

POLICY D1: Securing High Quality Design

OPDC will support development proposals where they demonstrate a high quality and comprehensive design process. To deliver this:

- a) all development proposals should, where relevant and appropriate:
 - i) commit to using mechanisms to secure delivery of design quality, as defined in submission documents, where these elements are not approved on the grant of planning permission;
 - ii) make use of the OPDC Place Review Group; and
 - iii) engage with OPDC in pre-application discussions as early as possible in the design process.
- b) major and strategic development proposals should, where relevant and appropriate:
 - i) demonstrate use of best practice in developing project briefs;
 - ii) clearly demonstrate how different options for site development have been considered as part of the pre-application process;
 - iii) select a design team that has a range of skills and experience for delivering similar proposals in terms of scale, complexity, use of innovation and high quality design;
 - iv) undertake proactive engagement with the community and potential end users to inform design in line with OPDC's Statement of Community Involvement (SCI);
 - v) commit to providing a Section 106 monitoring contribution if the original design team is not retained for the detailed design stage; and
 - vi) for outline or hybrid applications, include binding design codes with the application material to inform design within development parameters at the reserved matters stage.
- c) proposals referable to the Mayor should, where relevant and appropriate provide digital modelling and supporting data in an agreed format with OPDC officers during the development of design and at submission.

Re: Policy b (ii)

- There needs to be clarification of how high-quality design is going to be measured to meet high level of standards. A framework of principles for high quality should be implemented. A suggestion could include looking at the "Building for Life".
- It should be clarified where and how the different options will be demonstrated. These should be demonstrated to the public domain.
- There are concerns that "usual suspects", commercial development architects, would be favoured. An independent group controlled by the community should be established and supported to review applications.

POLICY D3: Accessible and Inclusive Design

Proposals will be supported where they:

- a) deliver development that is compliant with the latest guidance on accessible and inclusive design as an integral part of their design;
- b) deliver accessible design solutions that meet the requirements of all users and contribute to addressing barriers that currently exist; and
- c) engage with relevant stakeholders to inform proposals at the earliest opportunity.

- The policy should clarify and include different levels of accessibility. For example, whether and how children can access, if the design is accessible for today or by taking into account future needs.
- Policy should ensure that the design is accessible and inclusive for the future with the intention of lasting forever and be suitable for different types.
- People's housing needs change. Space standards should be adaptable to reflect this and ensure accessibility for a lifetime.

POLICY D4: Well-Designed Buildings

- a) Proposals for new buildings, alterations and extensions will be supported where they:
 - i) respond positively to the character of the existing context and / or positively contribute to the delivery of new character;
 - ii) make a positive contribution to the existing and future townscape including delivering high quality active façade design and maximising the delivery of positive frontages with particular attention paid to corners, entrances and openings;
 - iii) use high-quality durable, adaptable and sustainable materials, finishes and details that enhance local character;
 - iv) deliver well designed internal spaces that are suitable for their intended use, are adaptable and contribute to a high quality of life for building users;
 - v) deliver floorspace and elements of their design that support the sharing economy; and
 - vi) provide a balanced approach between security and design of development that delivers appropriate safety and security measures.
- b) Proposals will be supported where roofs are:
 - i) optimised in terms of their use for biodiversity, renewable energy generation and green open space, including play space;
 - ii) designed to a high quality when viewed from the public realm and upper floors of surrounding buildings; and
 - iii) designed to minimise visible plant and building services equipment.
- c) Proposals for publicly accessible commercial uses, including shopfronts, will be supported where they:
 - i) provide open, positive and active frontages on to the public realm that contribute to creating a rhythm to the street frontage;
 - ii) respond to the internal design of the commercial floorspace;
 - iii) relate sympathetically to the design and

<p>materials of the upper parts of the building, adjoining buildings and shopfronts and parts of existing shopfronts that are being retained;</p> <p>iv) do not result in the loss or partial loss of existing shopfronts which are of architectural interest; and</p> <p>v) deliver appropriate position, materials and robustness of alarm boxes, waste storage, air conditioning units, security rollers, shutters and cameras and forecourt trading facilities.</p>	
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POLICY D5: Tall Buildings

