

CREATING A HIGH-QUALITY BUILT AND NATURAL ENVIRONMENT

6.1

The unique interplay of green spaces, waterways and the built environment shape and unify the diverse places that make up the Legacy Corporation area. Many local places have undergone great change in recent years, with areas of mainly industrial land and buildings being replaced by the Queen Elizabeth Olympic Park, Stratford City and other large scale mixed use development. This has delivered huge benefits to the area and east London more widely, creating new high-quality environments while reviving and adding to the strategic network of green infrastructure.

6.2

Paramount to the Legacy Corporation's vision is planning for sustainable places and communities. To achieve this, the focus of change is shifting towards the places surrounding Queen Elizabeth Olympic Park. As the urban structure of these places evolves, the Local Plan will ensure that change to their form utilises the assets of the area to deliver sustainable development of the highest quality. Development will integrate local features of environmental and heritage value and create distinctive environments in which people can live, work and play. Convergence is at the heart of this agenda.

Objective 3: Create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment

OBJECTIVE

This will mean that development will:

- be designed to respond to context
- utilise heritage assets to shape local identity
- incorporate the highest standards of design and architecture
- contribute to the green infrastructure network
- help meet the targets set out in Biodiversity Action Plans.



Strategic Policy SP.3: Integrating the natural, built and historic environment

POLICY

The Legacy Corporation will create a high-quality built and natural environment that integrates new development with waterways, green space and the historic environment, by ensuring development:

1. Gives primary consideration to the creation of 'place'
2. Enhances its built, historic and landscape context
3. Maintains and promotes local distinctiveness
4. Protects biodiversity and provides green infrastructure networks where possible
5. Facilitates safe access for all to waterside and green environments
6. Is at least air quality neutral and minimises impact from noise
7. Supports the delivery of the Sub Area priorities
8. Respects the Legacy Corporation's Design Quality Policy.

- 6.3** Improving the relationship between people and the environment creates social, psychological, economic and environmental benefits. Regeneration provides opportunities to increase connections between built structures, waterways and green spaces to improve this relationship. The London Plan provides a definition of green infrastructure which can be summarised as “the network of all open spaces, green spaces and waterways, integral to ecological processes and the quality of life and health of sustainable communities”.
- 6.4** There are approximately 6.5km of canals and rivers in the Legacy Corporation area and more than 100 hectares of land in the area is part of the Lee Valley Regional Park, which overlaps with large areas of Queen Elizabeth Olympic Park to form a wildlife corridor that extends from Hertfordshire in the north to the River Thames. Regeneration, especially in the places that surround Queen Elizabeth Olympic Park, presents opportunities to maximise green infrastructure by integrating new development with waterways and green space and by protecting, extending and enhancing the existing green infrastructure network, local wildlife corridors and the East London Green Grid.
- 6.5** In order to achieve its ambitions for the area, the Legacy Corporation will implement the highest standard of design through development proposals. This will require an environmentally sensitive approach to design and a holistic view of sites and their immediate context, giving equal consideration to both urban settings and the landscapes in which developments are proposed. By adapting to their context, developments will integrate local features of heritage and environmental value, removing unnecessary barriers to the natural environment and increasing physical and visual access to green infrastructure. This will ensure that proposals enhance their unique built and natural context, and create locally distinctive places.

6.6

Design goes beyond the aesthetic and short term, and proposals will need to demonstrate how they contribute positively to the area. They will also need to demonstrate how the character, quality and function of an area can be improved for people, wildlife and the environment as a whole. Where sites are part of a wider opportunity for development, the Legacy Corporation encourages landowners to work together and, where feasible, to bring forward comprehensive and coordinated development proposals. Where the development of an individual site is proposed, it must support the delivery of Sub Area priorities by not prejudicing the comprehensive regeneration of the surrounding sites. Development will support the design and infrastructure aspirations identified in the Site Allocations and elsewhere in this Local Plan.



Case Study 7: Queen Elizabeth Olympic Park

CASE STUDY

When shaping Queen Elizabeth Olympic Park, policy and research were applied to develop a high-quality, biodiverse and resilient environment that creates shared benefits for both people and wildlife.

The Park has utilised development opportunities to recover wildlife corridors, improving and connecting green infrastructure networks to provide greater resilience against climate change. Venues and new neighbourhoods have been designed to incorporate biodiversity and heritage assets, framing the parklands and facilitating healthy living by increasing people's contact with the natural environment.

This long-term and sustainable approach to urban development with green infrastructure at its heart has created places with unique identities that complement local character and wildlife and improve social and economic prospects for people living, working and investing in the area.

DEVELOPMENT MANAGEMENT POLICIES

Policy BN.1: Responding to place

POLICY

Proposals for development will be considered acceptable where they respond to place in accordance with the principles outlined below:

1. Landscape and water: respect and enhance the local area's defining natural and man-made landscape features, in particular the linear form of the waterways and parklands
2. Urban fabric: respect existing typologies, including those of heritage value, and draw design cues from the form of the area in terms of its layout (urban structure and grain) and scale (height and massing)
3. Architectural and historic context: enhance the architectural and historic setting within which development is proposed. Careful consideration should be given to architectural and historic style, materials, fenestration, colour, building orientation, datums and overall appearance
4. Connectivity: ensure that new and existing places link to route networks and facilitate movement along direct, permeable, safe and legible pedestrian and cycle routes, and connect habitats to provide wildlife corridors. Routes should cater for the requirements of all users. Opportunities to connect areas to strategic road, rail, bus and cycle networks must be utilised
5. Infrastructure: make use of existing physical infrastructure to help overcome barriers to integration and to create new links and routes
6. Mix: consider how proposed uses integrate with, and relate to, both public and private space. Where new residential uses are introduced within a non-residential context, consideration must be given to layout, access, servicing and amenity
7. Amenity and wellbeing: minimise impact within proposed and upon existing development, by preventing overshadowing, mitigating noise and air pollution and an unacceptable provision/loss of sunlight, daylight or privacy.

Cross-reference to policies: SP.3; BN.2; BN.3; BN.4; BN.8; BN.10; BN.5; BN.17; T.6
London Plan policies: GG1; D1; D2; D7; D10; D12; D13

Reasoned justification

6.7

The Legacy Corporation expects proposals for development to respond to context in accordance with the principles set out within Policy BN.1. These principles are tailored to address a number of design issues that are pertinent to the Legacy Corporation area and ensure that development of the highest quality is delivered. Policy BN.1 will ensure that proposals for development are founded upon an understanding and evaluation of a site's defining characteristics and surrounding context. This will deliver development that relates well to the landscape and that adapts to its form by integrating its features into site design. This is crucial to reinforcing the identity of the area and improving the relationship between its built and natural form. Policy BN.1 will ensure that proposals respect prevailing building types, are place-appropriate, complement the existing layout and pattern of routes and spaces, and have a positive impact upon the existing townscape.

Policy application

- 6.8** Policy BN.1 applies to the design of individual buildings and public/private spaces, as well as larger development projects that are new or subject to refurbishment or change. The policy sets the parameters against which all proposals for new development and re-development will be considered.
- 6.9** The Legacy Corporation is committed to achieving high-quality design in new buildings and outdoor spaces in the areas around Queen Elizabeth Olympic Park. As part of this, an independent Quality Review Panel has been created to provide advice to the Planning Decisions Committee. Panel members are professionals with experience in architecture, landscape architecture, urban design, environmental sustainability, inclusive design, and development economics and delivery. Details about the Quality Review Panel's purpose and the way it works with the Legacy Corporation can be found on the Queen Elizabeth Olympic Park website.
- 6.10** When formulating proposals, applicants should also respect the Legacy Corporation's Design Quality Policy (2018), and refer to the policies outlined within the Sub Area sections of this Local Plan and the guidance within the Mayor of London's Character and Context Supplementary Planning Guidance (June 2014), including any further revisions or superseding guidance.

Case Study 8: Tower Bridge Piazza**CASE STUDY**

Tower Bridge Piazza is a mixed-use scheme situated near Tower Bridge by the River Thames. The development responds successfully to the scale of its surrounding context and has created a legible place that incorporates public squares which are linked to Shad Thames and the wider South Bank area. The buildings surrounding these squares exhibit a variety of robust architectural styles and combine to form a sense of enclosure and solidity that is only interrupted to offer glimpses of surrounding heritage buildings and openings into adjoining spaces. Careful consideration has been given to surface materials and these have been selected to replicate surrounding cobbled streets and unify newer development with adjacent passageways. The apartment blocks have responded to the form of the surrounding area in terms

of height, massing and appearance, and therefore allow the passage of sunlight/daylight to surrounding spaces/properties, whilst complementing the overall architectural setting of the area. The apartments themselves provide private outdoor space in the form of roof terraces and generous balconies, and have active frontages at ground-floor level that promote the use of high-quality street furniture and generate vitality within the public realm.



Policy BN.2: Creating distinctive waterway environments

POLICY

The Legacy Corporation will work with its partners to optimise the functions and enhance the local distinctiveness of waterway environments, expecting development proposals that affect the waterway environment to:

1. Improve the ecological potential, drainage and flood resilience capacity of the waterway
2. Support the aims of the Thames River Basin Management Plan
3. Create opportunities for recreational activities along the waterway
4. Introduce recreational, visitor and residential moorings and improve existing moorings where suitable
5. Support commercial activity
6. Improve access to and along the waterway as appropriate
7. Prevent disruption to the movement of passengers and freight
8. Protect essential waterway infrastructure.

Cross-reference to policies: BN.17; S.10; T.10
London Plan policies: SI14; SI16; SI17

Reasoned justification

6.11

The waterways are a defining feature of the area. They provide the setting for many of the places and communities that already exist or will come into being during the lifetime of this Local Plan. The London Plan defines these waterways, including rivers and canals, as the Blue Ribbon Network. This network supports a number of activities for both people and wildlife.

