APPENDIX 5

THE LONDON PLAN

SPATIAL DEVELOPMENT STRATEGY FOR GREATER LONDON
JULY 2011

MAYOR OF LONDON

regarding how to prepare an energy assessment are outlined in Appendix D of the supplementary planning guidance on Sustainable Design and Construction.

5.22 Some developments (such as offices, industrial units and hospitals) have significant carbon dioxide emissions related to energy consumption from electrical equipment and portable appliances that are not accounted for in Building Regulations, and therefore are not included within the calculations for the Target Emissions Rate. The strategic aim is to reduce carbon dioxide emissions overall, so that while planning decisions and monitoring requirements will be underpinned by the targets expressed in Policy 5.2B, the requirement in Policy 5.2Da for energy assessments to include separate details of unregulated emissions is to recognise explicitly the additional contribution that can be made though use of efficient equipment, building controls and good management practices, including green leases.

5.23 Where it is demonstrated that the specific targets for carbon dioxide emissions reduction cannot be fully achieved on-site the shortfall may be provided off-site, but only in cases where there is an alternative proposal identified and delivery is certain, or where funding can be pooled to support specific carbon dioxide reduction projects or programmes. Further guidance on the criteria for off-site provision, the types of acceptable projects and programmes and a London wide funding scheme will be set out for boroughs.

POLICY 5.3 SUSTAINABLE DESIGN AND CONSTRUCTION

Strategic

A The highest standards of sustainable design and construction should be achieved in London to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

Planning decisions

B Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.

C Major development proposals should meet the minimum standards outlined in the Mayor's supplementary planning guidance and this should be clearly demonstrated within a design and access statement. The standards include measures to achieve other policies in this Plan and the following sustainable design principles:

a minimising carbon dioxide emissions across the site, including the building and services (such as heating and cooling systems)
b avoiding internal overheating and contributing to the urban heat island effect
c efficient use of natural resources (including water), including making the most of natural systems both within and around buildings
d minimising pollution (including noise, air and urban run-off)
e minimising the generation of waste and maximising reuse or recycling
f avoiding impacts from natural hazards (including flooding)

g ensuring developments are comfortable and secure for users, including avoiding the creation of adverse local climatic conditions

h securing sustainable procurement of materials, using local supplies where feasible, and

i promoting and protecting biodiversity and green infrastructure.

LDF preparation

D Within LDFs boroughs should consider the need to develop more detailed policies and proposals based on the sustainable design principles outlined above and those which are outlined in the Mayor's supplementary planning guidance that are specific to their local circumstances.

5.24 The principles underlying sustainable design and construction reflect a number of policies in this Plan. In particular they seek to improve the environmental performance of buildings, including consideration of climate change mitigation and adaptation. Policy 5.3 is intended to ensure that buildings minimise carbon dioxide emissions; are efficient in resource use; protect the environment; recognise the uniqueness of locations; are healthy and adaptable; and make the most of natural systems including, for example, the use of passive solar design or local ecosystems. It should be considered alongside policies dealing with architecture and design in Chapter 7.

5.25 Design features such as green roofs (see Policy 5.11) can enhance biodiversity, absorb rainfall, improve the performance of the building, reduce the urban heat island effect and improve the appearance of a development. Use of appropriate materials is also key, and where practicable those with a high embodied energy (see Glossary) should be avoided. The Mayor's supplementary planning guidance on Sustainable Design and Construction and on Housing reflect key sustainable design principles and outline the standards that are applicable to all developments. These standards should be considered early in the design process and should be addressed in the design and access statement to show how they have been integrated into the development proposal.

5.26 The Government has implemented the Code for Sustainable Homes (CSH) as a national standard for the sustainable design and construction of new homes. The Mayor's approach is compatible with this, and it is expected that new development in London will seek to achieve the highest code levels possible (in particular for energy, see Policy 5.2, and water, see Policy 5.15). The London Housing Strategy[9] outlines the minimum CSH levels required to comply with Government requirements for publicly funded housing developments, and sets out the requirement to meet code level 4 from 2011. It is also expected that the Government will publish a Code for Sustainable Buildings as a national standard for non-domestic buildings with which the Mayor will also seek to be consistent.

5.27 In support of the London Housing Strategy the Mayor has produced a *Housing Design Guide*[10] (see Chapter 3), which provides further guidance to support the move towards CSH levels and also the standards outlined in the Mayor's supplementary planning guidance.

