



Local Development Framework Issues and Options Paper

URBAN DESIGN & CONSERVATION



**London Borough of Lewisham
Planning Policy June 2005**

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1. INTRODUCTION

This Issues and Options Paper sets out issues and options associated with Urban Design & Conservation in the London Borough of Lewisham. These have been prepared to inform the preparation of the Spatial Strategy and the Development Policies planning documents which will address the future of development in the borough. This paper addresses the design of new development in the context of reducing crime and the fear of crime, producing well designed, inclusive and accessible environments, protection and enhancement of the historic environment, and other important physical features.

2. THE ROLE OF THE COMMUNITY AND OTHER STAKEHOLDERS

A series of other Issues and Options Papers have been prepared covering a wide range of matters which need to be reviewed by the Council. All are the subject of extensive consultation. In preparing this and other Issues and Options Papers, the Council is looking to the community and stakeholders to tell us the following:-

- What you think of the options presented
- What improvements could be made to the options
- Which of these options would you like the Council to take forward to be a 'Preferred Option'
- We would also like you to tell us of any options that you would like the Council to consider
- A series of questions are asked about each option and the Council would like to know your views.

The next stage of plan preparation following this preliminary consultation on possible options will be the preparation of a set of 'Preferred Options' which will form the next stage of plan preparation.

3. THE LOCAL DEVELOPMENT FRAMEWORK

The Local Development Framework (LDF) will provide the overall planning strategy for Lewisham, made up of a number of separate but inter-related policies and plans.

The Spatial Strategy will be that part of the planning framework that will set out the planning aims and objectives for the borough as a whole. All the other documents in the Local Development Framework must be consistent with it.

The Development Policies and Site Allocations document is being prepared alongside the Spatial Strategy. It will provide the framework for the detailed implementation of the strategic aims and objectives to be found in the Spatial Strategy. It will include a set of policies by which applications for new development will be judged. More detail about the LDF can be found in the Local Development Scheme (LDS), and the leaflet 'A guide to the new planning system' available on request. The LDS is the project plan that gives the timetable for the preparation for all the documents in the LDF. It can be found on the Council's website at www.lewisham.gov.uk/Environment/Planning/PlanningPolicy/LocalDevelopmentFramework/LocalDevelopmentScheme.htm

4. THE EVIDENCE BASE

% of residents who feel very safe/ fairly safe when outside in Lewisham during the day/night

Facts from Best Value Annual Residents Survey

Day: 76% (02/03) 77% (03/04)

Night: 36% (02/03) 38% (03/04)

5. DISCUSSION OF THE ISSUES AND POSSIBLE OPTIONS

ISSUE 1 Development in Context

New development should be visually and physically compatible with its context. This will mean that design of development and the types of uses will change according to the context. Lewisham borough has a number of urban environments with different characters. They range from major town centre locations, through to modern estates, to areas of relatively closely packed Victorian or Edwardian terraced housing and more suburban housing layouts with semi detached or detached houses. This means that development may require different design treatments accordingly. Depending on the context mixed uses (e.g. mixed commercial and housing) or solely housing may be appropriate. One of the aims of the London Plan (see below) is to try and develop London sustainably by ensuring new development makes maximum use of the opportunity presented by a site. Development should be located so that it maximises the use of scarce land and is in easy reach of jobs, transport and other facilities, and help to accommodate London's growth within its boundaries.

Large parts of the borough are designated Conservation Areas where new development has to preserve or enhance the character of the area. This will be dealt with under 'The Historic Environment' issue below.

Some parts of the borough have a poorer quality environment with poor social conditions, and resources might need to be directed towards these areas to improve their general quality. More inclusive design should form part of their regeneration. Context studies might highlight these areas and identify those elements of the environment that it might be possible to improve.

OTHER PLANS AND PROGRAMMES

- **National Planning Policy**
PPS 1 Delivering Sustainable Development states that design which fails to take opportunities to improve the character and quality of an area should not be accepted. Policies should not seek to impose particular architectural styles and should not stifle original design based on unsubstantiated requirements, but on the other hand that it is proper to seek to promote or reinforce local distinctiveness when supported by clear plan policies or supplementary planning documents.
- **The London Plan** states that the aim of development should be to maximise intensity of use compatible with the local context with the implication that local context studies are appropriate. This is in promotion of the 'Compact City' and sustainable development.
- **By Design: Urban Design in the Planning System – Towards Better Practice.** This document is supplementary to national planning policy and sets out a series of inter-related urban design objectives dealing with character, continuity, enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity. These may be translated into physical forms to define overall layout

(routes and building blocks); scale (building heights and massing), appearance (details and use of materials); landscape (public realm, built and green spaces).

