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Draft Lambeth
DESIGN CODE SPD
Part 2: Design Advice for all Development

Lambeth

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Practical Design Considerations

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General Principles

Inclusive Environments

2.1 Lambeth has a diverse and evolving population, the design approach for buildings and spaces should result in an inclusive environment that is accessible to all. While the needs of wheelchair users and people with physical impairment are very important it is equally essential to meet the needs of those with learning difficulties, mental health conditions, visual impairments, hearing impairments and those of older people and children.

2.2 Inclusive design should include the building's relationship with its wider built environment, for example, the siting of the building on the plot; the gradient of the ground on site; and the relationship with adjoining buildings. Inclusive environments should be:

1. Safe and welcoming,
2. Responsive to need (offering choice when a single solution can't meet all needs),
3. Intuitive to use; and be
4. Convenient and practical

2.3 Designers should ensure:

1. Desire lines to public transport are anticipated in the design.
2. Blue Badge parking spaces and setting down points are placed near entrances.
3. The positioning and visual contrast of street furniture with surface treatments aid those with visual impairments,
4. Intuitive layouts with visible entrances, sufficient contrast between features, clear signage, good lighting, which is particularly important for people who rely on lip reading to communicate and for partially sighted people to maximise their field of vision.
5. The provision of automatic doors on public buildings.
6. Main entrances are level (not stepped) for wheelchair and pushchair access and gradients minimised for ease of use.
7. A range of external seating types is provided. Some seats should have both back and arm rests as these are important features for many people.
8. Secure parking and charging points for mobility scooters is conveniently provided.
9. Residential environments are 'tenure blind' with shared spaces accessible to all tenures.

2.4 The needs of families with young children are a particular area where thought should be given. For more information see The Knee High Project Report (March 2013) which was jointly commissioned by Lambeth and Southwark. Link to guidance below

https://www.designcouncil.org.uk/resources/report/knee-high-design-challenge-report

2.5 Where an existing building is to be altered every attempt should be made to make the main entrance accessible. If the building is listed, reasonable adjustments should be considered in the same way as for other buildings. Guidelines for improving access to Historic Buildings can be found on the Historic England - Easy Access to Historic Buildings. Link to guidance below:

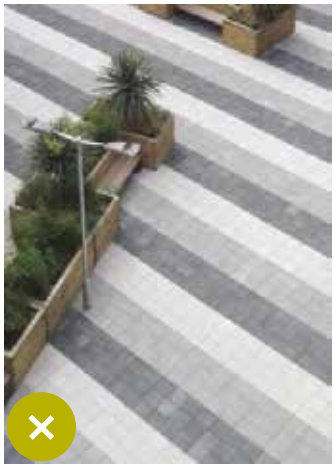
https://historicengland.org.uk/images-books/publications/easy-access-to-historic-buildings/

2.6 Further advice: The Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance (2014) provides advice to boroughs, developers, designers and planning applicants on implementing inclusive design. Accessible London: Achieving an Inclusive Environment SPG. Link to guidance below:

https://www.london.gov.uk/what-we-do/planning/planning-publications/accessible-london-achieving-inclusive-environment

Uncluttered and legible

Footway obstruction



Visually distracting

Power assisted doors

Level threshold

Amenity

2.7 Amenity refers to the beneficial value of places to people. Policy Q2 encourages good design through well laid out development which considers and manages the impact of development upon a number often inter-related issues:

- Visual Amenity
- Privacy
- Outlook, sense of enclosure; and overlooking
- Daylight and sunlight
- Noise, disturbance and air quality (including microclimate)

2.8 These matters are particularly important as density increases and the development potential of sites is optimised.

Visual Amenity

2.9 This is how the environment appears – from both the public realm (which includes the River Thames) and from private properties. It is reliant on good design and a positive response to context. The spaces around buildings fronting the street and their boundary treatments, require particular attention to ensure good visual amenity. See also Policies Q5, Q6, Q7.

Good visual amenity

Poor visual amenity

Q2

Q5

Q6

Q7

Privacy / Overlooking

2.10 Whilst natural surveillance from properties into the street is desirable on community safety grounds, a lack of reasonable privacy can have an adverse impact on the wellbeing of occupiers whether within their home ('habitable rooms' such as reception rooms, kitchens and bedrooms) or within amenity spaces (private or communal). Residential units immediately adjoining busy locations (street frontages or adjoining communal entrances) require particular consideration in this regard. Habitable rooms at ground level should be provided with adequate defensible space, soft landscaping and a boundary treatment to provide an adequate buffer.

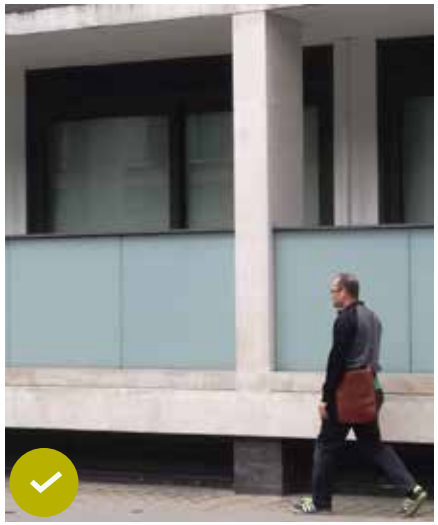
2.11 Overlooking can often come from pedestrians (such as in places of congregation such as bus stops) and traffic (especially from top-decks of buses at stops and at junctions). Amenity spaces fronting busy locations should generally be avoided as they rarely provide the necessary privacy leaving it to residents to erect ad-hoc measures that are rarely effective and visually poor. Designers should ensure that circulation routes and entrances within schemes also address privacy needs from the outset through good design (including separation, physical screening and planting).

No privacy

Inadequate screening

Buffer planting

Defensible space



Obscured glass

Privacy screening

Overlooking

2.12 Overlooking requires careful consideration. Direct overlooking in close proximity between residential units is rarely acceptable and should be avoided through good design. In some cases the Council may also use planning conditions to guard against overlooking. These might include conditions which require:

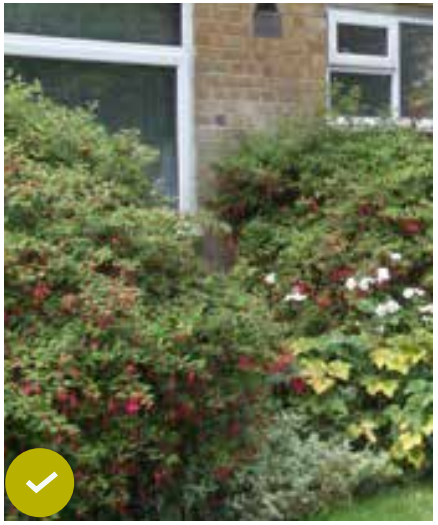
1. Obscured glazing on all or part of some windows.
2. Screening on balconies or roof terraces.

2.13 Designers need to be mindful that sometimes the appearance of a building can exaggerate the perception of overlooking. For example the provision of large areas of glazing, even if obscured, can give a misleading affect. Any such adverse perceptions should be anticipated and addressed at design stage.

Angled windows

No privacy

No privacy



Buffer planting

Screening protects amenity at entrance

Screening

Angled windows

Outlook

2.14 Reasonable outlook is important for all residents whether within their homes or when using private amenity spaces. Designers should:

1. Be mindful of a need to avoid unacceptable sense of enclosure from the outset in relation to both existing and new dwellings.

2. Provide a sufficient distance between the windows of habitable rooms / amenity spaces. What distances are sufficient will be dependent on a number of characteristics – the use of the rooms, the number of windows in the room and their outlook), the size and nature of the dwellings involved, the quality of other amenity considerations etc.

