

Appendix A

Tall Buildings – Emerging Policy

A strategic approach to the location and design of tall buildings is necessary to create successful places and improve regeneration and economic success in Watford

Tall buildings should:

a) Achieve high architectural quality (*this will be defined with reference to the 'Character of the Area Study'*) and innovative design (which includes sustainable design and construction practices);

b) Achieve a good relationship to other buildings and structures, the street network/development at street level, public and private open spaces (particularly at street level), and/or other townscape elements and characteristics; and which has ground floor activities;

c) Provide a positive contribution to the skyline, when perceived from all angles during both the day and night, ensuring that important local views and vistas are protected;

d) Where residential uses are proposed, include high quality and useable private and communal amenity space and ensure an innovative approach to the provision of open space;

e) Not adversely impact on sensitive locations such as: heritage assets, local views, conservation areas, listed buildings, including their settings and backdrops, or other areas which have been designated as inappropriate for tall buildings;

f) Not adversely impact on; the microclimate of the surrounding area, including the proposal site and public spaces, or the biodiversity of open spaces, including watercourses and waterbodies and their hydrology, as well as their settings and views to and from them;

g) Provide positive social and economic benefits and contribute to socially balanced and inclusive communities;

h) Comply with aviation and navigation operational requirements and not interfere, to an unacceptable degree, with telecommunication, television and radio transmission networks; and

i) Demonstrate consideration of public safety requirements as part of the overall design, including the provision of evacuation routes.

Any proposal should be accompanied by a statement showing how it has considered scale, form of the proposal, density, impact on townscape, public realm (including street trees), massing, bulk, footprint, proportion and silhouette, architectural lighting effects, facing materials as well as demonstrating that the proposal is proportionate to its location and sensitive to the context of its surroundings.

The policy will also identify where tall buildings may be appropriate, and show potential locations on a map.