and open space; • Scope to improve management for land use; • Some features worthy of conservation; • Sense of place • Some detracting features.	Regional District or Locally recognised Generally undesignated but value expressed through literature and cultural associations or through local plan designations, conservation areas and demonstrable use. May contain Listed Buildings, Tree Preservation Orders and sites of county or local importance.
Low	• Typical, commonplace or unremarkable townscape with limited variety or distinctiveness; • Distinguishable urban structure, characteristic patterns and combination of built form and open space; • Scope to improve management for land use; • Some features worthy of conservation; • Some dominating detracting features.	District or Locally recognised Certain individual townscape elements or features may be worthy of conservation and townscape either identified for or would benefit from regeneration, restoration or enhancement. Site or area may be valued at a community level.
Very Low	• Townscape often in decline; • Weak or degraded urban structure, characteristic patterns and combination of built form and open space; • Lack of management has resulted in degradation; • Frequent dominating detracting features; • Disturbed or derelict land requires treatment.	Not formally recognised

Table 3: Scale of Change				
Impact grading	**Archaeological attributes**	**Built Heritage or Historic Urban Landscape attributes**	**Historic landscape attributes**	**Intangible Cultural Heritage attributes or associations**
Major	Changes to attributes that convey OUV of World Heritage properties. Changes to most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting	Change to key historic building elements that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to most or all key elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to setting of an historic building, such that it is significantly changed.	Changes to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements such that the asset is slightly different, Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archeological materials or setting.	Slight changes to historic building element or setting that hardly affect it.	Very minor changes to key historic landscape element, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the intangible cultural heritage activities or associations or visual links and cultural appreciation.
No Change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Table 4 : Magnitude of Impacts					
Value of Heritage Asset	**Scale of Change**				
	No change	Negligible change	Minor change	Moderate change	Major change
Very High (OUV of World Heritage Sites)	Neutral	Small	Medium / Large	Large / Very Large	Large / Very Large
High	Neutral	Small	Medium / Small	Medium / Large	Large / Very Large
Medium	Neutral	Neutral / Small	Small	Medium	Medium / Large
Low	Neutral	Neutral / Small	Neutral / Small	Small	Medium / Small
Negligible	Neutral	Neutral	Neutral / Small	Neutral / Small	Small

Table 5: Likely Significant Effects	
Major Beneficial	The scheme would be in keeping with and would provide a major improvement to or reinforce the value of the receptor.
Moderate Beneficial	The scheme would be in keeping with and would provide a noticeable improvement to or reinforce the value of the receptor.
Minor Beneficial	The scheme would be in keeping with and would provide a slight improvement to or reinforce the value of the receptor.
Negligible	The scheme would have no effect on the value of the receptor or would be barely perceptible / in keeping with and would maintain the value of the receptor.
Minor Adverse	The scheme would have a minor negative effect to the value of the receptor.
Moderate Adverse	The scheme would cause a noticeable deterioration in the value of the receptor.
Major Adverse	The scheme would cause a major deterioration in the value of the receptor.

Non-residential development

Non-Residential Development

Community Buildings (schools, colleges, places of worship etc)

3.68 Along with the usual design considerations designers of new schools, places of worship and community facilities should consider the 'Child Friendly Lambeth' and 'Inclusive Environments advice contained in Part 2 and , additionally:

1. Place entrances in locations where they won't unduly disturb residential amenity.
2. Provide sufficient linger / spill out space within the site to ensure footways are not blocked or crowded at busy times.
3. Guard against overly defensive boundary treatments to street frontages. High industrial-style palisade type fencing should be avoided.
4. Optimise orientation. Protect internal users from external disturbance.
5. Orientate outdoor amenity spaces to be positioned away from sources of poor air quality and noise such as busy road.
6. At ground floor level use hard wearing external materials to withstand the 'rough and tumble' of public use life. Heavy usage should be anticipated also in specifications for gates and other external features. Above ground level use high performance materials that require little to no maintenance to maintain their long-term appearance.
7. Avoid placing outdoor play / seating areas in proximity to air pollution sources; and reduce exposure to air pollution sources using green infrastructure such as green screens.
8. Have a high design quality that enriches the user experience both inside and out. Circulation, flexibility/ adaptability, access to outside space and facilities (storage, coats, toilets) require careful planning.
9. Focus colour to feature elements such as entrances and avoid the use of garish or distracting colours on elevations.
10. Fully understand cycle, buggy, mobility scooter requirements at the outset and integrate the provision into the landscape design in a meaningful way.

