# LAMBETH
# Design Guide Part 2

## Advice for All Development

August 2023

Lambeth

# Contents


## General Principles 3

2.1 Inclusive Environments 4

2.9 Active Environments 6

2.11 Amenity 8

2.40 Safety and Crime Prevention 18

2.47 Outdoor Space 20

2.51 Parking and Vehicular Servicing 24

2.59 Soft Landscaping and Gardens 28

2.67 Child-friendly Lambeth 34

2.78 Play Space 38

2.85 Urban Greening and Biodiversity 40

2.113 Shop Fronts and other non-residential frontages 48

## Practical Design Considerations 53

2.119 Building Construction Detailing 54

2.120 Plant and Building Services Equipment 54

2.125 Refuse/recycling Storage 57

2.126 Cycle Storage 58

2.127 Boundaries and Gates 59

# General Principles

# Inclusive Environments

2.1 Lambeth has a diverse and evolving population, the design approach for buildings and spaces should result in an inclusive environment that is accessible to all. While the needs of wheelchair users and people with physical impairment are very important it is equally essential to meet the needs of those with learning difficulties, mental health conditions, visual impairments, hearing impairments and those of older people, women, young people and children. In addressing these issues, designers should consider all sensory aspects such as the tactile experience through the feet, and the soundscape experience created by buildings and materials.

2.2 Inclusive design should include the building's relationship with its wider built environment, for example, the siting of the building on the plot; the gradient of the ground on site; and the relationship with adjoining buildings. Inclusive environments should be:

1. Safe and welcoming,
2. Responsive to need (offering choice when a single solution can't meet all needs),
3. Intuitive to use; and be
4. Convenient and practical
5. Clutter free

2.3 Designers should ensure:

1. Desire lines to public transport are anticipated in the design.
2. Setting down points and designated accessible car and cycle parking spaces should be located adjacent, or as close as possible, to the entrance to the facility they serve, and no more than 50 metres away.
3. The positioning and visual contrast of street furniture with surface treatments aid those with visual impairments,
4. Intuitive layouts with visible entrances, sufficient contrast between features, clear signage, good lighting, which is particularly important for people who rely on lip reading to communicate and for partially sighted people to maximise their field of vision.
5. The provision of automatic doors on public buildings.
6. Main entrances are level (not stepped) for wheelchair and pushchair access and gradients minimised for ease of use.
7. A range of external seating types is provided. Some seats should have both back and arm rests as these are important features for many people.
8. Secure parking and charging points for mobility scooters is conveniently provided.
9. Residential environments are 'tenure blind' with shared spaces accessible to all tenures.

2.4 Further advice: The Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance (2014) provides advice to boroughs, developers, designers and planning applicants on implementing inclusive design. Accessible London: Achieving an Inclusive Environment SPG. Link to guidance below:

https://www.london.gov.uk/what-we-do/planning/planning-publications/accessible-london-achieving-inclusive-environment

2.5 Best practice on creating and maintaining inclusive access to pedestrian and transport infrastructure is included in: Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure published by the Department of Transport.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044542/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf

2.6 Where an existing building is to be altered every attempt should be made to make the main entrance accessible. If the building is listed, reasonable adjustments should be considered in the same way as for other buildings. Guidelines for improving access to Historic Buildings can be found on the Historic England - Easy Access to Historic Buildings. Link to guidance below:

https://historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/

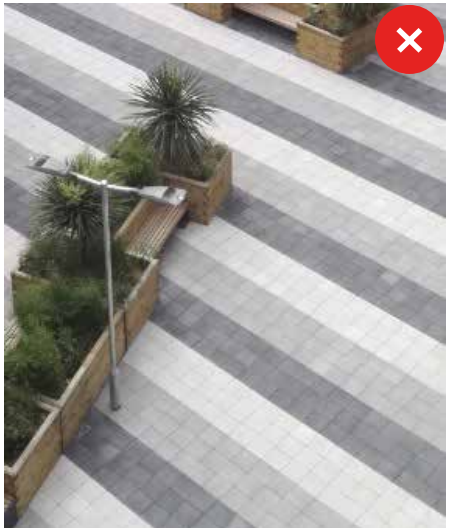
2.7 General advice on achieving a public realm which is accessible to all Londoners can be found in the following guidance. Expanding London's Public Realm Design Guide (2021)

https://www.london.gov.uk/sites/default/files/expanding_londons_public_realm_combined_final.pdf

Q1

Legible, accesible and attractive, Jubilee Gardens

Footway obstruction

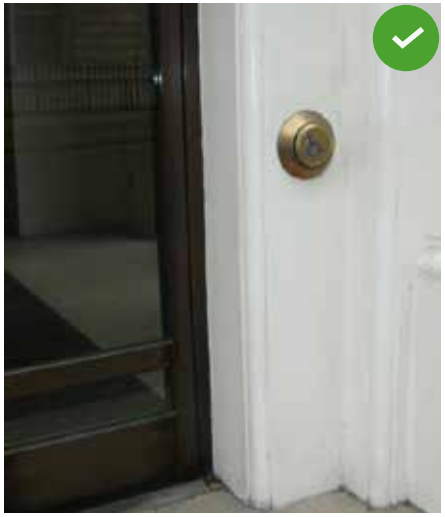


Visually distracting

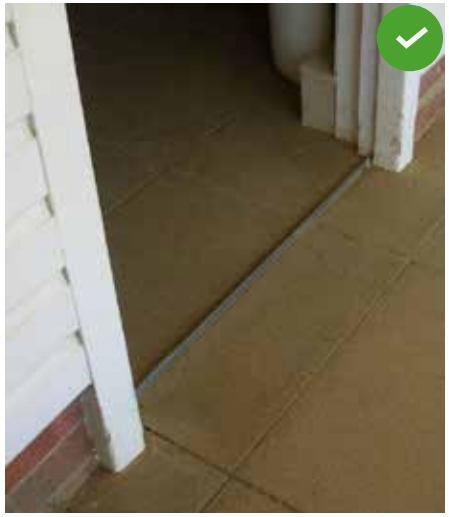
2.8 The needs of families with young children are a particular area where thought should be given. For more information see The Knee High Project Report (March 2013) which was jointly commissioned by Lambeth and Southwark. The GLA has also conducted research into making London a child friendly city. Links to research reports below:

https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/The%2520Knee%2520High%2520Project%2520Report_0.pdf

https://www.london.gov.uk/sites/default/files/ggbd_making_london_child-friendly.pdf



Power assisted doors



Level threshold

# Active Environments

2.9 Lambeth expects that relevant development should address guidance set out by Sport England where this does not conflict with other policy and guidance on addressing the climate and biodiversity emergency.

> *"We know that the built environment can have a major impact on people's health and wellbeing, including creating the conditions to be physically active... Good, high quality design creates opportunities for physical activity through access to green spaces, connection to walking and cycling networks and link to local community facilities. This is critical given the cost to the country of inactivity has been estimated at £7.4bn annually, including £0.9bn to the NHS" (Active Design and BREEAM Certification Schemes (December 2019)*

http://sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design

2.10 The Sport England principles of Active Design (Active Design Planning for health and wellbeing through sport and physical activity 2015) are set out below:

**1. Activity for all**
Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.

- Enabling those who want to be active, whilst encouraging those who are inactive to become active. Designers should take a 'gender mainstreaming' approach to ensure that the needs of all genders are equally met.

**2. Walkable communities**
Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.

- Creating the conditions for active travel between all locations for those cycling walking and wheeling.

**3. Connected walking & cycling routes**
All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport.

- Prioritising active travel through safe, integrated walking and cycling routes.

**4. Co-location of community facilities**
The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.

- Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the awareness and convenience of opportunities to participate in sport and physical activity.

**5. Network of multifunctional open space**
A network of multifunctional open space should be created across all communities to support a range of activities including sport, recreation and play plus other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.

- Providing multifunctional spaces opens up opportunities for sport and physical activity and has numerous wider benefits.

**6. High quality streets and spaces**
Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage.

- Well designed streets and spaces support and sustain a broader variety of users and community activities.

**7. Appropriate infrastructure**
Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.

- Providing and facilitating access to facilities and other infrastructure to enable all members of society to take part in sport and physical activity.

**8. Active buildings**
The internal and external layout, design and use of buildings should promote opportunities for physical activity.

- Providing opportunities for activity inside and around buildings.

**9. Management, maintenance, monitoring & evaluation**

The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of Active Design initiatives and to inform future directions to maximise activity outcomes from design interventions.

- A high standard of management, maintenance, monitoring and evaluation is essential to ensure the long-term desired functionality of all spaces.

**10. Activity promotion & local champions**

Promoting the importance of participation in sport and physical activity as a means of improving health and wellbeing should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.

- Physical measures need to be matched by community and stakeholder ambition, leadership and engagement.

Outdoor gym, Norwood Park

Sport England Active Design Principles

# Amenity

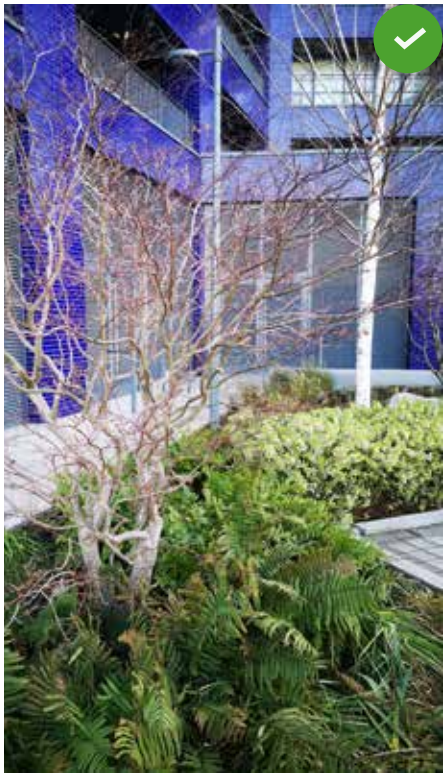
2.11 Amenity refers to the beneficial value of places to people. Policy Q2 encourages good design through well laid out development which considers and manages the impact of development upon a number often inter-related issues:

- Visual Amenity
- Privacy
- Outlook, sense of enclosure; and overlooking
- Daylight and sunlight
- Noise, disturbance and air quality (including microclimate)

2.12 These matters are particularly important as density increases and given the very important connection between physical and mental well-being and access to green, and specifically natural space.

**Visual Amenity**

2.13 This is how the environment appears – from both the public realm (which includes the River Thames) and from private properties. It is reliant on good design and a positive response to context. The spaces around buildings fronting the street and their boundary treatments, require particular attention to ensure good visual amenity. See also Policies Q5, Q6, Q7.



Good visual amenity

Poor visual amenity

Q2

Q5

Q6

Q7

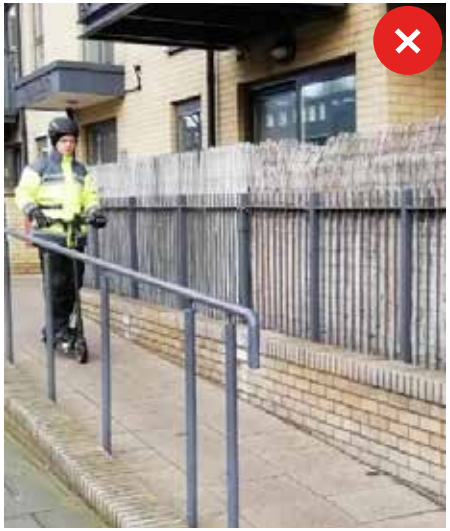
Q10

**Privacy / Overlooking**

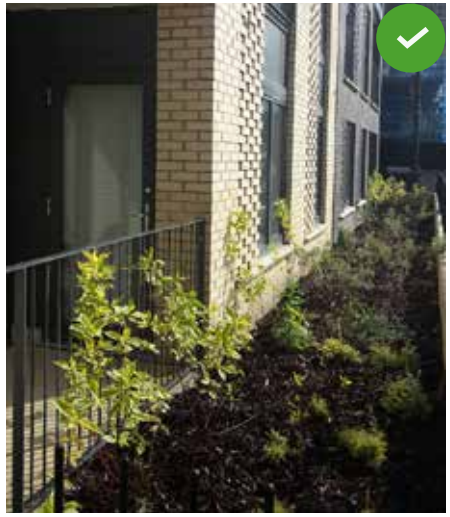
2.14 Whilst natural surveillance from properties into the street is desirable on community safety grounds, a lack of reasonable privacy can have an adverse impact on the wellbeing of occupiers whether within their home ('habitable rooms' such as reception rooms, kitchens and bedrooms) or within amenity spaces (private or communal). Residential units immediately adjoining busy locations (street frontages or adjoining communal entrances) require particular consideration in this regard. Habitable rooms at ground level should be provided with adequate defensible space, soft landscaping and a boundary treatment to provide an adequate buffer.

2.15 Overlooking can often come from pedestrians (such as in places of congregation such as bus stops) and traffic (especially from top-decks of buses at stops and at junctions). Amenity spaces fronting busy locations should generally be avoided as they rarely provide the necessary privacy leaving it to residents to erect ad-hoc measures that are rarely effective and visually poor. Designers should ensure that circulation routes and entrances within schemes also address privacy needs from the outset through good design (including separation, physical screening and planting).

No privacy

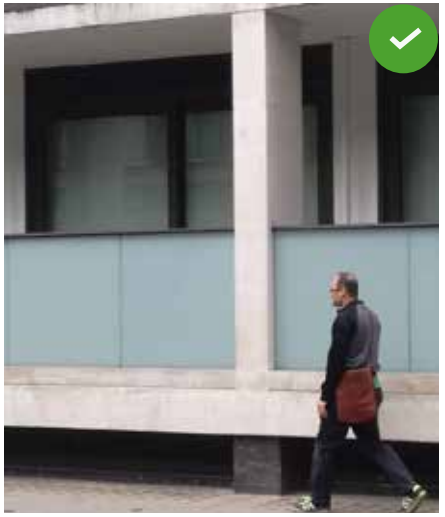


Inadequate screening

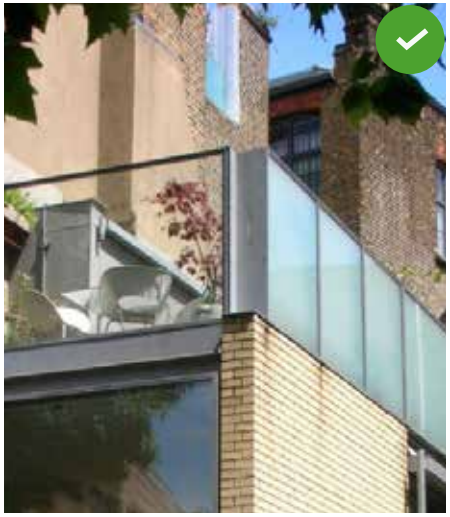


Buffer planting

Defensible space



Obscured glass



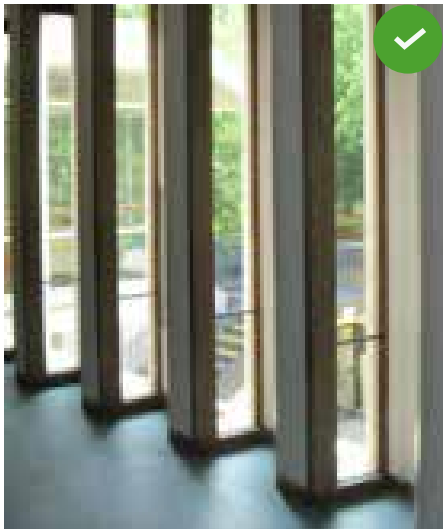
Privacy screening

**Overlooking**

2.16 Overlooking requires careful consideration. Direct overlooking in close proximity between residential units or into amenity spaces and gardens is rarely acceptable and should be avoided through good design. In some cases the Council may also use planning conditions to guard against overlooking. These might include conditions which require:

1. Obscured glazing on all or part of some windows.
2. Screening on balconies or roof terraces.
3. Boundary treatments and or planting in gardens (see pg. 59 for guidance)

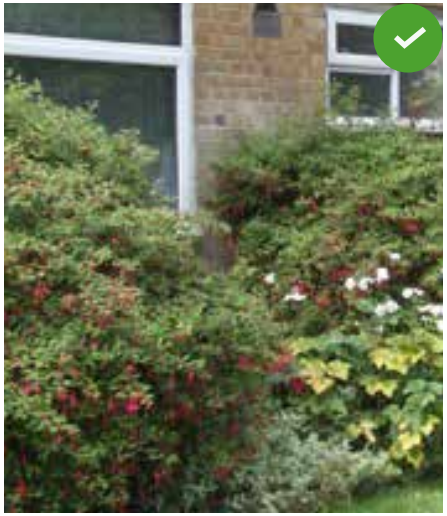
2.17 Overlooking and the perception of overlooking is important because no one should feel uncomfortable in their living spaces and amenity spaces. In urban areas total privacy in outdoor space is unlikely, but occupants should have some degree of privacy. Designers need to be mindful that sometimes the appearance of a building can exaggerate the perception of overlooking. For example the provision of large areas of glazing, even if obscured, can give a misleading affect. Any such adverse perceptions should be anticipated and addressed at design stage.