6.12

Evidence demonstrates that waterways can be a catalyst for regeneration. They can support commercial and recreational activity, provide biodiversity and local resilience to climate change. The waterways and their surrounding environments are currently under-utilised in this area. Optimising the functions of the Blue Ribbon Network to stimulate regeneration and attract investment will be a key priority for the Legacy Corporation.

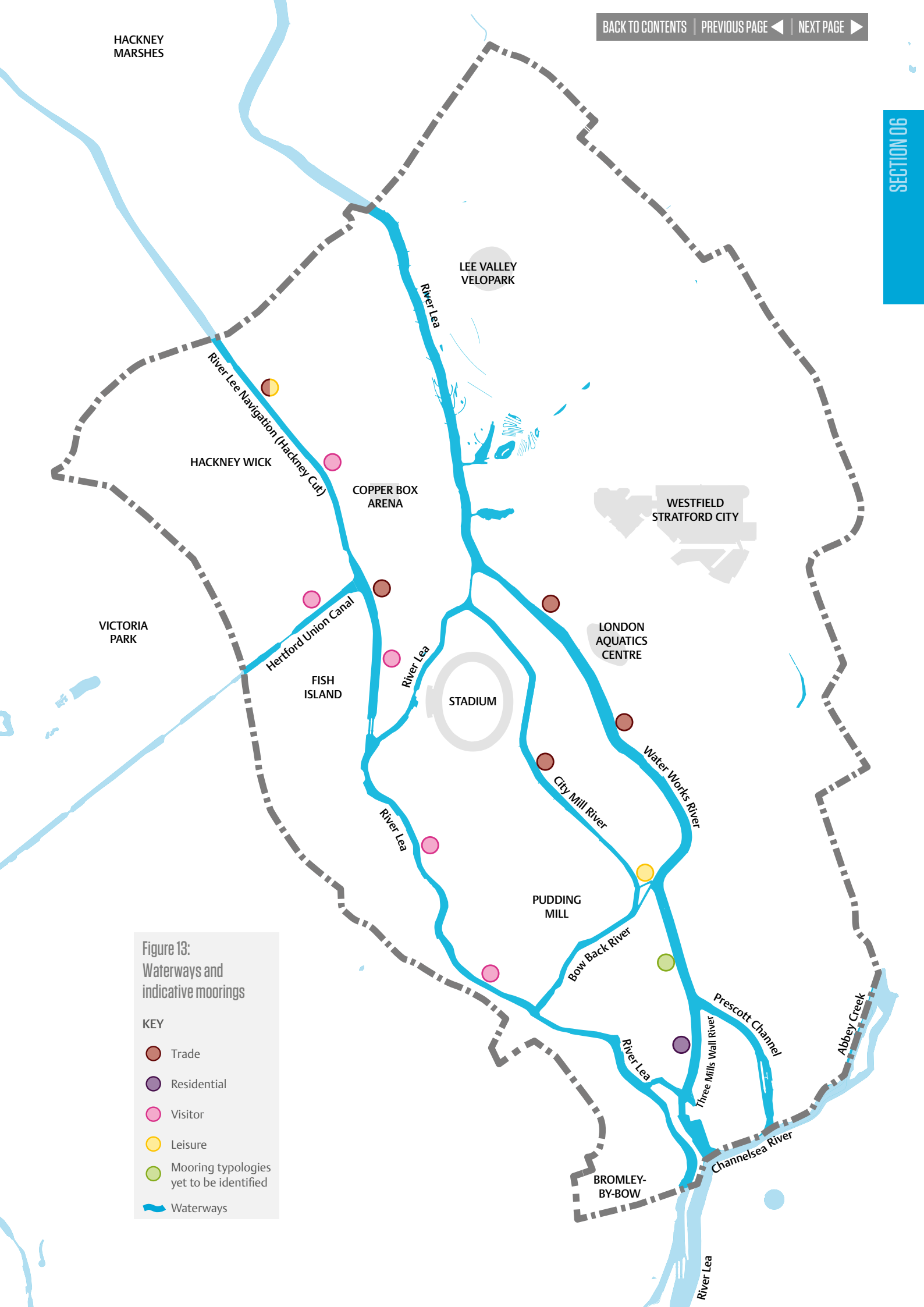


Figure 13:
Waterways and
indicative moorings

KEY

- Trade
- Residential
- Visitor
- Leisure
- Mooring typologies yet to be identified
- Waterways

6.13

Policy application

When developing proposals for specific locations, reference should be made to the guidance published by the Environment Agency, the Canal and River Trust and the Lee Valley Regional Park Authority, as well as to relevant Biodiversity Action Plans (BAPs) and the opportunities set out in the Olympic Legacy Waterways Framework. The most recent version of the Town and Country Planning Associations Policy Advice Note: Inland Waterways (2009) should also be referred to. These outline suitable locations for various functions and locally specific ambitions for these environments. In support of the aims of the Thames River Basin Management Plan (TRBMP) and Water Framework Directive, all developments along the waterways will need to integrate Sustainable Drainage Systems (SuDS), including the use of oil and petrol interceptors, effective setbacks from watercourses, the naturalisation of the banks and green edges to rivers (either in banks or within the concrete channels, when there are developments within the riparian zone), and other measures that will improve the management of surface water run-off and biodiversity. Where works are proposed within 8 metres of a main river, a separate formal consent will be required from the Environment Agency. In order to achieve locally distinctive environments while optimising their functionality, proposals will need to integrate local heritage features and environmental assets, helping create unique and sustainable environments for local communities, visitors and wildlife alike.

Policy BN.3: Maximising biodiversity

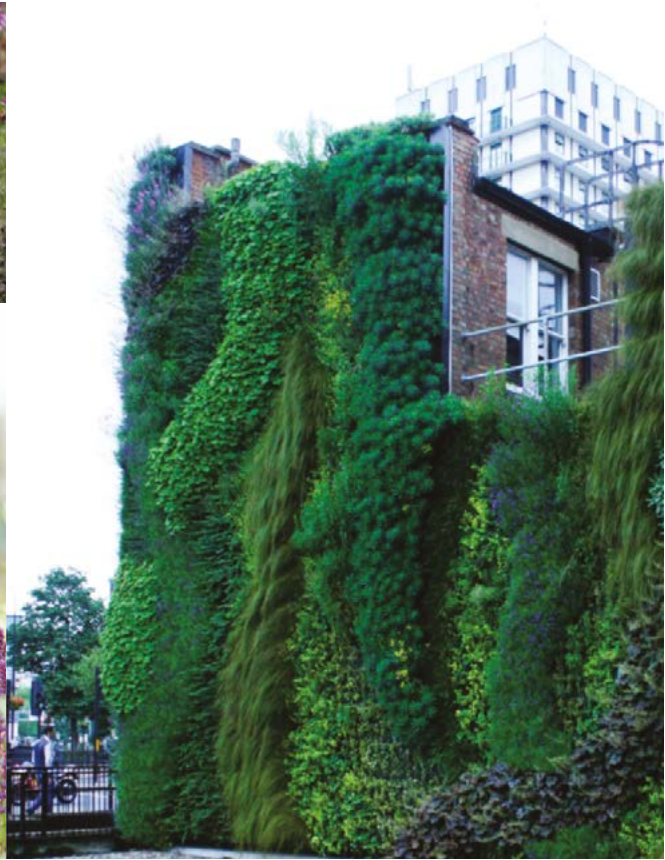
POLICY

The Legacy Corporation will work with its partners to ensure that biodiversity is protected and enhanced and new habitats are created within open space, parks and built-up neighbourhoods. Development proposals will be required to:

1. Maximise opportunities to protect and enhance biodiversity
2. Provide a net gain in the extent of good quality habitat
3. Integrate habitat into the existing network and other measures that will support biodiversity across the built environment and open spaces
4. Ensure measures are taken to conserve, promote and designate Sites of Importance for Nature Conservation where relevant
5. Retain trees and contribute to tree-planting
6. Take account of habitat and species targets in relevant Biodiversity Action Plans (BAPs) to ensure proposals are suitable for their location
7. Support other measures to address BAP objectives, including monitoring
8. Ensure major planning applications are accompanied by a Biodiversity Statement facilitating a net gain in biodiversity through any proposals.

Development proposals that are likely to have an adverse effect on biodiversity and the existing extent of habitat will not be permitted unless compensatory provision of equal value is provided in a suitable location and that loss does not result in the breakage of any existing habitat or wildlife corridor.

Cross-reference to policies: BN.7; S.4; S.7
London Plan policies: G1; G5; G6



Reasoned justification

6.14

Biodiversity is the diversity that exists among plant and animal species within a given environment. It plays many vital roles, improving the health of communities and wildlife, creating locally distinctive environments and building resilience to the potential impacts of climate change. The major resource of green infrastructure in the area has created many places where diverse habitats and species cultivate biodiversity, for example Sites of Importance for Natural Conservation identified on the Policies Map. However, there are many places where biodiversity can still be improved through urban greening initiatives that help to join the breakages in wildlife corridors, including the breakages that exist between various built structures and open spaces across the area.

Policy application

6.15

Policy will be important to protect and maximise biodiversity, extending the amount of habitat suitable for species to thrive. In built-up areas, where there is less opportunity to introduce large areas of open space, it will be necessary to maximise green infrastructure by channelling it through built structures, streets and open spaces, joining up wildlife corridors and utilising urban greening initiatives such as green roofs, green walls, nest boxes and rain gardens. The urban greening should be planned to promote connectivity through the urban landscape, facilitating species movement. Applications for major development schemes will be expected to provide the appropriate, high-quality and well maintained urban greening, as a fundamental element of site and building design meeting the Urban Greening Factor target score as set in the Draft New London Plan Policy G5 Urban Greening. Proposals for development will also be expected to complement existing ecological networks taking into account the priority species, habitats and targets within the relevant Biodiversity Action Plans (BAPs).