2. Make every effort to ensure that surroundings of dwellings are visually attractive.

4. Be mindful that the sight of sky and soft landscaping play an important role in wellbeing.

5. Optimise soft landscaping. Where sites are too constrained for tree planting climbing plants and living walls can be used. Such planting can be particularly useful for screening service areas, plant and refuse enclosures etc.

2.15 It should be noted that, whilst unavoidable in some circumstances, physical mitigation measures to stop direct overlooking (such as the use of obscured glass or the installation of fins or louvers over windows) must be justified. Using the 'comply or justify' approach (see Part 1) the onus will be on the applicant to make a persuasive case for the approach taken, including illustrating its effectiveness and its impact on the amenity of room / space where the screening is fixed. Designers should:

1. Minimise the need for retro-fit mitigation measures through good design.

2. Avoid fully obscuring the main window of any habitable room. Fully obscured secondary window within a room will generally be acceptable (it should have opening part for cross ventilation).

2. Not create habitable rooms that are windowless or that have no outlook due to the high or low placement of the window.

2.16 Angled windows can be used successfully to direct the view in a particular direction. Such an approach is not considered acceptable for the principal windows in lounges or kitchens but will be acceptable for bedrooms and secondary windows to living rooms and kitchens. Where angle windows are used applicants will be required to show that the outlook from and daylight into the affected room is adequate.

Sense of Enclosure

2.17 The sense of enclosure experienced by residents is dependent on a combination of factors – the proximity of development, its height and treatment. It is closely related to issues such as overlooking (and the perception of overlooking), outlook; and daylight and sunlight. The sense of enclosure caused by new development on an existing room is normally assessed from the window of that room; whilst the sense of enclosure on a garden or amenity space is considered 'in the round' as experienced by the user of that space.

Daylight and Sunlight

2.18 Daylight is the volume of natural light that enters a building to provide satisfactory illumination of the internal accommodation between dawn and dusk. Sunlight refers to direct sunshine. Whereas levels of daylight are associated with illumination, sunlight is brighter and has potential to heat buildings. Overshadowing is an outcome of sunlight being blocked and is associated with the measurement of sunlight levels.

2.19 When assessing applications the Council will have regard to Building Research Establishment (BRE) Guidance Note 209 – 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Applicants should be aware of its content.

2.20 The 45 degree and 25 degree tests outlined in the BRE guidance will be used by the Council to assess ('screen') whether a more detailed sunlight and daylight report is necessary. As a general rule reports are normally required for new dwellings and major developments. That said, all applicants are encouraged to undertake their own initial 45% and 25% tests and to act accordingly in advance. The Council will seek independent verification of sunlight and daylight reports where necessary.

2.21 In addition to its standard assessment having regard to the BRE guidance, the Council may apply Alternative Target Criteria to ensure that appropriate levels of daylight and sunlight are retained at minimum levels. This assessment provides an additional understanding of the impact of new development on surrounding residential properties with a focus on retained levels rather than on the scale of reductions. It reflects the predominantly urban context in Lambeth where new development will inevitably have an impact on surrounding properties in some locations, as well as reflecting the fact that the BRE target criteria is based on a suburban location.

2.22 Whilst daylight and sunlight levels will be considered flexibly taking into account site-specific circumstances designers will be expected to minimize adverse impacts. Careful siting and massing of new development is paramount to ensure adequate daylight and sunlight is retained to adjoining development.

2.23 The Council will expect daylight and sunlight reports to use the tools cited in the BRE guidance:

1. Vertical Sky Component (VSC)
2. Average Daylight Factor (ADF)
3. Annual Probable Sunlight Hours (APSH)
4. No Sky Line (NSL).

2.24 Reports should contain:

1. The 'before' and 'after' daylight and sunlight levels (to aid comparison),
2. Details of the methodologies used,
2. Full results of all assessments; and
4. A succinct summary and conclusion.

2.25 Designers should also be mindful that:

1. The layout of accommodation should optimize sunlight and daylight for new occupiers (including non-residential ones). This is important for amenity and to reduce undue reliance on artificial lighting.

2. North facing accommodation suffers from the lack of sunlight and can be cold as a result. This is one of the reasons why single aspect dwellings are not considered acceptable.

3. South facing accommodation can suffer from an excess of sunlight and can overheat. Dual aspect layouts can help address this by providing cross ventilation. Large area of glazing should be avoided on south facing elevations to guard against overheating. Overhanging eaves and projecting brise- soleil can provide shade. Overheating can also be addressed by using semi-recessed balconies - the recessed part of which provides shading for the dwelling whilst the projecting soffit shades the accommodation below. Adjustable louvered screens on balconies and windows can also be useful. Traditional awnings can prevent south facing properties overheating.

4. Traditional attic spaces are particularly prone to overheating which can be addressed through dual aspect layouts.

Shade - Projecting eaves

Shade - Pergolas and screens

Shade - Bris Soleil

Shade - Traditional awnings

Noise and Vibration

2.26 Noise and disturbance negatively impact quality of life and every effort should be made to avoid unacceptable impacts. The London Noise Map is a useful starting point: http://www.londonnoisemap.com/

2.27 Existing noise sources need to be taken into account and their adverse impact addressed at the outset of the design process. The impact of noise on external amenity spaces must also be considered.

2.28 On a more general level day-to-day noises can be problematic if not given the fullest consideration. Designers should:

1. Arrange new uses which are good neighbours to adjacent uses.
2. Locate bedroom windows away for busy communal entrances or late night uses.
2. Stack flat layouts so that bedrooms are aligned over bedrooms.
4. Provide adequate separation distances between dwellings and play spaces / play equipment.
5. Consider implications of early morning servicing and vehicle manoeuvring. This can include talking, the moving of cages, slamming of vehicle doors (headlights and other lighting can affect amenity too).
6. Consider the dispersal routes of late night users to and from existing and proposed uses.
7. Provide sufficient sound attenuation in conversions.
8. Use winter gardens in locations where noise levels would make conventional balconies unusable.
9. Ensure gates and entrances (including those to bin and bike stores) have soft closers and impact pads to guard against slamming.
10. Consider seeking the advice of soundscape advisers to mitigate against neighbouring noise sources

Odour
2.29 Commercial kitchens will be required to meet the relevant environmental standards for flues and extracts. One of the most common issues with odour in new development is from communal refuse stores (domestic and commercial). Close proximity of refuse stores to dwellings is a particular concern and the impact of odour needs to be addressed. Where refuse stores are within buildings doors should have seals and closers and the spaces should have mechanical ventilation to draw odour out and away from dwellings and amenity spaces. For more information on refuse storage please see the Council's refuse and recycling storage guidance document.

Air Quality
2.30 The Lambeth Air Quality Guidance Note (GN) sets out the Council's advice for reducing air pollution. Link below:
https://www.lambeth.gov.uk/sites/default/files/pl-lambeth-air-quality-planning-guidance-note.pdf
London's air qaulity map:
https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/london-air-quality-map

2.31 Where residential developments are located in areas of poor air quality designers should:

1. Avoid use of single aspect units.
2. Put non-residential uses nearest the source of the poor air quality.
2. Site bedrooms and amenity spaces away from source.-
4. Consider winter gardens rather than conventional balconies.
5. Utilise mechanical ventilation within inlets away from the poor air source.
6. Optimise the use of urban greening.

Building Lighting
2.32 With the exception of aviation obstruction lighting, external 'feature' lighting for buildings is generally discouraged due to its impact on amenity, light pollution and heritage settings. Where external lighting is deemed appropriate designers should:

1. Seek to subtly highlight architectural features.
2. Minimise glow and light trespass to protect amenity

2.33 Lighting treatments of tall buildings can have a particularly wide impact. For that reason, when planning permission is granted for tall development the Council may impose conditions restricting decorative external lighting.