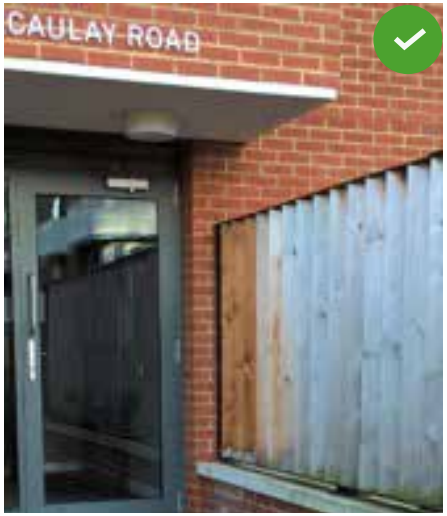
Angled windows

No privacy

No privacy



Buffer planting




Screening protects amenity at entrance

Q2

**Outlook**

2.18 Reasonable outlook is important for all residents whether from within their homes, or when using private amenity spaces. Reasonable outlook from habitable rooms is a key contributor to residential amenity and quality of life for everyone. Outlook expectations will differ from suburban and urban locations; as it is relative to the surrounding context. Outlook may include sense of enclosure and the spatial quality of what is visible. Designers should:

1. Be mindful of a need to avoid unacceptable sense of enclosure from the outset in relation to both existing and new dwellings.
2. Provide a sufficient distance between the windows of habitable rooms / amenity spaces. What distances are sufficient will be dependent on a number of characteristics – the use of the rooms, the number of windows in the room and their outlook), the size and nature of the dwellings involved, the quality of other amenity considerations etc.
3. Make every effort to ensure that surroundings of dwellings are visually attractive.
4. Be mindful that the sight of sky and soft landscaping play an important role in wellbeing
5. Optimise soft landscaping. Where sites are too constrained for tree planting climbing plants and living walls can be used. Such planting can be particularly useful for screening service areas, plant and refuse enclosures etc.

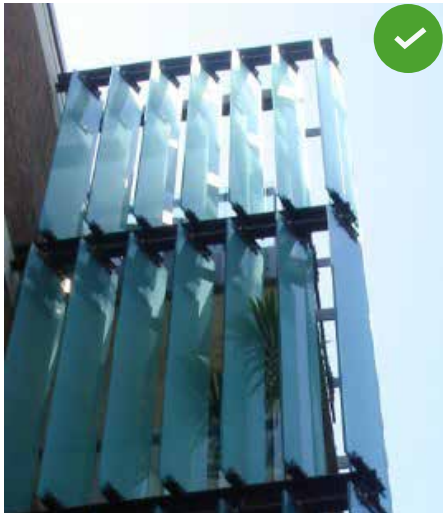
2.19 It should be noted that, whilst unavoidable in some circumstances, physical mitigation measures to stop direct overlooking (such as the use of obscured glass or the installation of fins or louvers over windows) must be justified. Using the 'comply or justify' approach (see Part 1) the onus will be on the applicant to make a persuasive case for the approach taken, including illustrating its effectiveness and its impact on the amenity of room / space where the screening is fixed. Designers should:

1. Minimise the need for retro-fit mitigation measures through good design.
2. Avoid obscuring the main window of any habitable room. Fully obscured secondary window within a room will generally be acceptable (it should have opening part for cross ventilation).
3. Not create habitable rooms that are windowless or that have no outlook due to the high or low placement of the window.

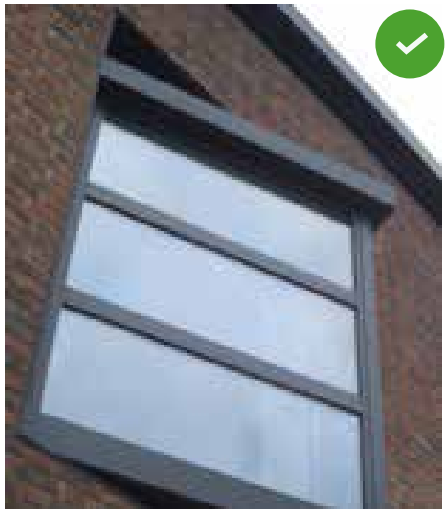
2.20 Angled windows can be used successfully to direct the view in a particular direction. Such an approach is not considered acceptable for the principal windows in lounges or kitchens but will be acceptable for bedrooms and secondary windows to living rooms and kitchens. Where angle windows are used applicants will be required to show that the outlook from and daylight into the affected room is adequate.

**Sense of Enclosure**

2.21 Openness is an important quality for outdoor space, gardens with an undue sense of enclosure may have other consequences (such as on daylight and sunlight). The sense of enclosure experienced by residents is dependent on a combination of factors – the proximity of development, its height and treatment. It is closely related to issues such as overlooking (and the perception of overlooking), outlook; and daylight and sunlight. The sense of enclosure caused by new development on a garden or amenity space is considered 'in the round' as experienced by the user of that space.



Screening



Angled windows

**Daylight and Sunlight**

2.22 Daylight is the amount of natural light that enters a building and for homes, reasonable illumination is sought within habitable rooms (primarily; living rooms, larger kitchens and bedrooms). Sunlight refers to direct sunshine and in homes, the emphasis is towards living rooms and conservatories. Whereas levels of daylight are associated with illumination, sunlight is brighter and has potential to heat buildings. Overshadowing is an outcome of sunlight being blocked to external amenity areas and is associated with the measurement of sunlight provision.

2.23 When assessing applications the Council will have regard to Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (BRE209 2022). Applicants should be aware of its content and the BRE guidance is part referred to in the following paragraphs;

2.24 The respective 25 degree and 45 degree tests outlined in the BRE guidance will be used by the Council to assess ('screen') whether a more detailed daylight report is necessary (separate consideration on sunlight would still be required if affecting a main living area or conservatory). As a general rule reports are normally required for new dwellings and major developments. That said, all applicants are encouraged to undertake their own initial 25 degree and 45 degree tests and to act accordingly in advance. The Council will seek independent verification of daylight and sunlight reports where necessary.

2.25 In addition, the standard default assessment criteria in regard to the BRE guidance, the Council may apply Alternative Target Criteria as also referenced within the BRE guidance. Such Alternative Target Criteria may utilise as a basis, suitable consideration towards retained levels of daylight and sunlight as opposed to focus upon scale of reduction. Such consideration, may in some cases, be appropriate to reflect the predominantly urban context in Lambeth where new development may inevitably have a greater impact on surrounding properties in some locations, as well as reflecting the fact that the BRE target default assessment criteria for reduction review, is based upon a universal methodology without consideration to density context of rural, sub-urban or urban. However, given the diversity of context, the BRE guidance is very clear in applying a flexible approach to numerical guidelines and that the advice is not mandatory. Other Alternative Target Criteria may also be acceptable, for example, where a robust case can be made, mirror assessments may be accepted as a suitable methodology for assessing daylight and sunlight impacts of a development in some circumstances.

EN4

2.26 Whilst daylight and sunlight levels will be considered flexibly taking into account site specific circumstances, designers will be expected to minimise, where reasonably possible, adverse impacts. Careful siting and massing of new development is paramount to ensure acceptable daylight and sunlight is retained to neighbouring development.

Q2

2.27 The Council will expect daylight and sunlight reports to use the assessment tools cited in the BRE guidance:

For impacts upon relevant neighbouring properties, which always includes residential, consideration as applicable towards review of;

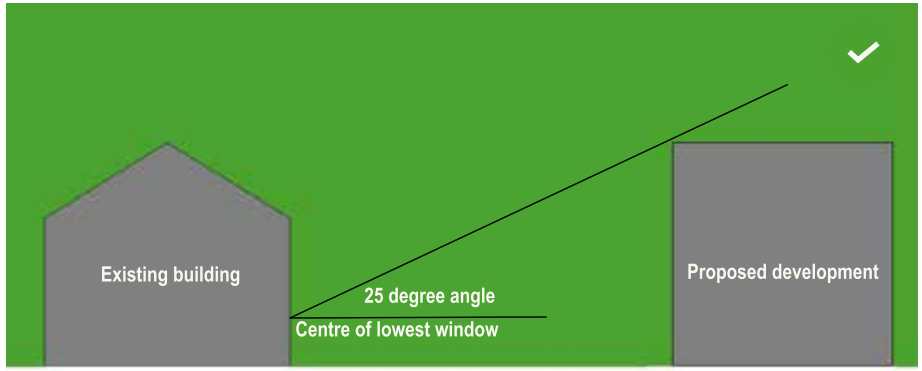
1. Daylight Vertical Sky Component (VSC)
2. Daylight Distribution (no sky line review)
3. Annual Probable Sunlight Hours (APSH), including winter hours review
4. BRE guidance 2 hour sunlight availability at the 21st March review to applicable amenity areas (and if considered appropriate, provision of transient shadow studies)

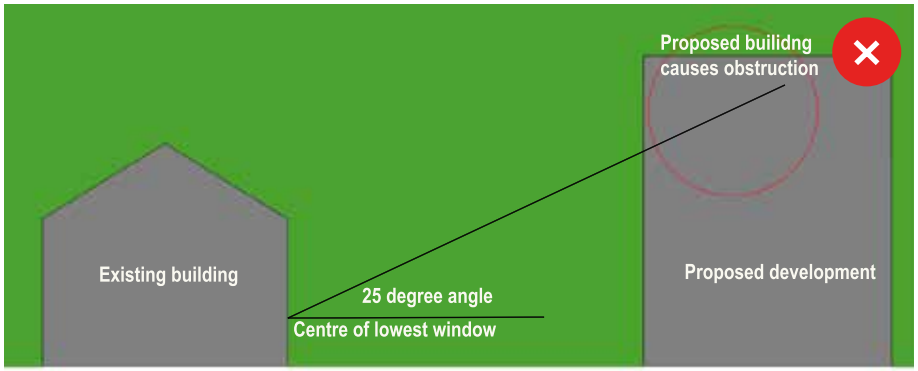
For consideration of appropriate provision of daylight and sunlight within new development, which always includes residential;

1. Daylight provision in consideration of either the Illuminance method or Daylight Factor method
2. Sunlight exposure review to dwellings
3. BRE guidance 2 hour sunlight availability at the 21st March review to applicable amenity areas

2.28 Reports should contain:

1. The 'before' and 'after' daylight and sunlight analysis levels (to aid comparison) for applicable neighbouring review,
2. The analysis review of the provision of daylight and sunlight within new development for future occupiers where applicable,
3. Details of the methodologies used including sources of information and assumptions made,
4. Full results of all assessments; and
5. A succinct summary and conclusion.



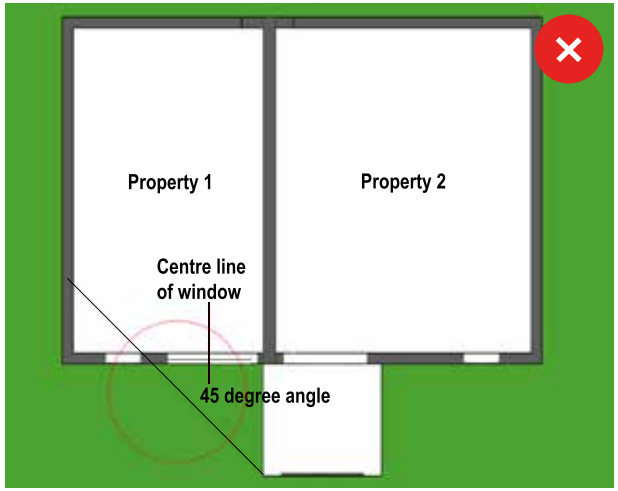




**25 Degree Test**: This test is to establish the effect that a proposed building will have on neighbouring properties with regards to obstructing daylight to existing windows / rooms (windows serving bathrooms/toilets, storerooms, circulation areas need not be considered). This test is carried out when the proposed building is opposite the existing building. It is a preliminary test to determine whether more detailed review is required.

A 25 degree line to the horizontal from the centre of the lowest applicable existing window is drawn towards the proposed building opposite. If the whole of the proposed building / development falls beneath the 25 degree line, there is unlikely to be a detrimental effect to daylight on the existing property.

However, if the proposed building rises above the 25 degree line in any way, further detailed tests will be required to establish the exact impact the proposed development would have on daylight to the existing property. If the obstructing building is taller than the 25 degree line, it may still be possible to achieve good daylighting, for example, if the obstruction is not continuous, and it is narrow enough to allow daylight around its sides.

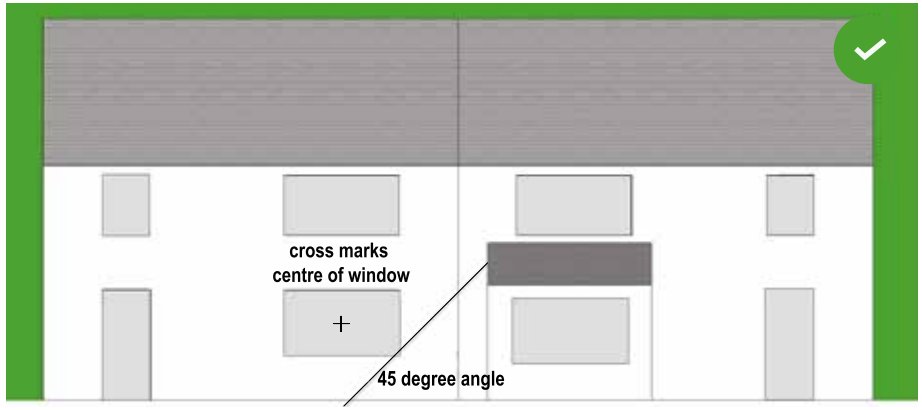
Refer to BRE guidance for further information, including detailed analysis tests applicable. Additional checks on sunlight will be needed where applicable / considered separately.

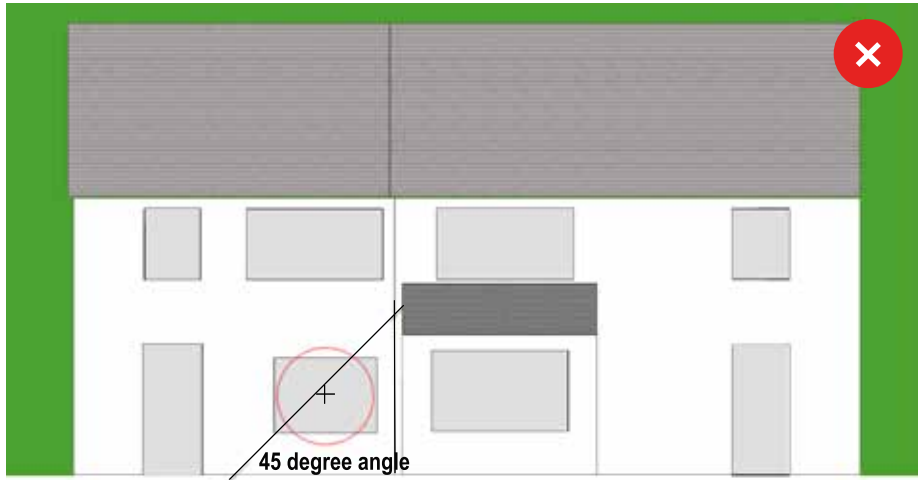



**45 Degree Test**

The 45 degree test is used for extensions that are perpendicular to an applicable window for review in a neighbouring property. It is a preliminary test to determine whether more detailed review is required. The test is in two parts; a test on plan and elevation – for the test to fail this must be in reference to consideration of a fail in BOTH plan and elevation.

