

Overarching Guidance

Introduction

- 2.1 This section of the A21 Development Framework provides overarching guidance that only applies to the plots that directly front the A21.
- 2.2 Guidance is provided on the key themes of building heights, activating frontages, architectural character, public realm and air quality.
- 2.3 Additional design matters should be addressed when designs are progressed in accordance with Local, London Plan and National Planning Policy.

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Overarching Guidance

Building heights

Building Heights

- 2.4 Guidance on appropriate building heights for different character areas is provided below. **Guidance is only provided for plots in the A21 Development Framework study area that directly front the A21.**
- 2.5 In the New London Plan, outside the Thames Policy Area, tall buildings are generally defined as being minimum 30m tall where there is no local definition of a tall building.
- 2.6 For all character areas a guiding height has been set which takes into consideration the existing context and the Tall Building Suitability from the Draft Lewisham Tall Buildings Study.
- 2.7 The A21 provides good conditions for some taller development due to its wide width and general north-south orientation. Its wide width means that there are significant separation distances between buildings located adjacent to the A21 and the north-south orientation of the corridor means that the public realm of the street is not permanently overshadowed. Taller buildings along the A21 could also have the positive impact of activating and defining the street frontages and thus helping to create more of a boulevard character.

2.8 Note that height is restricted in certain character areas to avoid undue harm to existing local character and townscape, and to avoid overshadowing. Further guidance on building heights for specific sites within the Catford Town Centre Framework Area is provided within the Catford Town Centre Framework (2021).

2.9 The study area south of Lewisham Town Centre is predominantly outside the catchment area for the proposed BLE extension to Lewisham and the guidance on building heights reflects this. However, the BLE is expected to change travel patterns in the A21 corridor which transport and development proposals will need to take into account.

Area-based Strategy

1. Lewisham Town Centre (South)

++++

Prevailing building heights: approx. 9-48m (3-16 storeys)

Suggested buildings heights: approx. 9-60m - (3-20 storeys)

2. Ladywell Village ++

Prevailing building heights: approx. 6-12m (2-4 storeys)

Suggested buildings heights: approx. 9-24m (3-8 storeys)

3. University Hospital Lewisham, Park and Greens +++

Prevailing building heights: approx. 6-21m (2-7 storeys)

Suggested buildings heights: approx. 9-30m (3-10 storeys)

4. Rushey Green and Catford +++

Prevailing building heights: approx. 6-21m (2-7 storeys)

Suggested buildings heights: approx. 27-39m (9-13 storeys)

See Catford Town Centre Framework (2021) for further guidance on appropriate heights

5. Bellingham ++

Prevailing building heights: approx. 6-12m (2-4 storeys)

Suggested buildings heights: approx. 9-18m (3-6 storeys) and 10 storeys on the Ravensbourne Retail Park Site due to its large size.

6. Southend +

Prevailing building heights: 3-9m (1-3 storeys)

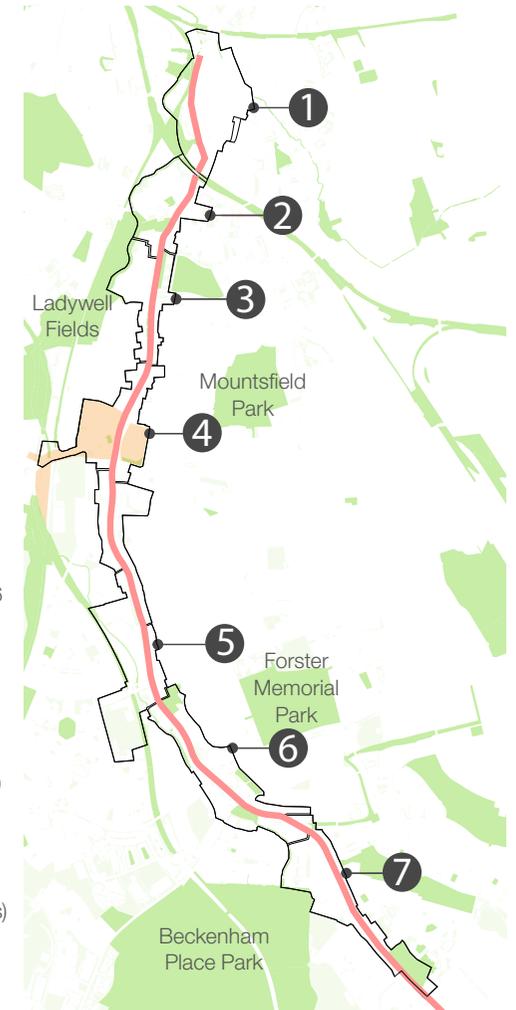
Suggested buildings heights: 5-15m (2-5 storeys)