Dual Aspect Dwellings (Policy H5)
2.34 The provision of dual aspect accommodation is key to ensuring good amenity for residents as it provides the dwelling with openable windows on two external walls which allows designers greater opportunity to address the full range amenity considerations. It should be noted that the Mayor's Housing SPG states that 'the provision of a bay window does not constitute dual aspect'. Where the second aspect is proposed on the same elevation but within a recessed balcony or a bay window the dwelling will not be treated by the council as dual aspect.

2.35 Given the challenging environmental characteristics in London (urban heat island effect, air quality and noise) single aspect units are not considered acceptable on amenity grounds because they:

1. Do not offer alternative outlook.
2. Are more difficult to naturally ventilate; and a much more likely to over-heat as a result.
3. Are more likely to have worse daylight than dual aspect dwellings.
4. Are less likely to dissipate pollution.
5. Leave some residents with no access to the quiet side of the building.
6. Provide less flexibility of room use.
7. Make it more difficult to provide useable external amenity space.

H5

Q2

Safety and Crime Prevention

2.36 Poorly designed places (includes refuse/recycling storage areas) can encourage crime and anti-social behaviour such as drug dealing, prostitution, graffiti, loitering, public urination, fly tipping and fly posting. Secure buildings and safe places should be a key objective for designers.

2.37 Applicants should seek guidance from the local 'Secured by Design' team during the pre-application planning stage, the contact email is: DOCOMailboxSE@met.police.uk . Designers should:

1. Use crime and anti-social behaviour data about the locality to inform design decisions.

2. Avoid the creation of recesses, left-over spaces, set-backs, under-crofts and colonnades with blind spots.

3. Not rely on the presence of security personnel to address design vulnerabilities.

4. Deliver safe and legible routes to prominent, well-lit entrances.

5. Optimise natural surveillance from within properties / premises to streets and publically accessible spaces including play areas and ensure changes to existing buildings do not diminish existing natural surveillance.

6. Ensure lighting is effective.

7. Provide defensible space for dwellings at ground level or adjoining communal amenity spaces. To street frontages this should generally include gates and railings.

8. Seek advice, where necessary, from Counter Terrorism Security Advisors about levels of risk and the sorts of measure available to mitigate this risk in a proportionate and well-designed manner. See policy Q3 for further information.

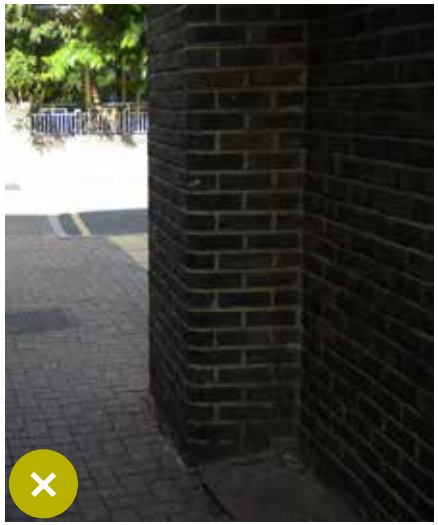
9. Use materials and textures which are robust and deter graffiti / fly posting such as brick. The use of render and painted surfaces will not be supported).

10. Ensure construction detailing doesn't facilitate climbing. Especially on boundaries.

11. Ensure maintenance regimes are in place to maintain standards in long term.

12. Use plant selection to reinforce security. For example, thorny or spiny shrub species (Barberry, Blackthorn, Buckthorn, Hawthorn, Holly, Rose) to discourage unlawful access. Hedges and climbers can be planted against blank elevations and walls to guard against tagging and graffiti.

13. Use security measures proportionate to the security risk and integrate them into the design positively.



Hidden recess

Discourage public urination

Entrances

2.38 Policy Q6 requires all buildings to have well designed entrances. They need to be easily seen from the principal approaches, well lit and attractive. Designers should:

1. Ensure property names and numbers are clearly and permanently displayed at all entrances.

2. Use canopies as a means of announcing the entrance and as an amenity to users. Ensure canopies have proper gutters and rain water pipes.

3. Minimise entrance recesses where they, pose risks to safety or security.

4. Provide glazed doors and entrance screens so that there is good natural surveillance.

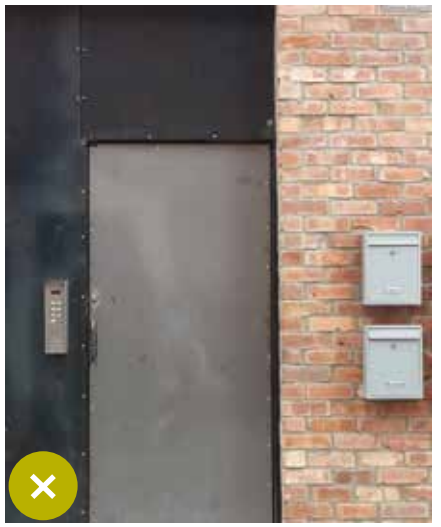
5. Incorporate traditional letter boxes (accessible by the public but only openable from indoors). Wall mounted external boxes are discouraged as they can be prised open and don't perform well over time.

6. Clearly and permanently display property names and numbers at entrances. The lettering size and contrast should be ensure it is readable from the pavement.

7. Use effective way-finding signage where entrances are not intuitively placed.

8. Ensure that entrance designs are the same high quality irrespective of the tenure.

Mail is secure



Unattractive residential entrance

Mail is vulnerable to theft

Well-defined residential entrance with canopy

Outdoor Space

Public Realm

2.39 Lambeth's public realm must be fit for purpose if it is to serve a growing population. A successful accessible and inclusive environment is one that everyone can benefit from by being able to move through and enjoy, independently and uninhibited. This aligns with the Healthy Streets approach in the Mayors Transport Strategy (2018) which aims to put human health at the heart of city planning by encouraging walking and cycling. Link to Health Streets Toolkit below:
http://content.tfl.gov.uk/healthy-streets-for-london.pdf

2.40 Public realm within development sites (essential for access and circulation) requires careful consideration especially in relation to amenity, security and management. Common issues include:

1. Opportunist car parking on pedestrian spaces, verges and footways inconveniences pedestrians (especially wheelchair users and people with buggies) and can block routes for emergency vehicles. It should be anticipated and addressed at design stage.

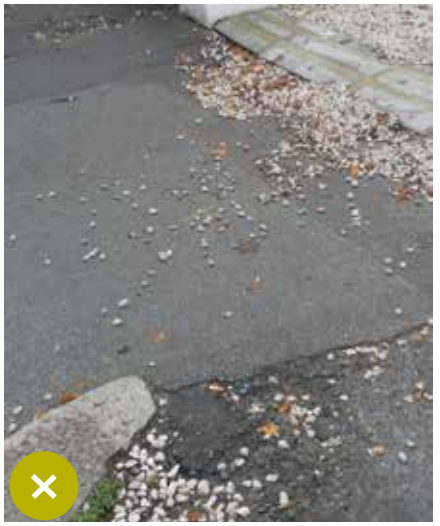
2. Crime and anti-social behaviour acerbated to poor design. (see para 1.67)

3. New routes not following desire lines leads to inconvenience for users and often results in unacceptable wear and tear on soft landscaping.