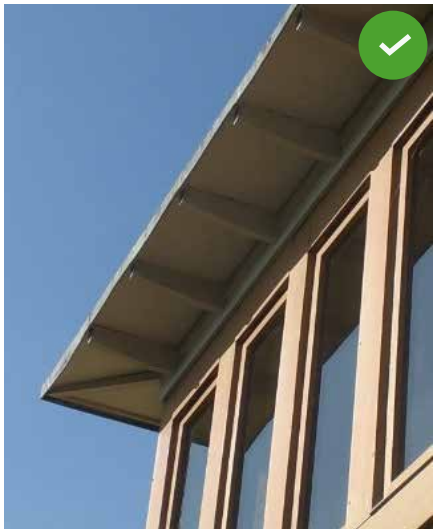
Plan test: A centre line is marked on the plan of the neighbouring window under consideration. A 45 degree angle is drawn from the outer most part of the extension toward the window. If the centre point of the neighbouring window is not on the extension side of the 45 degree line, then the test on plan is a pass and the proposal is unlikely to have a detrimental effect on daylight to this property. If the centre of the window is on the extension side of the 45 degree line, then the 'elevation test' now needs also considering.



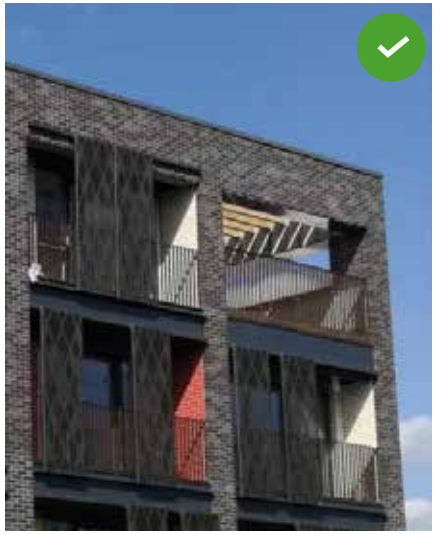




Elevation test: In elevation, the centre point of the neighbouring window is considered (for floor to ceiling windows or patio doors, a point 1.6m above the ground at the centre line of the window may be used). From the nearest top corner of the proposed extension, draw a line diagonally down (for pitched roof extensions, the extension height can be taken at its roof halfway along the slope). If the centre point of the neighbouring window is not on the extension side of the 45 degree line, then the test on elevation is a pass and the proposal is unlikely to have a detrimental effect on daylight to this property. If the centre of the window is on the extension side of the 45 degree line, then there may be a detrimental affect to daylight to the neighbouring property and more detailed daylighting review should be undertaken in reference to BRE guidance.

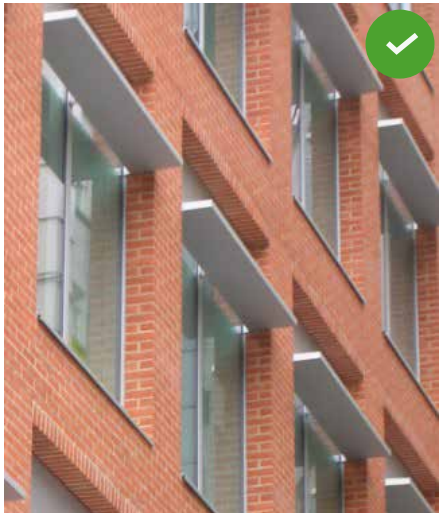
Refer to BRE guidance for further information, including detailed analysis tests applicable. Additional checks on sunlight will be needed where applicable / considered separately.



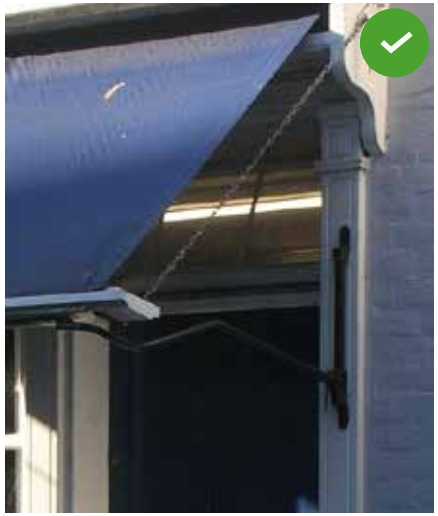
Shade - Projecting eaves



Shade - Pergolas and screens



Shade - Brise Soleil



Shade - Traditional awnings

2.29 Designers should also be mindful that:

1. The layout of accommodation should optimise daylight and sunlight for new occupiers (including where appropriate, non-residential ones). This is important for amenity and to reduce undue reliance on artificial lighting.
2. North facing accommodation suffers from the lack of sunlight and can be cold as a result.
3. South facing accommodation can suffer from an excess of sunlight and can overheat. Dual aspect layouts can help address this by providing cross ventilation. Suitable design should consider and guard against the potential of overheating from large areas of glazing on south facing elevations; overhanging eaves and projecting brise-soleil can provide mitigation. Overheating can also be addressed by using semi-recessed balconies; the recessed part of which provides shading for the dwelling whilst the projecting soffit shades the accommodation below(although care should be taken not to restrict too much daylight or result in inherent sensitivity to impacts from any reasonable future neighbouring development due to windows sets within such a recessed arrangement). Adjustable louvered screens on balconies and windows can also be useful. Traditional awnings can prevent south facing properties overheating.
4. Traditional attic spaces are particularly prone to overheating which can be addressed through dual aspect layouts.
5. Good solar design can reduce reliance on heating systems in the winter.
6. For sunlight provision to outside spaces for amenity, the BRE guidance and the Mayors Housing Design Standards LPG should be referred to.
7. To protect from unacceptable levels of solar glare.

**Noise and Vibration**

2.30 Noise and disturbance negatively impact quality of life and every effort should be made to avoid unacceptable impacts. A starting point for all designers should be Policy D13 of the London Plan. The London noise map should also be consulted: http://www.londonnoisemap.com/

2.31 Existing noise sources need to be taken into account and their adverse impact addressed at the outset of the design process. The impact of noise on external amenity spaces must also be considered.

2.32 On a more general level day-to-day noises can be problematic if not given the fullest consideration. Designers should:

1. Arrange new uses which are good neighbours to adjacent uses.
2. Locate bedroom windows away from busy communal entrances or late-night uses.
3. Stack flat layouts so that bedrooms are aligned over bedrooms.
4. Provide adequate separation distances between dwellings and play spaces / play equipment.
5. Consider implications of early morning servicing and vehicle manoeuvring. This can include talking, the moving of cages, slamming of vehicle doors (headlights and other lighting can affect amenity too).
6. Consider the dispersal routes of late night users to and from existing and proposed uses.
7. Provide sufficient sound attenuation in conversions.
8. Use winter gardens in locations where noise levels would make conventional balconies unusable.
9. Ensure gates and entrances (including those to bin and bike stores) have soft closers and impact pads to guard against slamming.
10. Consider seeking the advice of soundscape advisers to mitigate against neighbouring noise sources.

**Odour**

2.33 Commercial kitchens will be required to meet the relevant environmental standards for flues and extracts. Extract equipment should be kept away from noise and odour sensitive locations. One of the most common issues with odour in new development is from communal refuse stores (domestic and commercial). Close proximity of refuse stores to dwellings is a particular concern and the impact of odour needs to be addressed. Where refuse stores are within buildings doors should have seals and closers and the spaces should have mechanical ventilation to draw odour out and away from dwellings and amenity spaces. For more information on refuse storage please see the Council's refuse and recycling storage guidance document.

**Air Quality**

2.34 Air pollution is a significant public health hazard. This is particularly the case for young, old or vulnerable people, but everyone is at risk from exposure to pollution. Lambeth is a designated Air Quality Management Area due to exceedances of national air quality objectives for nitrogen dioxide (NO2) and particulate matter (PM). Key sources of air pollution include on- and off-road vehicles, gas boilers and industrial fuel combustion. New development should design for reduced exposure of receptors to new and existing sources of pollution, and minimised emissions from introduced sources, through mitigation on-site as a priority. The Lambeth Air Quality Guidance Note (GN) sets out the Council's advice for reducing emission of and exposure to air pollution. Link below: https://www.lambeth.gov.uk/sites/default/files/pl-lambeth-air-quality-planning-guidance-note.pdf

Air quality assessments requirements are set out in the Lambeth Local Application requirements document under item 9, a link to this document is available here: https://www.lambeth.gov.uk/planning-and-building-control/planning-applications/find-out-if-you-need-planning-permission/planning-application-advice

London's air quality map: https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/london-air-quality-map

H5

Q2

2.35 Where residential developments are located in areas of poor air quality designers should:

1. Avoid use of single aspect units.
2. Put non-residential uses nearest the source of the poor air quality.
3. Site bedrooms and amenity spaces away from source.
4. Consider winter gardens rather than conventional balconies.
5. Utilise mechanical ventilation within inlets away from the poor air source.
6. Optimise the use of urban greening.
7. Optimise indoor air quality (e.g. low carbon heating systems, electric cooking, air filtration and purification)

**Lighting**

2.36 With the exception of aviation obstruction lighting, external 'feature' lighting for buildings is generally discouraged due to its impact on amenity, light pollution and heritage settings. Where external lighting is deemed appropriate designers should:

1. Seek to subtly highlight architectural features.
2. Minimise glow, blue hue lighting and light trespass to protect amenity and avoid disrupting the circadian rhythms of people or animals
3. Use energy efficient, low energy lighting
4. For riverside development ensure that any external lighting does not cause a potential hazard to the safe navigation of the river, or to river ecology

2.37 Lighting treatments of tall buildings can have a particularly wide impact. For that reason, when planning permission is granted for tall development the Council may impose conditions restricting decorative external lighting.

**Dual Aspect Dwellings (Policy H5)**

2.38 The provision of dual aspect accommodation is key to ensuring good amenity for residents as it provides the dwelling with openable windows on two external walls which allows designers greater opportunity to address the full range of amenity considerations. It should be noted that the Housing Design Standards LPG Appendix 3 definition of dual aspect states that 'the provision of a bay window does not constitute dual aspect'. Where the second aspect is proposed, but within a recessed balcony or a bay window the dwelling will not be treated by the Council as dual aspect unless that window has an uninterrupted aspect.

2.39 Given the challenging environmental characteristics in London (urban heat island effect, air quality, and noise) dual aspect units are preferred. Single aspect units should be minimised because they:

1. Do not offer alternative outlook.
2. Are more difficult to naturally ventilate; and are much more likely to over-heat as a result.
3. Are more likely to have worse daylight than dual aspect dwellings.
4. Are less likely to dissipate pollution.
5. Leave some residents with no access to the quiet side of the building.
6. Provide less flexibility of room use.
7. Make it more difficult to provide usable external amenity space.

# Safety and Crime Prevention

2.40 Poorly designed places (includes refuse/recycling storage areas) can encourage crime and anti-social behaviour such as drug dealing, prostitution, graffiti, loitering, public urination, fly tipping and fly posting. Secure buildings and safe places should be a key objective for designers.

2.41 Applicants should seek guidance from the local 'Secured by Design' team during the pre-application planning stage, the contact email is: DOCOMailboxSE@met.police.uk . Designers should:

1. Use crime and anti-social behaviour data about the locality to inform design decisions.
2. Avoid the creation of recesses, left-over spaces, set-backs, under-crofts and colonnades with blind spots.
3. Not rely on the presence of security personnel to address design vulnerabilities
4. Deliver safe and legible routes to prominent, well-lit entrances
5. Optimise natural surveillance from within properties / premises to streets and publically accessible spaces including play areas and ensure changes to existing buildings do not diminish existing natural surveillance.
6. Ensure lighting is effective.
7. Provide defensible space for dwellings at ground level or adjoining communal amenity spaces. To street frontages this should generally include gates and railings.
8. Seek advice, where necessary, from Counter Terrorism Security Advisors about levels of risk and the sorts of measure available to mitigate this risk in a proportionate and well-designed manner. See Policy Q3 for further information.
9. Use materials and textures which are robust and deter graffiti / fly posting such as brick. The use of render and painted surfaces will not be supported).
10. Ensure construction detailing doesn't facilitate climbing. Especially on boundaries.
11. Ensure maintenance regimes are in place to maintain standards in long term.
12. Use plant selection to reinforce security. For example, thorny or spiny shrub species (Barberry, Blackthorn, Buckthorn, Hawthorn, Holly, Rose) to discourage unlawful access. Hedges and climbers can be planted against blank elevations and walls to guard against tagging and graffiti.
13. Use security measures proportionate to the security risk and integrate them into the design positively.

Q3

Q8

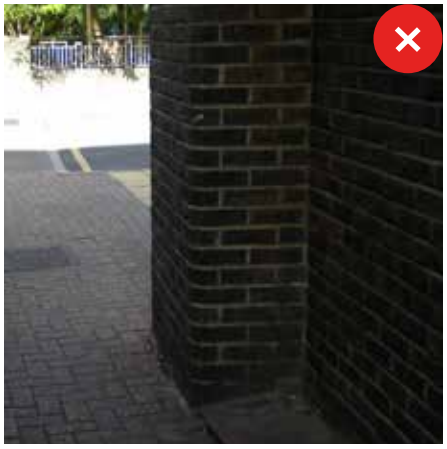
T2

T3

**Entrances**

2.42 Policy Q6 requires all buildings to have well designed entrances. They need to be easily seen from the principal approaches, well lit and attractive. Designers should:

1. Ensure property names and numbers are clearly and permanently displayed at all entrances. The lettering size and contrast should ensure it is readable from the pavement.
2. Use canopies as a means of announcing the entrance and as an amenity to users. Ensure canopies have proper gutters and rain water pipes.
3. Minimise entrance recesses where they pose risks to safety or security.
4. Provide clear glazed doors and entrance screens so that there is good natural surveillance.
5. Incorporate traditional letter boxes (accessible by the public but only openable from indoors). Wall mounted external boxes are discouraged as they can be prised open and don't perform well over time.
6. Use effective way-finding signage where entrances are not intuitively placed.
7. Ensure that entrance designs are the same high quality irrespective of the tenure.



Hidden recess

Discourage public urination

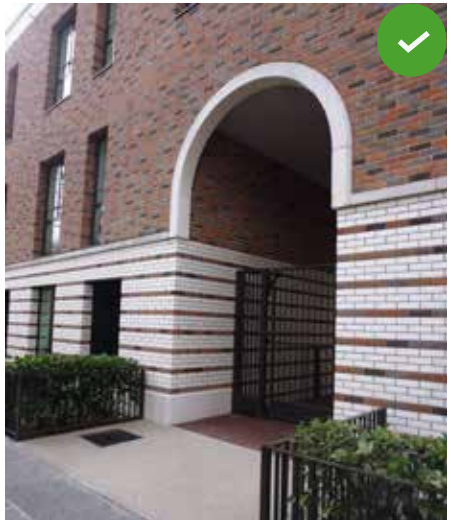
**Public Realm**

2.43 The Mayor of London has produced The Public London Charter (the Charter) consists of eight principles that set out the rights and responsibilities for the users, owners and managers of new public spaces. The Charter aims to ensure that London's public spaces are safe, accessible, inclusive, attractive, well-connected and easy to understand, well maintained and serviced. It includes guidance which should be applied when new public spaces are provided within new developments. The guidance can be found on the GLA website: https://www.london.gov.uk/sites/default/files/public_london_charter_lpg.pdf

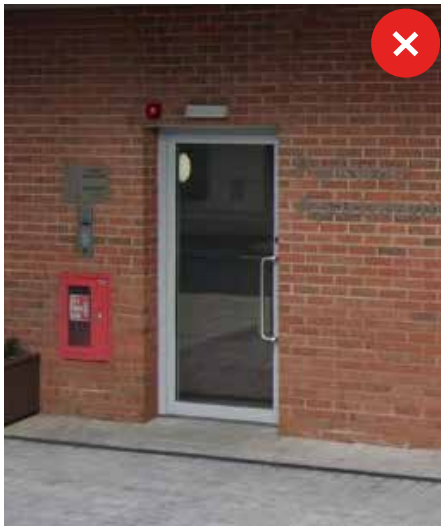
2.44 Lambeth's public realm must be fit for purpose if it is to serve a growing population. A successful, accessible and inclusive environment is one that everyone can benefit from by being able to move through and enjoy, independently and uninhibited. This aligns with the Healthy Streets Approach in the Mayors Transport Strategy (2018) which aims to put human health at the heart of city planning by encouraging walking and cycling. Link to Healthy Streets Toolkit below: http://content.tfl.gov.uk/healthy-streets-for-london.pdf

2.45 Designers are encouraged to take a 'gender mainstreaming' approach to the design of public places and spaces - recognising the different needs of men and women having regard to other differences (such as age, ethnicity, race, religion etc.) to ensure that both men and women benefit equally. Whilst community safety considerations will be key, a gender mainstreaming approach should look beyond these to matters such as fitness for purpose, usage, and facility provision. For more information on this topic see RTPI Research Paper 'Women and Planning (Part II) https://www.rtpi.org.uk/research/2021/march/women-and-planning-part-ii/ and research carried out by Arup for the London Legacy Development Corporation on the safety of women and girls: https://www.queenelizabetholympicpark.co.uk/-/media/220530-safety-of-women-and-girls-consultation-report.ashx

