

Development and Density
Major Development Panel Discussion
8th November 2010

- Policy overview
- Issues with density
- Housing design and density examples
- Architectural Style
- Tall buildings
- Review - matters for consideration

Planning authorities should “...promote the more efficient use of land through **higher density**, mixed use development and the use of suitably located previously developed land and buildings.”

“Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, **density**, massing, height, landscape, layout and access of new development...”

“Local planning authorities should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness...”

The planning system should deliver:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate

Developments should:

- maximise the potential of sites
- promote high quality inclusive design and create/enhance the public realm
- contribute to adaptation to, and mitigation of, the effects of climate change
- respect local context, history, built heritage, character and communities
- provide for or enhance a mix of uses
- be accessible, usable and permeable for all users
- be sustainable, durable and adaptable.
- address security ... provide safe, secure and sustainable environments
- be practical and legible
- be attractive to look at and, where appropriate, inspire, excite and delight
- respect the natural environment and biodiversity, and enhance green networks and the Blue Ribbon Network
- address health inequalities.

- “.....Boroughs should, ensure future developments meet the highest standards of sustainable design and construction and.... include measures to...make most effective use of land and existing buildings... design new buildings for flexible use throughout their lifetime”
- “.... more [housing] capacity can be achieved through redevelopment and applying higher densities. Boroughs should investigate additional sources of housing capacity and identify further sites, applying higher densities where appropriate....”

Strategic Objective to support sustainable land use

- Design polices D4 and D5 – design led approach
- Controlled views – D31 and Schedule 4
- Transport objectives – manage land uses and parking
- Promote previously developed land EP 20
- Protect the green belt and open spaces

“The full and effective use of urban land and protection of areas of open space are essential prerequisites of a more sustainable Harrow.”

- New homes within a distinctive urban form
- New retail and hotel development and consolidation of office market
- Metropolitan Town Centre status
- Wealdstone - local industry and SME
- Housing led renewal of Wealdstone
- Range of housing types
- Low density suburban areas for family homes
- Commuting but new development in accessible locations
- Linked green spaces and green infrastructure

- Influences deliverability
- Influences economic impact/benefits
- Influences mix/use
- Helps establish/test capacity/outcomes
- Supports place shaping/making
- Influences impacts/benefit equation
- Influences resource consumption

- Planning Policy
- Existing Urban Form/character - the extent to which it is distinctive and should be reinforced/changed
- Architectural styles
- Aspirations - deliverability/viability
- People and community needs/priorities
- Delivering sustainable development
- Connections and relationships (incl. views)
- Positioning of place/economic futures?
- AAP spatial choices
- Position on “Tall” buildings

Housing densities - examples

20 – 24 U/Ha



Pinner View, Harrow



19% of plot built

Type: Detached house
Storeys: 2
Number of units: 1
Plot area: 518m²
Average density: 20 U/Ha



Viken, Sweden



53% of plot built

Type: Detached house
Storeys: 2
Number of units: 8
Plot area: 3400 m²
Average density: 24 U/Ha

60 – 80 U/Ha



Crofts Road, Harrow



25% of plot built

Type: Terrace house
Storeys: 2
Number of units: 1
Plot area: 174m²
Average density: 60 U/Ha



Brookland Avenue, Cambridge



75% of plot built

Type: Terrace house
Storeys: 2
Number of units: 9
Plot area: 1520 m²
Average density: 80 U/Ha

77 – 90 U/Ha



Lady Aylesford Avenue, Stanmore



36% of plot built

Type: Flats + Terrace houses
Storeys: 2-3
Number of units: 20
Plot area: 2 635 m²
Average density: 77 U/Ha



Lady Aylesford Avenue, Stanmore



58% of plot built

Type: Terrace house
Storeys: 3
Number of units: 7
Plot area: 773 m²
Average density: 90 U/Ha

175 – 135 U/Ha



Sheepcote Road, Harrow



20% of plot built

Type: Flats
Storeys: 3
Number of units: 30
Plot area: 3500m²
Average density: 175 U/Ha



Breda, The Netherlands



22% of plot built

Type: Flats
Storeys: 3
Number of units: 137
Plot area: 10100m²
Average density: 135 U/Ha

180 U/Ha



Belmont Road, Harrow



40% of plot built

Type: Terrace house
Storeys: 2
Number of units: 1
Plot area: 100m²
Average density: 180 U/Ha



Quique, Chile



60% of plot built

Type: Row house
Storeys: 3
Number of units: 93
Plot area: 5000 m²
Average density: 186 U/Ha

