APPENDIX SD: GUIDANCE NOTES FOR DEVELOPERS

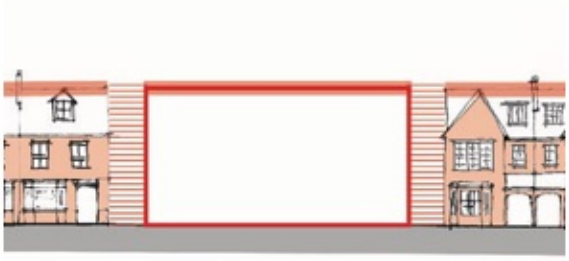
PICTORIAL GUIDANCE FOR SUSTAINABLE DESIGN AND CHARACTER

Appendix SD Terraced and semi-detached houses, including those divided into flats

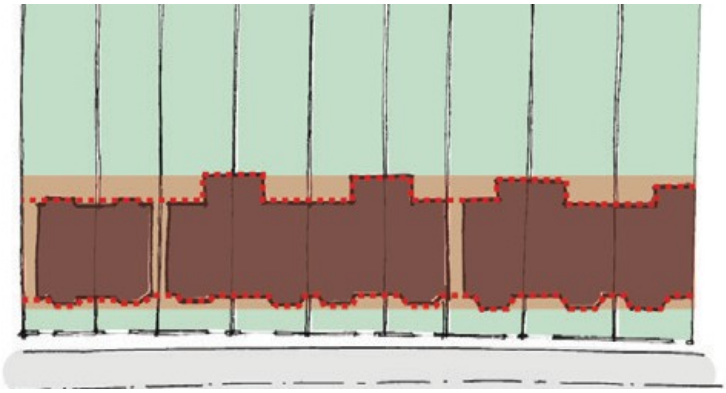
Storeys and rooflines: Any new terraced or semi-detached house shall respect the existing height and follow the roofline of adjacent houses.

41.

43.



Plot proportions: A minimum gap of 4 metres shall be retained between buildings at the end of terraces or between semi-detached houses



Façade styles: Proportions must match adjacent houses of the same building type

Fenestration: windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation.

Porches: The enclosure of existing recessed porches, including proposals using glass, that are part of the architectural style is not acceptable. The photos below show recessed porches in different period architectural styles.

Materials and detailing: to match the existing building or, for new houses, to respect for the existing materials palette used in the area.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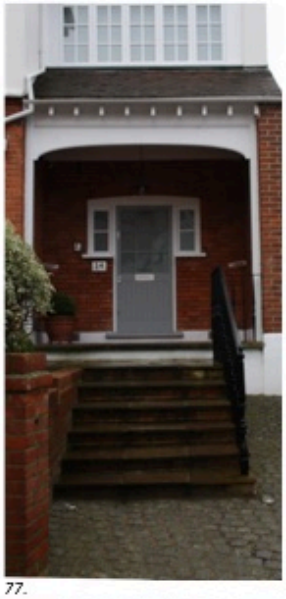
73.


74.


77.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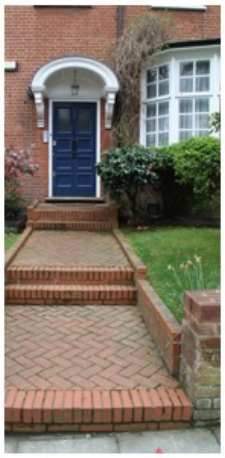
73.

Appendix SD Detached houses, including those divided into flats

Storeys and rooflines: Any new detached house shall respect the existing height and follow the roofline of adjacent houses.

83

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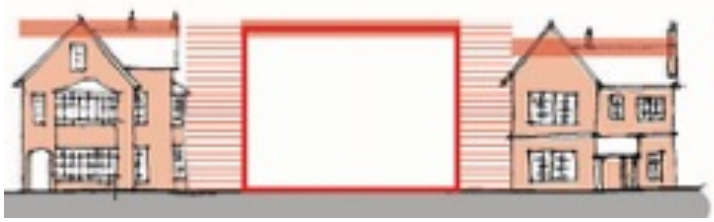
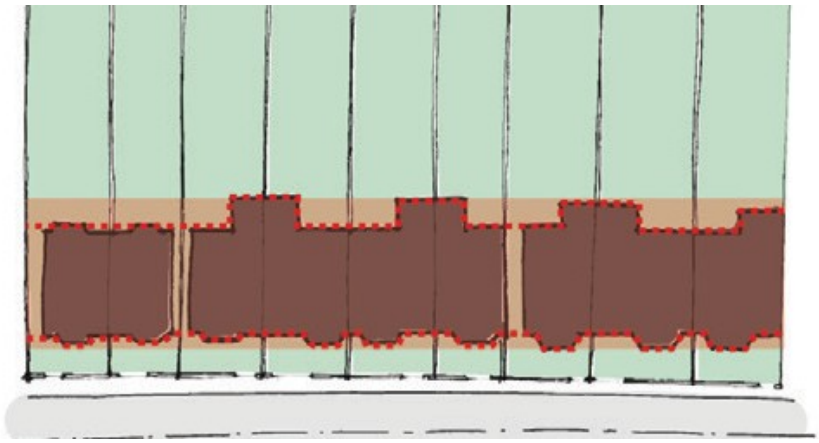
84.



