

## **Responses of London Forum to Homes for All Londoners draft SPG 15<sup>th</sup> January 2021**

London Forum has concerns about the possible lack of resources and skills of LPAs to carry out the work required by this SPG. What type of borough SPG should be produced short-term to provide the basis for interim planning decisions? How can the very long process of incorporating this approach into a replacement Local Development Plan be shortened?

### **Response to Module A section 2.2 –**

The design and architectural features and materials of surrounding buildings is not sufficiently covered. Community acceptance of densification will be based on appearance of new development in relation to the existing public realm, as well as other impacts.

Land assembly is important to achieve some forms of densification and offers to land owners adjoining an identified small site development or CPOs should be included.

### **Response to Module A section 3.2 –**

The materials used in various building types must be suitable for their surroundings.

Fire safety and cladding are key considerations that new occupants and existing communities would expect but the word 'fire' does not seem to be in the document.

Any glare or reflections from glass surfaces and light pollution from the types of design should be considered.

The Guinness blocks in Hammersmith on Fulham Palace Road and the Peabody blocks near to Mount Pleasant could provide some ideas for areas where new estates could be achieved. They are high density and attractive and are another form of 'Type C Cluster'.

For 'Type D Terrace', the equivalent of the ones in places like Earls Court of up to 9 storeys could be achieved as replacement development in some areas. The flats within each linked building could have roof space over the one below, with a small flat at the top and each flat below larger. That would give outdoor space on site for each dwelling. That may be just a variant of the Terrace type.

There must be cycle and recycling bin storage at ground level serving all flats but not necessarily for each vertical element in a terrace.

For such considerations, see the work of architect Harley Sherlock who was a London Forum Vice President at <http://bit.ly/1r39Xwu> and <http://bit.ly/1nDVykB> and <http://amzn.to/1miFO7d>

The guidance should propose Integration of affordable and market housing without "poor doors"

Mews type of courtyard development does not seem to be illustrated where homes could use the roof space of adjoining buildings as their open space with configurations that are aimed for privacy or for deliberate sharing.

## **Response on Module B – Small sites and design codes**

Ways of achieving additional floor space as mentioned in 3.4 will be important as we are moving towards higher densities and apartment living which means, as happens in the better developments in Europe, the space standards will need to be more generous to make up for lack of private gardens.

That is necessary also for the trend towards home working and to ensure children have suitable conditions for homework and other activities.

Consideration should be given where possible to having more than one entrance for a building configured, as in 3.3, as several homes by conversion or addition of buildings. However, the use of external staircases that are visible from the highway, would irritate neighbours by their use or appearance or adversely affect the setting of a listed building should be avoided.

All modules of this SPG should mention seeking the opportunity to consider buildings or sites adjacent to the location of a small site development for assembling land for a more optimum form of housing.

The owners of adjoining homes could be tempted to participate in contributing their land to allow a mansion block development within which they could downsize to a flat after renting for a while during the construction. That would increase the number of homes achieved.

Boroughs could have pocketbook plans and funding schemes for that to encourage home owners to join with neighbours in helping it to happen.

Emphasise more in Module B that design codes should deal with the architecture, materials and form of existing buildings in specifying what would be allowed as new or converted buildings in the process of densification for acceptable integration.

## **Response to Module C – Housing design standards**

The repetition between sections 2 and 3 make the document irritating and those sections should be merged. That is why we score it 'somewhat difficult', otherwise it would be 'somewhat easy'.

C6 for Living Sustainably should consider in greater detail the accessibility by walking of the proposed development to facilities in the local social infrastructure. Large developments could include, or help to fund, facilities such as doctors' surgeries or 'corner shops'.

## **Response to Module D – examples of exemplary design of developments**

The examples are useful but they must be considered for the context and character of the sites in which they may be thought to be appropriate.