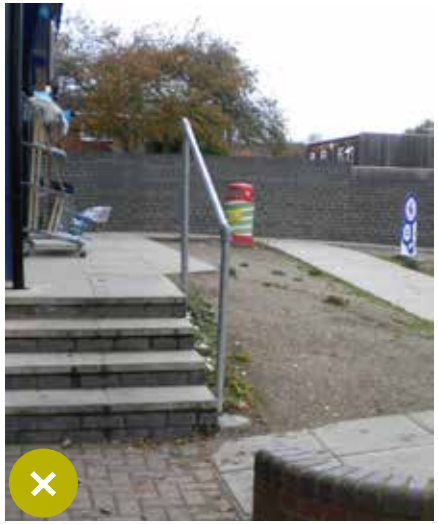
4. A failure to adequately coordinate street lighting, street furniture, fencing, paving and soft landscaping can lead to unattractive outcomes and street clutter.

5. Poorly designed places become a maintenance and management burden.

Soft landscaping



Loose chippings become a footway hazard



Unfit for purpose

Car dominated

H5

Q1

Q3

Q6

Q9

Q17

2.41 Designers should:

1. Integrate new layouts into existing street patterns.
2. Carefully balance the pros and cons of new public through routes at the design stage before deciding on whether or not to proceed.
3. Not count public realm towards the communal private amenity space in residential developments.
4. Use conventional practices where vehicles and people come together – such as roadways with raised separate footways and conventional curbs.
5. Minimise space dedicated to vehicular movements, maximise space dedicated to walking and cycling and design out opportunist parking.
6. Ensure the siting of building or boundary treatments adjoining footways are informed by pedestrian comfort levels specific to site context as outlined in TFL Pedestrian Comfort Guidance for London – Appendix B Recommended Widths and any subsequent Council standards. Link to guidance below:

   http://content.tfl.gov.uk/pedestrian-comfort-guidance-technical-guide.pdf
7. Anticipate a broad range of user activity within new public realm whilst at the same time anticipating misuse and designing it out.'
8. Endeavour to retain/ reuse historic paving materials and street furniture.
9. Design for longevity with robust, attractive materials and treatments. Have higher standards where people dwell. Providing a choice of seating in convenient, safe and accessible locations.
10. Avoid the use of loose chippings and gravel surfaces as these drift creating difficulties for wheelchair uses and those with restricted mobility.
11. Provide a public drinking fountain in busy major developments
12. Ensure public realm works are consistent with the council's Highway's team requirements regarding materials and street furniture. Lambeth will be producing Public Realm Design Guide.
13. All public realm design should be in accordance with this once published. Ensure material specifications should be durable, cost effective and easily sourced for repairs.

Good natural surveillance

Soft landscaping

Places to rest

Robust and hard wearing

2.42 New public space must be located in well-connected and legible locations. Public space (as opposed to public realm which is largely about circulation / movement) requires a comfortable micro-climate, sufficient sunlight throughout the year and opportunities for shade during the hottest months. Good public spaces are safe, attractive, activated, flexible and multi-functional spaces that serve the needs of all ages. They should also be green places that have a scale and enclosure appropriate to their character and function.

Surface Parking

2.43 Designers should:

1. Take care to minimise the amount of hard standing required.

2. Guard against opportunist parking though good design. Raised kerbs to footways and around soft landscaping beds is strongly recommended.

3. Clearly delineate pedestrian routes and parking bays.

4. Consider the impact of vehicle manoeuvring on adjoining amenity.

5. Use tree planting to shade vehicles and soft landscaping for urban greening.

6. Use permeable paving and, where desirable, incorporate sustainable drainage.

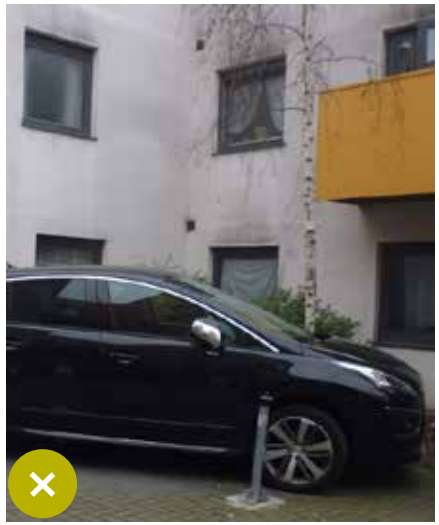
Access / Servicing

2.44 Particular care needs to be taken with the design of the vehicle access and egress points within buildings. Whilst these entrances often have a utilitarian role they need not have a utilitarian appearance. Designers should:

1. Ensure that external architecture 'wraps around' into the entrance ways to a sufficient depth to give a unified architectural appearance.

2. Pay special regard to gates and barriers, signage, lighting to ensure an attractive and co-ordinated appearance.

3. Not overlook the impacts of vehicular movements on residential amenity.



Opportunistic parking

Sustainable drainage

Well designed vehicular entrance

Retail / Commercial Forecourts

2.45 In Lambeth forecourts generally come in two types – 'pedestrian forecourts' in front of shops which serve as additional pedestrian footway space (and allow for the external display of goods) and 'vehicular forecourts' in front of commercial buildings which often provide spaces for loading, informal parking and associated manoeuvring. The latter, whilst functional, are rarely attractive.

2.46 The high public value of pedestrian forecourts means that their loss may not be acceptable in principle. When redeveloping sites with existing vehicular forecourts designers should:

1. Consider the pros and cons of retaining the forecourt space.
2. Design out all non-essential parking and guard against ad-hoc opportunistic parking.
3. Replace hard paving with soft landscaping and conventional boundary treatments where vehicular access is no longer required.

2.47 When designing forecourts designers should:

1. Prioritise the safety of pedestrians through good design.
2. Omit non-essential parking and guard against ad-hoc opportunistic parking.
3. Ensure cycle and refuse stores and other structures are robust and fully integrated into the design.
4. Avoid the use of Grass-Crete type surfaces (they are not suitable for areas of heavy usage) or loose chippings / gravel in favour of conventional permeable drainage solutions.
5. Seek to optimise soft landscaping.

2.48 Where ground floor premises with forecourts are being converted to residential use designers should enclose the forecourt and have it soft landscaped to provide defensible amenity space for new residents.

Gated Development

2.49 Gated residential development is strongly discouraged (because it results in exclusive, hostile environments). However, the provision of gates may be justifiable on community safety grounds if there is no through route and insufficient surveillance at night due to the mix of uses (such as ground floor officers or workshops with flats over). The onus will be on the applicant to make a persuasive case. Where such an approach is agreed the gates should be open during daylight hours and their design carefully considered.

Green Infrastructure

2.50 Green infrastructure is the use of ecosystems, green spaces and water to deliver environmental and quality of life benefits. It also contributes to climate change mitigation and adaptation, natural disaster risk mitigation, protection against flooding and erosion as well as biodiversity conservation. Green infrastructure should be optimised in all schemes.

Resilient planting

Optimise soft landscaping

2.51 Soft landscaped spaces must be designed with the end user's needs in mind (shade and sun, choice of seating, play and rest etc.) Designers should also:

1. Employ a landscape architect to ensure well-integrated and effective soft landscape features and to specify planting that will enhance biodiversity and can be easily maintained.

2. Ensure private / communal amenity space has adequate privacy and is not publically accessible.

2. Provide a good variety of resilient plant species to give interest, texture and colour throughout the year. Where possible / practicable use productive plants.

4. Ensure that provision optimises urban greening in a manner which is sustainable for the end-user's maintenance budget.

5. Create opportunities for natural habitats.

6. Design for easy maintenance - water tap for wash-down and irrigation, composting; and where the householder will have to maintain- tool storage. This is particularly important on roof gardens where the access for regular maintenance presents particular challenges.

7. Integrate boundary enclosures, retaining walls, balustrades, steps and ramps and other structures into the design from the outset with consideration being given to desire lines, overlooking, privacy, emergency access, maintenance and security.