Plot proportions: A minimum gap of 4 metres shall be retained between detached houses or other adjacent house types.



Façade styles: Proportions must match adjacent houses of the same building type and indicate the importance of each storey through a combination of composition of building elements, increased height for the most prominent floor and the level of architectural detailing used.

89.

90.

Fenestration: windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation.

93.

94.

95.

96.

Porches: The enclosure of existing recessed porches, including proposals using glass, that are part of the architectural style is not acceptable. The photos below show an original porch and balconette detail. Original porches must be retained and balconies may not be added, where not an original architectural element.

97.

98.

Materials and detailing: to match the existing building or, for new houses, to respect for the existing materials palette used in the area. The photos below show some of the materials and detailing used on detached houses in the area.


113.


114.


111.


112.


115.


118.


119.


116.


120.


117.


121.

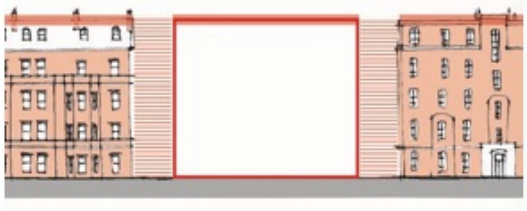

122.

Appendix SD Office blocks, blocks of flats and mansion blocks

Storeys and rooflines: The number of storeys must not exceed that of adjacent buildings.

123.

125.



127.

Façade styles: Proportions must indicate the importance of each storey through a combination of composition of building elements, increased height for the most prominent floor and the level of architectural detailing used. The photo below illustrates the importance of the ground floor through increased height.

128.

Fenestration: Windows at intervals that provide vertical pattern that reflects local architectural detailing in each building elevation, as in the photos below.

129.


130.


131.

Balconies: Balconies are likely to be acceptable in new mansion blocks and blocks of flats provided that they are in proportion with the building frontage and provide meaningful areas for use, allowing for opening of full-height doors for the greater enjoyment of the room behind. The photo below to the right shows decorative balconettes, whilst they add decoration to the façade, they do not provide outside space for relaxation and contemplation.

132.

133.

Materials and detailing: to demonstrate a respect for the existing materials palette used in original buildings in the area. The photos below show some of the materials and detailing used in mansion blocks and blocks of flats across the area.

140.

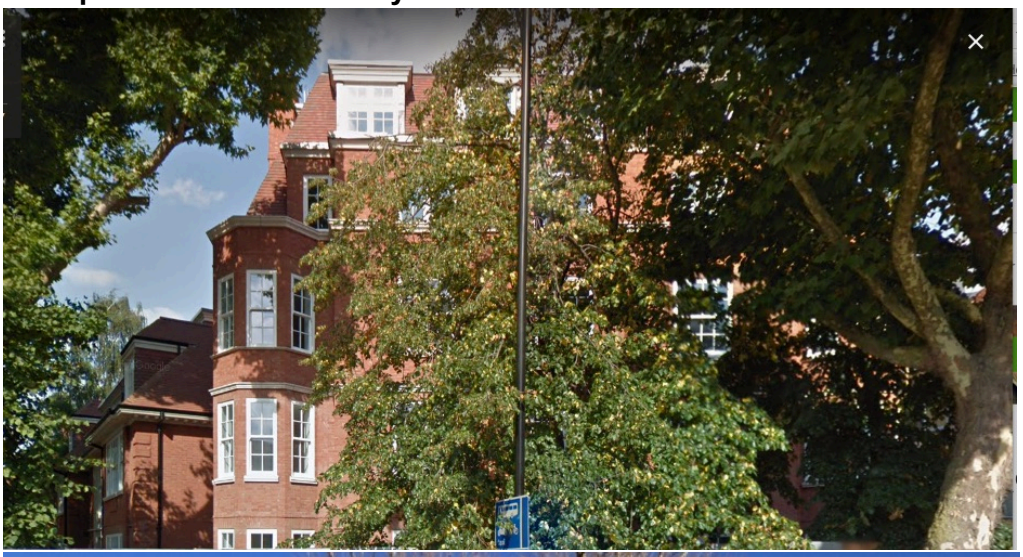
141.

142.

143.

Example of Local Conformity: New Block of Flats at 38 Heath Drive from Heath Drive

Example of Local Conformity: New Block of Flats at 38 Heath Drive from Finchley Rd.