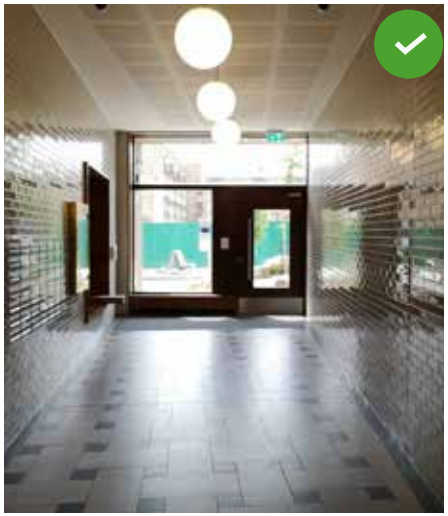
2.46 Public realm / landscaping proposals for riverside development should ensure appropriate riparian life saving equipment (such as life buoys, grab chains and escape ladders) is provided. Guidance for development on and alongside the tidal Thames below: http://pla.co.uk/Safety/Water-Safety/Water-Safety



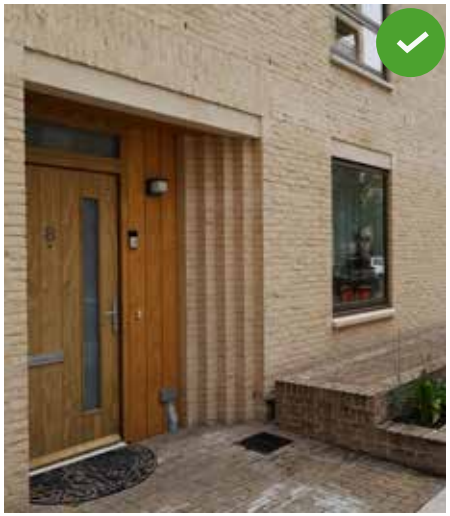
Generous and welcoming shared entrance



Unwelcoming and undersized communal residential entrance



Bright and generous shared communal entrance lobby



Well-defined residential entrance with integrated shelter

Q1

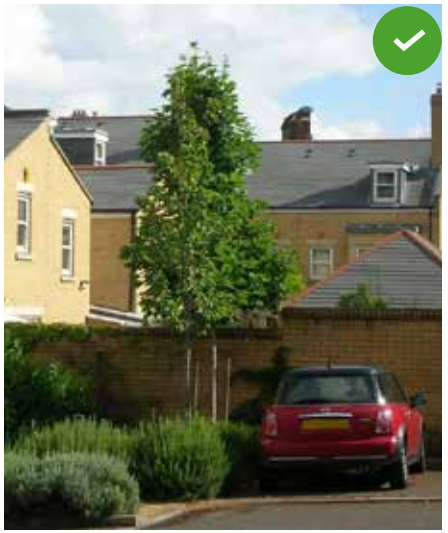
Q3

Q8

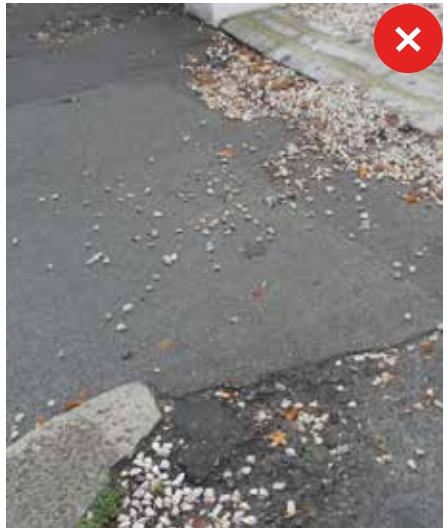
# Outdoor Space

2.47 Public realm within development sites (essential for access and circulation) requires careful consideration especially in relation to amenity, security and management. Common issues include:

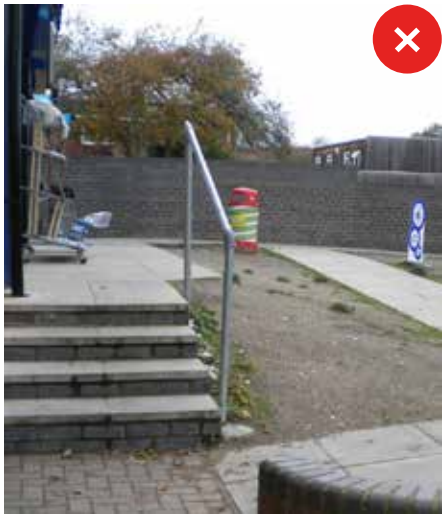
1. Opportunist car parking on pedestrian spaces and cycle lanes / cycle paths, verges and footways inconveniences people (especially wheelchair users and people with buggies), can be a threat to their safety, and can block routes for emergency vehicles. Opportunist parking should be anticipated and addressed at design stage.
2. New routes not following desire lines leads to inconvenience for users and often results in unacceptable wear and tear on soft landscaping.
3. A failure to adequately coordinate street lighting, street furniture, fencing, paving and soft landscaping can lead to unattractive outcomes and street clutter.
4. Poorly designed places become a maintenance and management burden.



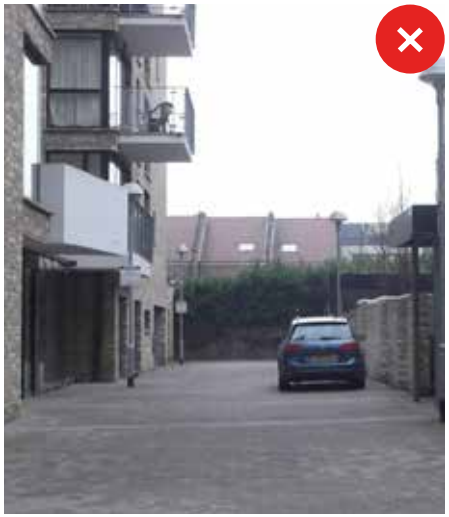
Soft landscaping



Loose chippings become a footway hazard



Unfit for purpose



Too hard and car dominated

H5

Q1

Q3

Q6

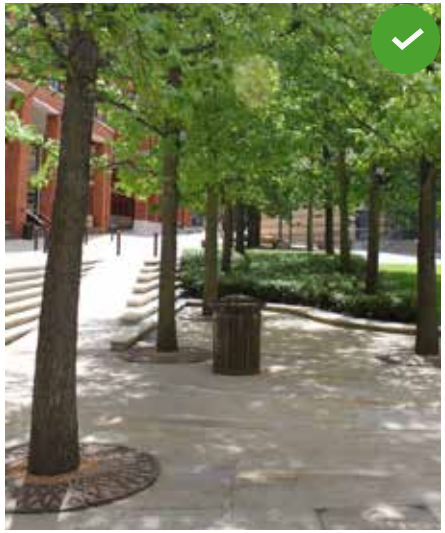
Q9

Q10

2.48 Designers should:

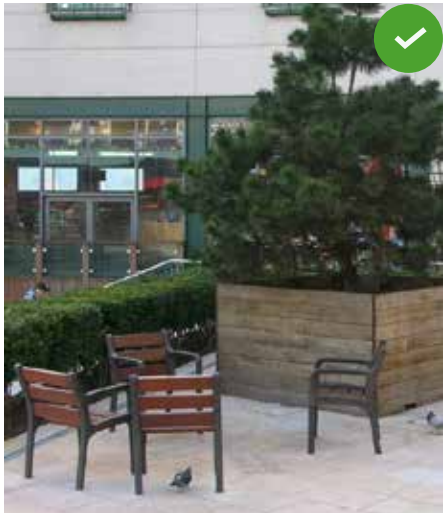
1. Integrate new layouts into existing street patterns.
2. Carefully balance the pros and cons of new public through routes at the design stage before deciding on whether or not to proceed.
3. Not count public realm towards the communal private amenity space in residential developments.
4. Use conventional practices where vehicles and people come together – such as roadways with raised separate footways and conventional curbs.
5. Minimise space dedicated to vehicular movements, maximise space dedicated to walking and cycling and design out opportunist parking.
6. Ensure the siting of building or boundary treatments adjoining footways are informed by pedestrian comfort levels specific to site context as outlined in TFL Pedestrian Comfort Guidance for London – Appendix B Recommended Widths and any subsequent Council standards. Link to guidance below:

   http://content.tfl.gov.uk/pedestrian-comfort-guidance-technical-guide.pdf
7. Anticipate a broad range of user activity within new public realm whilst at the same time anticipating misuse and designing it out.
8. Include shaded spaces and optimise tree cover to ensure cooler outdoor spaces and seating areas.
9. Publicly accessible space on private land should be integrated and compatible with the adjacent public realm.
10. Ensure public realm works are consistent with the Council's agreed standard streetscape materials and street furniture. Material specifications should be durable, cost effective and easily sourced for repairs.



Shade and quality landscaping

Hardwearing materials and varied soft landscaping. Van Gogh Walk, Stockwell



Places to rest

**Bollards and 'hostile vehicle mitigation'**

2.49 Where bollards are required for community safety and traffic management the design approach taken should be contextual. Stainless steel bollards of the minimum diameter possible will generally be supported across Lambeth. To maximise corrosion resistance, the brushed stainless steel finish should be grade 316 as standard. In sensitive locations, such as in some conservation areas and within the curtilage of some heritage assets, traditional black painted bollards or traditional black sleeves over contemporary bollards may be preferable. On the borough boundary, especially on the River Thames Bridges and their approaches, a unified approach with that of the adjoining borough will generally be sought.

Traditional style black bollards

Contemporary stainless steel bollard

Q3

Q6

# New Public Space

**New public space**

2.50 New public space must be located in well-connected and legible locations. Public space (as opposed to public realm which is largely about circulation / movement) requires a comfortable micro-climate, sufficient sunlight throughout the year and opportunities for shade during the hottest months. Good public spaces are safe, attractive, activated, flexible and multi-functional spaces that serve the needs of all ages. They can also be green places that have a scale and enclosure appropriate to their character and function. Advice elsewhere in this section is also relevant here. Consideration should be given to enclosing some spaces where the safety of users (children in particular) is a particular sensitivity.

New public space

Windrush Square offers a variety of seating opportunities and landscapes

Q3

Q8

T2

T3

# Parking and Vehicular Servicing

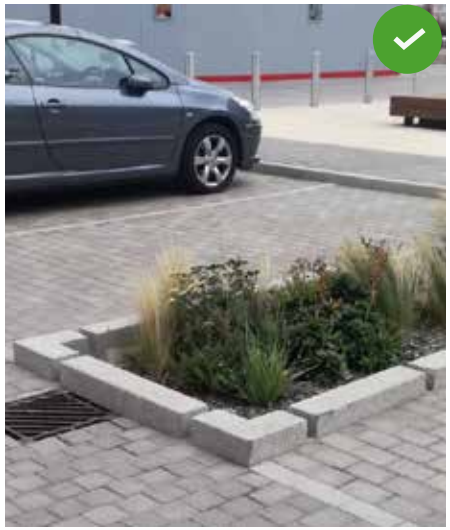
**Surface Parking**

2.51 Designers should:

1. Prioritise pedestrian comfort and residential amenity over convenience for motorists when locating car parking.
2. Take care to minimise the amount of hard standing required.
3. Clearly delineate pedestrian/cycle routes and parking bays.
4. Ensure layouts meet all the necessary regulations in terms of access and turning, especially in relation to emergency vehicles.
5. Consider the impact of vehicle manoeuvring on adjoining amenity.
6. Use tree planting to shade vehicles and soft landscaping for urban greening.
7. Use permeable paving and, where desirable, incorporate sustainable drainage
8. Include the provision of electric vehicle (EV) chargers. Where possible use solar powered EV chargers.
9. Ensure location of blue badge parking is considered early in the design process so that it is sited closest to setting down points or placed near entrance.
10. Ensure where necessary that delivery vehicle parking is considered early in the design process. See: https://tfl.gov.uk/corporate/publications-and-reports/streets-toolkit. The London Plan Chapter 6 London's Transports sets out the maximum parking standards for different uses. See: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

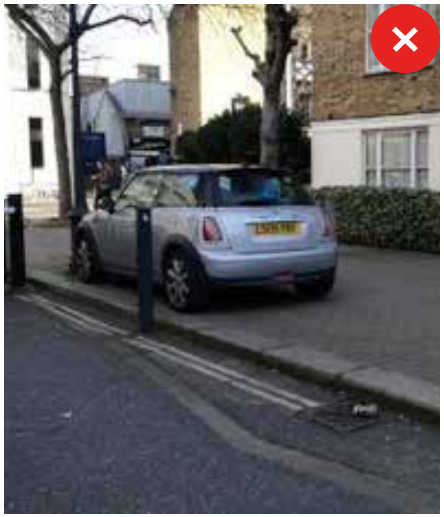
2.52 Policy T7 of the Lambeth Local Plan seeks to manage the impacts of servicing and freight, and requires all servicing to take place off-street within the development site. In larger or mixed use schemes, facilities for receiving and storing personal deliveries should be accommodated within the development. For larger or mixed use developments, potential for use of consolidation centres should be explored, to reduce the number of servicing trips generated by the site.

Opportunistic parking harms amenity



SuDS integrated with parking

EV parking



Opportunistic parking blocks footway

T2

T3

T6

T7

Q6

**Vehicular Access / Servicing**

2.53 Particular care needs to be taken with the design of the vehicle access and egress points within buildings. Whilst these entrances often have a utilitarian role they need not have a utilitarian appearance. Designers should:

1. Ensure that external architecture 'wraps around' into the entrance ways to a sufficient depth to give a unified architectural appearance.
2. Pay special regard to gates and barriers, signage, lighting to ensure an attractive and co-ordinated appearance.
3. Not overlook the impacts of vehicular movements on residential amenity.
4. Where a dropped kerb is proposed to serve a new vehicular access across the footway the consent of Lambeth's Highways department is required. See link to the Council's website: https://www.lambeth.gov.uk/streets-roads-transport/streets-roads/dropped-kerbs

The London Plan Chapter 6 London's Transports sets out the maximum parking standards for different uses. See link:
https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Well designed vehicular entrance. (c) Loana Marinesc

Poorly designed vehicular entrance.

T2

T3

T6

T7

Q8

**Retail / Commercial Forecourts**

2.54 In Lambeth forecourts generally come in two types – 'pedestrian forecourts' in front of shops which serve as additional pedestrian footway space (and allow for the external display of goods) and 'vehicular forecourts' in front of commercial buildings which often provide spaces for loading, informal parking and associated manoeuvring. The latter, whilst functional, are rarely attractive.

2.55 The high public value of pedestrian forecourts means that their loss may not be acceptable in principle. When redeveloping sites with existing vehicular forecourts designers should:

1. Consider the pros and cons of retaining the forecourt space.
2. Prioritise design measures that place walking and cycle facilities near the entrance of retail and commercial spaces, prioritising the needs of people walking and cycling over those using private vehicles.
3. Design out all non-essential parking and guard against ad-hoc opportunistic parking.
4. Replace hard paving with soft landscaping and conventional boundary treatments where vehicular access is no longer required.

2.56 When designing forecourts designers should:

5. Prioritise the safety of pedestrians through good design.
6. Omit non-essential parking and guard against ad-hoc opportunistic parking.
7. Ensure cycle and refuse stores and other structures are robust and fully integrated into the design.
8. Avoid the use of Grass-Crete type surfaces (they are not suitable for areas of heavy usage) or loose chippings / gravel in favour of conventional permeable drainage solutions.
9. Seek to optimise soft landscaping.

2.57 Where ground floor premises with forecourts are being converted to residential use designers should enclose the forecourt and have it soft landscaped to provide defensible amenity space for new residents.

**Gated Development**

2.58 Gated residential development is strongly discouraged (because it results in exclusive, hostile environments and is not characteristic of London. However, the provision of gates may be justifiable on community safety grounds if there is no through route and insufficient surveillance at night due to the mix of uses (such as ground floor offices or workshops with flats over). The onus will be on the applicant to make a persuasive case. Where such an approach is agreed the gates should be open during daylight hours and their design carefully considered.