- **Lewisham Community Strategy.** One of the main priority issues of the strategy is to secure the sustainable regeneration of Lewisham – its housing, transport and environment.

OPTIONS

OPTION NUMBER U 1	Maximise intensity of use compatible with local context
DERIVED FROM	London Plan
Discussion and Questions	<ul style="list-style-type: none"> • In this option studies of the borough would be undertaken to gauge the appropriate density and urban form for new development. • This could involve the identification of various character areas in the borough (e.g. Victorian terraced, semi detached thirties development, town centre areas) and a description of the type and intensity of development appropriate. • This would support the overall aim of achieving sustainable development by maximising the contribution each site would make to the urban scene – either in a mixed use context or by maximising the contribution each site would make to increasing the supply of housing. <p>DO YOU THINK THESE STUDIES WOULD BE USEFUL IN ACHIEVING APPROPRIATE DEVELOPMENT THAT FITS THE CONTEXT AND MATCHES THE CHARACTER OF THE SURROUNDING AREA? DO YOU AGREE THAT DEVELOPMENT SHOULD ALWAYS MAXIMISE USE OF SITES (ACCORDING TO THE CONTEXT)?</p>
OPTION NUMBER U 2	Higher density development should take place around existing centres and close to centres of good public transport. A general density standard would be applied across the rest of the borough, but individual developments would be judged on merit.
DERIVED FROM	London Plan Lewisham Unitary Development Plan
Discussion and Questions	<ul style="list-style-type: none"> • This option is currently in the Lewisham Unitary Development Plan as Sustainable Living Areas. It is presented as an alternative option to Option U 1. • This option would still make a contribution to sustainability and the compact city. • Development not close to a town centre or close to public transport nodes would be judged individually on merit according to general standards of height, massing, density and context. <p>DO YOU THINK THAT THIS APPROACH WOULD ACHIEVE THE AIMS OF SUSTAINABLE DEVELOPMENT AND THE COMPACT CITY, JUST AS WELL AS OPTION U 1?</p>

ISSUE 2: THE HISTORIC ENVIRONMENT

Many elements of Lewisham's environment are of high quality and historical value. Large parts of the borough are Conservation Areas where a duty is laid upon the Council by Town Planning legislation to ensure that new development preserves or enhances the character of the area. There are a number of Listed Buildings in the Borough which the Borough has a duty to preserve. Archaeological remains are considered to be a community asset and provide a valuable picture of the history and development of the local area as well as London as a whole. There are a number of other elements such as locally listed buildings, and street furniture such as troughs, and boundary stones that are subject to less formal protection but worthy of preservation.

OTHER PLANS AND PROGRAMMES

- **National Planning Policy**
PPG 15 Planning and the Historic Environment. This guidance deals with protection for the various elements of the historic environment. It states that the historic environment should not be sacrificed in favour of short terms interests, but also recognise that the historic environment cannot be preserved entirely unchanged. Conservation and economic growth need not be in conflict and should be reconciled as conservation should play a key part in economic prosperity by offering attractive conditions that encourage inward investment.
PPG 16 Archaeology and Planning. Archaeological remains are considered to be a finite and non-renewable resource requiring appropriate management to ensure preservation of remains.
- **The London Plan** states that boroughs should ensure the protection and enhancement of historic assets based on an understanding of their character, and support schemes that make use of historic assets and stimulate environmental, economic and community regeneration. The Plan supports the identification, protection, interpretation and preservation of archaeological remains.
- **Lewisham Community Strategy.** One of the main priority issues of the strategy is to secure the sustainable regeneration of Lewisham – its housing, transport and environment.

OPTIONS

OPTION NUMBER U 3	The Council will continue to conserve the historic environment of the borough.
DERIVED FROM	PPG 15 Planning and the Historic Environment PPG 16 Archaeology and Planning Lewisham Unitary Development Plan Lewisham Community Strategy
Discussion and Questions	The Council will has a duty to protect the historic environment of the borough, and will include an appropriate policy in the Spatial Strategy. A detailed list of what might be included in the development policy document is given below. Historic Environment and Listed Buildings <ul style="list-style-type: none"> • Preservation and enhancement of the historic aspects if the borough's environment • Policies to reconcile conservation and economic growth where possible and allow for appropriate change