7. Downham +

Prevailing building heights: 3-9m (1-3 storeys)

Suggested buildings heights: 5-15m (2-5 storeys)

Area-based strategy

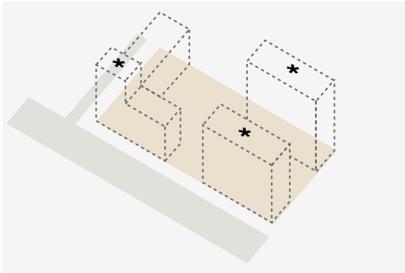


- Study area
- Catford Town Centre Framework Area
- A21

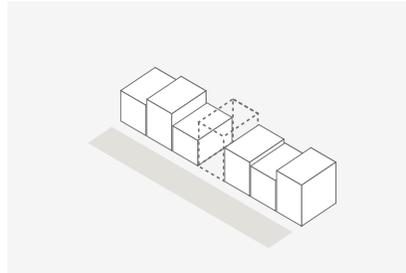
Overarching Guidance

Building heights

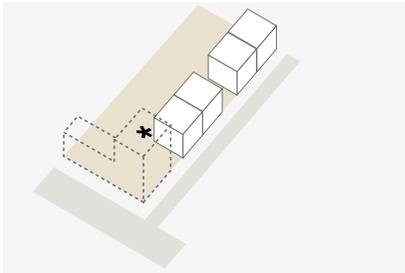
Context-based height strategy



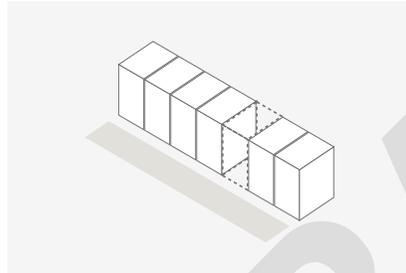
1. Comprehensive redevelopment site



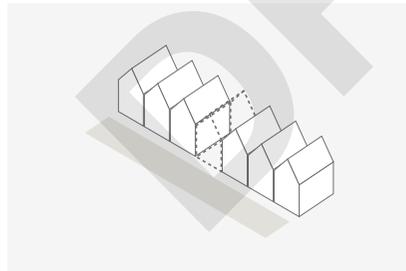
3. Infill: staggered height terrace site



2. Corner sites



4. Infill: consistent height terrace site



5. Infill: uniform façade terrace site

---- New development
* Location for taller development

Development in different contexts

2.10 This guidance sets height recommendations based on the development site context.

1. Comprehensive redevelopment sites

2.11 Comprehensive redevelopment sites have the capacity to define their own character and can benefit from increased height towards the corridor or in certain locations set further back from the street

2. Corner sites

2.12 Generally corner sites are an opportunity for increased height, providing they take into consideration privacy and overshadowing issues

3. Infill sites - staggered height

2.13 Where terraced parades are more inconsistent in terms of height, there is more flexibility with regard to infill/vertical extensions

4. Infill sites - consistent height

2.14 Infill developments on established terraced parades should reflect the prevailing height

5. Infill sites - uniform façade

2.15 Where terraced parades have uniform profile frontages the development should respond to prevailing height and profile.

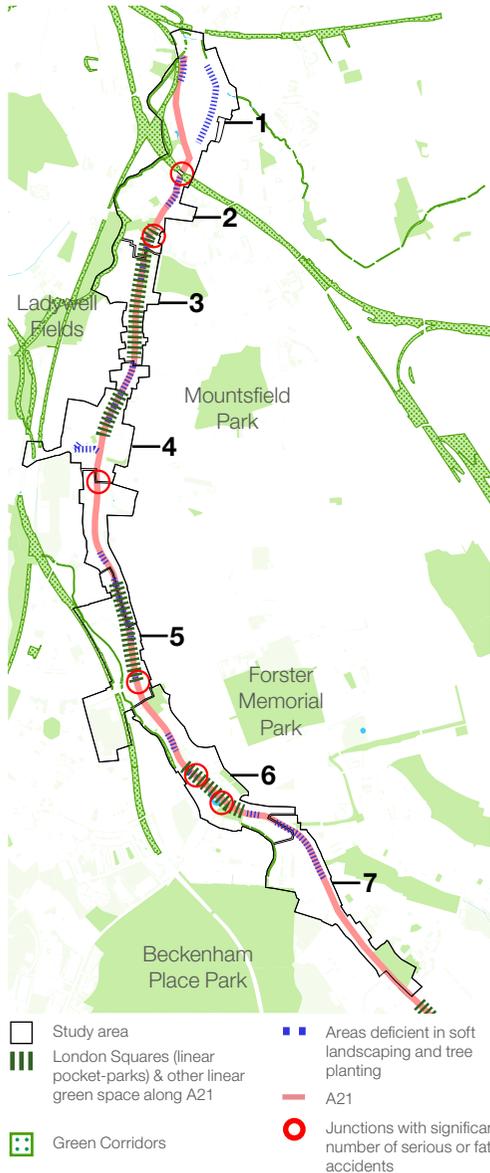
2.16 Heights for specific sites will be subject to further testing through the pre-application process which is likely to include assessing townscape, heritage and environmental impacts.