Sometimes gates are essential for resident security, but need careful integration into the design

# Soft Landscaping and Gardens

**Soft landscaping**

2.59 Soft landscaped spaces must be designed with the end user's needs in mind (shade and sun, choice of seating, play and rest etc.) Designers should also:

1. Employ a landscape architect to ensure well-integrated and effective soft landscape features and to specify planting that will enhance biodiversity and can be easily maintained.
2. Ensure private / communal amenity space has adequate privacy and is not publicly accessible.
3. Provide a good variety of resilient plant species to give interest, texture and colour throughout the year. Where possible / practicable use productive plants.
4. Ensure plant choice and layouts create productive habitats for pollinators and other wildlife, delivering maximum biodiversity benefits.
5. Optimise soft landscaping (to bring colour, texture and interest) and, sustainable drainage) and where necessary mitigate air quality or environmental constraint.
6. Create opportunities for natural habitats (see pg. 40 for guidance on biodiversity).
7. Design for easy maintenance - water tap for wash-down and irrigation, composting; and where the householder will have to maintain- tool storage. This is particularly important on roof gardens where the access for regular maintenance presents particular challenges.
8. Integrate boundary enclosures, retaining walls, balustrades, steps and ramps and other structures into the design from the outset with consideration being given to desire lines, overlooking, privacy, emergency access, maintenance and security.
9. Avoid left over scraps of landscaping and omit soft landscaping where it will not thrive, such as beneath canopies and in undercrofts.
10. Use "greenscreens"/other green barriers on peripheries exposed to air pollution sources.

Roof terrace soft landcaping

T2

T9

T10

EN2

EN4

**Gardens**

2.60 Dwellings with small front gardens to the street and larger private gardens to the rear are an established feature of Lambeth's character. Furthermore, many estates are characterised by communal amenity spaces which, when carefully designed and well maintained, are a great asset.

**Front Gardens / Defensible Space**

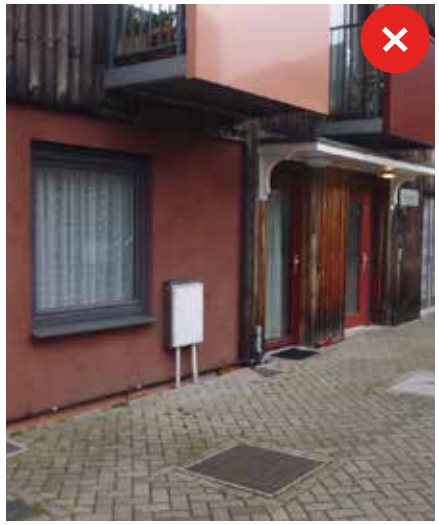
2.61 Front gardens are characteristic of Lambeth and are encouraged as they provide defensible space between residents and the street. However, front gardens are not appropriate locations for primary private amenity space because passing traffic and pedestrians often bring unacceptable noise and overlooking.

Designers should:

1. Use front gates and railings (on individual and communal residential frontages) to define ownership boundaries and discourage anti-social behaviour (loitering, fly tipping and opportunistic parking).
2. Optimise soft landscaping to enliven the frontage and aid sustainable drainage.
3. Should retain soft landscaping and preserve the amenity value of front gardens when converting existing properties or providing policy compliant parking proposals.
4. Integrate cycle and refuse storage into the design where dwellings have their own front door to the street.
5. Take the same approach to residential units fronting forecourts and parking areas. In these locations consideration should also be given to screening vehicle headlights by using appropriate boundary treatments or hedging.

2.62 Lambeth's Kerbside Strategy seeks to reduce the number and impact of vehicular crossovers to ensure footways are safe from conflicting movements. Proposals for new vehicular crossovers to access off-street parking are unlikely to be acceptable.

Defensible space



No defensible space

Soft landscaped defensible space

Q1 Q3 EN4 Q6 Q9 Q10

**New rear gardens**

2.63 Quieter and private, the rear of dwellings is traditionally the best place for private amenity space. Designers should:

1. Be mindful that small areas of lawn can suffer badly from heavy wear (especially in family homes) and the occupier will need a lawn mower (and a shed to store it in). In these instances a 'patio garden' (a permeably paved patio with perimeter beds for shrubs and flowers) may be more durable / practical. Be mindful of the impact of high boundary treatments and adjoining buildings can have on small gardens and refine the design accordingly.
2. Optimise soft landscaping to enliven the frontage and aid sustainable drainage. When converting existing properties or providing policy compliant parking proposals should retain soft landscaping and preserve the amenity value of front gardens. Climbing plants can be a useful means of softening the effect.
3. Retain / provide an external gate to the street (for ease of access and maintenance).
4. Use permeable paving wherever possible.
5. Consider providing washing lines as outdoor drying reduces energy consumption.

**Private Amenity Space - Balconies and Roof Terraces**

2.64 Whilst gardens are the traditional means of providing residential amenity balconies and roof terraces are increasingly relied upon. Designers should:

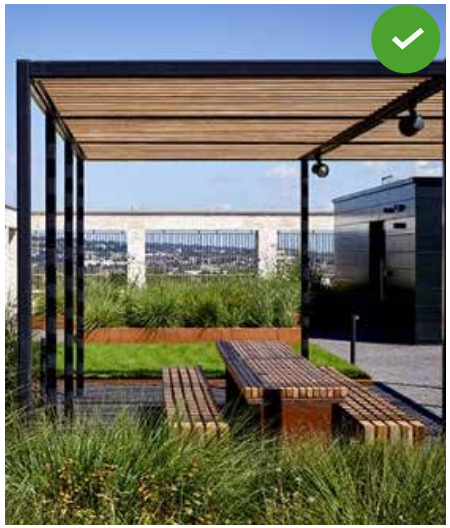
1. Be mindful of the resident's practical needs in terms of privacy (real and perceived), shade, outlook and daylight/ sunlight. For example exposed spaces (which can include cantilevered balconies) with open or clear glazed balustrades are rarely successful as they leave residents feeling exposed which discourages them from using the space. Angled metal balustrades can provide effective screening.
2. Pay particular attention to the design where the balcony adjoins communal entrances or fronts busy roads. Passengers on the top decks of buses often get a clear view into properties when buses are at bus stops or traffic lights. In such locations semi-recessed balconies and frosted glass balustrading can help give residents the privacy they need. In circumstances where street facing ground floor private amenity is unavoidable consideration should be given to using recessed or semi-recessed balconies, and well planted defensible space in order to provide the necessary privacy / security.
3. Optimise their amenity value (in relation to matters such as solar gain, sunlight, noise, poor air quality etc.). Locations with significant sources of noise or poor air should be avoided or improved through good design / mitigation measures such as green screens.
4. Ensure that the shape and proportion of the balconies allow for practical use. For example, they should not be long and narrow and should serve living rooms rather than bedrooms.
5. Ensure that balconies have solid decks, durable solid soffits and dedicated drainage. Whilst internal drainage pipes are preferable, where external pipes are required they should be appropriately located and coloured as to not detract from the appearance of the building.
6. Avoid the use of timber for balcony structures to ensure maximum durability, guard against fire spread and reduce long-term maintenance burden to occupiers.
7. Be mindful of adjacencies and use careful room planning and plan layouts to protect amenity between properties. Such an approach is preferable to reactive design responses such as permanent screening.
8. Consider setting back the balustrades of roof terraces in order to restrict overlooking and lessen visual impact.
9. Not rely solely on soft landscaping alone as a permanent screening solution.
10. Not require occupiers to have to open doors to ventilate their rooms. Separate openable windows should be provided. This is especially important at ground floor where doors left open for ventilation present a security / vermin risk.
11. Consider the householder's practical needs in terms of use and maintenance. For example on roof terraces consideration should be given to storage for toys and gardening equipment and an outside tap may be necessary for irrigation and wash-down.
12. Use winter gardens only where the site's environmental constraints necessitate it and robustly justify any circumstances where it is proposed to omit external amenity space in favour of enlarged internal accommodation.

H5

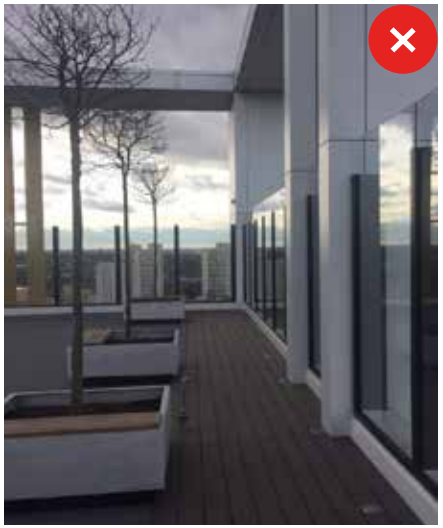
Q3

Q9

Q10



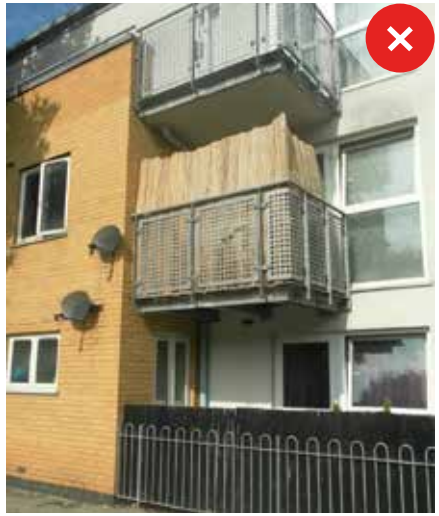
Roof terrace with soft landscape and shade



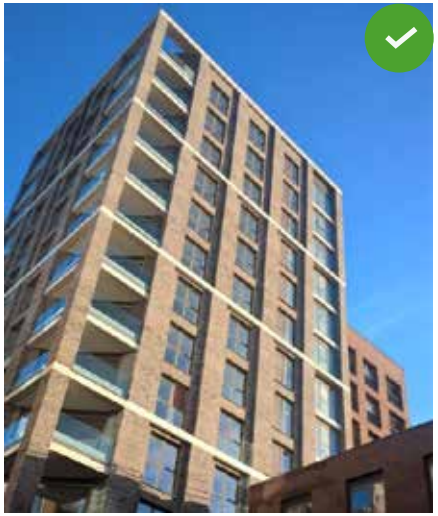
Roof terrace is hard and unwelcoming

Recessed balconies offer privacy and a sense of security

Small balconies are impractical

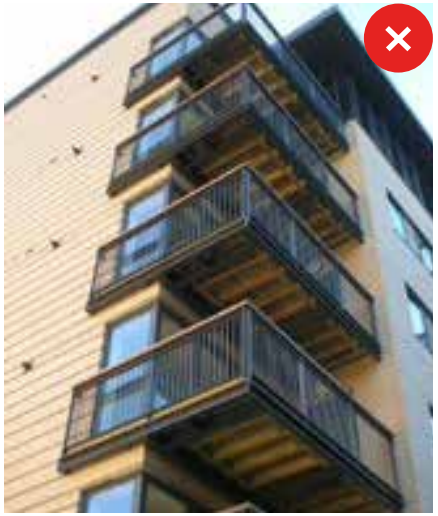


Design should prevent the need for ad hoc privacy additions



Recessed corner balconies

Balcony space for ground floor flats



Soffits should be solid and with an integrated appearance

**Communal Amenity Spaces**

2.65 These often take the form of shared gardens and roof terraces in developments of more than one dwelling. Policies H5, Q2, Q3 and Q9 are relevant to the assessment of communal amenity provision and quality. Communal landscapes should be designed for social outdoor living, a space that meets the domestic needs of all residents with a strong focus on fostering neighbourliness, strengthening the sense of stewardship. Designers should:

1. Understand that to be successful these locations should be private (not publicly accessible). Shared public spaces should not be counted towards private amenity space. Nor should public realm.
2. Carefully consider the location and accessibility early in the design process to optimise their amenity value (including sunlight, noise, air quality etc.).
3. See guidance elsewhere in this section relating to play space etc.
4. Ensure communal spaces are domestic in character (not hard and corporate). They must serve well the every-day domestic needs of all of their users- rest and play, sun and shade, games, gardening, picnics, sunbathing, reading etc.).
5. Optimise soft landscaping (to bring colour, texture and interest) and sustainable drainage) and where necessary mitigate air quality or environmental constraint.
6. Provide a range of seating to ensure inclusive design. Stone seating should be avoided as it is not comfortable for domestic users. Metal benches with timber seats are preferable.
7. Pay careful attention to the potential impact of pedestrian routes, play areas and seating on the amenity of adjoining residential units. For example, using buffer shrub planting.
8. Strike a balance between privacy and good natural surveillance at ground level.
9. Specify and design for heavy wear and long use – especially structures such as pergolas and shelters. In the medium to long term metal framed structures (pergolas, shelters etc.) are much more robust than timber framed ones. Traditional lawns are not suitable around play equipment and benches.
10. Take care when selecting trees - anticipating future growth (its potential future impact on daylight and outlook of residents) and leaf shed, residue etc. (usability and maintenance)
11. Remember that it will often be preferable to allocate what limited outdoor space there is to communal use for all residents rather than as private amenity space solely for ground floor dwellings.
12. Not diminish the value of existing amenity space when making alterations or changes for example communal landscapes should not be subdivided for private use.

H5

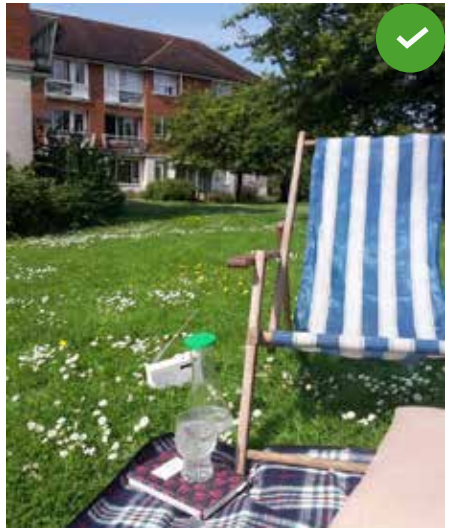
Q2

Q3

Q9

Q10

Communal garden for neighbour interaction



Places for quiet enjoyment

Attractive planting

Plants for shading

**Podium and roof terrace gardens**

2.66 For garden spaces above ground level (on podium decks, terraces or roof terraces designers should additionally:

1. Consider wind and microclimate both in terms of user comfort and plant selection.
2. Optimise aspect and views.
3. Consider the practicalities of access for maintenance and gardening. For example, on roof terraces conventional lawns can be costly and impracticable to maintain and often suffer badly from the heavy wear of communal use. In such instances tactile surfaces such as rubber playground finishes may be the most practicable / comfortable option for surfaces where occupiers can play, lie, and relax.
4. Provide drainage and water supply for planters and composting bins.

H5

Q2

Q3

Q9

Q10

# Child-Friendly Lambeth

2.67 Lambeth engaged on the UNICEF UK Child Friendly Communities Programme in November 2021. Lambeth is striving to ensure that it is a place where children's rights and voices are at the heart of everything we do. Our key programme objectives are for:

- For all decision making, services and support to be underpinned and informed by the rights of the child.
- For children and young people in Lambeth to have a meaningful say in shaping local decisions that affect their lives and the space they live in.
- Lambeth to put the needs and lived experiences of children and young people right at the heart of our thinking.
- Lambeth to become a safer, supportive and even more exciting place to grow up in where all children and young people, especially the most vulnerable and disadvantaged, have equity of opportunity to grow and thrive.

https://www.lambeth.gov.uk/child-friendly-lambeth

Q1

Q3

T2

T3

H5

Child Friendly Lambeth logo

2.68 From February to August 2022, Child Friendly Lambeth (CFL) consulted with over 1500 children and young people aged two to 25 to find out their priorities, how we can all make Lambeth more child friendly and how Lambeth's children and young people can be meaningfully involved in decisions that affect their lives. The full consultation results and engagement methodology can be found in the CFL Consultation Results Report and also here in the Child Friendly Lambeth Consultation Results video, 2022 below:

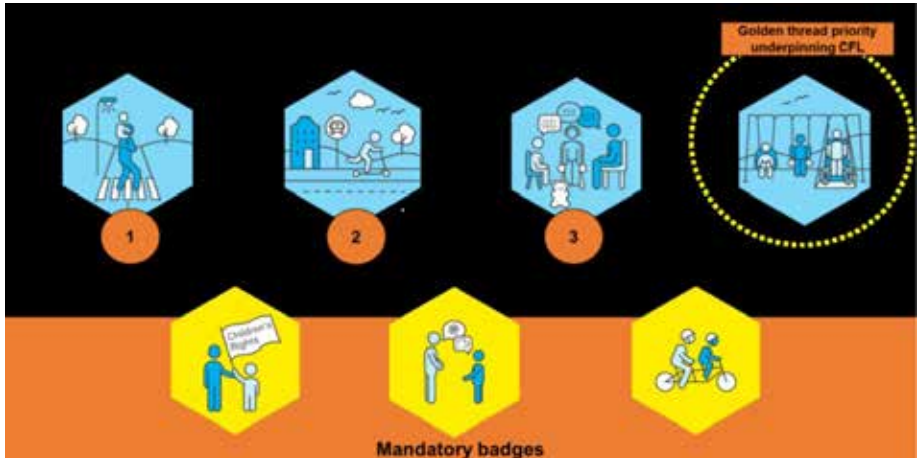
https://www.lambeth.gov.uk/child-friendly-lambeth/consultations

2.69 CFL shared the full consultation results with children, young people, leaders, and elected members who then had the opportunity to vote for their choice of three of the blue UNICEF priority badges below that they felt were most suitable for Lambeth. The three yellow priority badges in the middle – Culture, Communication, Cooperation & Leadership – are all mandatory.