Case Study 9: Springbok Works in Hackney

CASE STUDY

Through the conversion of a factory and business space into a workshop, studio and apartment, Springbok Works has integrated a roof garden suited to growing vegetables, outdoor eating, relaxation and playing outside. The case study shows the potential for roof gardens to make properties located in dense urban environments more attractive to a wider range of potential residents and wildlife, adding to their economic, social and environmental value. The Urban Task Force has shown that the most successful cities with the highest quality of life are those that make more of their roof spaces.



Policy BN.4: Designing development

POLICY

All residential development (including residential development within mixed-use development) should achieve the highest possible standards and quality in both design, construction and use. To achieve this:

1. All residential development will be required as a minimum to meet the Nationally Described Space Standards – Technical Requirements, and
2. All mixed-use and residential development should take account of the best practice guidance in the Legacy Corporation Design Quality Policy.

Proposals incorporating residential development must also demonstrate that a high standard of liveability will be achieved by:

3. Contributing towards the creation of distinctive, integrated, legible, connected and sustainable places
4. Exhibiting the principles of good design, by incorporating high-quality landscape and architectural design, including high-quality materials (that age well over-time), finishes and details
5. Minimising adverse impacts upon existing surrounding development and not resulting in an unacceptable loss of privacy or an unacceptable loss of privacy or an unreasonable degree of overlooking towards habitable rooms and private amenity spaces within or around existing development
6. Demonstrating that the scheme will receive acceptable levels of daylight and sunlight, and that existing surrounding development will not experience an unacceptable loss of sunlight and daylight in accordance with Site Layout Planning for Daylight and Sunlight (Building Research Establishment, 2011), including any future revisions or superseding guidance, and
7. Ensuring surrounding open spaces, including waterways and canals, receive adequate levels of daylight and sunlight.

In meeting the above, all mixed use and residential developments should:

8. Respect the scale and grain of their context
9. Relate well to street widths and make a positive contribution to the streetscape
10. Generate an active street frontage
11. Incorporate sufficient, well designed and appropriately located communal and private amenity space
12. Contribute to defining any existing or identified new public routes and spaces
13. Promote legibility of the site, and
14. Where relevant, preserve or enhance heritage assets and the views to/from these, and contribute positively to the setting of heritage assets, including conservation areas.

Development not incorporating residential use should also take account of the Legacy Corporation Design Quality Policy and meet the relevant principles in this policy (3-14 above) to demonstrate that it achieves an acceptably high quality and contributes positively to its context. Alterations and extensions to non-residential buildings should respect the scale, proportions and materials used in the existing building. All Major development schemes should demonstrate an acceptably high quality, through independent design review undertaken by a panel appointed by the Local Planning Authority.

Cross-reference to policies: H.1; BN.1; BN.5; BN.6; BN.10; BN.15; S.2; S.3; S.4; S.5; S.8; S.9
London Plan policies: D.1, D.2, D.4, D.7



Reasoned justification

- 6.16** It is imperative that development within the Legacy Corporation area provides a liveable environment for its occupants and users exhibiting the principles of good design that are set out within government-endorsed publications such as the ‘Urban Design Compendium’ (HCA, 2000) and ‘By Design’ (DETR, 2000). The Legacy Corporation area continues to develop with a significant number of entirely new areas, and other locations that are changing within the context of their existing and historic character. Against this background, it is important that the design of new development contributes to making these places successful, achieves high standards of amenity and supports and enhances a sense of community and neighbourliness.
- 6.17** In order to ensure this, relevant London Plan Supplementary Planning Guidance will be applied in assessing proposals for residential development. The London Plan forms part of the adopted Development Plan for the Legacy Corporation area and the Mayor is clear that development within it must achieve exemplary design and sustainability standards. The Legacy Corporation also publishes a Design Quality Policy. This sets out best practice guidance which is primarily aimed at achieving the best possible design outcome in its own development schemes, underlining its commitment to achieving the highest quality of design. The guidance within the Design Quality Policy also provides a helpful benchmark for other new development in the Legacy Corporation area and is a useful reference point for applicants in demonstrating that a proposed scheme’s quality meets the expected standards.
- 6.18** The Legacy Corporation will expect all units to benefit from adequate levels of daylight and sunlight given that this is an essential component of a residential living environment. Proposals should also mitigate impacts upon surrounding land and buildings to ensure that the amenity of existing residents is not unacceptably altered as a result of new development.

Policy application

- 6.19** It is expected that applications for residential development show how the Nationally Described Space Standards – Technical Requirements required by the policy have been met. Reference to the relevant elements of the Legacy Corporation’s Design Quality Policy may also help to demonstrate that new residential development reaches the highest achievable design quality and liveability. The current version of the Design Quality Policy can be downloaded from the Legacy Corporation website. The evidence required as part of a planning application to demonstrate how a proposal meets the requirements in this policy will be proportionate to the size of the development proposal and its potential impacts, with applications for minor development relying on an assessment of the application detail.
- 6.20** Design review will be an important element of demonstrating that Major schemes successfully exhibits acceptable design. Design review is also encouraged for other schemes that are likely to have a significant impact on their surroundings to help provide evidence of the appropriateness of the proposed design. Detailed discussion of scheme design at the pre-application stage is strongly encouraged along with use of formal review by the Legacy Corporation Quality Review Panel. Information on the Legacy Corporations Quality Review Panel, who would usually undertake the formal design review function, can be found at paragraph 14.4 of the Plan.
- 6.21** The successful integration of business and commercial floorspace into mixed use development will be an important factor in ensuring mixed use schemes are acceptable. Guidance is provided in particular in the Hackney Wick and Fish Island SPD (March 2018) and the Legacy Corporation Employment Space Study (2015).

Policy BN.5: Proposals for tall buildings

Tall buildings should be located within the Centre boundaries outlined within this Local Plan. In order of hierarchy, these are:

- Stratford Metropolitan Centre (parts within the Legacy Corporation Area)
- Bromley-by-Bow District Centre
- Hackney Wick Neighbourhood Centre
- Pudding Mill Local Centre
- East Village Local Centre.

Tall buildings are defined by the Legacy Corporation as those that are higher than a Sub Area's prevailing or generally expected height as set out in this Plan at tables 10, 11, 12 and 13. Proposals for tall buildings both inside and outside the Centre boundaries will be assessed against the criteria in this policy and Policy BN.1 and BN.4. Outside of the Centre boundaries, unless a location for tall buildings is identified within a site allocation within this Plan, more than minor exceedance of the prevailing or generally expected height identified in tables 10, 11, 12 and 13. will need to demonstrate that, in addition to meeting the criteria in this policy and policies BN.1 and BN.4, the proposal would achieve significant additional public benefit.

Subject to the above proposals for tall buildings will be considered acceptable where they exhibit exceptionally good design, demonstrating this through independent design review undertaken by a panel appointed by the Local Planning Authority. To achieve this, they must, in addition to meeting requirements of Policies BN.1 and Policy BN.4, demonstrate:

1. An appropriate proportion, form, massing, height and scale in context with the character of its surroundings
2. Use of material appropriate to the height of the building
3. Acceptable access and servicing arrangements
4. A positive contribution to the public realm at ground level
5. A positive contribution to the surrounding townscape, and
6. Creation of new or an enhancement to existing views, vistas and sightlines where there is an opportunity to do so.

Proposals for groups of tall buildings will need to demonstrate an appropriate relationship with each other and to the wider surrounding area, including the value of the group of buildings to longer distance views in addition to the immediate context.

Outline planning applications for tall buildings will only be considered as an acceptable approach where the application is accompanied by a sufficiently detailed design code, coordinated with parameter plans, with these secured as part of any planning permission.

Proposals for tall buildings that are likely to have a significant adverse impact on one or more of the following will be considered unacceptable:

7. Micro-climatic conditions (specifically down-draughts and lateral winds over public or other amenity spaces)
8. Amenity of the surrounding area (including open spaces and other buildings and waterways) that relate to: overlooking, daylight, overshadowing, light spill/reflection and wider amenity impacts. Existing views of landmarks, parkland, heritage assets, waterways, and views along street corridors (in accordance with Policy BN.10 Protecting Key Views).

Cross-reference to policies: BN.1; BN.2; BN.4; BN.10; BN.16
London Plan policy: D.8

Reasoned justification

6.22

Scale is the size of a building relative to its surroundings. A building's height is one aspect of this and proposals should be assessed in relation to adjoining buildings and the general pattern of heights within an area. Taller buildings can have both positive and negative effects and this policy aims to manage these and guide the height of proposals in each Sub Area context within the Legacy Corporation's boundary. Policy BN.5 will ensure that tall buildings contribute positively to the townscape within which they are situated and improve the public realm that surrounds them.

6.23

Tall buildings should be located within the Centres outlined within the policy, as they have the capacity to absorb higher density development due to their accessibility, proximity to transport infrastructure, and existing/proposed concentration of retail, community and leisure facilities. Moreover, the Centres maintain and promote active street frontages and non-residential ground-floor uses, which are an essential characteristic of successful tall buildings. Tall buildings can also help to denote the location of centres by creating a more cohesive and prominent built form.