2.17 This testing may determine that lower or taller development than the indicative thresholds is appropriate.

Overarching Guidance

A distinctive public realm: Area-based strategy

Key public realm projects



2.18 From the evidence provided in the A21 Development Framework Baseline Appraisal, the following public realm projects have been identified as a high priority in accordance with the 6 Guiding Principles described in the Introduction and Vision section. The feasibility of the projects will require testing through the design process.

2.19 The development of all public realm projects should consider the ongoing maintenance of improvements and compliance with TfL requirements and guidance.

2.20 The locations of the following public realm projects are shown on the Character Area Framework maps in section 3.

- 2.21 **1. Lewisham**
- Extend the Waterlink Way to the rear of Riverdale House and reopen the pedestrian route under the railway and in to the Wearside Site and linking through Church Grove to Ladywell Fields
 - Improve the public realm along Molesworth Street
 - Safer Junction scheme to reduce road danger between A20 and A21
 - Opportunity to improve the highway including for pedestrians, cyclists and buses and safety around the junctions of Molesworth Street and Lewisham High Street with Rennell Street.

- Guidance for the public realm to the east of Molesworth Street is provided in the Lewisham Town Centre Local Plan.

- 2.22 **2. Ladywell**
- Improve public realm adjacent to Place Ladywell
 - Public realm project linking anchors of University Hospital Lewisham, Ladywell Playtower, Church of St Mary the Virgin and St Mary's Primary School

- 2.23 **3. University Hospital Lewisham, Park and Greens**
- Regenerate the Lewisham Memorial Gardens
 - Improve routes between Lewisham Hospital and Lewisham Memorial Gardens
 - Strengthen link through hospital to Ladywell Fields
 - Improvement to London Squares* including exploring the potential to partially open up the gated lawns and re-landscaping

The delivery of public realm projects should not comprise the continued and future operation of the wider University Hospital Lewisham site and its hospital-related use.

- 2.24 **4. Rushey Green and Catford**
- Redesigning Catford Road junctions with A21
 - Reinforce the aspiration to become the greenest town centre in London

- Improvements to the London Squares*
- Refer to the Catford Town Centre Framework for further detail

- 2.25 **5. Bellingham**
- Ravensbourne River towpath and pedestrian bridge
 - Improvements to Bellingham shopping parade frontages and station surrounds
 - Improvements to green space at Bromley Road Retail Park
 - Improve pedestrian and cycling facilities at the junction between the A21 and Bellingham Road and Randlesdown Road.

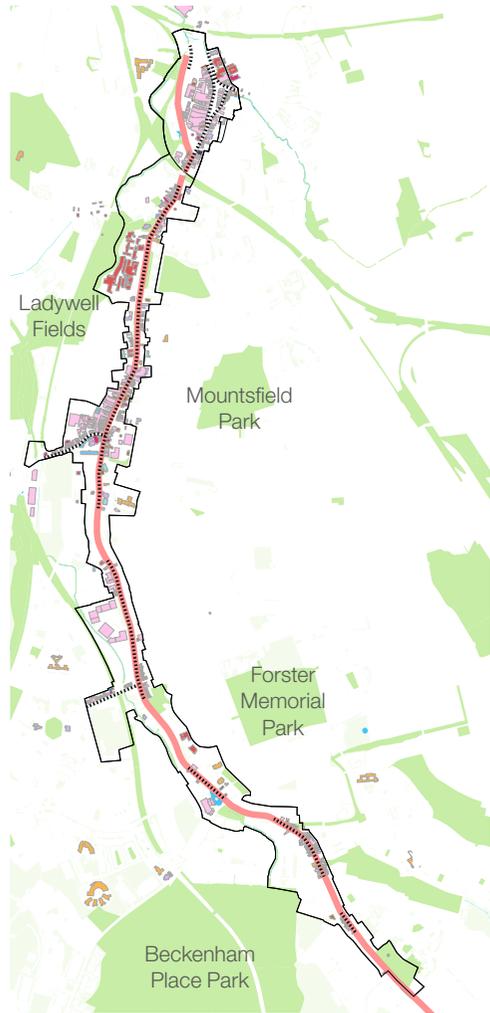
- 2.26 **6. Southend**
- Improving pedestrian and cycling facilities at the junctions between the A21 and Whitefoot Lane/ Southend Lane and Beckenham Hill Road.
 - Improve access to mill pond including connections from Peter Pan park and any proposed new development
 - Public realm project linking anchors of Green Man community venue, Peter Pan Park and Catford Wanderers Sports Club