8. Avoid left over scraps of landscaping and omit soft landscaping where it will not thrive, such as beneath canopies and in undercrofts.

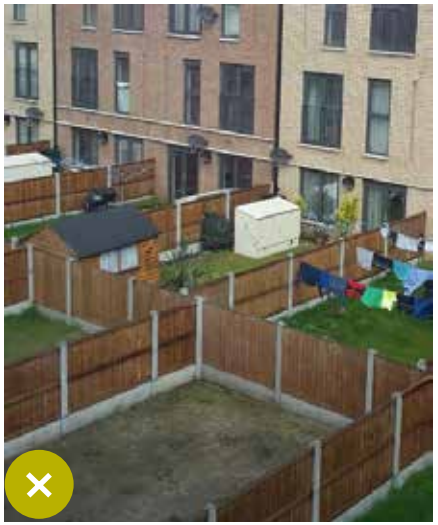
Gardens

2.52 The borough's traditional pattern development – dwellings with small front gardens to the street and larger private gardens to the rear is still considered the best solution for new residential development In Lambeth. However, many estates are characterised by communal amenity spaces which, when carefully designed and well maintained, are a great asset. Private amenity space in Lambeth is required to work hard - providing dual functions of visual amenity and serving practical needs. If poorly designed it fails to meet the basic needs of residents and, at worse, can cause them problems.

Landscaped defensible space

Stark appearance without soft landscape

Abundant soft landscaping



Noticeable absence of soft landscaping

Q9

Q10

Front Gardens / Defensible Space

2.53 Front gardens are characteristic of Lambeth and are strongly encouraged as they provide defensible space between residents and the street. However, front gardens are not appropriate locations for private amenity space because passing traffic and pedestrians that often bring unacceptable noise and overlooking.

2.54 Designers should:

1. Use front gates and railings (on individual and communal residential frontages) to define ownership boundaries and discourage anti-social behaviour (loitering, fly tipping and opportunistic parking).

2. Optimise soft landscaping to enliven the frontage and aid sustainable drainage.

3. Where dwellings have their own front door to the street, Integrate cycle and refuse storage into the design.

4. Take the same approach to residential units fronting forecourts and parking areas. In these locations consideration should also be given to screening vehicle headlights by using appropriate boundary treatments or hedging.

New rear gardens

2.55 Quieter and private, the rear of dwellings is traditionally the best place for private amenity space. Designers should:

1. Be mindful that small areas of lawn can suffer badly from heavy wear (especially in family homes) and the occupier will need a lawn mower (and a shed to store it in). In these instances a 'patio garden' (a paved patio with perimeter beds for shrubs and flowers) may be more durable / practical.

2. Be mindful of the impact of high boundary treatments and adjoining buildings can have on small gardens and refine the design accordingly. Climbing plants can be a useful means of softening the effect.

3. Retain / provide an external gate to the street (for ease of access and maintenance).

Private Amenity Space - Balconies and Roof Terraces

2.56 Whilst gardens are the traditional means of providing residential amenity balconies and roof terraces are increasingly relied upon. Designers should:

1. Be mindful of the resident's practical needs in terms of privacy (real and perceived), shade, outlook and daylight/ sunlight. For example exposed spaces (which can include cantilevered balconies) with open or clear glazed balustrades are rarely successful as they leave residents feeling exposed which discourages them from using the space. Angled metal balustrades can provide effective screening.

2. Pay particular attention to the design where the balcony adjoins communal entrances or fronts busy roads. Passengers on the top decks of buses often get a clear view into properties when buses are at bus stops or traffic lights. In such locations semi-recessed balconies and frosted glass balustrading can help give residents the privacy they need. In circumstances where street facing ground floor private amenity is unavoidable consideration should be given to using recessed or semi-recessed balconies, and well planted defensible space in order to provide the necessary privacy / security.

3. Ensure that the shape and proportion of the balconies allow for practical use. For example, they should not be long and narrow and should serve living rooms rather than bedrooms.

4. Ensure that balconies have solid decks, durable solid soffits and dedicated drainage. Whilst internal drainage pipes are preferable, where external pipes are required they should be appropriately located and coloured as to not detract from the appearance of the building.

5. Avoid the use of timber for balcony structures to ensure maximum durability, guard against fire spread and reduces long-term maintenance burden to occupiers.

6. Be mindful of adjacencies and use careful room planning and plan layouts to protect amenity between properties. Such an approach is preferable to reactive design responses such as permanent screening.

7. Consider setting back the balustrades of roof terraces in order to restrict overlooking and lessen visual impact.

8. Not rely solely on soft landscaping alone as a permanent screening solution.

9. Not require occupiers to have to open doors to ventilate their rooms. Separate openable windows should be provided. This is especially important at ground floor where doors left open for ventilation present a security / vermin risk.

10. Consider the householder's practical needs in terms of use and maintenance. For example on roof terraces consideration should be given to storage for toys and gardening equipment and an outside tap may be necessary for irrigation and wash-down.

11. Use winter gardens only where the site's environmental constraints necessitate it and robustly justify any circumstances where it is proposed to omit external amenity space in favour of enlarged internal accommodation.

Communal Amenity Spaces

2.57 These often take the form of shared gardens and roof terraces in developments of more than one dwelling. Policies H5, Q2, Q3 and Q9 are relevant to the assessment of communal amenity provision and quality. Communal landscapes should be designed for social outdoor living, a space that meets the domestic needs of all residents with a strong focus on fostering neighbourliness, strengthening the sense of stewardship. Designers should:

1. Understand that to be successful these locations should be private (not publically accessible). Shared public spaces should not be counted towards private amenity space. Nor should public realm.

2. Carefully consider the location and accessibility early in the design process to optimise their amenity value (including sunlight, noise, air quality etc.).

3. Ensure communal spaces are domestic in character (not hard and corporate). They must serve well the every-day domestic needs of all of their users- rest and play, sun and shade, games, gardening, picnics, sunbathing, reading etc.).

4. Optimise soft landscaping (to bring colour, texture and interest) and sustainable drainage).

5. Provide a range of seating to ensure inclusive design. Stone seating should be avoided as it is not comfortable for domestic users. Metal benches with timber seats are preferable.

6. Pay careful attention to the potential impact of pedestrian routes, play areas and seating on the amenity of adjoining residential units. For example, using buffer shrub planting.

7. Strike a balance between privacy and good natural surveillance at ground level.

8. Specify and design for heavy wear and long use – especially structures such as pergolas and shelters. In the medium to long term metal framed structures (pergolas, shelters etc.) are much more robust than timber framed ones. Traditional lawns are not suitable around play equipment and benches.

9. Take care when selecting trees - anticipating future growth (its potential future impact on daylight and outlook of residents) and leaf shed, residue etc. (usability and maintenance).

10. Remember that it will often be preferable to allocate what limited outdoor space there is to communal use for all residents rather than as private amenity space solely for ground floor dwellings.

2.58 For garden spaces above ground level (on podium decks, terraces or roof terraces designers should additionally:

1. Consider wind and microclimate both in terms of user comfort and plant selection.

2. Optimise aspect and views.

3. Consider the practicalities of access for maintenance and gardening. For example on roof terraces conventional lawns can be costly and impracticable to maintain and often suffer badly from the heavy wear of communal use. In such instances artificial grass may be the most practicable option.

4. Provide drainage and water supply for planters and composting bins.

Play space

2.59 Play is vital to children's development in terms of health, well-being, learning and creativity. Provision for play in new development offers benefits to the wider community providing opportunities for social interaction fostering a sense of community and social cohesion.