6.24

Tall buildings are defined in the London Plan as "those that are substantially taller than their surroundings, cause a significant change to the skyline or are larger than the threshold sizes set for the referral of planning applications to the Mayor" (i.e. 30 metres within the Legacy Corporation area). In accordance with this, Policy BN.5 defines tall buildings as those that are higher than a Sub Area's prevailing or generally expected height as set out in tables (10, 11, 12 and 13) of the Sub Area sections in this Plan. Policy BN.5 will ensure that only acceptable tall building proposals (i.e. those that meet the policy criteria) are approved. The prevailing height of each Sub Area is defined in tables (10, 11, 12 and 13) in the Sub Area sections and based upon general heights rather than the tallest existing element. Proposals for tall buildings outside the Centre boundaries and the relevant site allocations that are higher than their surrounding context, in applying the policy, are much less likely to be considered acceptable. Some minor exceedances to the prevailing or generally expected heights may be justified where it can be demonstrated that this will make a proposal workable and aid achievement of an acceptable design quality. Apart from such minor exceedances, proposals for tall buildings outside of the centre boundaries (or other locations identified as acceptable in a site allocation within this Plan) will need to demonstrate that the design and use of the building and the treatment of the public realm, along with the effects on the surrounding context, will be positive and result in a significant public benefit that would not be achieved by a lower height of building. That benefit would need to be relevant to the development proposed and relate to specific requirements set out in relevant policies or site allocations within this Local Plan.

- 6.25** Proposals for development should not incorporate low floor-to-ceiling heights in order to avoid triggering Policy BN.5, or to meet the requirements of it. Figure 14 illustrates how two buildings with the same number of storeys can differ in height. This is usually due to commercial buildings incorporating storeys with greater floor-to-ceiling heights.
- 6.26** Policy BN.5 should result in a mixture of intermittent buildings heights which together form a unique arrangement that contributes to the area's built form. The Legacy Corporation area will have one of the highest concentrations of tall buildings within Greater London, and therefore it is important that they incorporate the highest standards of sustainability and design.
- 6.27** Outline planning applications for tall buildings are not encouraged as the acceptability of tall building proposals are much more likely to depend on their detailed design in order to demonstrate overall acceptability. For those occasions when an outline application is considered to be necessary and justified, a sufficiently detailed design code will need to be produced to provide evidence of the principles that will be applied in the detailed design and to demonstrate acceptability of the proposal. The design code and its implementation will be secured as part of any planning permission and is likely to include a commitment to securing and retaining an appropriately skilled design team and sufficient measures to ensure the monitoring of the design implementation during construction, to ensure that the original design intent is achieved.
- 6.28** Design review will be an essential element of demonstrating that a scheme successfully exhibits exceptional design. It will also be important to ensure that the exceptional design quality achieved at planning application stage is not lost in the delivery of tall buildings. A best practice approach to selection and appointment of the design team and the development of the design approach is encouraged to aid a positive outcome through design review. A planning obligation will be sought to either retain the original design team or ensure that an adequately skilled design team is appointed for the delivery phase of the scheme to ensure that the original design intent is achieved.



Figure 14: Representation of building heights



Policy BN.6: Requiring inclusive design

POLICY

Non-residential proposals will be considered acceptable where they respond to the needs of all users, and provide an accessible and inclusive environment by incorporating all applicable elements of the Legacy Corporation's Inclusive Design Standards.

Residential proposals will be considered acceptable where they respond to the needs of all users, and provide an accessible and inclusive environment by providing 90 per cent of dwellings in accordance with Optional Requirement M4 (2) Category 2 of Part M of the Building Regulations, and 10 per cent of dwellings in accordance with Optional Requirement M4 (3) Category 3 of Part M of the Building Regulations.

To ensure that the design of buildings and their surroundings ensure they are accessible to all it will be important to take into account the needs of those with sensory or cognitive impairments.

Cross-reference to policies: H.3; BN.4

London Plan policies: D3; D5; Mayor of London's Housing Supplementary Planning Guidance

Reasoned justification

6.29

The Legacy Corporation is committed to continuing the significant accessibility and inclusive design work that was undertaken in delivering Queen Elizabeth Olympic Park and its legacy venues. The aim of this is to create wholly inclusive ‘Lifetime’ neighbourhoods that can be enjoyed by everyone, regardless of disability, age, gender, sexual orientation, race or faith. To help achieve this, the Legacy Corporation has developed its own standards that set a recognised benchmark for Inclusive Design. The Greater London Authority identified these as a model of good practice that should be followed in developments outside Queen Elizabeth Olympic Park.

Policy application

6.30

In order to promote the creation of inclusive places, developers will be encouraged to engage with the individuals who will use those places when designing their proposals. Applicants for non-residential development must reference the Legacy Corporation’s Inclusive Design Standards within their Design and Access statements in order to demonstrate how they have been met and incorporated within their proposals. Applicants for residential development must reference Category 2 and Category 3 Optional Requirements within their Design and Access Statements in order to demonstrate how they have been met and incorporated, and are encouraged to also reference the Legacy Corporation’s Inclusive Design Standards. This will help deliver the highest standards of inclusive design and more usable and openly accessible urban environments, both within and outside Queen Elizabeth Olympic Park. To ensure that the design of buildings and their surroundings ensure they are accessible to all it will be important to take into account the needs of those with sensory or cognitive impairments.

Policy BN.7: Protecting Metropolitan Open Land

POLICY

The Legacy Corporation will maintain the openness of Metropolitan Open Land (MOL) identified on the Policies Map by:

1. Refusing development which has an adverse impact on the openness of MOL, except in very special circumstances
2. Only permitting development of ancillary facilities where the openness of MOL is maintained.

Cross-reference to policies: BN.8; BN.11
London Plan policies: G3

Reasoned justification

6.31

The presence of Metropolitan Open Land (MOL) in this area will ensure that areas of open, predominately undeveloped, land in the area remain open. Maintaining this openness will help to maintain biodiversity and wider environmental functions while contributing to the health of people living, working and visiting the area.

Policy application

6.32

The Policies Map identifies those areas of MOL that have been designated within this Local Plan. The draft New London Plan Policy G3 defines MOL and provides MOL with the same status and protection as Green Belt, supporting its current extent and extension in appropriate circumstances. MOL provides the same level and type of protection to coherent areas of open land within London as is provided by Paragraphs 143 to 147 of the National Planning Policy Framework. Unless ‘very special circumstances’, as defined by the NPPF, can be demonstrated, development within areas designated as MOL will not be permitted. Proposals for loss of MOL that include provision of new open space elsewhere will not be accepted as meeting the ‘very special circumstances’ test.

Policy BN.8: Improving Local Open Space

POLICY

Development proposals affecting areas of Local Open Space (LOS) identified on the Policies Map will be expected to help shape local identity by:

1. Protecting and/or enhancing its function, quality and character
2. Protecting its openness and extent
3. Aligning with Lee Valley Regional Park, Lea River Park and Leaway area proposals where relevant.

Proposals for major development schemes will be expected to consider the provision of new, high-quality and publicly accessible Local Open Space within the scheme where there is an identified qualitative or quantitative deficiency in that location, in accordance with the draft London Plan Benchmark Public Space Hierarchy.

A development proposal that would result in the loss of all or part of a Local Open Space will only be permitted where an equivalent or greater amount of Local Open Space with an equivalent function is provided in a location that continues to serve the same catchment area for its category as defined in Table 7.

Cross-reference to policies: BN.2; BN.3; S.1; S.9; S.10, S.11
London Plan policies: G4, Table 8.1

Reasoned justification

6.33

Open spaces are essential for the creation of healthy and sustainable communities and wildlife. These spaces serve many functions, including play, relaxation, air quality, biodiversity and the creation of local distinctiveness. They are often at the heart of community life and local wildlife corridors. There are large areas of open space in the form of parklands and wildlife corridors running through the centre of the area, including Queen Elizabeth Olympic Park and parts of the Lee Valley Regional Park. These provide a range of functions which require protection in order to ensure that their benefits are maintained. Regeneration provides opportunities to create new Local Open Spaces in areas surrounding these parklands and corridors, addressing quantitative and qualitative deficiencies to meet the needs of local communities and improve the network of green infrastructure.

Policy application**6.34**

The Policies Map identifies the Local Open Space in this area that will be protected over the Plan period, in addition to open amenity space and other elements of the green infrastructure network outlined within this Local Plan. In addition to the Policies Map, Figure 15 also shows the location of these Local Open Spaces and Annex 4 lists each of these and describes their primary function. The protected spaces are based on previous assessments of open space which have been reviewed and amended through production of new Open Space and Play Space Assessment (2018). The map at Figure 16 identifies additional Local Open Spaces that have planning permission or are included within a Site Allocation set out in this Local Plan, but have not yet been developed. Where there is an identified deficiency in a type of public open space, new developments will address this through the provision of open space in accordance with the London Plan Benchmark Public Space Hierarchy and other aspirations for maximising green infrastructure set out within this Local Plan.

6.35

The map at Figure 17 shows the extent of the Lee Valley Regional Park area within the Legacy Corporation boundary. Many areas of Local Open Space fall within this boundary. These areas are within the ownership of the Lee Valley Regional Park Authority, whose Park Development Framework (2011) sets out the strategy for its future development and management. The strategy in this Local Plan is designed to align with the Park Development Framework. Development proposals within the Lee Valley Park area will take account of this Framework in addition to relevant BAPs.