200 U/Ha



Sheepcote Road, Harrow



60% of plot built

Type: Flats
Storeys: 3
Number of units: 6
Plot area: 300m²
Average density: 200 U/Ha



Venezia, Italy



56% of plot built

Type: Flats
Storeys: 3
Number of units: 14
Plot area: 700 m²
Average density: 200 U/Ha



53% of plot built

Type: Flats
Storeys: 3
Number of units: 3
Plot area: 119m²
Average density: 250 U/Ha



Ypenburg, The Netherlands



54% of plot built

Type: Flats + Ground floor retail (12 995 m²)
Storeys: 4-11
Number of units: 484
Plot area: 24 020 m²
Average density: 201 U/Ha

210 – 256 U/Ha



Peterborough Road, Harrow



50% of plot built

Type: Flats
Storeys: 4
Number of units: 23
Plot area: 1 158 m²
Average density: 210 U/Ha



Amsterdam, The Netherlands



39% of plot built

Type: Flats
Storeys: 7-8
Number of units: 172
Plot area: 7 000 m²
Average density: 256 U/Ha



423 – 421 U/Ha



Peterborough Road, Harrow



70% of plot built

Type: Flats
Storeys: 5-8
Number of units: 17
Plot area: 380 m²
Average density: 441 U/Ha

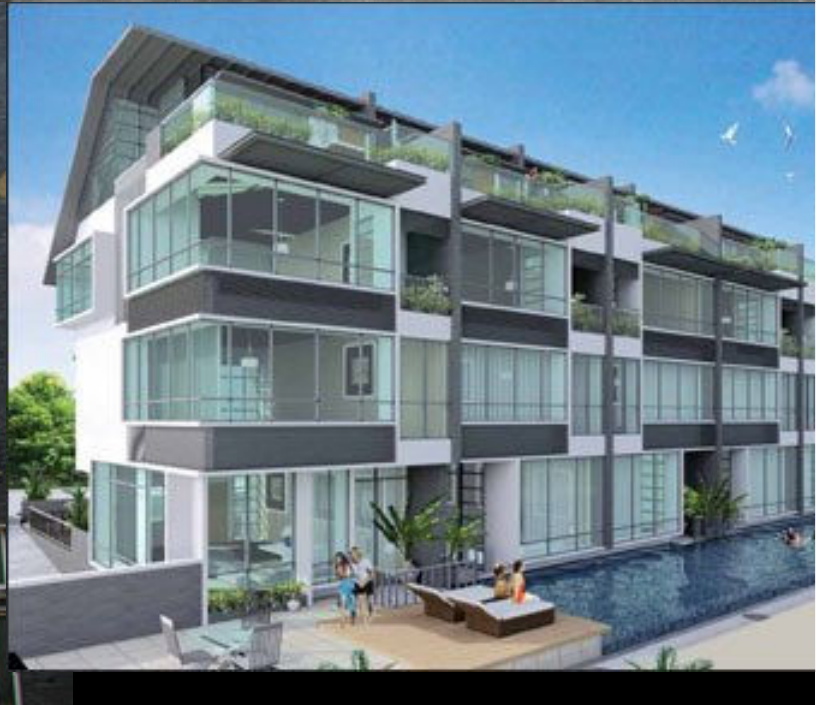


48% of plot built

Type: Flats
Storeys: 4-8
Number of units: 127
Plot area: 3800 m²
Average density: 423 U/Ha

Architectural Style





Tall buildings



Tall building rationale

- Spatial distinction/urban design
- Meeting a need
- Context
- Viability/deliverability
- Communication
- Supporting navigation
- Cross subsidy/infrastructure delivery













- “The scale of the building would be an appropriate response to its location in both functional and urban design terms.”
(Neptune Point)
- “I find no objection in principle to tall buildings on the appeal site...I consider that the appearance of this development would be relatively attractive, certainly when compared with what already exists in Harrow...” (College Road)
- “...from some angles it would appear as a large scale building, much larger than anything else in the town centre...”
(College Road)

Matters for consideration

- Policy aspirations
- Existing Urban Form/character - the extent to which it is distinctive and should be reinforced/changed
- Architectural styles
- Aspirations - deliverability/viability
- People and community needs/priorities
- Delivering sustainable development
- Connections and relationships (incl. views)
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Campaign for a Better Harrow Environment

Aspects of Urban design

- Places for people
- Enrich the existing
- Make connections
- Work with the landscape
- Mixed uses and forms
- Manage the investment
- Design for change