2.60 Whilst separate, dedicated play grounds may be desirable in large scale developments such as large estate regeneration schemes, it is accepted that dedicated play space is not always possible in smaller developments where limited open space must work hard to serve the whole community. That said this should not be used as an excuse to reduce play provision down to a few tokenistic boulders.

2.61 When approaching play provision designers should:

1. Locate it in accessible, attractive places with good natural surveillance away from hazards, unacceptable noise and poor air quality.
2. Ensure all children in the development irrespective of tenure have equal access to all of the play spaces.
3. Ensure adequate sunlight, greenery/ soft landscaping and sufficient space for physical play.
4. Carefully consider the amenity of adjoining residents. It may be best to place family homes closest to the play space.
5. Provide seating and, where appropriate shade / shelter.

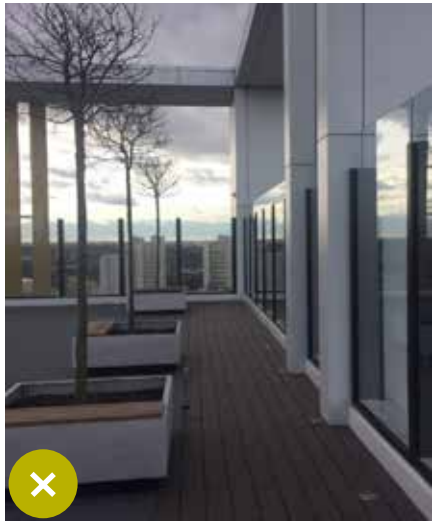
2.62 In residential developments where separate, dedicated formal play space is not being provided designers should:

1. Ideally place play areas at ground level for ease of access and maintenance. Where play on roof terraces is necessary particular care should be taken with design of balustrading, screening and wind mitigation.
2. Locate the key area of play space in a private part of the development with only secondary elements (incidental play) in public areas.

2.63 When considering play provision designers should:

1. Design for joy and delight ensuring play is inclusive for all children and allows different ages to interact.
2. Provide a variety of age-appropriate equipment / installations which balance 'risk' with 'fun' to achieve challenging play that helps with physical development.
3. Embrace the sensory value of planting, sand, water etc.

Soft landscape and shade



Too hard and unwelcoming

Variety of play equipment

Durable play surface

4. Use some traditional play equipment (swing, slide or see-saw etc.) where space allows.
5. Remember the need for physical exertion – running, jumping and tumbling and provide adequate space and appropriate surfaces to accommodate it.
6. Design/ specify for heavy use and ease of maintenance bearing in mind the nature of the development and the burden of cost on residents.

2.64 For further information see Play England's Design for Play: A guide to creating successful play spaces, and the guidance set out in the Mayor's 'Shaping neighbourhoods: Play and Informal Recreation SPD, 2012. Links below:

http://playengland.org.uk/media/70684/design-for-play.pdf

https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/planning-guidance-and-practice-notes/play-and-informal-recreation

2.65 The need for children to learn through day to day play makes access to outdoor play particuarlly important. For more information see The Knee High Project Report (March 2013) which was jointly commissioned by Lambeth and Soouthwark. Link to guidance below

https://www.designcouncil.org.uk/resources/report/knee-high-design-challenge-report

Urban Greening and Biodiversity

Urban Greening Factor

2.66 Urban greening measures should be considered from the beginning of the design process with soft landscaping being harnessed to serve practical functions (providing screening and buffers) as well as environmental and visual ones. Policy G5 of the Draft London Plan sets out how the urban greening factor is calculated.Link below: https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/draft-new-london-plan/chapter-8-green-infrastructure-and-natural-environment/policy-g5

Sustainable Drainage Systems (SuDS)

2.67 Increasing the surface coverage with soft landscaping will provide the best solution to surface water run-off whilst also adding to air quality and biodiversity. For example, rain gardens increase the effectiveness of planting where surface run-off water from hard surfaces are channelled into planters. Designers should:

1. Explore how sustainable drainage can mitigate the risk of flooding.

2. Incorporate permeable paving.

3. Carefully design rain gardens with an understanding of how areas of paving are laid to fall. Information regarding the technical build-up of the substrate layers will also be required through planning condition in any scheme that proposes rain gardens.

4. Ensure a maintenance strategy is in place to ensure SuDS remain effective. For major development schemes a maintenance strategy should be submitted as part of the planning application. Further reading - CIRIA SuDS Manual for technical information on SuDS and how best to integrate them into their schemes.

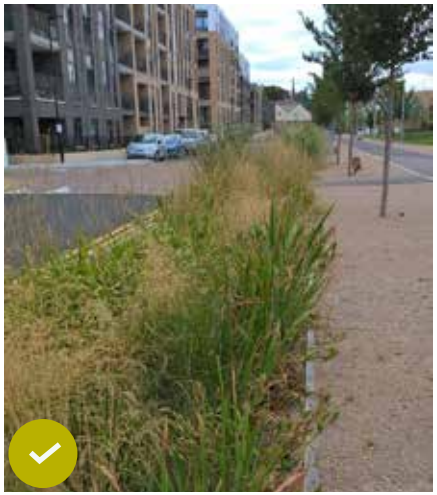
Trees

2.68 Trees offer many benefits visual amenity, softening the built environment, adding maturity to new developments; displaying seasonal change, providing opportunities for wildlife in built-up areas, making places more comfortable by contributing screening, reducing wind speed and turbulence, intercepting snow and rainfall; and reducing glare. Trees are also importantly contributing to urban cooling through evapo-transpiration and providing micro-climatic effects (shading) that can reduce energy demands in buildings.

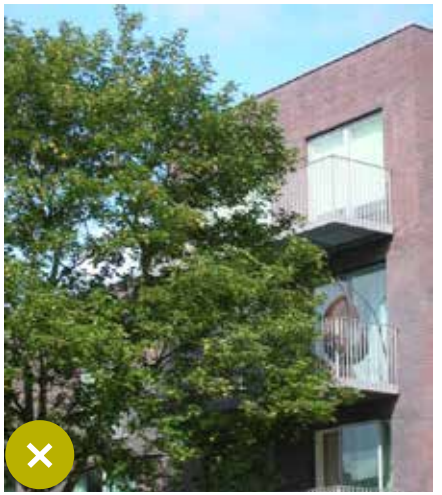
Q9

2.69 Policy Q10 seeks to retain trees of value which are those that have the capacity to deliver eco-system benefits in the form of absorbing carbon dioxide (the main greenhouse gas) and producing oxygen and to filter, absorb and reduce other pollutant gasses including

Q10



Sustainable drainage systems



Too close to tree

sulphur dioxide, carbon monoxide, nitrogen dioxide and ozone. To achieve improved air quality trees of value will have large deciduous canopies or have the potential to develop such.

2.70 Designers should:

1. Respect the limitations posed by existing trees ensuring development is placed sufficiently far away to ensure root protection (free from buildings, construction activity, utility services and hard standing); and taking into account potential nuisances for future occupiers. These can include leaf/fruit drop, sticky sap/residue and the over-bearing presence of large trees in very close proximity.

2. Seek to maximize the benefits trees provided by existing and new trees.

3. Design in a manner that is sustainable in relation to trees for the long term. This includes ensuring proposed buildings are sufficiently far away to accommodate tree growth as well as ensuring sufficient separation to guard against adverse impacts on building occupiers which might lead for calls to prune or fell the tree.

Biodiversity

2.71 Policy EN1 seeks to protect and enhance local biodiversity. For further advice see The Partnership for Biodiversity in Planning's free pre-planning tool for smaller developers. See link: https://www.biodiversityinplanning.org/wildlife-assessment-check/

Shop Fronts and Other Premises frontages

2.72 The Council accepts that many of Lambeth's shop fronts and signs are of poor quality and detract from the character of the Borough. It is committed to raising the standard going forward.