2.70 Place and space featured heavily in analysis of CFL's consultation results with over half of young people (51%) saying that their favourite things about Lambeth are the parks, green spaces, leisure facilities and free events. Over a third said that to make Lambeth more child friendly, they'd want to see more well-maintained public facilities e.g. leisure centres, green spaces, and better playgrounds with more equipment for them to play on. 60% of children and young people said that having a safe place to spend time with friends is important to them. However, 30% expressed they don't feel they have a safe space to hang out in and don't feel safe travelling around the borough.

2.71 Taking into account the key trends from CFL's consultation results, as well as the same top priorities voted for by children, young people and adults alike, these are CFL's elected priorities:

1. **Safe and Secure**
2. **Place**
3. **Child Friendly Services**



Child Friendly Lambeth (CFL) priority badges

2.72 The first two priorities '**Safe and Secure**' and '**Place**' directly relate to the built environment and for whom it is designed. Given the feedback from young people, the 'Safe and Secure' priority will focus on young people feeling safer to travel and walk around the borough. The 'Place' priority will have a clear focus on increasing free play opportunities in Lambeth and ensuring children and young people are fully involved in the design and development of local play and public spaces. In developing proposals built environment professionals must focus on these priorities by identifying and addressing local issues through engagement with young people.

2.73 This guidance aims to specify Lambeth's response to the United Nations Convention on the Rights of the Child. Within the wider list of rights, this guidance aims to focus on the following right of children to:

i) 'be heard and taken seriously in all matters affecting them (Article 12)

ii) 'to gather and use public space, providing no laws are broken' (Article 15

and iii) 'to play, rest, leisure and access cultural life' (Article 31).

Clapham Common Windmill Drive playground

2.74 A child-friendly place supports children and young people to enjoy a safe, healthy and enjoyable neighbourhood where they can feel a sense of independence to play, socialise, move around, and connect with nature and quality buildings to improve the physical and mental health of young people to give them the best start in life.

**1.Young people should be actively involved in the process and that their influence can be seen in the design:**

- Evidence should be shown that children and young people have been involved in consultation and engagement and that their ideas and suggestions have influenced and improved the design or policy.

**2. New homes and buildings should be designed with children and young peoples' well-being, physical and mental health, and development in mind:**

- Open spaces, homes, and buildings which will be heavily used by young people, should be located in areas of low air pollution, away from busy roads and in areas where relevant destinations such as schools, parks and shops can be easily accessed by foot or bike.
- Larger flats in taller buildings intended as family homes should ideally be concentrated in the bottom 5 storeys to encourage easy physical and visual connection with the ground level. Where not possible applicants should demonstrate how the needs of children are met by other means. Internal communal circulation areas from the lobby, to stairs, landings, corridors and decks should encourage use of stairs. There should be natural lighting and ventilation in every part of the communal circulation areas.
- Balconies should aim to exceed locally defined minimums and feel sturdy, secure, enclosed and safe to give parents peace of mind that children can safely play there.

**3. Areas immediately beyond the front door should be designed with the play needs, health, well-being and development of children and young people in mind:**

- There should be safe, playable outdoor spaces immediately outside of the front door. This means that there will be places where children can meet and play together in safety immediately beyond the private home. This could mean, for example, a deck access area which incorporates space to socialise, or a safe shared garden or a car-free playable street
- Pavements outside homes or flats should be wide enough for safe play.
- Podium and roof level play should be well overlooked.
- Gardens should be accessible by all children and young people in a development. Segregation between tenures should be strongly avoided.
- Communal gardens should receive direct sunlight throughout the day.
- Acoustics should be considered so that noisy play does not create issues with other residents.

**4. Routes and streets between homes and destinations should incorporate informal playable, safe, stimulating, and environmentally rich landscape design, and are designed so that young people have the freedom to safely and independently walk, cycle and take public transport between their homes and destinations:**

- Opportunities should be taken to improve streets, where possible by incorporating informal linear play, opportunities to interact with nature and opportunities to socialise or rest.
- Designers should assist Lambeth in its goal to create a network of safe, walkable, cyclable streets where cars are either absent or their impacts are greatly reduced.
- Street furniture should be provided which is comfortable, warm and usable by people of all ages.
- Landscaping should incorporate elements which encourage unstructured, imaginative, exploratory play.
- Establish visibility and visual connectivity along routes with space appropriate lighting to improve safety and perception of safety.
- Avoid long linear walking routes with limited options to leave, or areas which are not overlooked by buildings or busy public areas. Light and signpost exit routes clearly.

**5. Children should experience ecological and natural processes in their day-to-day lives:**

- Young people in cities have fewer opportunities to make meaningful connections with our ecosystem. Places should be created which allow natural processes to take place and where children can experience them. This could be by, for example, demarcating an area for rewilding or to create wildlife corridors between existing natural areas, enriching the landscape around the base of an existing tree, converting grass areas to biodiverse lawns or planting areas, and by responding to London's Urban Greening Factor policy.

**6. Destinations such as Green open spaces, squares, and play areas should be designed as places where young people will want to be:**

- Open spaces are destinations for children and young people. Designs should demonstrate that the varied and differing needs of children of all ages and genders have been included. Designs should not create unnecessary segregation between users or types of play and should be rich, beautiful and inspiring places for all age groups. Designs should also create places where children, adults and older people all feel welcome and can interact in safety.
- Locate entrances away from roads; incorporate inclusive play equipment which can be used by children of all abilities; incorporate sheltered places to sit and play which are usable in the rain or during the colder months of the year; incorporate drinking water fountains and, where possible, public toilets;
- When buildings Multi-Use Games Areas demonstrate how they: have been designed to minimise negative impacts of noise on neighbours; are surrounded by fencing which does not restrict views in and out; are welcoming to the full range of young people including teenage girls.
- Give children the opportunity to connect with culture and art by locating artworks within the space and/or by directing children and their parents/carers to nearby cultural offers such as libraries and galleries.

2.75 The Mayor of London has produced a research report on creating child-friendly environments. The recommendations in the report should be reflected in all development applications in particular those which include family housing.

https://www.london.gov.uk/sites/default/files/ggbd_making_london_child-friendly.pdf

2.76 The latest research undertaken by the campaign group Make Space for Girls has highlighted that current play provision for teenagers consists almost entirely of facilities such as skate parks, MUGA (aka fenced pitches) and BMX tracks. These are seen as meeting the needs of all young people when in fact they are places dominated by boys. Girls feel that parks are unsafe, and offer nothing for them which has significant health and wellbeing implications. The needs of teenage girls must be a key consideration in designing public spaces, parks and play spaces for all users. Further advice on how built environment professionals can embed equity for teenage girls into design proposals can be found here:

https://www.makespaceforgirls.co.uk/our-work/design-professionals

A mixture of natural, and managed soft landscaping. (Berkeley Homes / London Wildlife Trust)

Landscaping designed with young people in mind

# Play Space

Q1

Q3

T2

T3

H5

Q9

Q10

EN4

**Play Space**

2.78 Play is vital to children's development in terms of health, well-being, learning and creativity. Provision for play in new development offers benefits to the wider community providing opportunities for social interaction fostering a sense of community and social cohesion.

2.79 Whilst separate, dedicated play grounds is a requirement in large scale residential developments such as large estate regeneration schemes, it is accepted that dedicated play space is not always possible in smaller developments where limited open space must work hard to serve the whole community. That said this should not be used as an excuse to reduce play provision down to a few tokenistic boulders.

2.80 When approaching play provision designers should:

1. Locate it in accessible, attractive places with good natural surveillance away from hazards, unacceptable noise and poor air quality, and ensure routes to it are safe for children.
2. Ensure all children in the development irrespective of tenure have equal access to all of the play spaces.
3. Ensure adequate sunlight, greenery/ soft landscaping and sufficient space for physical play.
4. Carefully consider the amenity of adjoining residents. It may be best to place family homes closest to the play space.
5. Provide seating and, where appropriate shade / shelter.
6. Where off-site play provision is proposed the safety of the route taken by children should be considered. Where necessary, working with highways authority, safety improvements should be made.

2.81 In residential developments where separate, dedicated formal play space is not being provided designers should:

1. Ideally place play areas at ground level for ease of access and maintenance. Where play on roof terraces is necessary particular care should be taken with design of balustrading, screening and wind mitigation.
2. Locate the key area of play space in a private part of the development with only secondary elements (incidental play) in public areas.

2.82 When considering play provision designers should:

1. Design for joy and delight ensuring play is inclusive for all children and allows different ages to interact.
2. Provide a variety of age-appropriate equipment / installations which balance 'risk' with 'fun' to achieve challenging play that helps with physical development.
3. Embrace the sensory value of planting, sand, water etc.
4. Use some traditional play equipment (swing, slide or see-saw etc.) where space allows.
5. Remember the need for physical exertion – running, jumping and tumbling and provide adequate space and appropriate surfaces to accommodate it.
6. Design/ specify for heavy use and ease of maintenance bearing in mind the nature of the development and the burden of cost on residents.

2.83 For further information see Play England's Design for Play: A guide to creating successful play spaces, and the guidance set out in the Mayor's 'Shaping neighbourhoods: Play and Informal Recreation SPD, 2012. Links below:

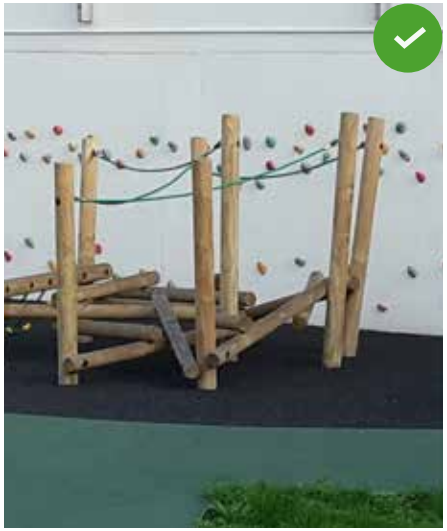
https://www.playengland.org.uk/designforplay

https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance-and-spgs/play-and-informal-recreation

2.84 The need for children to learn through day to day play makes access to outdoor play particuarlly important. For more information see The Knee High Project Report (March 2013) which was jointly commissioned by Lambeth and Southwark. Link to guidance below

https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/The%2520Knee%2520High%2520Project%2520Report_0.pdf

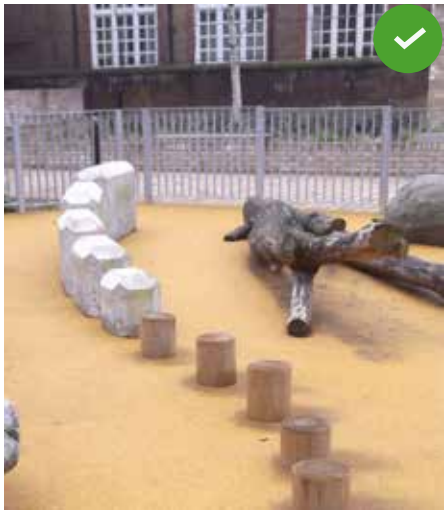
Exploration



Challenging

Energetic

Variety



Durable

# Urban Greening and Biodiversity

**Biodiversity**

2.85 Policy EN1 of the Lambeth Local Plan seeks to protect and enhance local biodiversity. Lambeth is rich in wildlife and provides a home for an astonishing diversity of wild plants and animals. Lambeth is full of all the places (habitats) that wildlife needs for shelter, feeding and breeding. This includes, gardens, parks, ponds, trees, woodlands, community gardens, school grounds, allotments and railway linesides, not to mention the River Thames.

2.86 The Lambeth Biodiversity Action Plan (Lambeth BAP) provides guidance to landowners and developers of land on the various types of enhancements for biodiversity that will be expected of them on land they currently own or on any proposed new developments.

2.87 The Lambeth BAP identifies a number of priority habitats for the borough and describes a set of realistic objectives and where appropriate, achievable targets. Each priority habitat also recognises any important species that benefit from such habitats and their protection and positive management. The priority habitats in the Lambeth BAP, which action plans are developed for, will be:

a) the built environment,
b) parks and public open spaces (including cemeteries and churchyards);
c) private gardens and growing spaces (including allotments and community gardens);
d) railway linesides;
e) rivers and standing water;
f) the tidal Thames;
g) trees and woodlands.

For further advice see the Lambeth Biodiversity Action Plan link: https://beta.lambeth.gov.uk/sites/default/files/2021-06/lpl-lambeth-biodiversity-action-plan-2019-20-accessible.pdf

The Partnership for Biodiversity in Planning's free pre-planning tool for smaller developers. See link: https://www.biodiversityinplanning.org/wildlife-assessment-check/

Bonnington Square, Vauxhall

A 'living green screen' at a Lambeth school

EN4

EN5

EN6

2.88 The Built Environment Habitat Action Plan for Lambeth objectives are:

- Produce a database and map of 'opportunity areas' where improvements can be made to the extent and quality of biodiversity within Lambeth's built environment, especially within areas currently deficient in terms of quality natural greenspace or access to nature.
- Secure exterior landscaping design proposals for developments which include features to protect and improve biodiversity in line with current best practice. Priority is given to existing areas of deficiency for access to nature.
- Ensure that all developments within the borough, wherever feasible, include living roofs and walls in line with Lambeth Local Plan Policies EN1 and EN4.
- Ensure that species of conservation concern living in and depending on the built environment, such as swifts and black redstarts, are afforded appropriate protection from harm or loss of nesting/feeding habitat, and opportunities to provide additional or new habitat are provided within new and existing buildings or other aspects of a proposed development.

A sustainable living wall created by climbing plants

To deliver a sustainable, long-term gain for biodiversity on a development site, designers should consider the:

- Retention and enhancement of any existing areas of woodland, hedges and boundary features, or the provision and planting of new trees and hedges of high biodiversity value, in lines, copses and mixed stands;
- Retention and enhancement of any existing areas of structurally and botanically diverse (species-rich) grasslands and meadows, particularly ones high in species of importance for pollinators or invertebrate-feeding bats and birds;
- Retention and enhancement of any existing ponds, open streams and wetland features, or creation of new ones, particularly if part of an integrated sustainable urban drainage system (SuDS) or surface water storage schemes;
- Design and long-term management of external soft landscaping features to encourage a diversity of pollinators;
- Provision of habitat features for insects, such as 'bee bricks', bumblebee nest boxes and 'bug hotels';
- Refugia and sanctuary areas for amphibians and reptiles;

EN2

EN4

Biodiverse native planting, Kidbrooke Village, London Wildlife Trust

- Wildlife refuge features and corridors suitable for small mammals, birds, invertebrates and reptiles;
- Provision of bird boxes suitable for a range of species, whether surface or tree mounted, or physically integrated into any new or retained walls, eaves and roofs. The preference for the provision of integrated boxes/bricks, especially for swifts and other birds nesting in buildings. Bird boxes or integrated bricks must be installed in accordance with best practice guidance, e.g. BS 42021:2022
- Provision of bat boxes, especially 'bat bricks' which are physically integrated into any new or retained walls, eaves and roofs; and
- Use of wildlife sensitive lighting to minimise light spill within sensitive habitats.
- Installation of high biodiversity value 'living' green roofs and/or green walls, brown roofs (composed of crushed brick, gravels and aggregates of variable depths, with integral stone and log piles alongside areas of bare substrate) etc;
- Any on-site measures included to achieve biodiversity net gain may also contribute to delivering the required urban greening factor score.