	<ul style="list-style-type: none"> • Design policies for historic environment • Integration of older buildings into the townscape • Lists of locally important buildings • Preserve and enhance the archaeological and valuable elements of the Borough's environment • Preserve and enhance Listed Buildings • Conservation Area appraisals, and management plans <p>THIS LIST IS NOT NECESSARILY FINAL OR EXHAUSTIVE. DO YOU HAVE ANY SUGGESTIONS FOR OTHER SUBJECT HEADINGS OR FOR WHAT MIGHT BE INCLUDED UNDER THE ABOVE SUBJECT HEADINGS?</p> <p>DO YOU THINK THERE ARE ANY SPECIAL ASPECTS OF THE BOROUGH'S ENVIRONMENT WORTH PRESERVING OR ENHANCING THAT MAY NOT HAVE BEEN RECOGNISED SO FAR?</p>
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ISSUE 3: RIVER THAMES AND FRONTAGE AND THE RIVER NETWORK

The River Thames frontage and the river network of Lewisham (Deptford Creek, river Ravensbourne and tributaries) all contribute to the overall environmental quality of the Borough. The River Thames and adjacent areas make a strategic contribution to the landscape and built environment of London as a whole. Some of the issues relating to these areas will be dealt with in the 'Open Spaces' Issues and Options Paper. The River Thames also has transport and employment issues in relation to it. This paper will deal with the aspects that relate to the built environment.

OTHER PLANS AND PROGRAMMES

- The London Plan describes this as the 'Blue Ribbon Network', and states that Boroughs should recognise its strategic importance when making strategies and plans. All agencies involved in the management of the Blue Ribbon Network should seek to work collaboratively to ensure a co-ordinated and cohesive approach to land use planning, other activities and use of the Network.
- The Lewisham Community Strategy. One of the main priority issues of the strategy is to secure the sustainable regeneration of Lewisham – its housing, transport and environment.

OPTIONS

OPTION NUMBER U 4	Development should respect and enhance the character of the River Thames and the Ravensbourne River/Deptford Creek Network
DERIVED FROM	Lewisham Unitary Development Plan Lewisham Community Strategy
Discussion and Questions	<p>The Council will carry this option forward into the Spatial Strategy, in the light of London Plan policy and the importance accorded to protecting the character of the rivers. The following headings will be included in the development policies document:</p> <p>River Design Issues</p> <ul style="list-style-type: none"> • Design of development adjacent to the river network – active frontages to address the river, connectivity, views inland, views of the river

	<ul style="list-style-type: none"> • Retain river related uses, moorings, mooring facilities and equipment and infrastructure • Improve the Thames and Deptford Creek environment and respect its special character • tidal defences, prevention of encroachment over the water area • make provision for Thames Path implementation and access to the Thames Foreshore • Nature Conservation Interest • New development to make provision for Waterlink Way long distance cycle way/footpath • Archaeological heritage • Design statements for significant new developments <p>DO YOU HAVE ANY FURTHER SUGGESTIONS THAT MIGHT BE INCLUDED IN THIS LIST?</p> <p>DO YOU HAVE SUGGESTIONS FOR NEW LONG DISTANCE PATHS OR CHANGES OR EXTENSIONS TO WATERLINK WAY?</p>
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ISSUE 4: HIGH BUILDINGS

High buildings are defined as those which are significantly taller than their surroundings and/or have an impact on the skyline. For the purpose of this discussion, masts and other high structures such as large wind turbines are included in the definition.

High buildings are not generally in keeping with the scale and character of the borough as a whole. Most development is low rise, with small concentrations of higher buildings mainly in Lewisham and Catford Town Centres, and in some post war housing estates. This picture has started to change with the potential future development on Convoys Wharf where high buildings are included on the riverfront. Other developers seeking higher buildings on various sites in the borough may come forward for example at Lewisham Gateway. There are many areas in the borough that would be sensitive to new development that would affect the skyline. These include Conservation areas and open space.

OTHER PLANS AND PROGRAMMES

- **National Planning Policy**
Generally design should be of high quality.
- **The London Plan**
This states that high buildings will be promoted where they create attractive landmarks, help to provide a coherent location for economic clusters of related activities and/ or act as a catalyst for regeneration and where they are also acceptable in terms of design and impact on their surroundings. It also states that Boroughs may wish to identify defined areas of specific character that could be sensitive to tall buildings and explain what aspects of local character could be affected and why. Unsubstantiated borough-wide height restrictions should not be imposed. Although the compact city and intensive development does not necessarily imply a need for high buildings they can be an efficient way of using land and contribute to sustainability in appropriate locations with transport capacity.
- **Lewisham Community Strategy.** One of the main priority issues of the strategy is to secure the sustainable regeneration of Lewisham – its housing, transport and environment.