Existing Shop Fronts

2.73 Surviving traditional shop fronts should be preserved and original features retained, restored and/or re-instated wherever possible. The majority of old shop fronts in the borough are timber framed although some 20th Century examples have slender metal frames. Old shop fronts are often very well built and robustly detailed. The following features are common:

1. An integrated design with all elements carefully detailed in relation to one another and the host building. This often includes integrated awning (canopy) boxes and internal shutter boxes.

2. Beauty through the use of good proportions and ornamentation.

3. Good quality materials and construction detailing which is pleasing to look at, neatly detailed and weatherproof.

2.74 Retention is important across the borough, particularly in conservation areas and on listed buildings. Proposals for the removal or unsympathetic alteration of traditional shop fronts will not be permitted. Similarly, many old buildings such as, banks and pubs have well designed and often ornately decorated facades – contributing much to the building as a whole and the wider area. Such features are also deemed worthy of retention and preservation and their loss or unsympathetic change will be resisted. Designers should:

1. Integrate new shop fronts into the design of their host building by respecting the scale, style and general building forms. Where the shop front is within a group the design should replicate common features of that group.

2. Retain surviving historic detailing and carefully integrate with new work.

3. Maintain the appearance of party wall divisions where shop units spread between buildings.

4. Endeavour to provide inclusive entrances.

Traditional shop front joinery

Recessed level entrance

Q5

Q16

Q17

Q22

Pilasters

2.75 The pilasters are vertical features which frame the shop unit. On traditional buildings they often align with the party wall where they often have a decorative top (console) which book-ends the fascia. New pilasters should be hard wearing (in particular have a weather resistant base) and be in a material that is easily cleaned of graffiti.

Stallriser

2.76 Provides a visual base to the shop front. It should have a hard wearing easily maintained finish. Genuine timber panelling, polished stone, terrazzo and tiles are common stallriser materials. New stall risers are best executed in masonry which can be clad in timber if required. Structural timber is susceptible to rot and should be avoided. Tile cladding, if used, should be exterior floor grade for durability.

Cornice

2.77 The cornice is a projecting moulding over the fascia. As an architectural feature on traditional shop fronts it also crowns the shop front and separates the shop front from the premises above. All fascias should have some form of cornice / flashing detail to cast water away. On new buildings Policy Q16 requires a permanent architectural band between the shop front and the premises above.

Fascia sign

2.78 This is the dedicated signage space across the top of the shop window. Most traditional fascias in Lambeth are narrow to allow for tall shop windows. An overly large fascia is one of the common mistakes in shop front design. The shop window should always be the dominant feature not the sign. Traditionally fascias are integrated within the shop front construction; sometimes they also conceal an internal roller shutter. Policy Q17 (c)(i) seeks to ensure visual subordination by ensuring new fascias are do not exceed one-fifth of the ground floor height. The fascia should be protected from weathering by a cornice and terminate neatly to each end by pilasters. Where internal illumination is sought fully illuminated box signs will be resisted in favour of solid signs with only the words and / or logos halo illuminated from behind. Otherwise slender trough lights focused over the signage wording will generally be acceptable. See Policy Q17(c) for signage guidance.

Projecting Sign

2.79 These are an established feature of Lambeth shop fronts. They should be carefully designed in terms of their siting, thickness, content, brackets, fixings and illumination. Signs should be positioned at or immediately above fascia height and limited to one per premises. Fully illuminated boxes are unacceptable. Well-designed modern signs are welcome, so too is the innovative / artistic use of traditional materials. Policy Q17 (c) (ii) limits their dimensions to 600mm x 600mm x 80mm.

Pilaster top

Robust pilaster base

Polished stone stall riser

Timber stall riser

Poor construction detialing

Vents in stall riser

Well-integrated shop signage

Trough over signage lettering

Triple sash window

Traditional shop front cornice

Internal blinds deter smash and grab

Discreet internal grille

Premises Window

2.80 Windows allows light in and provides for the display of goods. Traditionally, for reasons of style and construction, it is often divided with mullions. Mullions normally terminate at cill level and do not continue to the ground. Frontages with folding glass doors are not a traditional shop front feature in Lambeth but have become increasingly popular for bars and restaurants. Historically some premises such as butcher's shops and dairies had sliding sash front windows.On existing buildings, where open frontages are sought, this sash window approach is considered preferable to folding doors.

Frontage Security

2.81 The blanking out of premises windows with decals will generally be resisted. This applies to most ground floor commercial uses where the animation bought by the uses and the natural surveillance they provide, are considered of value.There are a range of acceptable security solutions for shop windows:

- Toughened glass can often be retrofitted into existing shop fronts. 6.4mm laminated glass is recommended. Internal blinds (drawn down at night conceal the contents of window displays) and thus discourage 'smash and grab' attacks.

- Internal grilles or roller shutters can be fitted behind the shop glass or behind the window display. They should not be completely solid and should roll up or fold back neatly when the premises are open.

- Discrete metal channels and fixings can be applied to existing shop fronts to take removable open lattice grilles. The grilles are taken down and stored when the shop is open. Historically some shops had solid timber shutters for their windows and doors that slid out of sight or were removed when the premises were open. Such a solution is not normally now deemed acceptable due to its solid appearance but may be considered on heritage assets where no other solution is considered appropriate.

- External open lattice roller shutters or lateral iron scissor-grilles will be acceptable only where they are discreetly integrated into the shop front design. Roller shutter boxes must be integrated within the fascia in a manner that looks appropriate (the fascia should not be built out around a projecting box housing). The vertical channels of the shutter should be concealed within the shop front design. Where there is a stall riser the shutter should terminate on the shop window cill rather than continue to ground level.

Shop Entrance

2.82 The entrance on traditional shop fronts is normally recessed and there is a transom light (opening inwards) above the door for ventilation. Recessing provides welcome depth to the otherwise flat frontage, allows space to provide a step free access and allows for larger glazed areas. If there are security concerns recesses can be enclosed by carefully designed gates which can be removed or locked in an open position when the premises are closed. Lights in the ceiling soffit can aid security. The removal of recessed entrances will normally be resisted.

Awnings

2.83 These are a long-established means of keeping shops cool in summer and keeping shoppers dry in wet weather. They are particularly useful on south facing premises which are prone to over-heating. Retractable awnings are preferable to fixed ones which are susceptible to weathering and vulnerable to damage. Awning housings should be carefully incorporated into the shop front design. Advertisements, words and logos on the canvas should be kept to a minimum. On traditional shops, in conservation areas and on listed buildings, a painted timber housing with iron braces is preferred housing type.

Shop Front Construction Detailing

2.84 Traditional style timber shop fronts are complex pieces of design. Planning submissions for works to traditional timber shop fronts or proposals for new shop fronts should contain drawings of the new shop front at 1:20 with sections at 1:5 scale. Floor and ceiling plans for recessed entrances and section drawings should also be included and retained features should be accurately depicted. The window framing should be slender and carefully detailed with integrated cills. Door frames should be integrated to avoid bulky or crude detailing. Domestic joinery or chunky detailing will be resisted.

Automatic Telling Machines (ATM)

2.85 Where ATM units are proposed on shop fronts their detailing should be carefully considered and well executed. On conventional shop fronts the ATM should fit into the glazing; solid panels or wall infill instead of glass is not acceptable. On ornate buildings such as banks care should be taken to ensure architectural features of value are not compromised by alterations to facilitate the installation. Applicants should provide sufficient detail to illustrate all associated alterations. In approving ATMS the Council may condition that the façade be reinstated to its original appearance when the ATM is no longer required. This is especially important where historic facades have been affected. ATM illumination will generally be discouraged in well lit locations.

