

Planning for Tall Buildings: Where next?

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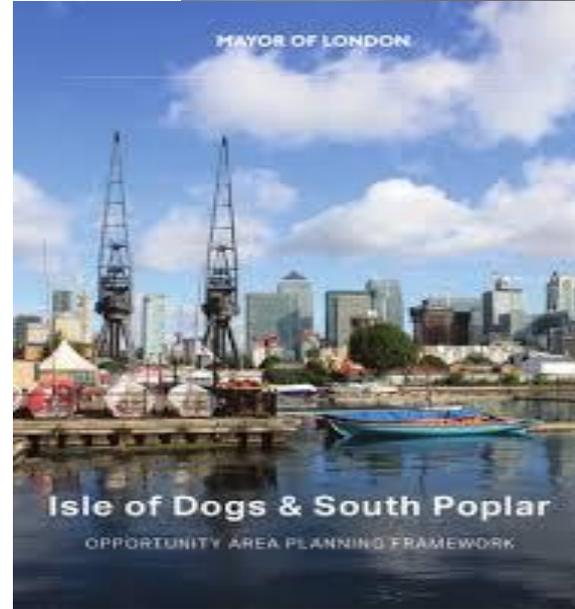
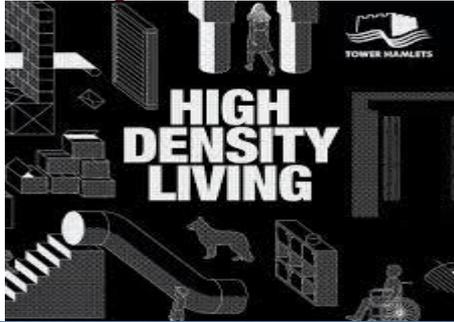


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Perception, reality and trust



Development before policy



In London

- An apparent presumption against tall buildings, and a policy landscape designed to constrain
- The reality and consequences of planning delay (+18/24 months)
- Important for delivery of BfS, BtR and later living
- Political tensions played out through the London Plan (will inevitably mean less tall buildings in London)
- Clusters vs Inner vs Outer London and the diminished role of Opportunity Areas and Housing Zones
- Affordable housing delivery (more demand, less delivery)
- Lack of consistency across London, surely this is a classic Strategic Issue?

Tall Towers and Affordable Housing – A Tale of Four Cities

| Location | Scheme | Height | Headline % Affordable Housing |
|------------|--|--|---|
| London | Newcombe House | ranging from ground plus 2 storeys to ground plus 17 storeys | 35% by habitable room, 42% by unit |
| London | Bishopgate Goods Yard | Residential ranging from 11 to 25 storeys | Recommended heads of terms for the section 106 agreement are for 50% affordable housing by habitable room |
| London | Kensington Forum Hotel | Part 30, part 22 and part 7 storey building | 100% of all residential units |
| London | Spire London (formerly Hertsmere House) | 67 storeys | 30% affordable homes |
| London | Strata Tower | 43 storeys | 25% affordable homes |
| Birmingham | 100 Broad Street (approved in Jan 2020) | 61 storeys | 5% on-site affordable housing |
| Birmingham | One Eastside (approved December 2019) | 16 and 51 storeys | 3% affordable housing |
| Leeds | Two Springwell Gardens | 46 storeys | 7% |
| Manchester | Deansgate Square | 64 storeys | 0% |
| Manchester | Owen Street | 64 storeys | 0% |
| Manchester | Swan Street tower | 30 | 5% |

Outside London

- An apparent presumption in favour, and largely, a policy vacuum
- Planning delay less marked
- The need to deal properly with context and impact on heritage assets not sufficiently developed (One Eastside, Birmingham)
- Land values and build costs may not support affordable housing (and may place greater pressure on fringe and green belt to deliver)
- Town centre repurposing and sustainability may militate against the appetite for tall tower developments outside of London

Summary

- An important role to play in terms of delivery especially new forms of housing and to meet new office concepts in a “with Covid” world
- Plan led rather than location or opportunity led
- The Boroughs need to grasp the opportunity afforded to them to deliver more development and more quality
- A move to gentle densification should not be at the expense of high quality schemes, well located
- Policy needs to catch up with reality
- Public concern and perception needs to be addressed with meaningful consultation
- There will be a differing role for tall buildings outside of London

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