**Urban Greening Factor**

2.89 Urban greening measures should be considered from the beginning of the design process with soft landscaping being harnessed to serve practical functions (providing screening and buffers) as well as environmental and visual ones. Policy G5 of the London Plan sets out how the urban greening factor is calculated. Link below:
https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/urban-greening-factor-ugf-guidance

2.90 Policy G5 of the London Plan 2021 aims to ensure each development enhances the ecological value of its site and the biodiversity and ecological health of London as a whole. It states "*that Urban Greening Factor is a tool to evaluate the quality and quantity of urban greening. It enables major developments to demonstrate how they have included urban greening as a fundamental element of site and building design in order to meet London Plan Policy G5 Urban greening.*

*2.91 UGF scores should be set out in Local Plans. Where Local Plans do not have UGF scores, the London Plan UGF scores of 0.4 for predominately residential and 0.3 for predominately commercial developments should be applied. UGF target scores should be considered the minimum benchmark not the maximum required."*

**Green Infrastructure**

2.92 Green Infrastructure (GI) is the use of ecosystems, green spaces and water to deliver environmental and quality of life benefits. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production. It also contributes to urban cooling, climate change mitigation and adaptation, natural disaster risk mitigation, protection against flooding and erosion as well as biodiversity conservation. Green infrastructure should be optimised in all schemes.

2.93 The Lambeth Green Infrastructure Strategy 2018 sets out an approach for managing, enhancing and creating new open space and green infrastructure. Green infrastructure encompasses a range of spaces and assets that provide environmental and wider benefits. In Lambeth these include parks, open spaces, trees and woodland, green roofs, green walls, rain gardens, swales, planted landscape including shrubs, wildflowers etc, private gardens and squares and allotments. It also includes 'blue infrastructure' such as streams, ponds and other water bodies. Link below:
https://www.lambeth.gov.uk/sites/default/files/2021-07/pl_Lambeth_Green_Infrastructure_Strategy_Update_October_2018.pdf

Biodiverse native planting

EN4 EN5 EN6 Q9 Q10

2.94 Urban greening provides the opportunity to achieve many of the positive benefits brought about by green infrastructure within the existing fabric of the urban area without the need for significant tracts of open undeveloped land. Commonly used urban greening measures include:

- Street Level – street infills, reallocation of road space, pocket parks, roadside verges, incidental spaces and street trees;
- Raised Street Level – planters and green walls; and
- Roof Level – living roofs, accessible green roofs and blue roofs.

2.95 For riverside development the Thames Estuary Partnerships Estuary Edges guidance outlines a number of methods and principles which reverse the impacts of encroachment and or soften banks in urban estuaries through reconstruction or refurbishment techniques to add value to the development potential of the site. https://www.estuaryedges.co.uk/

2.96 The Lambeth Green Infrastructure strategy 2018 sets out a number of ways green infrastructure delivery can be optimised in Lambeth. Primarily major developments provide the main creation of new open space and other green infrastructure assets, particularly with the application of the urban greening factor required by the London Plan (see para 2.66). Retrofitting urban greening features, such as green walls and roofs can be limited by technical issues. It is therefore important to consider green infrastructure at the pre-application stage.

Biodiverse green roof

Biodiverse green roof

2.97 The strategy also highlights small opportunities to create green space, 'reclaiming' street space, pedestrianisation or where footfall is low provide opportunities for areas of urban greening, pocket parks and playspace. They also provide an opportunity for multiple micro-scale urban greening benefits to be delivered (e.g. street trees, plus planted filter strips allied to permeable paving to help with run off/groundwater recharge). Such interventions will clearly require careful coordination with the management of streets and highways.

2.98 Further information on GI is included within The Town and Country Planning Association's (TCPA) "Design Guide for Sustainable Communities" and a collection of helpful green infrastructure resources are on TCPA website.
http://urbed.coop/projects/biodiversity-design
https://www.tcpa.org.uk/collection/helpful-green-infrastructure-resources/

**Green Roofs**

2.99 Best practice for green roofs which actively increase biodiversity and support insect and bird life can be found in the following guidance produced by Bug Life:
https://cdn.buglife.org.uk/2019/07/Creating-Green-Roofs-for-Invertebrates_Best-practice-guidance.pdf

**Trees**

2.100 Trees offer many benefits visual amenity, softening the built environment, adding maturity to new developments; displaying seasonal change, providing opportunities for wildlife in built-up areas, making places more comfortable by contributing screening, reducing wind speed and turbulence, intercepting snow and rainfall; and reducing glare. Trees are also importantly contributing to urban cooling through evapo-transpiration and providing micro-climatic effects (shading) that can reduce energy demands in buildings. Care should be taken to ensure that planting (and tree growth) does not adversely impact on below ground water and sewerage network assets.

2.101 Policy Q10 seeks to retain trees of value which are those that have the capacity to deliver eco-system benefits in the form of absorbing carbon dioxide (the main greenhouse gas) and producing oxygen and to filter, absorb and reduce other pollutant gasses including sulphur dioxide, carbon monoxide, nitrogen dioxide and ozone. To achieve improved air quality trees of value will have large deciduous canopies or have the potential to develop such.

EN6

Q10

2.102 Designers should:

1. Respect the limitations posed by existing trees ensuring development is placed sufficiently far away to ensure root protection (free from buildings, construction activity, utility services and hard standing); and taking into account access for future tree care / tree removal and potential tree nuisances for future occupiers. These can include leaf/fruit drop, sticky sap/residue and the over-bearing presence of large trees in very close proximity.
2. Seek to maximize the benefits trees provided by existing and new trees.
3. Design in a manner that is sustainable in relation to trees for the long term. This includes ensuring proposed buildings are sufficiently far away to accommodate tree growth as well as ensuring sufficient separation to guard against adverse impacts on building occupiers which might lead for calls to prune or fell the tree. The species selection for new tree planting requires careful consideration to minimise future problems and to ensure that the chosen species is capable of thriving on the planting site. Specific guidance relating to species selection can be found on the Trees and Design Action Group website: http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treespeciesguidev1.3.pdf

Cherry trees, West Norwood. Sam Mellish 2020

**Planting and species choice**

2.103 Planting schedules are usually required as a condition of planning applications. The role of planting varies from development to development. However, along with considerations of robustness (including climate change tolerance), maintenance and attractiveness, it's role in the wider ecosystem of the region must be a priority. For example, native species which have been grown locally should be the first choice for landscaping. Planted areas need to address the current biodiversity emergency by aiming to create areas of semi-natural habitat with native flowering species to support insect and bird populations. London policy on biodiversity net gain should be used to guide landscape design. This is especially relevant when large areas of landscaping will be provided

https://www.london.gov.uk/sites/default/files/urban_greening_and_bng_design_guide_march_2021.pdf

https://shop.bsigroup.com/products/trees-from-nursery-to-independence-in-the-landscape-recommendations/standard

**Sustainable Drainage Systems (SuDS)**

2.104 TFL guidance on Sustainable Urban Drainage states:

> *"The risk of flooding in London increases year on year, with more frequent and intense storms and significant quantities of surface water runoff. (This is the movement of rainwater over the surfaces of the city, including the ground, streets, footways and roofs.)*
>
> *London's existing network of sewers and drains is at or near capacity in many areas an the issue is exacerbated by a rapidly increasing population. This has already exceeded London's previous peak and is reflected in the scale of development in the city.*
>
> *Sustainable drainage systems (SuDS) can help address flooding risks by managing surface water runoff in a way that mimics natural processes, slowing down the runoff rate while providing wider benefits, such as public realm improvements."*
> *https://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf*

Designers should:

1. Explore how sustainable drainage can mitigate the risk of flooding.
2. Incorporate permeable paving.
3. Carefully design rain gardens with an understanding of how areas of paving are laid to fall. Information regarding the technical build-up of the substrate layers will also be required through planning condition in any scheme that proposes rain gardens.
4. Ensure a maintenance strategy is in place to ensure SuDS remain effective.
5. For major development schemes a maintenance strategy should be submitted as part of the planning application. Further reading - CIRIA SuDS Manual for technical information on SuDS and how best to integrate them into their schemes.

2.105 All development sites that result in the increase of impermeable surface area are required to mitigate the resulting increase of surface water runoff rate and volume. All major planning applications will require a site specific Drainage Strategy that forms part of or is separate to a Flood Risk Assessment to detail how the site will manage surface water runoff and meet the requirements/standards set out in:

- National Planning Policy Framework;
- Non-statutory Technical Standards for Sustainable Drainage Systems;
- London Plan (Policy 5.13); and
- Lambeth Local Plan (Policy EN6).

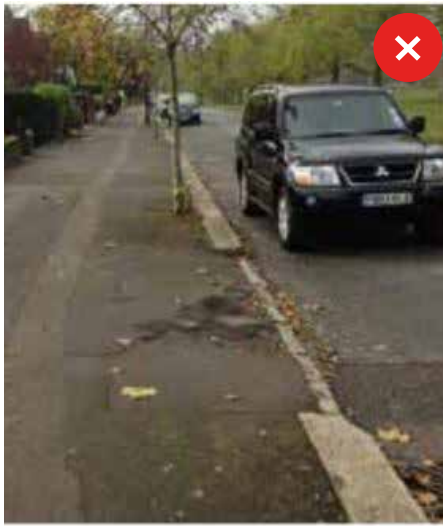
2.106 For greenfield sites there must be no net increase in runoff rates and volumes from the site. For sites developed previously the runoff rate and volume must be as close as reasonably practicable to the greenfield condition. Methods used to manage the site's surface water runoff should be clearly detailed in the Drainage Strategy and should be in line with the London Plan Drainage Hierarchy.

2.107 Sustainable Drainage Systems (SuDS) manage surface water and utilise a 'management train' of drainage techniques in series to mimic as closely as possible the natural site's hydrological processes; thereby mitigating and enhancing the development's impact on flood risk, water quality, biodiversity and amenity. SuDS such as green and blue roofs, rain gardens, green infrastructure and attenuation ponds are best practice solutions and the preferred methods due to their multifaceted benefits. Further explanation and guidance on SuDS can be found in The SuDS Manual https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

2.108 In accordance with Policy EN6, development proposals should:

1. Maximise opportunities for restoring river channels, flood flow pathways and floodplains to their natural state and managing surface run-off above ground and as close to the source as possible to reduce flood risks downstream; and implement sustainable water management through SuDS.
2. Provide compensatory storage to ensure that there is no loss in flood storage capacity where flood storage is removed, as set out in the Strategic Flood Risk Assessment (SFRA).
3. Ensure that the layout and design does not have a detrimental impact on floodwater flow routes across the site.
4. Demonstrate that there will be a net decrease in both the volume and rate of run-off leaving the site by incorporating sustainable drainage systems (SuDS) in line with the London Plan drainage hierarchy and Non-statutory Technical Standards for Sustainable Drainage Systems. Details submitted to the Council to demonstrate compliance with this policy should follow the design principles within The SuDS Manual and guidance identified within the Council's SFRA or Local Flood Risk Management Strategy (LFRMS) to maximise amenity and biodiversity benefits and improve the quality of water discharges.
5. Seek to improve the water environment in line with the requirements of the European Water Framework Directive 2000 and its associated legislation, and the Thames River Basin Management Plan.
6. Minimise water consumption and the pressure on the combined sewer network, through incorporating water efficiency measures including rainwater harvesting, grey-water recycling and other innovative technologies where practical; and
7. Demonstrate that the local water supply and public sewerage networks have adequate capacity both on and off-site to serve the development; where there is a capacity problem and improvements in off-site infrastructure are not programmed, the developer will need to demonstrate that the necessary improvements will be completed prior to occupation of the development.

2.109 Increasing the surface coverage with soft landscaping will provide the best solution for surface water run-off whilst also adding to air quality and biodiversity. For example, rain gardens increase the effectiveness of planting where surface run-off water from hard surfaces are channelled into planters. Designers should:



De-paving with kerb inlet in Streatham, Lambeth (Before)

Water attenuation incorporated into landscape design

De-paving with kerb inlet in Streatham, Lambeth (After)

SuDS as a landscape feature

1. Explore how sustainable drainage can mitigate the risk of flooding. Incorporate a Sustainable Drainage System in accordance with the GLA's SuDS Hierarchy to mitigate a development's impact on flood risk.
2. Incorporate Source Control SuDS such as green roofs, and permeable paving surfaces.
3. Carefully design rain garden areas that drain via SuDS with an understanding of how they areas of paving are laid to fall to ensure effective drainage. Information regarding the technical build-up of the substrate layers will also be required through planning

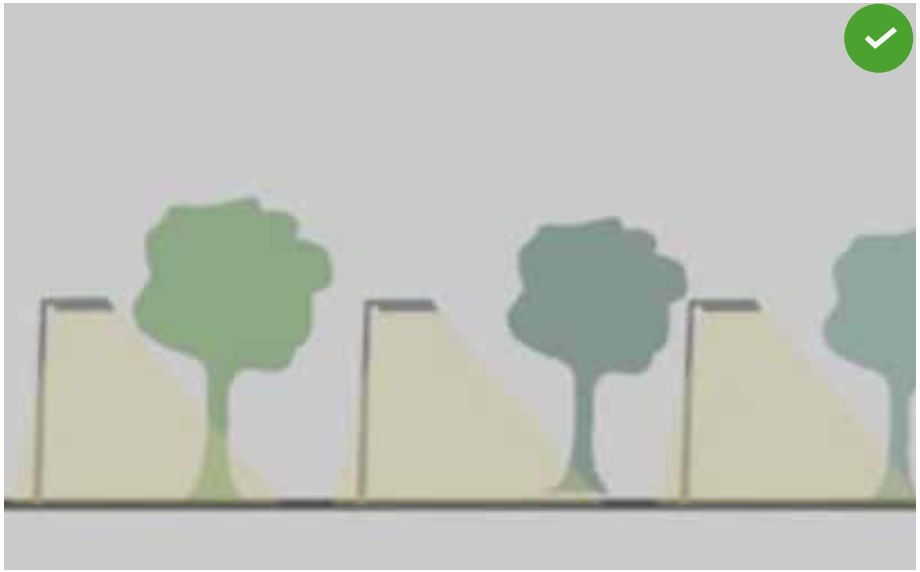
2.110 Ensure a maintenance strategy is in place to ensure SuDS remain effective. For major development schemes a maintenance strategy should be submitted as part of the planning application. For further reading and guidance on how best to integrate SuDS into their schemes see the CIRIA SuDS Manual for technical information on SuDS, TFL guidance document SuDS in London 2016 and the Mayor's London Sustainable Drainage Action Plan https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS

https://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf

**External Lighting**

2.111 External lighting can be extremely disturbing to a variety of plants, birds, fish and other animals. Excessive light can impact on the lives of nocturnal species such as bats, owls, and insects, confusing their patterns of sleep, feeding, hibernation and thus endangering them. It is an offence to disturb protected species such as bats. The Bat Conservation Trust and the Institution of Lighting Professionals provides detailed advice. Where possible, street lighting in new developments should be building-mounted to reduce footway obstructions caused by free-standing columns.
https://cdn.bats.org.uk/uploads/pdf/Resources/ilp-guidance-note-8-bats-and-artificial-lighting-compressed.pdf?v=1542109349

2.112 Statutory Wildlife Protections Wildlife is afforded protection under the Wildlife and Country Act 1981 as amended by the Countryside and Rights of Way Act 2000. Statutory protection is given to birds (including nest sites), bats and other species. Tree work is governed by these statutes and advice should be sought before undertaking any works that may constitute an offence. For further information on this matter please contact Natural England at www.naturalengland.org.uk



Combine shielded luminaires with short poles to minimise negative impacts of light trespass

Bats vacate established roosts if lighting is introduced on all sides with no dark passage left

# Shop Fronts and other non-residential frontages

**Existing and New Shop Fronts**

2.113 The Council accepts that many of Lambeth's shop fronts and signs are of poor quality and detract from the character of the borough. It is committed to raising the standard going forward. In many instances the high quality examples of shop fronts in Lambeth are the product of grant aided regeneration schemes and in those locations, such as on Electric Avenue, it is essential that high standards are maintained and the high quality outcomes maintained in the long term.

2.114 Surviving traditional shop fronts should be preserved and original features retained, restored and/or re-instated wherever possible. The majority of old shop fronts in the borough are timber framed although some 20th Century examples have slender metal frames. Old shop fronts are often very well built and robustly detailed. The following features are common:

1. An integrated design with all elements carefully detailed in relation to one another and the host building. This often includes integrated awning (canopy) boxes and internal shutter boxes.
2. Careful consideration and design of proportions, ornamentation and colour to create an attractive appearance.
3. Good quality materials and construction detailing which is pleasing to look at, neatly detailed and weatherproof.