Q1

Q2

Q3

Q6

Q7

Q9

Q10

Q15

3.69 In developments where dwellings are proposed alongside such uses designers should seek to ensure that:

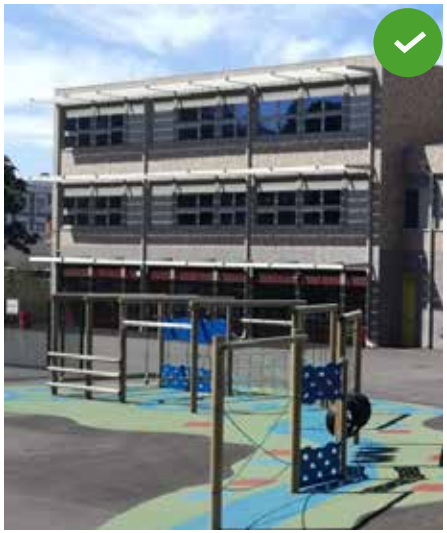
1. The community facilities occupy the lower floors with frontages and legible entrances onto the most accessible street frontage.
2. Other uses are visually separate with clearly distinct entrances.
3. The security of community users and amenity of neighbours is fully considered at detailed design stage.

3.70 See also 'Area guidelines for mainstream schools: BB103' (2014) - a non-statutory government guidance on building and site areas for mainstream school buildings.

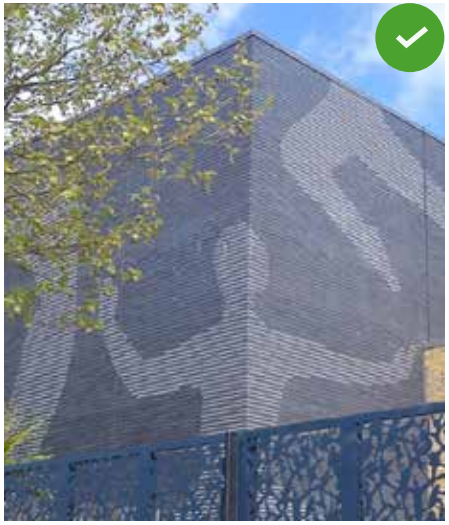
Schools and colleges

Focus on entrances

Calm accent colours



Calm and well detailed



Understated playfulness

Generous spill out space

High quality architecture

Offices

3.71 Office development should aim to contribute to Lambeth's exceptional offer of quality workspaces which offer attractive accommodation for businesses and building occupants. Designers should:

1. Provide generous internal and external amenity spaces to allow occupants easy access to fresh air.
2. Provide ample internal and external planting and landscaping. This improves internal air quality and well-being.
3. Create active and transparent ground floors which create welcoming entrances and animate the surrounding spaces. Ground floor windows should not be obscured.
4. Should have prominent entrances with shelter from the weather.
5. Optimise daylight provision for working environments, minimising glare through selection of appropriate shading.
6. On upper floors, frit or obscure any floor to ceiling windows approximately 800mm from the floor.
7. Where possible, maximise re-use of structural fabric, and heritage and character elements.
8. New office developments should be designed for adaptability to lengthen building's lifespan by making it possible to adapt the space without structural alteration.
9. Provide policy compliant levels of accessible, convenient and secure cycle parking for employees and visitors.
10. Provide adequate locker and changing facilities.

Office with outside amenity space

T1

T2

Q1

Q3

Q6

Q7

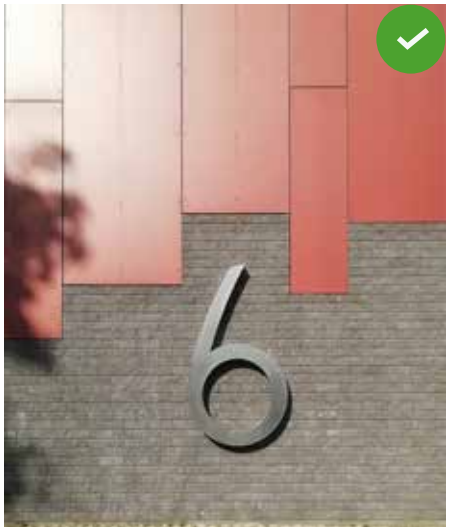
Q13

Employment Space and Industrial Development

3.72 Whilst, out of necessity, industrial development takes a utilitarian form, but it need not be unattractive. Within Key Industrial Business Areas (KIBAs) intensification of industrial floorspace is anticipated. Designers should:

1. Use robust, low-maintenance materials at ground level to ensure the building can withstand heavy usage. Avoid surface finishes that attract graffiti or that damage or dent easily.
2. Anticipate the potential adverse impact of reversing vans and trucks on buildings and on soft landscaping by strategically placing guard railing. Bollards are discouraged as they are generally less successful in industrial locations (being vulnerable to impact themselves).
3. Take care with the selection of colour in order to give visual interest and respond to local distinctiveness.
4. Use perimeter soft landscaping to soften impact of service yards and trees to shade surface parking areas.
5. Avoid overly defensive boundary treatments to street frontages.
6. Use clear building numbering and signage.

Heavy-duty treatment



Clear address numbering

Careful colour selection

T1 T2 T6 T7 Q1 Q2 Q3 Q6 Q7 Q9 Q10 Q15

End of Part 3