OPTIONS

OPTION NUMBER U 5	High buildings should be welcomed in locations identified by borough wide context studies
DERIVED FROM	London Plan
Discussion and Questions	<ul style="list-style-type: none"> • This option proposes a wide ranging study of the borough to identify suitable locations for high buildings. • Essentially no areas would be ruled out prior to the study. This might result in areas not in town centres, becoming identified as suitable. • Existing protection of such assets as open space, conservation areas and the setting of listed buildings would be taken into account, and the characteristics of these areas described in order to justify their sensitivity to high buildings. <p>DO YOU AGREE THAT CAREFULLY LOCATED HIGH BUILDINGS SHOULD BE WELCOMED IN LEWISHAM? HOW STRICT SHOULD THE CRITERIA BE THAT WOULD ALLOW THE EFFECTS OF HIGH BUILDINGS TO BE JUDGED?</p>
OPTION NUMBER U 6	High buildings should be ruled out in certain locations identified by context studies, and directed to sites where high buildings already exist (major town centres) subject to their suitability, or where a specific planning study identifies a particular location as suitable.
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<ul style="list-style-type: none"> • This option follows more closely the approach taken in the current Lewisham Unitary Development Plan. • It would mean a less thorough approach to the borough by concentrating studies on areas known to be sensitive to high buildings such as Conservation Areas, Metropolitan Open Land, etc. • It would be likely to identify the existing Major Town Centres where there are already high buildings as being not so sensitive to the impact of high buildings, and therefore suitable for new development. • It would leave large areas of the borough with no specific study in relation to high buildings. • New proposals for high buildings in these locations would be judged on their merits in relation to general location, height, massing and context standards based on the criteria in general development control policies. <p>THIS OPTION WOULD HAVE THE MERIT OF CONCENTRATING ON AREAS KNOWN TO BE SENSITIVE TO DEVELOPMENTS THAT WOULD AFFECT THE SKYLINE. DO YOU THINK IT WOULD BE AS EFFECTIVE AS OPTION U 5?</p>

OPTION NUMBER U 7	Allow high buildings subject to general location, height, massing and context standards based on the criteria contained in general development control policies.
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<ul style="list-style-type: none"> • This option would make no general study of the Borough in relation to sensitivity to high buildings, and propose no areas where they would be theoretically ruled out. • Proposals would be judged on their merits in relation to general location, height, massing and context standards based on the criteria contained in general development control policies. • The effect on adjacent sensitive areas (e.g. setting of listed buildings, Metropolitan Open Land) would be judged on the merits of each application. <p>EVEN THOUGH WE ARE EXPERIENCING MORE PROPOSALS FOR HIGH BUILDINGS THE NUMBER RECEIVED IS STILL VERY SMALL. IN YOUR VIEW WOULD THIS OPTION BE ADEQUATE TO DEAL WITH THOSE WE RECEIVE?</p>

OPTION NUMBER U 8	Include general criteria policy for judging the design quality of high buildings.
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<p>This option should be considered alongside Option U 7 above</p> <p>The following subject headings are suggested:- High Buildings</p> <ul style="list-style-type: none"> • High quality design • Effect on surrounding areas (including those areas and buildings sensitive to high buildings) and the skyline • Micro climatic problems at street level • Effect on river environments (overshadowing) • High building consultation areas in relation to River Thames and surrounding air traffic control areas • Other functional considerations e.g. interference with telecommunications, and navigation on the Thames <p>THESE ARE THE SUGGESTED SUBJECT HEADINGS FOR HOW HIGH BUILDINGS WOULD BE JUDGED, TOGETHER WITH THE GENERAL URBAN DESIGN GUIDELINES PROPOSED IN OPTIONS U15 (SEE BELOW) . IN YOUR VIEW WOULD THESE BE ADEQUATE TO JUDGE HIGH BUILDINGS PROPOSALS ON THEIR MERITS?</p>

ISSUE 5 VIEWS AND LANDMARKS

STRATEGIC VIEWS

Two Strategic Viewing Corridors cross the Borough covered by Directions of the Secretary of State for the Environment. They preserve the views from Greenwich Park to the Dome of St. Paul's by ensuring that new development is of a height and location that will preserve the view. At some point these directions of the Secretary of State will be withdrawn and will be replaced by the Mayor of London's new Supplementary Planning Guidance for the Strategic Views. The Mayor will then be

able to direct refusal of all development within the landmark viewing corridors above threshold heights outlined in the Supplementary Guidance.

OTHER PLANS AND PROGRAMMES

National Planning Policy

RPG 3 (Annex A Supplementary Guidance for London on the Protected strategic Views November 1991)

These directions limit the height of new development in the Strategic Viewing Corridors for the views described above.

The London Plan

Policy 4B.16 of the London Plan calls these strategic views 'London panoramas' and says that 'within these views, proposed developments, as seen from above or obliquely in the front and middle ground, should fit in with the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. The management of landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the landmark.'