- 2.27 **7. Downham**
- Terraced parades enhancement
 - New public plaza

* The London Squares were designated by the London Squares Preservation Act 1931. See map of the London Squares on page 16.

Overarching Guidance

A distinctive public realm: Recurrent furniture strategy



2.28 The furniture strategy proposes to consolidate the broad range of street furniture used along the corridor. The strategy does not enforce a homogeneous type of furniture for the entire length of the A21, instead different areas can have their own palette's of street furniture that contribute positively to local character.

2.29 TfL 'Healthy streets for London' guidance suggest resting spaces segmented every 15 metres. The segments can vary depending on the area context but regular resting spaces for cyclists and pedestrians should be provided.

2.30 Street furniture should be arranged so that there are rest spaces within every character area particularly in high footfall areas.

2.31 Street and wayfinding signage should have a consistent style to help strengthen local identity.

2.32 Multi-generational play furniture should be considered.

Recurrent furniture examples



1. Bespoke lighting on Stratford High Street, Newham



4. Play furniture in Amir Avenue, Hadera, Israel



2. Underground bins to help with flight tipping and consolidating waste management, Tower Hamlets



5. Integrated landscape furniture in Rue Guy-Frégault, Montreal, Canada



3. Vestre parklet furniture in Rosenkrantz' gate, Oslo, Norway

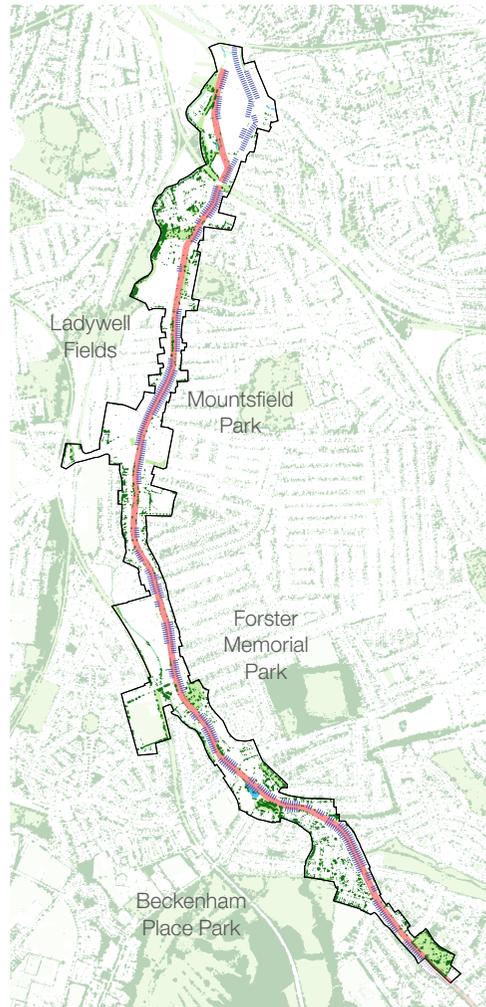


6. Greenway contemporary milestones, Newham

Overarching Guidance

A distinctive public realm: Recurrent planting strategy

Recurrent planting strategy



- Study area
- Tree canopies
- Areas deficient in tree coverage
- A21

- 2.33 The planting strategy focuses on increasing tree, shrubbery and low level planting coverage along the length of A21. The aim of this strategy is to plan for the long-term future provision of mature and majestic trees along the street which will enhance its boulevard character and also increase the biodiversity value of planting.
- 2.34 Tree planting should be prioritised where there are gaps in the tree planting. Trees should generally be planted at approximately 1-5m spacing. It should be aimed to increase tree canopy provision by 10% in line with Policy G7 of the London Plan.
- 2.35 The range of plant and tree species should be limited to species that are native to the UK and contributing to local biodiversity. Habitat for fauna should be provided including, bird and bat boxes, insect hotels and living roofs to help create a green corridor for wildlife.
- 2.36 The long-term maintenance of planting should be considered and also should be suited for an urban environment.
- 2.37 There are a number of innovative means of increasing plant coverage that could be used to serve more than one purpose, for example using planters in place of bollards and urban hedgerows
- 2.38 Planting of mixed native hedgerows along the river corridor is recommended to enhance wildlife.
- 2.39 The A21 Development Framework has not been informed by an ecological assessment of the area. Ecological assessments would be required to be undertaken as part of the detailed design for schemes going through the pre-application process to demonstrate how they will aim to deliver a biodiversity net gain.

