

Appendix 8.1: Policy D.DH6 amended wording

Policy D.DH6: Tall buildings

1. Developments with tall buildings ~~are required to~~ **must be of exceptional architectural quality. To achieve this, proposals must:**
 - a. be of a height and scale, mass and volume that are proportionate to their role, function and importance of the location in the local, borough-wide and London context; and ~~in keeping with~~ **take account of** the character of the immediate context and of their surroundings;
 - b. ~~achieve exceptional architectural quality and~~ **have** innovative and sustainable building design, using robust and durable materials ~~integrated at all angles of~~ **throughout** the building;
 - c. enhance the character and distinctiveness of an area without adversely affecting established valued townscapes and landscapes (including building/roof lines) or detracting from important landmarks, heritage assets, key views and other historic skylines, and their settings;
 - d. provide a positive contribution to the skyline during both the day and night time;
 - e. not prejudice future development potential of adjacent/neighbouring buildings or plots;
 - f. maintain adequate distance between buildings to ensure a high quality ground floor experience and enhanced residential environment;
 - g. demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes;
 - h. present a human scale of development at street level and comprise an attractive and legible streetscape that takes into account the use of the public realm for a variety of users and includes active uses at ground floor level;
 - i. provide high quality private and communal open space and play areas (where residential uses are proposed) **and public realm** which local residents can use and that encourage social cohesion;
 - j. demonstrate that the development does not adversely impact on the microclimate and amenity of the ~~proposal site and the surrounding area;~~
 - k. demonstrate that the development does not adversely impact on biodiversity and open spaces, including watercourses and water bodies and their hydrology; and
 - l. comply with Civil Aviation requirements and not interfere to an unacceptable degree with telecommunications, television and radio transmission networks **and river radar equipment.**
2. Development of tall buildings will be directed towards designated Tall Building Zones (as shown on the Policies Map and figure 8) and must apply the following design principles, **having regard to the Tall Buildings Study and other relevant policies.**

Tall building zone	Principles
Aldgate	• The background to the views of the Tower of London world heritage site from the Queen's Walk at City Hall should be preserved. Tall buildings should actively

	<p>increase the quality and extent of the public realm in this area.</p> <ul style="list-style-type: none"> • Tall buildings should actively increase the quality and extent of the public realm in this area.
Canary Wharf (Isle of Dogs)	<ul style="list-style-type: none"> • Development within this location will be expected to safeguard the skyline and preserve the iconic image and character of Canary Wharf as a world financial and business centre. Individual buildings should be integrated into urban super blocks set in the public realm. Building heights within the Canary Wharf cluster should drop away from the central location at 1 Canada Square. • Individual buildings should be integrated into urban super blocks set in the public realm. • Building heights within the Canary Wharf cluster should drop away from the central location at \pm One Canada Square.
Millwall Inner Dock (Isle of Dogs)	<ul style="list-style-type: none"> • Building heights in the Millwall Inner Dock cluster should significantly drop away from the Canary Wharf cluster to support its central emphasis. • Building heights should step down away from the centre of the cluster southwards from Marsh Wall and ensure that the integrity of the Canary Wharf cluster is retained on the skyline when seen from places and bridges along the river Thames across Greater London, particularly in views identified in the London Views Management Framework.
Blackwall	<ul style="list-style-type: none"> • Development heights should step down towards the edge of this zone cluster. The cluster must be subservient and separate from the nearby Canary Wharf cluster and buildings should be of varying heights allowing sky views between them when viewed from the river or the Greenwich Peninsula. • The cluster must be subservient and separate from the nearby Canary Wharf cluster and buildings should be of varying heights allowing sky views between them when viewed from the river or the Greenwich Peninsula.
Leamouth	<ul style="list-style-type: none"> • Tall buildings in this cluster should step down towards the river Thames and ensure glimpses and views across the cluster.

3. Outside these zones, tall building proposals will only be supported where they meet the criteria set out in part 1 and can demonstrate how they will:

- a. be located in areas with high levels of public transport accessibility within designated town centres and/or opportunity areas;
- b. address deficiencies in the provision of strategic infrastructure;
- c. significantly strengthen the legibility of a designated town centre or mark the location of a transport interchange or other location of civic or visual significance within the area; and
- d. not undermine the prominence and/or integrity of existing landmark buildings and tall building zones.

Explanation

3.59 This policy seeks to guide and manage the location, scale and development of tall buildings in the borough. In recent years there has been a surge in the number of tall building developments in the borough,

particularly within existing clusters at Aldgate, Isle of Dogs and other clusters emerging along the River Thames waterfront.

3.60 Whilst tall buildings can positively contribute to the local environment and help to deliver growth in the local economy or much needed new homes, they can also cause harm to the character and identity of an area, either individually or cumulatively.