OPTION

These Strategic Views will be carried forward in to the Local Development Plan documents. The views proposed by the Mayor are likely to be somewhat modified from the views protected by the 1991 directions. They will be carried forward in to the Local Development Framework once the consultation process for the Mayor's Supplementary Guidance is completed and the Secretary of State's directions are withdrawn.

LOCAL VIEWS AND LANDMARKS

Lewisham has in the past preserved Views and Landmarks of more Local Significance. They are a significant element in the built environment, contributing strongly to local character and a sense of place. (see discussion of this in the advice provided by Planning Policy Statement 1 above) The current Unitary Development Plan Policy protects significant local vistas and buildings currently considered to be of townscape importance by resisting development which impedes or detracts from Local Views or obscures existing views of Local Landmarks.

Under this policy development in the view corridors should be limited in height and bulk so that it does not detract from the view or obscure the landmark.

There are a number of open spaces on the tops of hills in Lewisham which have panoramic views across London. The Local Views currently designated by the Lewisham UDP use these locations (the exception being the viewpoint at Deptford Strand which has an extensive river prospect). They are all publicly accessible and have extensive views over at least two compass quadrants. For example, View LV5 in Mountsfield Park Catford, is taken from the highest point of the park and has views over two compass quadrants to the North West and South West. The Local Landmarks are usually older buildings of character, higher than the surrounding built development that provide point and character to the surroundings. A list of currently designated local landmarks and views is in Appendix 1.

OPTIONS

OPTION NUMBER U 9	Maintain current set of views and landmarks
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	This would not take the opportunity presented by the LDF preparation to suggest new views or landmarks WOULD YOU LIKE TO SUGGEST NEW PANORAMIC VIEWS AND LOCAL LANDMARKS?

OPTION NUMBER U10	Modify the criteria for selection of local views by changing criteria to include significant local 'vistas'.
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	A vista is a long narrow view between rows of trees or buildings. In order to be significant enough to be protected it should lead to a significant building or object which adds to the character of the neighbourhood. The viewing point should be publicly accessible. No views of this nature are currently protected in the Lewisham Unitary Development Plan. CAN YOU SUGGEST ANY SIGNIFICANT 'VISTAS' THAT COULD BE PROTECTED IN THIS WAY? DO YOU CONSIDER THAT THERE MIGHT BE OTHER TYPES OF VIEW THAT COULD BE PROTECTED?

ISSUE 6 AREAS OF SPECIAL CHARACTER

The Lewisham Unitary Development Plan currently protects three 'Areas of Special Character' that contribute to the landscape and character of London as a whole. This designation was carried over from the old Greater London Development Plan (GLDP). Following the abolition of the old Greater London Council Lewisham Borough took over the strategic aspects of planning the borough and considered it appropriate to afford the protection given by the GLDP policy to these areas. The Areas of Special Character in Lewisham are:

- Blackheath where the aim is to protect the skyline, viewpoints, architectural and historic character and village qualities and to promote traffic free enclaves
- Sydenham Ridge where the aim is to safeguard its scale and character and to protect the skyline
- River Thames where the aim is to protect the character of the water area of the river

OPTIONS

OPTION NUMBER U11	Continue current protection to Areas of Special Character
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	This will provide continued protection at the current level to these areas. DO YOU THINK THAT THIS POLICY 'TO MAINTAIN AND ENHANCE THE STRATEGIC QUALITIES OF THE DESIGNATED AREAS OF

	SPECIAL CHARACTER BY RESISTING DEVELOPMENT PROPOSALS WHICH ARE DETRIMENTAL TO THE CHARACTER OF THE AREA SUFFICIENT TO DO THE JOB? HOW WOULD YOU IMPROVE IT?
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OPTION NUMBER U12	Remove protection for Thames Area of Special Character
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<p>The water area of the Thames is also protected by the Thames Policy Area (see option U5 above). It is also a Site of Nature Conservation Importance.</p> <p>DO YOU THINK THAT THE AREA OF SPECIAL CHARACTER DESIGNATION FOR THE THAMES IS SUPERFLOUS? OR DO YOU THINK IT ADDS SPECIAL EXTRA PROTECTION FOR THE CHARACTER OF THE WATER AREA OF THE THAMES?</p>

OPTION NUMBER U13	Remove protection for the Sydenham Ridge Area of Special Character
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<p>The Sydenham Ridge is the high ground in the south west corner of the borough encompassing Sydenham Hill and the Hillcrest Estate overlooking Sydenham Wells Park. The ridge is extensively visible from within Lewisham as it forms the horizon for much of the south western corner of the borough. It is also visible from across London particularly from places such as Hampstead Heath and Parliament Hill in North London. Any high buildings or structures on this landscape feature would be extensively visible. Removal of protection from this area might result in applications for development particularly for telecommunications masts.</p> <p>DO YOU CONSIDER THAT THE CHARACTER AND VIEWS OF SYDENHAM RIDGE ARE WORTH PRESERVING BY THIS POLICY? IF SO, DO YOU THINK THE POLICY COULD BE IMPROVED?</p>