5.28 Sustainable construction is also a key consideration. The Mayor's supplementary planning guidance on Sustainable Design and Construction outlines key principles and standards that are applicable to the construction phase of new development. It suggests developers refer to the Mayor and London Councils' best practice guidance on the control of dust and emissions during

demolition and construction (also see Policy 7.14). This addresses the environmental impact of construction[11], including minimising emissions of dust and construction plant and vehicles emissions. The Mayor also encourages the use of the Demolition Protocol[12] developed by London Remade to support recycling and reuse of construction materials.

POLICY 5.4
RETROFITTING

Strategic

A The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

LDF preparation

B Within LDFs boroughs should develop policies and proposals regarding the sustainable retrofitting of existing buildings. In particular they should identify opportunities for reducing carbon dioxide emissions from the existing building stock by identifying potential synergies between new developments and existing buildings through the retrofitting of energy efficiency measures, decentralised energy and renewable energy opportunities (see Policies 5.5 and 5.7).

5.29 Retrofitting buildings can make a significant contribution to the climate change and resource management aims of this Plan – for example, London's existing domestic buildings contribute 36 per cent of the region's carbon dioxide emissions alone. Along with other non-domestic buildings, retrofitting the existing building stock presents a significant opportunity to help meet the strategic carbon dioxide reduction target of 60 per cent by 2025.

5.30 Policy 5.4 applies the principles in Policy 5.3 to existing building stock where retrofit opportunities arise (for example, large estate refurbishments). The Mayor supports an integrated, multi-agency approach, to promote the retrofitting of existing buildings, and where possible policies and programmes supporting zero carbon development and deployment of decentralised energy should also be applied to existing buildings. The Mayor will support measures through the Building Regulations and other regulatory and funding mechanisms to improve the performance of London's existing buildings, increase energy and water efficiency, and to make full use of technologies such as decentralised energy and renewable energy.

5.31 Further details regarding programmes for retrofitting can be found in the Mayor's Climate Change Mitigation and Energy Strategy and in the London Climate Change Adaptation Strategy. The London Housing Strategy also outlines actions to retrofit existing homes with an emphasis on increasing energy efficiency and reducing carbon dioxide emissions. In addition, useful guidance for retrofitting existing homes is provided in the report *Your home in a changing climate* published by the Three Regions Climate Change Group[13], and on English Heritage's climate change website[14].

POLICY 5.5
DECENTRALISED ENERGY NETWORKS

Strategic

A The Mayor expects 25 per cent of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. In order to

Opportunities to offer improved permeability of the site and wider area should be maximised where possible.

7.27 The location of a tall or large building, its alignment, spacing, height, bulk, massing and design quality should identify with and emphasise a point of civic or visual significance over the whole area from which it will be visible. Ideally, tall buildings should form part of a cohesive building group that enhances the skyline and improves the legibility of the area, ensuring tall and large buildings are attractive city elements that contribute positively to the image and built environment of London.

7.28 The Mayor will work with boroughs to identify locations where tall and large buildings might be appropriate, sensitive or inappropriate. He will help them develop local strategies to help ensure these buildings are delivered in ways that maximise their benefits and minimise negative impacts locally and across borough boundaries as appropriate. It is intended that Mayoral supplementary guidance on characterisation could help set the context for this. In balancing these impacts, unacceptable harm may include criteria in parts D and E of Policy 7.7. Opportunity area planning frameworks can provide a useful opportunity for carrying out such joint work.