Recurrent planting examples



1. King's Boulevard in King's Cross, Camden



5. Rain gardens as part of Grey to Green initiative, Sheffield



2. Sensory Garden Magneten in Copenhagen, Denmark



6. Tree planting Aldgate Square, City of London



3. Planter bike racks at Elmfield Road, Bromley



7. Tree planting and green public realm at Colliers Wood, Merton



4. Edgware Road Tube Station Living Wall, Marylebone

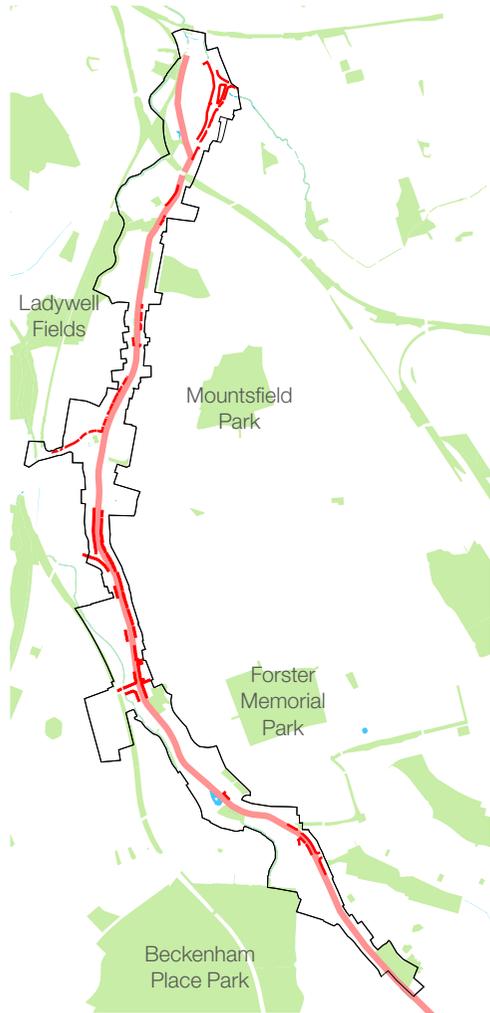


8. Biodiverse planting at Kidbrooke Village, Greenwich

Overarching Guidance

A distinctive public realm: Activating Frontages and the Ground Floor Experience

Active frontage strategy



- Study area
- Existing active frontage locations along A21
- A21

2.40 It is important to maximise activation of the A21 frontages to promote natural surveillance and enliven the public realm.

2.41 Windows and doors should directly front the street and boundary treatments should be low to provide visual connectivity between the street and building frontages. Activation of ground floors is particularly important and where possible shopfronts could be engaging and used for demonstrations or activities.

2.42 Flatted blocks should have tall ground floors to allow for generously sized openings to maximise activation of the street. Spill-out activity from the ground floors on to the street should also be encouraged to enliven the public realm.

2.43 Where possible the Ravensbourne riverside should be activated through the provision of adjacent active uses and improved public spaces.

2.44 New development should include a minimum 8 metre buffer zone from the edge of the river to the frontages of new buildings, in line with Environment Agency policy and guidance.

2.45 New residential development should be considered as an opportunity to provide environmental and flood risk benefits across a 100 year period - the average design life of a new building. New schemes should include an assessment of the condition of the culvert/channel and large schemes should seek to deculvert and/or naturalise the channel.

2.46 Further guidance is provided in the River Corridor Improvement Plan Supplementary Planning Document (2015) for further guidance.

Ground floor experience examples



1. Flat Iron Square in LB Southwark incorporates shared surface with loose chairs and retail units running parallel



2. Haggerston Riviera on Regent's Canal includes benches, restaurants & pubs



3. Parisian avenues with active frontages on both sides on the streets (picture: Kléber and Victor Hugo Avenues).



4. Passeig De St Joan Boulevard in Barcelona incorporates play and rest space



5. Blackhorse Workshop in Waltham Forest, an open-access community workshop bringing active use and footfall to light



6. Shopfront on Presidente Masaryk Avenue, Mexico provide an opportunity to engage the public