OPTION NUMBER U14	Remove protection for the Blackheath Area of Special Character
DERIVED FROM	Lewisham Unitary Development Plan
Discussion and Questions	<p>This Area covers Blackheath itself, most of Blackheath Village and the residential area south of the heath as far as the Blackheath to Lewisham railway line. The area is also protected by the Blackheath Conservation Area designation where development should preserve or enhance the character of the area. Most of the Area of the Heath is also covered by the 'World Heritage Site Buffer Zone'. This zone ensures that the developments will enhance and/or not adversely affect the World Heritage Site Buffer Zone, and that the Council will consider the preservation of views and vistas of and from the World Heritage Site. The Blackheath Area of Special Character specifically protects the skyline, viewpoints, architectural and historic character and village qualities and to promote traffic free enclaves</p> <p>There are therefore a number of overlapping designations that protect this area.</p>

	DO YOU THINK THAT THE AREAS OF SPECIAL CHARACTER IN BLACKHEATH SHOULD BE CARRIED FORWARD INTO THE LDF? IF YOU DO IS IT THAT YOU CONSIDER THE OTHER POLICIES INADEQUATE – OR FOR SOME OTHER REASON?
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ISSUE 7

IMPROVING THE IMAGE OF THE BOROUGH - REDUCING CRIME AND THE FEAR OF CRIME - THE INCLUSIVE AND ACCESSIBLE ENVIRONMENT

In order to be sustainable new development should provide the following:-

- A Well designed, safe and accessible urban environment
- Improvement to the urban design quality and environment of the borough
- Deliver and influence crime prevention
- Design safety in town centres
- Clear public routes and pedestrian access to surrounding facilities

New development should lead to well designed places that are well used and attractive. Development should also be designed to reduce crime and the fear of crime by maximising surveillance, and access, and be accessible to all. This will lead to places that are sustainable in the long term. All new development whether on high profile sites, on through routes, or in more out of the way locations should contribute to improving the image of the borough, thereby playing a key role in promoting urban regeneration. The consideration of accessible and inclusive environments which are safe and reduce the fear of crime should be an integral part of the way new development is designed. Design which fails to take opportunities to improve the character and quality of an area should not be accepted. Policies should not seek to impose particular architectural styles and should not stifle original design based on unsubstantiated requirements, but on the other hand that it is proper to seek to promote or reinforce local distinctiveness when supported by clear plan policies or supplementary planning documents.

OTHER PLANS AND PROGRAMMES

- **National Planning Policy**
PPS 1 Delivering Sustainable Development states that new development should be of high quality design and have an inclusive layout. The opportunity should be taken to improve the character and quality of an area.
Development plans should contain clear comprehensive and inclusive access policies that consider people's diverse needs and aim to break down unnecessary barriers and exclusions to benefit the entire community.
- **The London Plan** requires developments to be well designed and accessible.
- **Lewisham Community Strategy**. Two of the main priority issues of the strategy are to make Lewisham a safer place and reduce the fear of crime, and to secure the sustainable regeneration of Lewisham – its housing, transport and environment
- **Safer places: The Planning System and Crime Prevention**. This document gives advice on planning considerations relating to crime prevention. It establishes the design principles for all new development which seek to reduce crime and the risk of crime and provide people with a safer and more secure environment. It describes the attributes of safe, sustainable places, which includes ease of access and movement, and surveillance.
- **Planning and Access for Disabled People: A Good Practice Guide**. This document deals with the delivery of inclusive environments. It aims to ensure that new development removes unnecessary barriers and exclusions by ensuring that

consideration of access issues is made an integral part of the design process for new developments, and thereby ensure their long term sustainability.

- **Creative Lewisham.** This is a local strategy which presents a vision of Lewisham as a visually exciting, creative and imaginative hub, creating a synthesis between urban design, arts, culture and the economy.

OPTION

The new Local Development Framework documents will contain a suite of urban design policies designed to meet the aims of achieving high quality urban design, deliver access for all and reduce crime and the fear of crime.

It is proposed that the policy approach towards guiding new development in the current Lewisham Unitary Development Plan will be taken forward largely unchanged.