Historic environment and landscapes

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

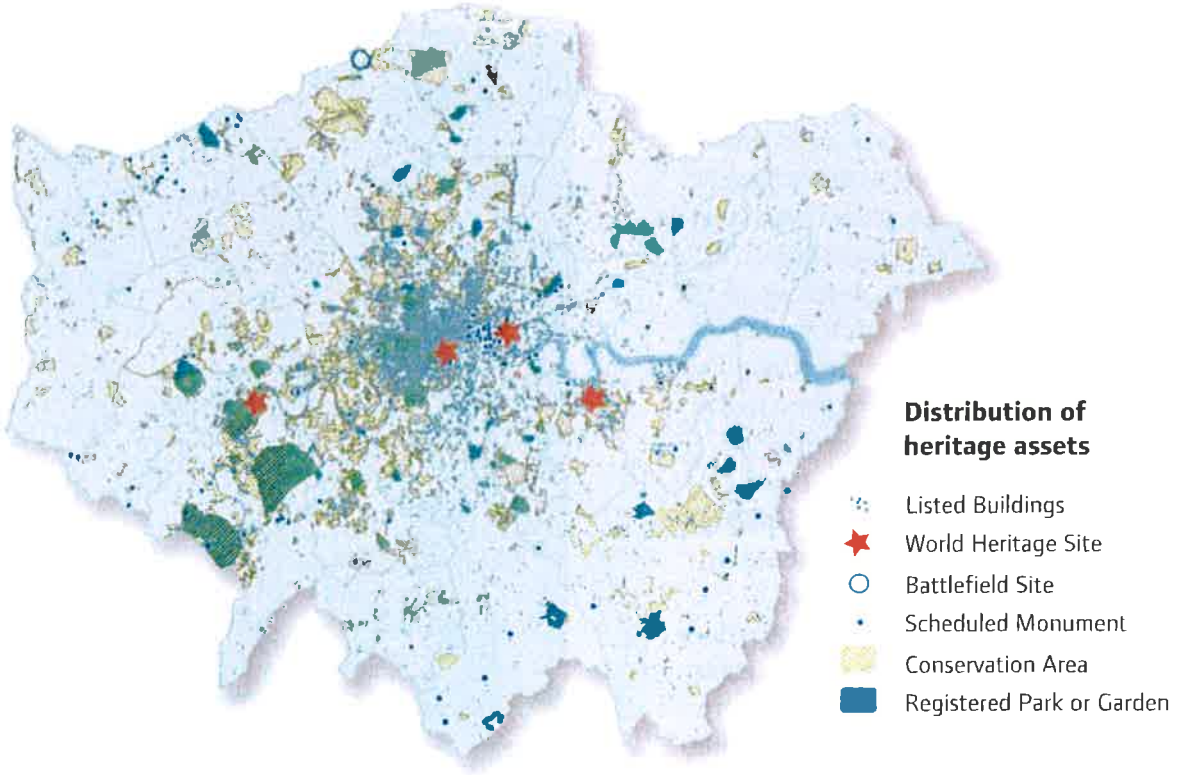
F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

7.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place[15] whilst layers of architectural history provide an environment that is of local, national and world heritage value. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's heritage assets, in tandem with promotion of the highest standards of modern architecture, will be key to maintaining the blend of old and new that gives the capital its unique character. Identification and recording heritage through, for example, character appraisals, conservation plans and local lists, which form the Greater London Historic Environmental Record (GLHER) are essential to this process[16].

7.30 London's diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Designated assets currently include 4 World Heritage Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled

Map 7.1 Spatial distribution of designated heritage assets



Source: Conservation areas, Landmark 2008
All other data, English Heritage

monuments and 1 battlefield (Barnet)[17]. Those designated assets at risk include 72 conservation areas, 493 listed buildings, 37 scheduled monuments and 14 registered parks and gardens[18]. The distribution of designated assets differs across different parts of London, and is shown in Map 7.1. London's heritage assets range from the Georgian squares of Bloomsbury to Kew Gardens (Victorian) and the Royal Parks, and include ancient places of work like the Inns of Court (medieval in origin), distinctive residential areas like Hampstead Garden Suburb (early twentieth century) and vibrant town centres and shopping areas like Brixton and the West End. This diversity is a product of the way London has grown over the 2000 years of its existence, embracing older settlements and creating new ones, often shaped by the age they were developed. This sheer variety is an important element of London's vibrant economic success, world class status and unique character.

7.31 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of listed buildings or conservation areas should be of the highest quality of architecture and design, and respond positively to local context and character outlined in the policies above. When considering re-use or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting.

7.32 London's heritage assets and historic environment also make a significant contribution to the city's culture by providing easy access to the history of the city and its places. For example recognition and enhancement of the multicultural nature of much of London's heritage can help to promote community cohesion. In addition to buildings, people can perceive the story of the city through plaques, monuments, museums, artefacts, photography and literature. Every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London's heritage should be exploited. In particular, where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset.

POLICY 7.9
HERITAGE-LED REGENERATION

Strategic

A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should