Proposals for tall buildings will be supported where they:

- a) accord with latest relevant national guidance, London Plan policies, policy SP9 and relevant policies within the Places Chapter;
- b) deliver outstanding standards of design including:
 - i) making a positive contribution to the skyline;
 - ii) making a positive contribution to the design and use of the public realm;
 - iii) careful consideration of silhouettes and tops of buildings; and
 - iv) taking into consideration the cumulative effect of other proposals.
- c) deliver significant benefits for the surrounding area and communities including:
 - i) delivering high quality publicly accessible open space as focal points within the public realm for a range of publicly accessible functions within their curtilage;
 - ii) promoting legibility to destinations;
 - iii) enhancing the skyline and identity of an area;
 - iv) according with housing policies set out in the Housing Chapter; and
 - v) delivering and/or contributing to social infrastructure and / or other publicly accessible community orientated uses and/or physical infrastructure.
- d) undertake proactive engagement with the community and other relevant stakeholders, including the Greater London Authority and Historic England, in relation to the location, height, scale, massing and design of tall buildings;
- e) do not adversely impact the amenity of their surroundings in terms of:
 - i) microclimate;
 - ii) overshadowing and daylight and sunlight;
 - iii) wind turbulence;
 - iv) air quality;
 - v) noise;
 - vi) lighting;
 - vii) reflected glare;
- viii) aviation;
- ix) navigation; and
- x) telecommunications.
- f) accord with relevant guidance for RAF Northolt safeguarding zones including consulting with the Defence Infrastructure Organisation on any proposals of 91.4m and above ground level.

- The list of Policy b (microclimate, overshadowing etc) should expand to include key local views within the area that support the heritage of the area.
- Policies should include assurance that natural light should not be compromised for height, by clearly demonstrating how this is going to be measured.

<p>POLICY D7: Key Views</p> <p>Proposals that impact on a key view will be supported where they:</p> <ul style="list-style-type: none"> a) contribute positively to the character and composition of identified key views relevant to the proposal; and b) define, assess and justify their impact on any other views relevant to the proposal and clearly demonstrate how it delivers a positive contribution to the relevant key views. 	
<p>POLICY D8: Heritage</p> <ul style="list-style-type: none"> a) Proposals should conserve and enhance the historic environment; b) Proposals will be supported where they submit a Heritage Impact Assessment that sets out: <ul style="list-style-type: none"> i) a description of the significance of any affected heritage assets and their settings; ii) how they promote the significance of any affected designated and non-designated heritage assets and their settings; iii) how they accord with the latest relevant national guidance and London Plan policies; iv) how they positively respond to the relevant OPDC heritage themes in their design; and v) if relevant, a commitment to demolishing a building in a conservation area only after approval of a replacement building. c) Proposals affecting the significance of non-designated heritage assets, set out in table 5.2, will be supported where they undertake, and demonstrate within a Heritage Impact Assessment, the following sequential approach: <ul style="list-style-type: none"> i) positively responding to non-designated assets in their design; or ii) avoiding unjustifiable harm to non-designated heritage assets; or iii) demonstrating the rationale for any justifiable harm to non-designated heritage assets; or iv) for proposed demolition of all or part of a non-designated heritage asset, providing a justification that all reasonable attempts have been made to retain all or part of the asset. d) Proposals that affect or have the potential to affect archaeological heritage assets will be supported, where they demonstrate the appropriate level of investigation and recording within an Archaeology Impact Statement. 	<ul style="list-style-type: none"> • It is of concern that this doesn't include a list of community assets, previously requested by community groups and welcomed by the OPDC <p><u>Policy b (iv):</u></p> <ul style="list-style-type: none"> • The wording "reasonable attempts" should be clarified and explained. Assurance that the community knowledge and a list of archiving materials should be used to inform this should be included in the policy

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