OPTION NUMBER U15	Carry forward current Lewisham Unitary Development Plan policies to meet these aims.
DERIVED FROM	PPS 1 Delivering Sustainable Development London Plan Lewisham Community Strategy
Discussion and Questions	A summary of the general content of these policies is to be found in Appendix 2 to this paper. THIS LIST IS NOT FINAL OR EXHAUSTIVE. DO YOU HAVE ANY FURTHER SUGGESTIONS FOR WHAT MIGHT BE INCLUDED IN SUCH POLICIES? DO YOU THINK THAT THE CURRENT UDP POLICIES ARE ADEQUATE? DO YOU THINK THAT SOME OF THEM SHOULD BE DELETED?

CONCLUSION

This paper sets out a series of issues relating to urban design and conservation. These are proposed for consultation and we will greatly welcome your comments. These broad options will lead us towards the preferred options which will form the new policies for the Core Strategy and Development Policies and Site Allocations Development Documents.

A series of other Issues and Options Papers has been prepared covering a wide range of matters which need to be reviewed by the Council. All are being consulted on extensively.

The Council is seeking your comments and/or views on the issues and options set out in this paper in order to ensure that all feasible options are considered as part of the appraisal process and in developing the Core Strategy and Development Policies and Site Allocations Plans.

In preparing this and other Issues and options papers, the Council is looking to the community and stakeholders to tell us the following:-

- ``````What you think of the options presented
- What improvements could be made to the options
- Which are the options you would prefer the Council to take forward
- Are there any options we haven't put forward that you would like us to consider?

In thinking about the options presented, it must be remembered that the preferred option may not be a single discreet option that has been presented in this paper. It may be better to choose a combination of a range of options taking the best parts of each. The Council welcomes any general comments but would particularly value your views on the options presented. A consultation form is available for your completion.

PLEASE FORWARD ANY COMMENTS BY **12TH SEPTEMBER 2005** TO:

PLANNING SERVICES
LONDON BOROUGH OF LEWISHAM
5TH FLOOR LAURENCE HOUSE
1 CATFORD ROAD
LONDON
SE6 4RU

OR E-MAIL TO planning@lewisham.gov.uk

Subject Line: Urban Design and Conservation Issues Paper – Planning Policy

APPENDIX 1 IMPORTANT LOCAL VIEWS AND LANDMARKS

Map Ref.	Site Ref.	Site Address	Method of Policy Implementation	UDP Policy Ref	Implementation Agency
B7	LL6	Horniman Museum (front façade), Forest Hill	Preserve the views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21	Lewisham Development Control
B7	LV1	Horniman Gardens Forest Hill	Maintain panoramic view of surrounding area by resisting large scale, bulky development in and close to Horniman Gardens (Views to NW, SE, SW)	URB 21 OS 13	LB Lewisham Development Control
C4	LV4	Telegraph Hill	Maintain panoramic view of surrounding area by resisting large scale, bulky development in and close to top of Telegraph Hill (Views to NW, SE, SW)	URB 21	LB Lewisham Development Control
C8	LL3	Christchurch Forest Hill, SE23	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it	URB 21	LB Lewisham Development Control
C8	LL7	St. Bartholomew's Westwood Hill, SE26	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21	LB Lewisham Development Control
D2	LV7	Foreshore, Deptford, SE8	Maintain panoramic view of River Thames from the setting of the Listed Buildings, by resisting large developments close by (Views to NW, NE, SE)	URB 21	LB Lewisham Development Control
D7	LV2	Blythe Hill Fields, SE6	Maintain panoramic view of surrounding area by resisting large developments in and close to park edges (Views to NE, NW, SE, SW)	URB 21	LB Lewisham Development Control
E3	LL5	St Paul's Deptford, SE8	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21	LB Lewisham Development Control

Ma p Ref.	Site Ref.	Site Address	Method of Policy Implementation	UDP Policy Ref	Implementation Agency
E5	LV3	Hilly Fields	Maintain panoramic view of surrounding area by resisting large scale, bulky development in, and close to edges of park. (Views to NE, NW, SE, SW)	URB 21	LB Lewisham Development Control
E6	LL4	St Mary's Ladywell	Preserve the views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21	LB Lewisham Development Control
E6	LL8	Ladywell Water Tower	Preserve the views of this important local landmark by seeking to ensure that new development does not obscure it	URB 21	LB Lewisham Development Control
F5	LL2	Lewisham Clocktower	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it	URB 21	LB Lewisham Development Control
F6/F7	LL9	Hither Green Hospital Clock and Water Tower	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21	LB Lewisham Development Control
F7	LV5	Mountsfield Park	Maintain panoramic view of surrounding area by resisting large scale, bulky development in and close to the park (Views to NW, SW)	URB 21	LB Lewisham Development Control
F8	LV6	Forster Memorial Park	Maintain panoramic view of surrounding areas by resisting large scale development in and close to park edges (Views to NE, NW)	URB 21	LB Lewisham Development Control
