

Policy 37

General Design of Development

All development proposals, including extensions to existing buildings, will be expected to be of a high standard of design and layout. Developments will be expected to meet all of the following criteria where they are relevant:

- a** -Be imaginative and attractive to look at, of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas;
- b** -Positively contribute to the existing street scene and/or landscape and respect important views, heritage assets, skylines, landmarks or landscape features;
- c** -Space about buildings should provide opportunities to create attractive settings with hard or soft landscaping (including enhancing biodiversity);
- d** -The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings;
- e** - Respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing;
- f** -The development should address sustainable design and construction and include where appropriate on-site energy generation;
- g** - Suitable access should be provided for people with impaired mobility and meet the principles of inclusive design. Where necessary and relevant to the development, contributions may be sought to improve accessibility around the development;
- h** -Security and crime prevention measures should be included in the design and layout of building and public areas;
- i** - Recycling and waste storage facilities are incorporated within the design layout;
- j** -Respect non designated heritage assets. Applications should be accompanied by a written statement setting out design principles and illustrative material showing the relationship of the development to the wider context.

5 Valued Environments

Supporting Text

5.0.5 The Council wishes to secure the creation of an attractive townscape and pleasant living and working conditions by ensuring that all new development (including extensions to existing buildings) makes a positive contribution to the area in which it is located and supporting the development of lifetime neighbourhoods. Good urban design including the space around and between buildings and their landscaping contributes to the quality of the built environment and can help urban regeneration.

5.0.6 The London Plan advises boroughs to develop policies that ensure the physical environment can meet the highest standards of accessibility and inclusion and that the principles of inclusive design are adopted at the earliest stages in the development process (i.e. when preparing development briefs or masterplans). Reference will be made to the Mayor's SPG 'Accessible London: Achieving an Inclusive Environment (GLA, 2014).

5.0.7 The design of new development should safeguard public amenity and improve the quality of life in the borough with new development relating well to the character of its surroundings. New development affects the streetscape now and in the future. By careful control, its relationship to its surroundings will encourage appropriate and sensitive designs. The Council will prepare supplementary planning guidance on design. In doing so and when considering the design aspects of individual proposals, reference will also be made to advice in National Planning Policy Guidance (NPPG), the National Planning Policy Framework (NPPF) and the London Plan (including Supplementary Planning Guidance).

5.0.8 It is important to encourage local distinctiveness and "sense of place", particularly through the use of appropriate materials. Good modern design can be imaginative and innovative, and will be welcomed in appropriate circumstances where it contributes positively to the surrounding environment.

5.0.9 The Council will work in partnership with the police to promote designs and layouts which take account of crime prevention and community safety. Such measures should be taken into account when considering the design and layout of buildings and public areas. These measures can help create places that also connect well with other areas, encouraging the use of public transport, walking and cycling and ensure, for example, the overlooking of public areas, the inclusion of mixed uses that contribute to 24-hour occupancy, and the effective use of landscaping and lighting. In determining planning applications, the Council will refer to "Secured By Design" which is a UK Police Flagship initiative supporting the principles of designing out crime through the use of effective crime prevention and security standards, PPG and the NPPF.

5.0.10 New developments and the spaces about buildings are also expected to take account of and enhance biodiversity. The Council will, and developers should, have regards to the relevant British Standards related to biodiversity to ensure that planning proposals are informed by sufficient and appropriate ecological information.

5.0.11 In major development proposals a design statement should be submitted to the Council to include information on the key design principles, density, mix and distribution of uses, as well as provide sufficient illustrations to demonstrate the relationship of the development to its wider surroundings. The Council will also consider making Article 4 Directions where appropriate.

5.0.12 With regard to sustainable design and construction and on-site energy generation proposals reference should also be made to Local Plan policies 123 and 124, relevant policies in the London Plan and accompanying guidance.

