NLA Tall Buildings Conference

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Overview

• Summary findings from the Tall Buildings Survey

• Tall buildings and the London Plan

• Borough trends

• Role in densifying London

• Where next?
NLA Tall Buildings Survey
541 tall buildings in the 2018 pipeline, up 6% from 510 in 2017

Starts on site down 2%

Applications down 3.8%

Permissions rate up 14%

Pre-planning: 54
Planning: 75
Permission: 291
Under construction: 121
NUMBER OF TALL BUILDINGS IN 2018 PIPELINE IN INNER AND OUTER LONDON

INNER - 366

OUTER - 175
Enfield, Haringey, Waltham Forest, Redbridge, Newham, Barking & Dagenham, Havering, Bexley, Bromley, Croydon, Merton, Sutton, Kingston-upon-Thames, Richmond-upon-Thames, Hounslow, Ealing, Hillingdon, Brent, Harrow, Barnet
London Plan EiP
London Plan EiP – Matter 41 (Tall Buildings)

Previous policy approach to tall buildings

2008 London Plan promoted tall buildings where they “create attractive landmarks and provide a coherent location for economic clusters”

2016 London Plan indicated that “tall buildings should generally be limited to the Central Activities Zone, opportunity areas, town centres or locations with good public transport access”
London Plan EiP – Matter 41 (Tall Buildings)
Draft London Plan policy approach

• Development Plans should define what ‘tall’ is rather than a default 30m. Moving away from defined areas to sustainable locations that are to be identified in Development Plans

• Removing the PTAL based density matrix in favour of a design approach where Boroughs consider:
  – Local context, visual, functional and environmental impacts of tall buildings
  – their potential contribution to new homes, economic growth and regeneration
  – the public transport connectivity of different locations

• Intended to reduce uncertainty over tall buildings locations for communities

• Additional design guidance in a Tall Buildings SPD and DRP encouraged

• What implications for Local Authorities?
Borough trends
Where has there been the most change?

- Most active boroughs overall:
  - Hammersmith & Fulham
  - Greenwich
  - Southwark
  - Tower Hamlets

- Brent, Ealing and Barking & Dagenham have seen the most change to their pipelines in 2018

- 6 boroughs have no pipeline (Bexley, Bromley, Enfield, Hillingdon, Merton, Richmond)
Role in densifying London
Heights

- Optimum height of 20-29 storeys
- 62% of the tall buildings in the pipeline are between 20-29 storeys
- 38% between 30 and 60+ storeys
- No buildings of over 50 storeys were completed in 2018
Where next?
Looking forward

- Pipeline of tall buildings continues to grow with more approvals seen than previously

- East London is the main location for new buildings

- Proposals emerging in areas with existing tall buildings, or existing higher-density development and access to public transport

- Likely to continue to see outer London growth
  - Crossrail
  - Bakerloo line extension
  - London Overground extension to Barking Riverside