G4	LL1	All Saints Blackheath	Preserve views of this important local landmark by seeking to ensure that new development does not obscure it.	URB 21 OS 14	LB Lewisham Development Control

APPENDIX 2

SUMMARY OF LEWISHAM UNITARY DEVELOPMENT PLAN POLICIES FOR URBAN DESIGN

GENERAL URBAN DESIGN GUIDELINES

- Seek high quality of design on new development sites which should improve the general image of the borough
- Schemes should be compatible with or complement scale and character of existing development
- Requirement for design statements for significant new developments
- Following elements will be taken into account
 - ❖ scale and mass, layout, height and access,
 - ❖ relationship to existing environment
 - ❖ alignment of frontages, clear public routes and safe, convenient pedestrian access to local facilities and transport,
 - ❖ quality of building material and other details such as ornamentation and boundary treatments
 - ❖ visual interest at ground floor level to promote a lively pedestrian environment
 - ❖ retention and refurbishment of existing quality buildings
 - ❖ encouragement of innovative new designs where appropriate
 - ❖ no prescription or recommendation regarding particular architectural styles
 - ❖ preservation and creation of urban form which contributes to local distinctiveness
 - ❖ contribution to energy and natural resource efficiency

ACCESS TO BUILDINGS

- development should consider accessibility for all as an integral part of the design process
- buildings open to the public should provide suitable access for people with disabilities

DESIGNING OUT CRIME

- provide a safe and secure environment
- paths, play spaces, entrances and exits overlooked and not obscured by excessive planting or other design features
- Ensure public and private space is well defined with no small apparently unassigned pockets of land
- Adequate lighting
- active frontages to address the public realm
- buildings to conform to BS 8220 'Guide to Security of Buildings Against Crime'

ALTERATIONS AND EXTENSIONS TO BUILDINGS

- these should match the existing building in terms of plan form, period, architectural character and materials and other detailing, alignment and character of existing doors and windows
- appropriateness to setting
- extensions should normally be set back from the main building line to allow for a visual break between existing buildings and new work
- containment of necessary plant and fire escapes within the buildings
- extensions not permitted where they would adversely affect integrity of a group of buildings
- extensions that obstruct views from public spaces not permitted

GREEN ELEMENTS WITHIN THE BUILT ENVIRONMENT

- Overall layout, safety, appearance, landscape, built and green spaces
- Provision of landscape proposals and appraisals as part of development proposals
- Nature Conservation interest and the planting of native species to reflect local biodiversity
- Avoid large unlandscaped areas of parking and servicing
- Landscaping, retention of existing trees and planting of trees, and greening to occur with housing development
- Resist loss of trees unless there is danger to the public or where felling is required as part of a replanting programme
- Making of Tree Preservation Order
- accommodation of Sustainable Urban Drainage Techniques in Landscape proposals where possible

STREET SCENE

- Quality and design and shopfronts
 - ❖ Retain shopfronts of quality, including when shop units are combined
 - ❖ New shopfronts materials used and advertisement to relate well to existing building and character of street scene
 - ❖ Discourage open shopfronts without a traditional glazed screen
 - ❖ Provide for separate access to flats on upper floors
 - ❖ Provision for people with disabilities
 - ❖ Street numbering
 - ❖ Storage and refuse bins
- Shop signs, poster hoardings
 - ❖ Shop signs to be at fascia level
 - ❖ Digital displays and flashing signs not formally acceptable
 - ❖ Internally illuminated box signs and projecting signs not normally acceptable in Conservation Areas
 - ❖ Brightly coloured, glossy or metallic finish blinds not permitted on listed buildings or conservation areas
 - ❖ Resist display of poster hoardings not in character with the area
 - ❖ Public art on temporary hoardings
- Shop grilles and shutters
 - ❖ Solid roller shutters refused planning permission in favour of open mesh shutters
- Street furniture and paving
 - ❖ Should be well designed, harmonise with street scene and/or Conservation Area, minimise clutter allow safe passage for all
 - ❖ Preservation of historic street furniture and other features of value
- Strongly encourage the provision of Public art in association with development schemes

Masts Satellite Dishes and Telecommunications Equipment

- Design, location and appearance to have least detrimental visual impact
- Encourage provision of communal telecommunications equipment
- Encourage removal or upgrading of older equipment in order to minimise visual impact
- Permission may be refused for structures seen as prominent skyline features
- Best possible environmental and operational solution including site sharing
- Public concern about possible health effects can be a valid planning objection which needs to be considered and balanced along with other relevant planning considerations.