2.115 Retention is important across the borough, particularly in conservation areas and on listed buildings. Proposals for the removal or unsympathetic alteration of traditional shop fronts will not be permitted. Similarly, many old buildings such as, banks and pubs have well designed and often ornately decorated facades – contributing much to the building as a whole and the wider area. Such features are also deemed worthy of retention and preservation and their loss or unsympathetic change will be resisted. Designers should:

1. Integrate new shop fronts into the design of their host building by respecting the scale, style and general building forms. Where the shop front is within a group the design should replicate common features of that group.
2. Retain surviving historic detailing and carefully integrate with new work.
3. Maintain the appearance of party wall divisions where shop units spread between buildings.
4. Endeavour to provide inclusive entrances.

Q5

Q16

Q17

Q22

Indicative shopfronts compatible with Local Plan Policy Q16

Traditional shop front joinery

**Shopfront Design Considerations**
The advice below is relevant for designers of shopfronts.

**Property Number**
2.116 In accordance with Policy Q16 the property number of the premises should be permanently clearly and displayed at the shop entrance. This can be on the glass, fascia or pilaster etc.

**Pilasters**
2.117 The pilasters are vertical features which frame the shop unit. On traditional buildings they often align with the party wall where they often have a decorative top (console) which book-ends the fascia. New pilasters should be hard wearing (in particular have a weather resistant base) and be in a material that is easily cleaned of graffiti.

**Stallriser**
2.118 Provides a visual base to the shop front. It should have a hard wearing easily maintained finish. Genuine timber panelling, polished stone, terrazzo and tiles are common stallriser materials. New stallrisers are best executed in masonry which can be clad in timber if required. Structural timber is susceptible to rot and should be avoided. Tile cladding, if used, should be exterior floor grade for durability.

**Cornice**
2.119 The cornice is a projecting moulding over the fascia. As an architectural feature on traditional shop fronts it also crowns the shop front and separates the shop front from the premises above. All fascias should have some form of cornice / flashing detail to cast water away. On new buildings Policy Q16 requires a permanent architectural band between the shop front and the premises above.

**Fascia sign**
2.110 This is the dedicated signage space across the top of the shop window. Most traditional fascias in Lambeth are narrow to allow for tall shop windows. An overly large fascia is one of the common mistakes in shop front design. The shop window should always be the dominant feature not the sign. Traditionally fascias are integrated within the shop front construction; sometimes they also conceal an internal roller shutter. Policy Q17 (c)(i) seeks to ensure visual subordination by ensuring new fascias are do not exceed one-fifth of the ground floor height. The fascia should be protected from weathering by a cornice and terminate neatly to each end by pilasters. Where internal illumination is sought fully illuminated box signs will

Pilaster top

Robust pilaster base

Polished stone stallriser

Timber stallriser

Unsuitable materials

Vents in stallriser

Q1

Q3

be resisted in favour of solid signs with only the words and / or logos halo illuminated from behind. Otherwise slender trough lights focused over the signage wording will generally be acceptable. See Policy Q17 C for signage guidance.

**Projecting Sign**

2.111 These are an established feature of Lambeth shop fronts. They should be carefully designed in terms of their siting, thickness, content, brackets, fixings and illumination. Signs should be positioned at or immediately above fascia height and limited to one per premises. Fully illuminated boxes are unacceptable. Well-designed modern signs are welcome, so too is the innovative / artistic use of traditional materials. Policy Q17 C (ii) limits their dimensions to 600mm x 600mm x 80mm.

**Premises Window**

2.112 Window allows light in and provides for the display of goods. Traditionally, for reasons of style and construction, it is often divided with mullions. Mullions normally terminate at cill level and do not continue to the ground. Frontages with folding glass doors are not a traditional shop front feature in Lambeth, but have become increasingly popular for bars and restaurants. Historically some premises such as butcher's shops and dairies had sliding sash front windows. On existing buildings, where open frontages are sought, this sash window approach is considered preferable to folding doors.

**Frontage Security**

2.113 The blanking out of premises windows with decals will generally be resisted. This applies to most ground floor commercial uses where the animation brought by the uses and the natural surveillance they provide, are considered of value. There are a range of acceptable security solutions for shop windows:

- Toughened glass can often be retrofitted into existing shop fronts. 6.4mm laminated glass is recommended. Internal blinds (drawn down at night conceal the contents of window displays) and thus discourage 'smash and grab' attacks.
- Internal grilles or roller shutters can be fitted behind the shop glass or behind the window display. They should not be completely solid and should roll up or fold back neatly when the premises are open.
- Discrete metal channels and fixings can be applied to existing shop fronts to take removable open lattice grilles. The grilles are taken down and stored when the shop is open. Historically some shops had solid timber shutters for their windows and doors that slid out of sight or were removed when the premises were

Well-integrated shop signage

Trough over signage lettering

Triple sash window

Traditional shop front cornice

Internal blinds deter smash and grab

Discreet internal grille

open. Such a solution is not normally now deemed acceptable due to its solid appearance but may be considered on heritage assets where no other solution is considered appropriate.

- External open lattice roller shutters or lateral iron scissor-grilles will be acceptable only where they are discreetly integrated into the shop front design
- Roller shutter boxes must be integrated within the fascia in a manner that looks appropriate (the fascia should not be built out around a projecting box housing).
- The vertical channels of the shutter should be concealed within the shop front design. Where there is a stallriser the shutter should terminate on the shop window cill rather than continue to ground level.

**Shop Entrance**

2.114 The entrance on traditional shop fronts is normally recessed and there is a transom light (opening inwards) above the door for ventilation. Recessing provides welcome depth to the otherwise flat frontage, allows space to provide a step free access and allows for larger glazed areas. If there are security concerns recesses can be enclosed by carefully designed gates which can be removed or locked in an open position when the premises are closed. Lights in the ceiling soffit can aid security. The removal of recessed entrances will be resisted.

**Awnings**

2.115 These are a long-established means of keeping shops cool in summer and keeping shoppers dry in wet weather. They are particularly useful on south facing premises which are prone to over-heating. Retractable awnings are preferable to fixed ones which are susceptible to weathering and vulnerable to damage. Awning housings should be carefully incorporated into the shop front design. Advertisements, words and logos on the canvas should be kept to a minimum. On traditional shops, in conservation areas and on listed buildings, a painted timber housing with iron braces is preferred housing type.

**Shop Front Construction Detailing**

2.116 Traditional style timber shop fronts are complex pieces of design. Planning submissions for works to traditional timber shop fronts or proposals for new shop fronts should contain drawings of the new shop front at 1:20 with sections at 1:5 scale. Floor and ceiling plans for recessed entrances and section drawings should also be included and retained features should be accurately depicted. The window framing should be slender and carefully detailed with integrated cills. Door frames should be integrated to avoid bulky or crude detailing. Domestic joinery or chunky detailing will be resisted.

Door grille

Traditional awning

Gated recess

Removable grille

Robust joinery

Traditional timber shutter

**Automatic Telling Machines (ATM)**

2.117 Where ATM units are proposed on shop fronts their detailing should be carefully considered and well executed. On conventional shop fronts the ATM should fit into the glazing; solid panels or wall infill instead of glass is not acceptable. On ornate buildings such as banks care should be taken to ensure architectural features of value are not compromised by alterations to facilitate the installation. Applicants should provide sufficient detail to illustrate all associated alterations. In approving ATMS the Council may condition that the façade be reinstated to its original appearance when the ATM is no longer required. This is especially important where historic facades have been affected. ATM illumination will generally be discouraged in well lit locations.

**Railway viaducts**

2.118 Brick railway viaducts are an established feature of some parts of Lambeth and much to the character of those areas by virtue of the unified appearance and linear, repetitive features. When designing proposals for railway arches designers should:

- Respect the unified appearance of the viaduct's brickwork structure.
- Inset any infill shopfront or similar within the arch by 200m from the viaduct face so that the arch profile is emphasised.
- Contain fascia panels to within the arch itself, only signage formed of individual applied letters will be acceptable on the brickwork.
- Design and specify for security and robustness.
- Include property numbers (these may be applied to the brickwork).

Simple lettering applied to brickwork

Clear property numbering

Well-integrated restaurant frontage

Arch features screened by signage and plant

Original decorative features preserved

Poorly integrated awning and signage

Arched profile emphasied

Arched profile covered

# Practical Design considerations

# Building Construction Detailing

2.119 Often the most successful pieces of architecture have the simplest design rationales implemented well. Designers should:

1. Design and build for longevity and minimal maintenance. Paying particular regard to copings, flashings and drip mouldings to ensure that building facades are not disfigured by poor weathering.
2. Avoid applied construction detailing.
3. Avoid the use of fake, artificial or visually insubstantial finishes which do not last as long as the lifespan of the product. For example some artificial slates may last 50 years or more but their surface finish often begins to fade / degrade much sooner.
4. Use good design to obviate the need for roof-top edge protection / guard-railing. This can include setting back to make the guard rails less visible, fall restraint systems or rising parapet walls in the traditional manner.
5. Ensure construction detailing is carefully considered and visually attractive, paying attention particularly to the junctions of materials, fixings, soffits, vents etc..
6. Avoid curtain walling systems on residential developments as they leave occupiers feeling visually exposed. Fully glazed residential buildings are not locally distinctive in Lambeth.

**Plant and building services equipment**

2.120 Where designers wish to pursue unconventional construction methods or built forms they should show clearly in their submissions that they have considered the costs and implications of the construction/ fabrication and maintenance (including access) of the design and that the result will be visually coherent and not onerous on the occupier to maintain.

2.121 Where particular care is required in the detailed design of certain elements of a building the Council may apply additional conditions requiring further construction detailing prior to the commencement of the works and/ or the retention of the designer to the implementation stage.

Render performs badly

Vulnerable to damage

Fixing not robust

Overhangs vulnerable to impacts

Fixing not robust

High maintenance

Q7

Q8

**Plant Screening**

2.122 Some plant installations may be permitted development. For further information see www.planningportal.gov.uk External building plant is an unavoidable part of modern life and going forward air source heat pumps, fitted externally to buildings, and solar panels, are likely to play a major role in decarbonising Lambeth's buildings. Designers should:

1. Consider practical considerations from the outset of the design process and show them on the application drawings. Otherwise attractive designs can be marred by poorly considered installation (such as rainwater downpipes running at untidy angles, in visually obtrusive locations or in contrasting colours).
2. Avoiding visible pipe and cable runs up elevations and along external soffits. Gas pipes and waste water pipes should be run internally.
3. Colour match surface mounted installations to blend them in. This can include standard features such as downpipes and air bricks where their visual presence might otherwise be discordant.
4. Avoid, where possible, installation on prominent locations (elevations and rooftops). For example setting the installations back from the roof edge. Where this can't be avoided the aesthetic implications need careful consideration.
5. Be mindful that Policy Q25 E identifies roofscape views from the London Eye as of local value.
6. Design out the need for permanent guard railing around the perimeter of flat roofs. For example, by extending the perimeter walls up as parapets. This can also be a useful means of screening plant.
7. Use effective and robust screening taking into account visibility from adjoining buildings.
8. Use in-ground meter boxes or meter rooms rather than wall-mounted boxes. Where wall-mounted products are unavoidable ensure the casing is robust and impact resistant. Metal housing is preferable to plastic in this regard.

Ugly gas pipes

Gas pipes integrated

Damaged meter boxes

Soffit pipes unattractive

Soffit pipes

Q20

Q22

Q23

Q25

Q26

2.123 The ideal location for plant is in a basement or concealed within an upper storey. Where it can be shown that this is not an option, effective additional screening will be required. Designers should:

1. Remember that the objective is to hide the plant from view. Transparent mesh or open screens will not be acceptable. Policy Q25 (e) identifies the roofscape at Waterloo to be of importance. Here the screening may be required to cover the top of the plant too.
2. Use solid enclosures. Where vertical or louvre fins are proposed they must be sufficiently close together to provide adequate screening when viewed from the street.
3. Consider including necessary rooftop plant enclosures as integral elements of the overall architecture
4. Ensure that the screening is appropriate for its context. For example, on traditional or historic buildings a bespoke solution will be required.
5. Consider using colour matched flues in sensitive locations. Brick effect camouflage cladding may on occasion be the only option
6. Specify heavy-duty (steel is preferable) screening materials at ground level. Putting in place additional protection (impact buffers / bollards) in service locations where there are commercial vehicle movements.
7. Do not use timber for screen structures as it is not robust and is susceptible to decay.
8. Where appropriate, use soft landscaping to provide additional screening. However, it is not considered acceptable as the sole means of screening.

**Satellite or other digital antennas.**
2.124 Applicants must:

1. Locate dishes in unobtrusive locations such as at low level, at the rear or in roof valleys (where the dish will not be visible).
2. Provide communal antenna systems in new developments.

Camouflage ineffective

vents not robust

Camouflage ineffective

Integrated design

Integrated rooftop plant, here enclosed within a greenhouse

Q2

Q8

# Refuse/Recycling Storage

**Waste and recycling storage**

2.125 Given the importance of this subject to the quality of life of residents see Lambeth's 'Refuse and Recycling Storage Design Guide' and Lambeth's technical specification for architects and developers 'Waste and recycling storage and collection requirements'. See links below:

https://www.lambeth.gov.uk/sites/default/files/2022-05/refuse%20and%20recycling%20design%20guide%202022.pdf

https://www.lambeth.gov.uk/sites/default/files/2023-05/Guidance_for_Architects_2023.pdf

Robust and well integrated refuse enclosures (Goldsmiths Street, Norwich)

To protect visual amenity structures should be low

Q12

Q13

Q15

# Cycle Storage

**Cycle Storage**

2.126 Having consideration to the technical requirements relating to capacity etc. as set out in the London Cycling Design Standards:https://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf

Designers should

1. Integrate the design into the scheme, designing for longevity of performance and appearance. Detail structures to be attractive, robust and fit for long-term service. Sturdy permanent construction is essential with proper paving and roofing (with gutters etc.) and secure door.
2. Ensure excellent security performance through use of materials (timber discouraged), effective lighting and good design (bikes should be screened from public view.
3. Subdivide large communal stores so that smaller numbers of immediate neighbours share the same facility. This improves security and encourages neighbourliness.
4. Ensure that users and cycles are adequately protected from the elements.
5. Remember that the use of tiered storage is discouraged as this can be hazardous to use and is not inclusive.
6. Ensure that 25% of all cycle parking is of the most accessible type, such as 'Sheffield' stands, of which 5% of the total cycle parking provision should be designed and clearly designated for larger and adapted cycles.
7. Ensure that access doors to cycle storage facilities are a minimum width of 2000mm.
8. On larger schemes designers should consider use of automatic doors that allow for efficient and convenient ingress and egress for all users.
9. Consider providing internal cycle storage especially where external space is limited / would better serve amenity needs.
10. Cycle and refuse storage should be within separate stores.

The Lambeth Local Plan also provides quality guidelines set out under Policy Q13. See: https://www.lambeth.gov.uk/sites/default/files/2021-09/Lambeth%20Local%20Plan%202021.pdf. For further information, please refer to the London Plan which sets out cycle parking standards under Policy T5. See: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Sheffield stand visitor cycle parking

Poor design discourages use

Cycle storage should be well integrated, secure and dicreet

Obtrusive cycle storage

Secure cycle storage on street, well-integrated with landscape

Q2

Q3

Q13

# Boundaries and Gates

**Residential boundaries**

2.127 Low front boundaries are a key aspect of Lambeth's established visual character and play an important role in defining public and private space and improving security. Designers should:

1. Retain existing boundary treatments where they contribute positively to local distinctiveness.
2. Ensure that front boundaries to residential buildings (to the street and between plots) do not exceed 1.2m in height.
3. In accordance with Policy Q15, boundaries flanking a vehicle crossover to not exceed 900mm in height.
4. Ensure that boundaries enclosing spaces in front of non-residential buildings (to the street and between plots) do not exceed 2m. On public buildings, such as community centres, schools and places of worship a lower boundary height will often be preferable – especially where they are in residential contexts with prevailing low boundary treatments.
5. Plan for longevity by using metal gates and railings. Where considered appropriate metal framed gates and metal posts should be used in order to maximise performance and durability.
6. Improve visual amenity and optimise urban greening through hedge planting on site perimeters. This should normally be behind railings but in locations where communal management regimes are in place it may be preferable to plant the hedging on the outside face of the railing to optimise the amenity space for residential use.
7. Take into account the needs of all users, particularly the elderly and children when designing large gates. Where heavy or unwieldy gate designs are unavoidable, they should be power-assisted.
8. Provide small, ground level gaps in rear garden fences to allow wildlife, such as hedgehogs, to move freely around their habitats. A gap of 13cm x 13cm is sufficient for a hedgehog.

Railing and hedge look great

Ensure wildlife access

Attractive side gate

Traditional anti-climb treatment

Simple but effective boundary treatment

Q1 Q2 Q3 Q5 Q8 Q15

End of Part 2