Well-integrated shop signage

Trough over signage lettering

Traditional shop front cornice

Internal blinds deter smash and grab

Triple sash window

Traditional timber shutter

Removable grille

Robust joinery

Discreet internal grille

Gated recess

Door grille

Traditional awning

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Practical Design Considerations

Building Construction Detailing

2.86 Often the most successful pieces of architecture have the simplest design rationales implemented well. Designers should:

1. Design and build for longevity and minimal maintenance. Paying particular regard to copings, flashings and drip mouldings to ensure that building facades are not disfigured by poor weathering.

2. Avoid applied construction detailing.

3. Avoid the use of fake, artificial or visually insubstantial finishes which do not last as long as the lifespan of the product. For example some artificial slates may last 50 years or more but their surface finish often begins to fade / degrade much sooner.

4. Use good design to obviate the need for roof-top edge protection / guard-railing. This can include setting back to make the guard rails less visible, fall restraint systems or rising parapet walls in the traditional manner.

5. Ensure construction detailing is carefully considered and visually attractive, paying attention particularly to the junctions of materials, fixings, soffits, vents etc..

6. Avoid curtain walling systems on residential developments as they leave occupiers feeling visually exposed. Fully glazed residential buildings are not locally distinctive in Lambeth.

2.87 Where designers wish to pursue unconventional construction methods or built forms they should show clearly in their submissions that they have considered the costs and implications of the construction/ fabrication and maintenance (including access) of the design and that the result will visually coherent and not onerous on the occupier to maintain.

2.88 Where particular care is required in the detailed design of certain elements of a building the Council may apply additional conditions requiring further construction detailing prior to the commencement of the works and/ or the retention of the designer to the implementation stage.

Render performs badly

Fixing not robust

Vulnerable to damage

Overhangs vulnerable to impacts

Vulnerable to damage

Timber performs badly

Q7

Q8

Plant and Building Services Equipment

2.89 Poorly considered plant (air conditioning units, solar panels. extracts etc.) and equipment (meter boxes, pipes, cables, satellite dishes, antennae etc.) mar a great many buildings in Lambeth often because the convenience of the installer has been put before the appearance. Designers should:

1. Consider practical considerations from the outset of the design process and show them on the application drawings. Otherwise attractive designs can be marred by poorly considered installation (such as rainwater downpipes running at weird angles, in visually obtrusive locations or in contrasting colours).

2. Avoiding visible pipe and cable runs up elevations and along external soffits. Gas pipes and waste water pipes, should be run internally.

3. Colour match surface mounted installations to blend them in. This can include standard features such as downpipes and air bricks where their visual presence might otherwise be discordant.

4. Avoid, where possible, installation on prominent locations (elevations and rooftops). For example setting the installations back from the roof edge. Where this can't be avoided the aesthetic implications need careful consideration.

5. Be mindful that Policy Q25 (e) identifies roofscape views from the London Eye as of local value.

6. Design out the need for permanent guard railing around the perimeter of flat roofs. For example, by extending the perimeter walls up as parapets. This can also be a useful means of screening plant.

7. Use effective and robust screening taking into account visibility from adjoining buildings.

8. Use in-ground meter boxes or meter rooms rather than wall-mounted boxes. Where wall-mounted products are unavoidable ensure the casing is robust and impact resistant. Metal housing is preferable to plastic in this regard.

Ugly gas pipes

Gas pipes integrated

Damaged meter boxes

Soffit pipes unattractive

Not durable

Soffit pipes

Plant Screening

2.90 Where locating the plant within the building is not an option and where painting would not result in the desired effect additional screening will be required. Designers should:

1. Remember that the objective is to hide the plant from view. Transparent mesh or open screens will not be acceptable. Policy Q25 (e) identifies the roofscape at Waterloo to be of importance. Here the screening may be required to cover the top of the plant too.

2. Use solid enclosures or metal louvers (appropriately angled). Where vertical fins are proposed they must be sufficiently close together to provide adequate screening when viewed straight-on.

3. Ensure that the screening is appropriate for its context. For example, on traditional buildings a traditional approach may be required.

4. Consider using colour/texture matched GRP cladding to flues in sensitive locations.

5. Specify heavy-duty (steel is preferable) screening materials at ground level. Putting in place additional protection (impact buffers / bollards) in service locations where there are commercial vehicle movements.

6. Not use timber for screen structures as it is not robust and is susceptible to decay.

7. Where appropriate, use soft landscaping to provide additional screening. However, it is not considered acceptable as the sole means of screening.

Satellite Antennas

2.91 Designers should:

1. Locate dishes on unobtrusive locations such as at low level, at the rear or in roof valleys (where the dish will not be visible).

2. Use communal satellite systems in new developments.

Camouflage paint

vents not robust

Colour matching screening

Integrated design

Robust steel door

Poor plant screening

Refuse/recycling Storage

2.92 Given the importance of this subject to the quality of life of residents a separate guidance document has been prepared. See link below:
https://www.lambeth.gov.uk/planning-and-building-control/building-control/waste-and-recycling-storage-and-collection-technical

Cycle Storage

2.93 Having consideration to the technical requirements relating to capacity etc. as set out in the London Cycling Design Standards:
https://tfl.gov.uk/corporate/publications-and-reports/streets-toolkit#on-this-page-2
designers should:

1. Integrate the design into the scheme, designing for longevity of performance and appearance. Detail structures to be attractive, robust and fit for long-term service. Sturdy permanent construction is essential with proper paving and roofing (with gutters etc.) and secure door.

2. Ensure excellent security performance through use of materials (timber discouraged), effective lighting and good design (bikes should be screened from public view).

3. Subdivide large communal stores so that smaller numbers of immediate neighbours share the same facility. This improves security and encourages neighbourliness.

4. Ensure that users and cycles are adequately protected from the elements.

5. Remember that the use of tiered storage is discouraged as this can be hazardous to use and is not inclusive.

6. Ensure that 5% of all cycle parking is allocated for Disabled users, matching equivalent provision for disabled car users.

7. Ensure that access doors to cycle storage facilities are a minimum of 1100mm. On larger schemes designers should consider use of automatic doors that allow for efficient and convenient ingress and egress for all users.

Q12

Q13

Sheltered visitor cycle parking

Poor design discourages use

Cycle storage should be well integrated, secure and dicreet

Obtrusive cycle storage

Secure cycle storage on street, well-integrated with landscape

Boundaries and Gates

2.94 Low front boundaries are a key aspect of Lambeth's established visual character and play an important role in defining public and private space and improving security. Designers should:

1. Retain existing boundary treatments where they contribute positively to local distinctiveness.

2. Ensure that front boundaries to residential buildings (to the street and between plots) do not exceed 1.2m.

3. Ensure that boundaries enclosing spaces in front of non-residential buildings (to the street and between plots) do not exceed 2m. On public buildings, such as community centres, schools and places of worship a lower boundary height will often be preferable – especially where they are in residential contexts with prevailing low boundary treatments.

4. Plan for longevity by using metal gates and railings. Where considered appropriate metal framed gates and metal posts should be used in order to maximise performance and durability.

5. Improve visual amenity and optimise urban greening through hedge planting on site perimeters. This should normally be behind railings but in locations where communal management regimes are in place it may be preferable to plant the hedging on the outside face of the railing to optimise the amenity space for residential use.

Railing and hedge look great

Timber is not robust

Attractive side gate

Traditional anti-climb treatment

Simple but effective boundary treatment

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