3.61 Tall buildings can significantly impact the quality and safety of the public realm (for example, through blank facades and a poor street interface or through generating adverse micro-climatic conditions, such as wind funnelling). They may cause overshadowing or solar glare and undermine the quality and value of adjacent developments. In low-or-medium rise residential neighbourhoods, tall buildings can feel overbearing and have a negative impact on amenity and views.

3.62 Beyond the Central Activities Zone and Tower Hamlets Activity Areas, as defined on the Policies Map, the borough is largely residential in nature and includes a relatively high proportion of medium to low rise buildings.

3.63 In this context, it is important that tall building developments are carefully designed and steered towards locations that positively respond to the context and character of the surrounding area, including the borough's 24 places.

3.64 For the purposes of this policy, a tall building is classified as any building that is significantly taller than its local context and/or has a significant impact on the skyline. Within the borough, buildings of more than 30 metres, or those which are more than twice the height of surrounding buildings (whichever is less) will be considered to be a tall building.

3.65 Part 1 of the policy sets out the criteria against which all development involving tall buildings will be assessed. The criteria will guide the visual and contextual development of tall buildings in the borough. In order to enable assessment against the criteria, we will require an accurate visual representation to be submitted alongside the design and access statement as part of the planning application. This model should show the proposal in near, middle and distant views, including the public realm and its appearance at street level. It should include a 360-degree view analysis and a study of relative heights of buildings in the surrounding area. An architectural model may be required depending on the scale and nature of the proposal, **including an assessment of the cumulative impact of nearby proposals with valid planning permission.**

3.66 Proposals involving tall buildings will need to demonstrate how any adverse impacts on the microclimate will be mitigated in relation to wind, overshadowing, day lighting, solar glare **and** light pollution, ~~privacy and sense of ownership~~. Buildings over 30 metres in height and/or substantially taller than the surrounding area and/or over 150 units must be tested against the industry standard Lawson criteria in relation to wind. The testing of the following scenarios will be required as part of the planning application.

- Baseline (i.e. the situation at the time of submission).
- The proposed development without mitigation/landscaping.
- The development with surrounding cumulative developments without mitigation/landscaping.
- The development with the inclusion of mitigation/landscaping.
- The development with surrounding cumulative developments with the inclusion of mitigation/landscaping.
- Specific details on the required mitigation measures must be provided, including where and how these measures will be implemented.
- It is essential that any required mitigation measures are tested as part of the application. This is to ensure that the mitigation is adequate, and can therefore be relied upon. The mitigation must be

implemented prior to occupation of any part of the development and retained for the duration of the development.

3.67 Proposals involving tall buildings (90 metres in height or greater) must be referred to the Civil Aviation Authority and London City Airport to ensure they will not be a potential hazard to aviation safety and navigation, in view of the proximity to London City Airport.

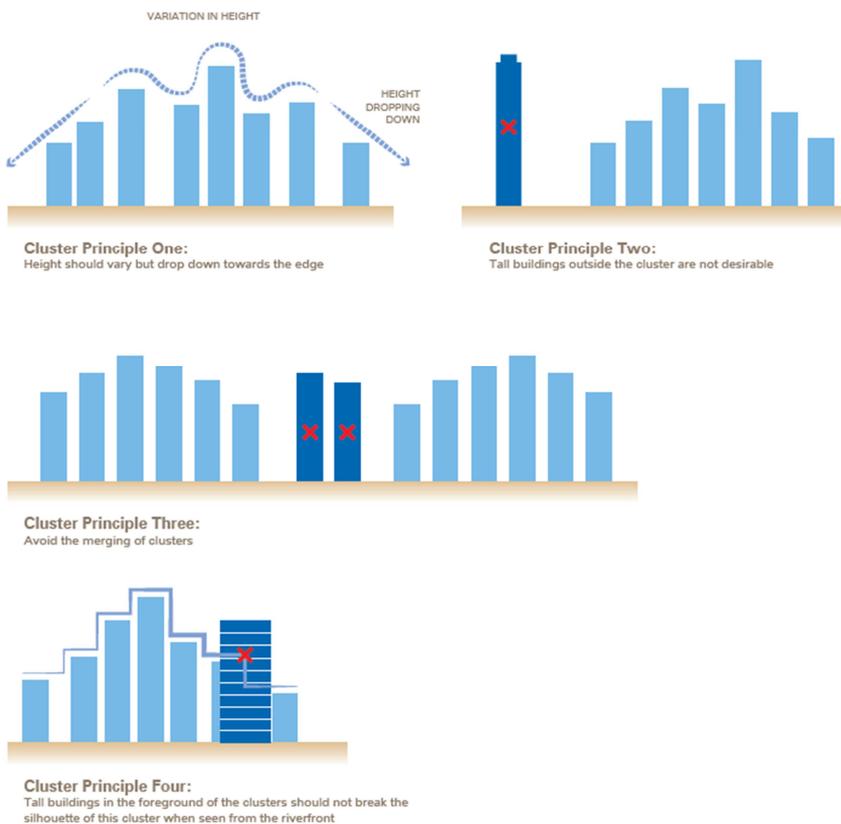
3.68 The criteria set out in part 1 above also applies to the redevelopment of existing tall buildings (including those outside the tall building zones). The presence of an existing tall building on the site will not in itself be regarded as justification for replacing it with another tall building or the commencement of a tall building cluster or zone.