Figure 15:
Local Open Space

KEY Primary and Secondary Typology

- 1 Amenity Open Space/Pocket Park
- 2 Local Park/ Outdoor Sports Facilities
- 3 Outdoor Sports Facilities
- 4 Pocket Park/ Linear Open Space
- 5 Natural/Semi-Natural Open Space
- 6 Natural/Semi-Natural Open Space
- 7 Linear Open Space/ Green Corridors
- 8 Linear Open Space/ Green Corridors
- 9 Green Corridor
- 10 Green Corridor
- 11 Outdoor Sports Facilities and Natural/Semi-Natural Open Space
- 12 Natural/Semi-Natural Open Space and Children and Young People play space (5 - 11 years)
- 13 Natural/Semi-Natural Open Space
- 14 Green Corridor
- 15 Amenity Open Space including Children and Young People (5 - 11 years) play space
- 16 Linear Open Space/ Natural/Semi-Natural Open Space
- 17 Linear Open Space
- 18 Amenity Open Space
- 19 Linear Open Space
- 20 Outdoor Sports Facilities - Mountain Bike Trail /
- 21 Natural/Semi-Natural Open Space
- 22 Children and Young People (5 - 11 years)/ Pocket Park
- 23 Amenity Open Space
- 24 Linear Open Space/ Children and Young People (5 - 11 years)
- 25 Natural/Semi-Natural Open Space/ Amenity Open Space
- 26 Allotments
- 27 Natural/Semi-Natural Open Space
- 28 Amenity Open Space
- 29 Amenity Open Space
- 30 Children and Young People (5 - 11 years)
- 31 Children and Young People (5 - 11 years)
- 32 Amenity Open Space
- 33 Linear Open Space
- 34 Semi-Natural Open Space
- 35 Allotments
- 36 Outdoor Sports Facilities
- 37 Linear Open Space/ Amenity Open Space/
- 38 Children and Young People (>11 years)/ Amenity Open Space and Outdoor Gym
- 39 Amenity Open Space
- 40 Chobham Academy Sports Ground
- 41 Carpenters Primary School Sports Ground
- 42 Amenity Open Space
- 43 Local Park including Children and Young People play space

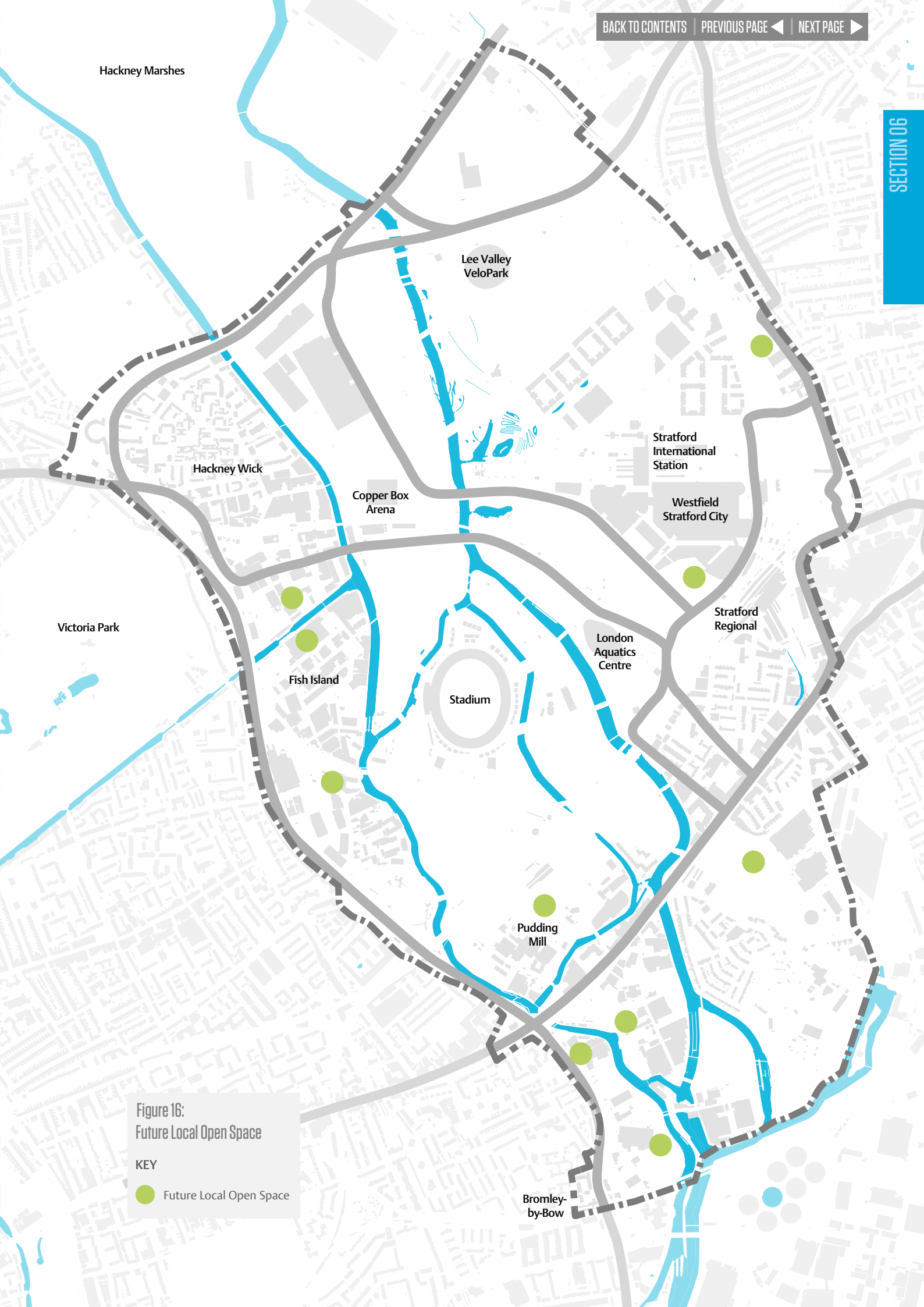


Figure 16:
Future Local Open Space

KEY

- Future Local Open Space



Figure 17:
Lee Valley Regional
Park area

KEY

- Lee Valley Park area
and boundary

Table 7: Public open space categorisation

LONDON PLAN PUBLIC OPEN SPACE CATEGORISATION	SIZE GUIDELINE	DISTANCES FROM HOMES
Regional parks Large areas, corridors or networks of open space, the majority of which will be publicly accessible and provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. Offer a combination of facilities and features that are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.	400 hectares	3.2 to 8 kilometres
Metropolitan parks Large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities at a sub-regional level, are readily accessible by public transport and are managed to meet best practice quality standards.	60 hectares	3.2 kilometres
District parks Large areas of open space that provide a landscape setting with a variety of natural features providing a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits.	20 hectares	1.2 kilometres
Local parks and open spaces Providing for court games, children's play, sitting out areas and nature conservation areas.	2 hectares	400 metres
Small open spaces Gardens, sitting out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas.	Under 2 hectares	Less than 400 metres
Pocket parks Small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment.	Under 0.4 hectares	Less than 400 metres
Linear open spaces Open spaces and towpaths alongside the Thames; canals and other waterways; paths; disused railways; nature conservation areas; and other routes that provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.	Variable	Wherever feasible

Policy BN.9: Maximising opportunities for play

POLICY

Major development proposals will be required to improve or provide new play and/or youth space¹, maximising opportunities for play and informal recreation. New play spaces should create high-quality, dynamic and stimulating play space. Proportionate to the size of development, proposals are expected to:

1. Take account of the existing or future need for play space in the local area, identifying relative deficiencies and incorporating the most appropriate type of new play youth space into the proposal
2. Be of an appropriate size and design for the age of children and young people whom the space is designed to serve, including older children and teenagers, who have their own distinct needs
3. Be inclusive and accessible to children young people of all abilities
4. Maximise opportunities to contribute to the provision of green infrastructure
5. Be easily observed from housing or community facilities.

All development proposals will be expected to be in accordance with guidance and standards in up-to-date relevant Borough Play Space Strategies where these have been published, relevant London Plan policy, and the Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG (September 2012).

Cross-reference to policies: BN.3; BN.6; BN.7; BN.8

London Plan policies: S4; The Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG

¹ The Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG 2012 describes youth space as: "a place where young people aged 12 and above can meet and take part in informal sport-based activities and other informal recreation".

Reasoned justification

6.36

Play spaces are critical to improving young people's health and life chances. They help to create stimulating and interesting places where people of all ages choose to live, work and visit. A variety of types of play space exist in the Legacy Corporation area, including dedicated areas for children containing play equipment and multi-use games areas, as well as opportunities for play incorporated into public space.

Policy application

6.37

The Mayor's Shaping Neighbourhoods Play and Informal Recreation SPG (2012) sets out a requirement for 10 sqm of play space per child aged 0 to 17, with a requirement for proximity to play space, characteristics and location that is dependent on age. In developing proposals for a new youth space, young people should be meaningfully engaged from an early stage to ensure its relevance to the users and general success. Youth facilities should also be provided where possible. Significant regeneration in the area presents further opportunities to improve the quantity and quality of play and youth space. Maximising these opportunities will help to meet local needs, creating dynamic and stimulating child and youth friendly places that contribute to the green infrastructure network and wildlife corridors across the area.

Case Study 10: Tumbling Bay

CASE STUDY



Tumbling Bay is a play space overlooked by the Timber Lodge Café located within Queen Elizabeth Olympic Park. The case study demonstrates the potential for play space to create cooperative and multi-generational opportunities for play, integrating green infrastructure to incorporate moveable parts, multiple play routes and vibrant contours that reflect the local and historical context. The play space shows how it is possible to limit safety surfacing to areas where it is necessary, maximizing space for green infrastructure and giving people the chance to play in a natural environment that improves their health and wellbeing.

Policy BN.10: Protecting key views

POLICY

Proposals for development that impact a key view will only be considered acceptable when the development makes a positive contribution to the characteristics and composition of that view. Key views are identified in Figure 18. Development proposals should take account of view 9 of the London View Management Framework (2012) where relevant.