3.69 Part 2 identifies a series of tall building zones (as shown on the Policies Map and figure 8) to make it clear where tall buildings will be directed. The location of these zones has been derived from a thorough analysis of the character of the borough.

3.70 The Tall Buildings Study should be read alongside this policy and provides detailed guidance on the potential location, design and height of tall buildings in the borough.

3.71 Each tall building zone is different and tall buildings proposed within the zones will need to respect the existing character of the area and respond to sensitivities. Tall building development within the zones may require land assembly as not every individual plot within these zones is large enough to meet requirements set out in part 2 above.

Figure 9: Principles of tall building clusters



Note minor amendments to figure 9:

Cluster Principle Two: Tall buildings outside **but within the vicinity** of the cluster are not desirable

Cluster Principle Four: Tall buildings in the foreground of the clusters should not break the silhouette of this cluster when seen from the **southern bank of the** Thames riverfront

3.72 Within tall building zones (as shown on figure 8), clusters of tall buildings may be developed. The height of tall buildings within a cluster should reflect the role and function of the cluster and normally the tallest elements should be located towards the centre of the cluster, which should mark a particular feature or location (e.g. One Canada Square, Canary Wharf). Developments involving tall buildings will be required to step down towards the edge of the tall building zone (see figure 9). It does not follow, however, that all buildings within a tall buildings zone will be tall in height/scale and variations in height will be encouraged to create a more dynamic skyline.

3.73 Proposals involving tall buildings on the edge or within the vicinity of tall building zones will be expected to follow the step down approach from the cluster to avoid the merging of clusters and be sensitive to the height of the surrounding context. Building heights in the adjacent tall building zone will not be considered to set a precedent for inappropriate heights on adjoining sites.

3.734 The Tall Buildings Study identifies other potentially suitable locations outside of the tall building zones where tall buildings might be appropriate, depending on the nature of the proposals and where sensitive receptors have been addressed. However, tall buildings will generally not be supported in sensitive locations (e.g. conservation areas) and established low rise residential areas.

3.74 In relation to part 3 of the policy (b-c), tall building proposals outside of the zones will be subject to additional criteria to make sure they are focussed in appropriate locations such as town centres (as defined in policy Sand areas of high public transport accessibility (as defined in policy S.TC1) and areas of high public transport accessibility (based on PTAL levels) and contribute positively to the character of the site and surrounding area ensure they do not have an adverse impact on the setting or character of the borough. In such locations, tall buildings will be expected to serve as landmarks and unlock strategic significant infrastructure provision (in particular the provision of publically accessible open space, new transport interchanges, river crossings and educational and health facilities serving more than the immediate local area) and social and community facilities) to address existing deficiencies and future needs within the area (as identified in the Infrastructure Delivery Plan, the Regulation 123 List and other relevant strategies) and address the requirements set out in section 4). The height of these buildings should relate to their role as a local, district or metropolitan landmark and the surrounding context height (as categorised in the Tall Buildings Study). In addition, proposals should ensure that there is adequate distance between the proposed and existing tall buildings in the area in order to retain ascertain their landmark status.

3.75 Where possible, we will seek to work with developers, landowners, statutory agencies and neighbourhoods to develop masterplans to guide the scale and location of tall buildings, taking account of their wider and cumulative impacts, in line with the requirements set out above. This includes proposals involving tall buildings located within site allocations where these are considered to be appropriate and in line with relevant policies.

Policy links

- Policy S.SG2: Delivering sustainable growth in Tower Hamlets
- Policy D.SG4: Construction of new development
- Policy D.H3: Housing standards and quality
- Policy S.TC1: Supporting the network and hierarchy of centres
- Policy S.CF1: Supporting community facilities
- Policy S.OWS1: Creating a network of open spaces
- Policy D.OWS4: Water space
- Policy D.ES3: Urban greening and biodiversity
- Policy S.TR1: Sustainable travel

Evidence links

- Tower Hamlets Tall Buildings Study
- Tall Buildings: Historic England Advice Note 4 (Historic England, 2015)
- Guidance on Tall Buildings (Commission for Architecture and the Built Environment and English Heritage, 2007)
- Community Infrastructure Levy Regulation 123 List
- [London View Management Framework \(Mayor of London\)](#)