Cross-reference to policies: BN.1; BN.4; BN.10; BN.16

Sub Area Policies: 1.2; 1.4; 4.4

London Plan policies: HC3, HC4; 7.12

Reasoned justification

6.38

Within the Legacy Corporation area, there are a number of views, vistas and sightlines which make a significant contribution to the character and identity of the area and which contribute to its sense of place by framing reference points that help locate the area in relation to its wider surroundings. These should be maintained and taken into account within the overall design of new development. Figure 18 identifies the vistas, sightlines and viewing corridors that warrant consideration because of the landscapes, landmarks and special architectural and historic interest framed by or captured within them.

Policy application

6.39

Development that impacts a view identified in Figure 18 must be accompanied by an analysis that explains, evaluates and justifies the visual impact upon that view.

6.40

Proposals for development that impact a key view should consider how visitors approach landmarks and, where necessary, include a visual buffer zone to accommodate their unique sculptural forms.

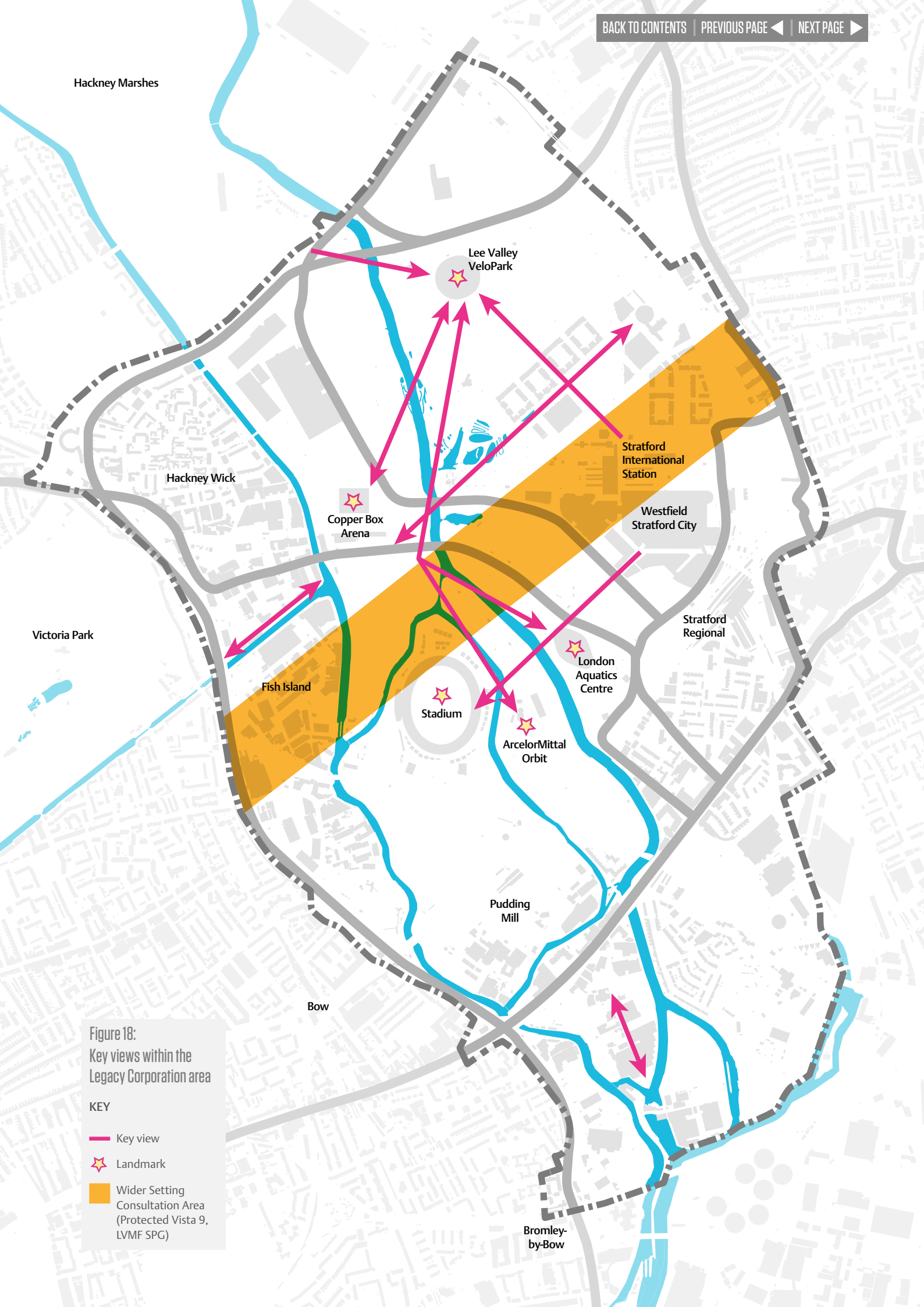


Figure 18:
Key views within the
Legacy Corporation area

KEY

- Key view
- Landmark
- Wider Setting Consultation Area (Protected Vista 9, LVMF SPG)

Policy BN.11: Air quality

POLICY

Development proposals should contribute to improving air quality through the approach taken to energy use and energy efficiency and minimising the need for travel. Development should:

1. Be constructed and designed, including appropriate use of green infrastructure, in a manner that minimises emissions of pollutants to the air
2. Demonstrate compliance with policies in this Local plan and the London Plan which contribute to minimising the effects of emissions to the air
3. Have appropriate regard to the relevant London Borough and the London Environment Strategy 2018.

Applications for major development proposals must be at least air quality neutral and include an air quality assessment where they are located in areas identified in the most recent strategies and guidance as being significantly affected by poor air quality (by being adjacent to or within an Air Quality Management Area or London Plan Air Quality Focus Area). Where an air quality assessment shows that a proposed development may result in significant effects on habitats within European sites, a project level Habitats Regulations Assessment (HRA) should be undertaken and submitted with any planning application.

Cross-reference to policies: SP.5; S.4; S.9; T4
London Plan policies: S11, T2, T4

Reasoned justification

6.41

Air quality have a significant role to play in the health and wellbeing of communities and the prospects of the natural environment, reducing both life expectancy and biodiversity in heavily polluted areas. Major roads within the area including the A12 and Stratford High Street contribute to poor air quality.

6.42

The surrounding London Boroughs have identified locations in this area where there is a significant incidence of poor air quality, designating Air Quality Management Areas and preparing Air Quality Management Plans. It will be important that this Local Plan contributes to the Mayoral target to bring London's air quality in line with EU limit values for local pollutants and in particular PM10, PM2.4 and NO2, as expressed in the EU Air Quality Directive and implemented in the UK through the 2010 air quality regulations.

The requirements of the Habitats Directive (EC Directive 92/43/EEC on the Conservation of Habitats and Natural Fauna and Flora are transposed into law in England and Wales by the Conservation of Habitats and Species Regulations 2017. Under Article 6 of EC Directive 92/43/EEC (the Habitats Directive), an assessment (Appropriate Assessment) is required where a plan or project may give rise to significant effects upon any European sites. There are no European sites located within the Legacy Corporation area boundary. However, European Sites outside the boundary may be affected by activities undertaken within the Legacy Corporation area if they are connected through an impact gateway, for example, hydrological links or impacts upon air quality.

These sites are identified below.

NAME OF SITE	STATUS	DISTANCE FROM LEGACY CORPORATION
Lea Valley Special Protection Area	SPA	3.4km north-west
Lea Valley Ramsar	Ramsar	3.4km north-west
Epping Forest Special Area of Conservation	SPA	2.9km north-east

An Appropriate Assessment of this Plan has concluded that any application coming forward as a result of Local Plan designation should be subject to a detailed project level HRA where:

- The proposed development involves or requires the abstraction of water from the Lea Valley, and/or
- An air quality assessment shows that a proposed development would result in significant effects on habitats within European Sites.

Policy application

6.43

The relevant policies in this Local Plan will work together to contribute to the strategy of achieving at least no worsening in air quality, where it is achievable, result in an improvement, as outlined in the London Environment Strategy (May 2018) and relevant Borough Action Plans. However, as the measures necessary to address poor air and noise quality are not confined to one planning authority area and are often governed by processes that fall outside of planning, such as building regulations, development proposals are also subject to separate regulatory regimes and legislation.



Policy BN.12: Noise

POLICY

Development proposals should contribute towards minimising the effects of noise on amenity of the occupiers and users of existing and planned new development within the Legacy Corporation Area. New development should be constructed to:

1. Minimise exposure to the adverse impacts of noise
2. Demonstrate compliance with policies in this Local plan and the London Plan that contribute to minimising the effects of noise
3. Have appropriate regard to the London Environment Strategy (May 2018)
4. Demonstrate compliance with the Agent of Change Principle by mitigating and managing noise impacts from new development and designing new development to minimise the effects on occupiers and users from existing noise sources.

Cross-reference to policies: SP.5; S.4; S.9; T.4
London Plan policies: D12, D13, T2, T4

Reasoned justification

6.44

Noise pollution is one of the main agents of loss of quality of life and environmental quality in an urban area. Prolonged exposure to elevated sound levels can have a detrimental effect on the health and wellbeing of the community and the prospects of the biodiversity and natural environment. Reducing and minimising exposure to noise has a potential to improve wellbeing, promote the enjoyment of the natural environment and enhance biodiversity at a local level, contributing to a healthier and more pleasant place to live and work.

Policy application

6.45

Policy BN.12, in conjunction with other relevant policies within this Local Plan, including planning for minimising travel demand and increasing opportunity for walking and cycling, will work together to achieve improvements to the acoustic environment and reduce exposure to high levels of noise.

6.46

Noise management should be an integral part of any development proposal and considered at an early stage of the design process. Proposals for new development should demonstrate compliance with the Agent of Change Principle whereby the onus is on the new development to ensure its building or activity is designed to protect existing occupiers and users from noise and minimise impacts from existing noise sources.

6.47

In determining whether noise is likely to be an issue to be addressed by development proposals and to determine the appropriate approach to assessing and addressing noise effects, reference should be made to the most up to date guidance within the national Planning Practice Guidance.

Policy BN.13: Protecting archaeological interest

POLICY

Proposals for development will only be considered acceptable where they protect archaeological remains that will be affected by development on sites that include or have the potential to include archaeological interest.

Cross-reference to policy: BN.17

Sub Area Policies: 1.2; 1.4; 4.4

London Plan policy: HC.1

Reasoned justification

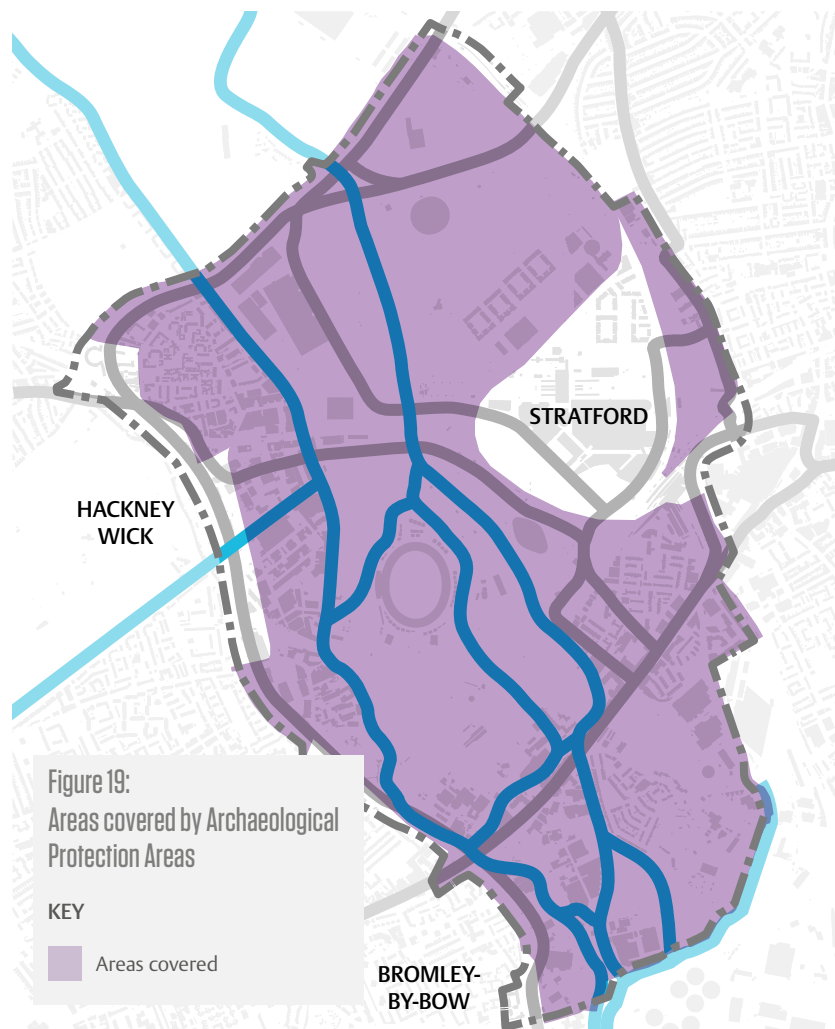
6.48

The Legacy Corporation area is covered by a number of Areas of High Archaeological Potential that have been established as Archaeological Priority Areas on the advice of Historic England. These areas may contain archaeological evidence or remains that require protection under planning policy. However, such defined areas do not preclude archaeology being encountered elsewhere within the Legacy Corporation area. Guidance contained within the Historic England London Archaeology Charter guides their protection under national planning policy in the NPPF.

Policy application

6.49

The level of investigation that applicants are required to undertake through a desk-based assessment or field evaluation will depend on the significance of the archaeological interest in question. Evaluation may lead to further site work to protect archaeological interests. Applicants must refer to existing records when preparing applications for development. Areas of High Archaeological Potential are subject to continuous review by Historic England.



Policy BN.14: Improving the quality of land

POLICY

To prevent harm to health and the environment from the effect of contamination and the release of pollutants and to bring land affected by contamination into beneficial use, development proposals will be required to ensure that:

1. The site is suitable for its new use, taking into account of ground conditions, including pollution from previous uses and any proposals for mitigation such as land remediation
2. Adequate site investigation information, prepared by a competent person, is provided
3. After remediation, as a minimum, the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990
4. Take account of the impacts from any existing consented hazardous substances installation
5. Suitable measures are taken where construction works are carried out
6. Account is taken of any potential impact on any Groundwater Source Protection Zone.

Applications for all sites potentially affected by contamination should be carried out in accordance with established procedures as required in the NPPF. Where a proposed development involves or requires the abstraction of water from the Lea Valley, a Project Level Habitats Regulations Assessment (HRA) should be undertaken and submitted with any planning application.

Cross-reference to policies: SP.5; S.1; S.7

Reasoned justification

6.50

Much of the Legacy Corporation area has a history of industrial use, with a range of manufacturing and other industries developing alongside significant corridors of transport infrastructure provided to serve it. In more recent times, a transition has begun to take place with many, but not all, of these industrial and business uses being replaced by new mixed-use development. These past uses have, in many cases, left a legacy of contamination within the ground that, if not dealt with appropriately, has the potential to affect human health and natural habitat, including the water environment and groundwater. The Legacy Corporation area includes a number of groundwater Source Protection Zones (SPZs) and development having an unacceptable effect on these may be considered unacceptable. It will be important for applicants to discuss ground contamination issues with the relevant borough Environmental Health team where this may be an issue and, where there is potential for an impact on a SPZ, to discuss this with the Environment Agency. Paragraph 6.42 sets out the background to why a Project Level HRA may be required in the context of abstraction of water and air quality.

Policy application

6.51

In some cases, significant work has been undertaken to clean up land affected by contamination or reduce that risk, or to make it suitable for any new use that is being proposed. The area of Queen Elizabeth Olympic Park, for example, has been subject to significant remediation work which made it suitable for the staging of the 2012 Games and Legacy land-uses. Many of the sites that may become available for new development within the Legacy Corporation area are likely to require some form of investigation, assessment and appropriate remediation and

verification work to make them suitable for development, including appropriate proposals for drainage and construction. The Proposed Planning Approval Process diagram outlines the typical requirements for new schemes. Other specific planning processes may apply to existing permissions. Where there is the potential for significant ground contamination to be present, an intrusive site investigation and contamination assessment report may also be required to be submitted with the planning application, in addition to the preliminary risk assessment report. While this policy identifies the approach to information that should be provide with any relevant planning application, it is also the developer's or landowner's responsibility for securing a safe development.

Figure 20: Proposed planning approval process – ground contamination and remediation



Case Study 11: Remediation within Queen Elizabeth Olympic Park

CASE STUDY



Remediation of the land of Queen Elizabeth Olympic Park successfully demonstrates the potential for transformation of a post-industrial landscape polluted with contaminants such as tar, lead, oil and arsenic into a usable environment where local communities and wildlife can thrive. Through a rigorous process of early engagement, site-specific remediation strategies and methods and reliable reporting, a strategy was created and carried out to balance risk and feasibility effectively and to enable long-term health benefits to people and the environment, creating a sustainable legacy for the Park.

Policy BN.15: Designing residential extensions

POLICY

Proposals for residential extensions will be considered acceptable where they:

1. Maintain or improve the character and quality of the original building and street scene
2. Use materials and details that match or complement the original building
3. Do not result in a disproportionate addition to the original building or dominate the street scene
4. Do not damage outlook from neighbouring properties
5. Do not reduce natural daylight and sunlight reaching neighbouring properties to an unacceptable level
6. Do not cause unacceptable harm to the privacy of neighbours.

Cross-reference to policies: BN.1; BN.4; S.4

Reasoned justification

6.52

Residential extensions are often required to respond to changes in life circumstances, or when a dwelling becomes overcrowded or can no longer accommodate the needs of its occupants in its current form. The purpose of this policy is to provide clear and practical guidance as to how residential extensions that fall outside the scope of the General Permitted Development Order should be designed. The policy will help to inform the preparation of proposals as it provides an indication of what the Legacy Corporation will consider acceptable. Policy BN.15 will ensure that extensions are well designed and protect the residential amenity of neighbouring properties.

Policy application

6.53

Applicants should carefully consider the size, position and form of extensions and ensure that the layout, proportions and design of new windows and doors complement the existing building.

Policy BN.16: Designing advertisements

POLICY

Proposals for advertisements will be considered acceptable where they:

1. Do not have an adverse impact on amenity
2. Do not have an adverse impact on the outlook of surrounding residential properties
3. Do not have an adverse impact on public or highway safety
4. Do not result in visual clutter through the proliferation of advertisements in the area
5. Do not obscure architectural features
6. Do not protrude above roof lines and are not displayed at an obstructively high level
7. Are not attached to residential buildings
8. Do not have an adverse impact on a heritage asset or its setting
9. Respect the appearance, character, scale and street scene of the building/site upon which they are proposed.

Advertisement consent for illuminated signage will not normally be granted where the advertisement is of an intermittent nature or where the illumination would project significantly beyond the sign.

Cross-reference to policies: BN.1; BN.4

Sub Area Policies: 1.2; 1.4

Reasoned justification

6.54

The Legacy Corporation, as the Local Planning Authority for its area, is responsible for determining whether a particular advertisement is acceptable in planning terms. Advertisements come in many different forms and, although not all will require planning permission, generally posters, illuminated signs, shop front fascias and advertisements on gable ends will require consent.

Policy application

6.55

The purpose of this policy is to provide clear and practical guidance as to how advertisements that fall under the Legacy Corporation's direct control as planning authority should be designed and sited. The policy will help to inform the preparation of proposals as it provides an indication of what the Legacy Corporation will consider acceptable. Policy BN.16 will ensure that advertisements are well designed and protect the interests of amenity and public safety.



Policy BN.17: Conserving or enhancing heritage assets

POLICY

Proposals will be considered acceptable where they conserve or enhance heritage assets and their settings, and promote the significance of those assets by incorporating viable uses consistent with their conservation and heritage-led regeneration.

In particular, proposals for development within the boundary or immediate setting of heritage assets (see Figure 21), will be considered acceptable where they:

1. Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets, in particular historic buildings, structures, yards, waterways and the pre-war residential and industrial street patterns or other characteristics that give that area its unique character
2. Enhance and reveal the significance of heritage assets, including the waterways, such as the Lee Navigation and Hertford Union Canal
3. Restore and reuse heritage assets located within application boundaries as part of new development
4. Exhibit an understanding of and reference the architectural and historic interest of the area within their design
5. Retain street trees and/or provide these, where appropriate.

Cross-reference to policy: BN.1

Sub Area Policies: 1.2; 1.4

London Plan policies: HC1

Reasoned justification

6.56

The Legacy Corporation area contains many waterways, buildings, streets, yards and structures that contribute to the area's special architectural or historic interest, and that have a character and appearance which is desirable to preserve or enhance. Most of these heritage assets are located within the four Conservation Areas that fall within the Legacy Corporation boundary: Hackney Wick, Fish Island and White Post Lane, Sugar House Lane, and Three Mills Conservation Areas. These were designated to preserve or enhance the special architectural or historic interest of the heritage assets located within those areas. The significance of this interest is outlined within their accompanying Conservation Area Appraisals.

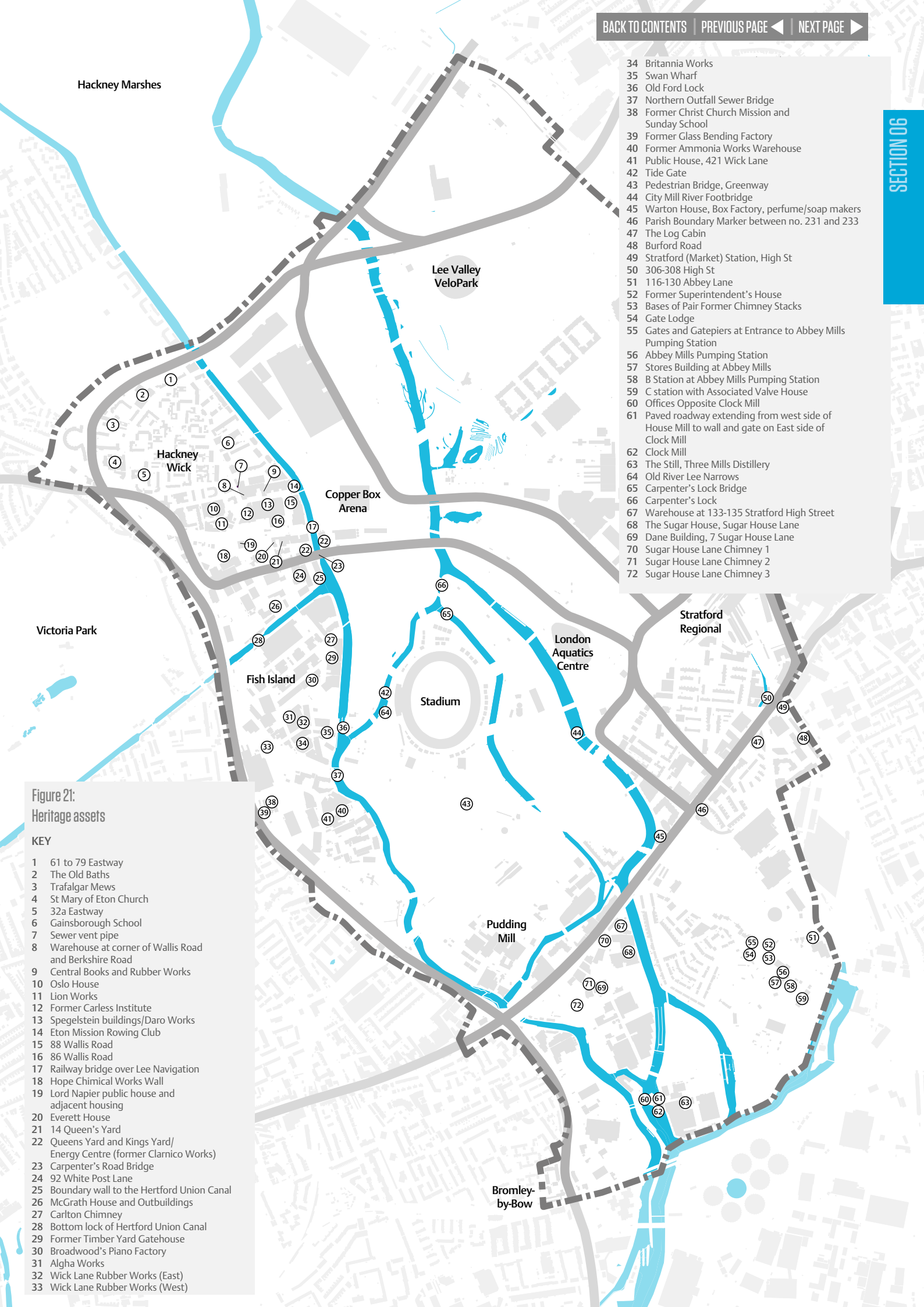


Policy application

6.57

Designation of an area as a Conservation Area does not stop development being promoted. However, it does introduce extra protections against inappropriate forms of development. If a proposal is submitted that affects the land within the boundary or setting of a Conservation Area or heritage asset, the Legacy Corporation will pay special attention to the desirability of preserving or enhancing the special architectural or historic interest of that area or asset when making a planning decision. Policy BN.17 also applies to heritage assets situated outside Conservation Areas, such as Statutory Listed Buildings, Locally Listed Buildings or Buildings of Townscape Merit. Proposals should be in general conformity with Conservation Area appraisals and Management Plans, and other relevant Guidelines.





- 34 Britannia Works
- 35 Swan Wharf
- 36 Old Ford Lock
- 37 Northern Outfall Sewer Bridge
- 38 Former Christ Church Mission and Sunday School
- 39 Former Glass Bending Factory
- 40 Former Ammonia Works Warehouse
- 41 Public House, 421 Wick Lane
- 42 Tide Gate
- 43 Pedestrian Bridge, Greenway
- 44 City Mill River Footbridge
- 45 Warton House, Box Factory, perfume/soap makers
- 46 Parish Boundary Marker between no. 231 and 233
- 47 The Log Cabin
- 48 Burford Road
- 49 Stratford (Market) Station, High St
- 50 306-308 High St
- 51 116-130 Abbey Lane
- 52 Former Superintendent's House
- 53 Bases of Pair Former Chimney Stacks
- 54 Gate Lodge
- 55 Gates and Gatepiers at Entrance to Abbey Mills Pumping Station
- 56 Abbey Mills Pumping Station
- 57 Stores Building at Abbey Mills
- 58 B Station at Abbey Mills Pumping Station
- 59 C station with Associated Valve House
- 60 Offices Opposite Clock Mill
- 61 Paved roadway extending from west side of House Mill to wall and gate on East side of Clock Mill
- 62 Clock Mill
- 63 The Still, Three Mills Distillery
- 64 Old River Lee Narrows
- 65 Carpenter's Lock Bridge
- 66 Carpenter's Lock
- 67 Warehouse at 133-135 Stratford High Street
- 68 The Sugar House, Sugar House Lane
- 69 Dane Building, 7 Sugar House Lane
- 70 Sugar House Lane Chimney 1
- 71 Sugar House Lane Chimney 2
- 72 Sugar House Lane Chimney 3

Figure 21:
Heritage assets

KEY

- 1 61 to 79 Eastway
- 2 The Old Baths
- 3 Trafalgar Mews
- 4 St Mary of Eton Church
- 5 32a Eastway
- 6 Gainsborough School
- 7 Sewer vent pipe
- 8 Warehouse at corner of Wallis Road and Berkshire Road
- 9 Central Books and Rubber Works
- 10 Oslo House
- 11 Lion Works
- 12 Former Carless Institute
- 13 Spiegelstein buildings/Daro Works
- 14 Eton Mission Rowing Club
- 15 88 Wallis Road
- 16 86 Wallis Road
- 17 Railway bridge over Lee Navigation
- 18 Hope Chemical Works Wall
- 19 Lord Napier public house and adjacent housing
- 20 Everett House
- 21 14 Queen's Yard
- 22 Queens Yard and Kings Yard/ Energy Centre (former Clarnico Works)
- 23 Carpenter's Road Bridge
- 24 92 White Post Lane
- 25 Boundary wall to the Hertford Union Canal
- 26 McGrath House and Outbuildings
- 27 Carlton Chimney
- 28 Bottom lock of Hertford Union Canal
- 29 Former Timber Yard Gatehouse
- 30 Broadwood's Piano Factory
- 31 Algha Works
- 32 Wick Lane Rubber Works (East)
- 33 Wick Lane Rubber Works (West)

Evidence base references

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 The Open Space and Play Assessment (London Legacy Development Corporation, 2018)
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 The Flood Risk Review (London Legacy Development Corporation, 2017 and addendum 2018)
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 The London Plan. The Spatial Development Strategy for London consolidated with alterations since 2011 (Greater London Authority, 2015)
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 Waltham Forest Air Quality Action Plan: For Public Consultation (London Borough of Waltham Forest, 2017)
 Policy Advice Note: Inland Waterways (Town and Country Planning Association, 2009)