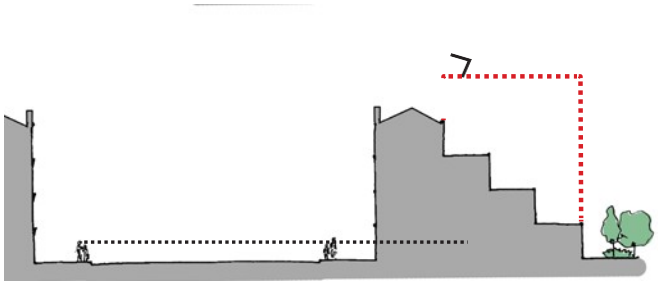
Example of Local Conformity: Design for Retail, Office and Residential Block

Appendix SD Finchley Road (eastern side)

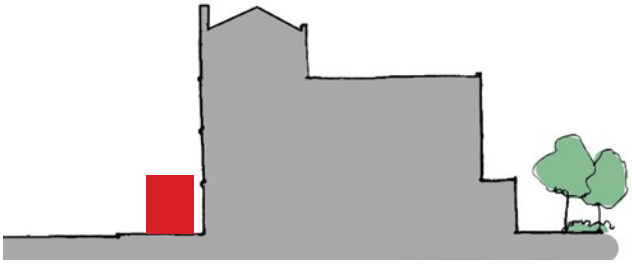
Roofline: In any new development or extension existing rooflines along the eastern side of Finchley Road should be respected to maintain a consistent roof line along the street, as in the photo below.

Any infill development between existing buildings of different heights should create a staggered roofline to integrate the new development and create rhythm along the street (see photo below).

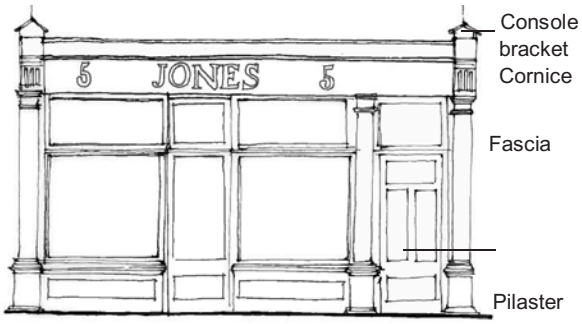
Storeys: Building heights must not be increased to above the height of adjacent buildings and heights must not exceed six storeys.



Relationship to street: Redevelopment of existing commercial properties must retain the existing set back from the road to maintain a consistent building line and pavement widths. The drawing below illustrates the active space adjacent shop fronts and the relationship to the pavement.



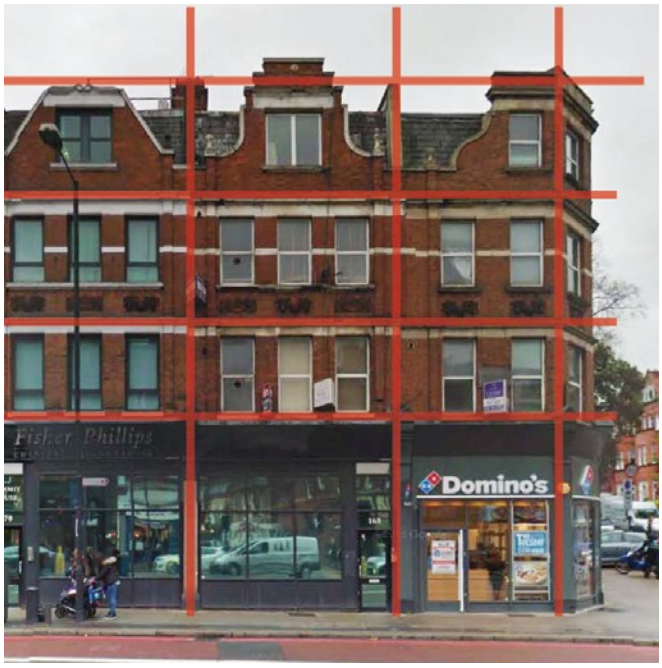
Building facades: Period details arte to be retained and, where covered or removed, reinstated.



The proportions used in the Finchley Road façades with shops of the ground floor, are to be retained.

Fenestration: The size, location, scale and number of windows in building frontages shall be maintained. The photo below illustrates the pattern and balance of windows in the façades.

A transom should divide the window at the same level as the line between the door and door light. Mullions should line up above and below the transom and shall reflect vertical alignment of windows in the upper floors.



Shop fronts, signs and advertising: The proposed proportions, materials and details shall reinstate or maintain the original design between each building. Shop fronts shall respect the original proportions, materials and details of the existing building as a whole. Original design details shall be retained and restored, where necessary, to maintain the quality of architecture

New shopfronts in existing buildings must respect the proportions, scale, vertical or horizontal emphasis, materials, and type and amount of decoration on the original building.

Lettering shall be hand painted or cut-out letters on a *150.* matt fascia panel and shall be part of the shopfront design, respecting the existing architectural details.

Examples of shop front designs retaining scale, character and period details

Bethnal Green Road, London: Asymmetrical shop front adhering to the existing architectural pilaster, console brackets, cornice, fascia and plinth detailing. The shop front fills the entire width of the elevation. This also shows regular lettering using letters painted to matt fascia panel.

151.

Kensington Park Road, London: Symmetrical shop front with existing architectural details retained. This demonstrates an appropriate scale and materials used for the lettering, and a simple palette of materials

152.

Govan High Street, Glasgow: Modern shop front designs along one terrace. A set palette of colours and lettering has been used within the fascia of each shop front. Lettering is in varying typefaces to allow individual corporate styles to be used.

153.

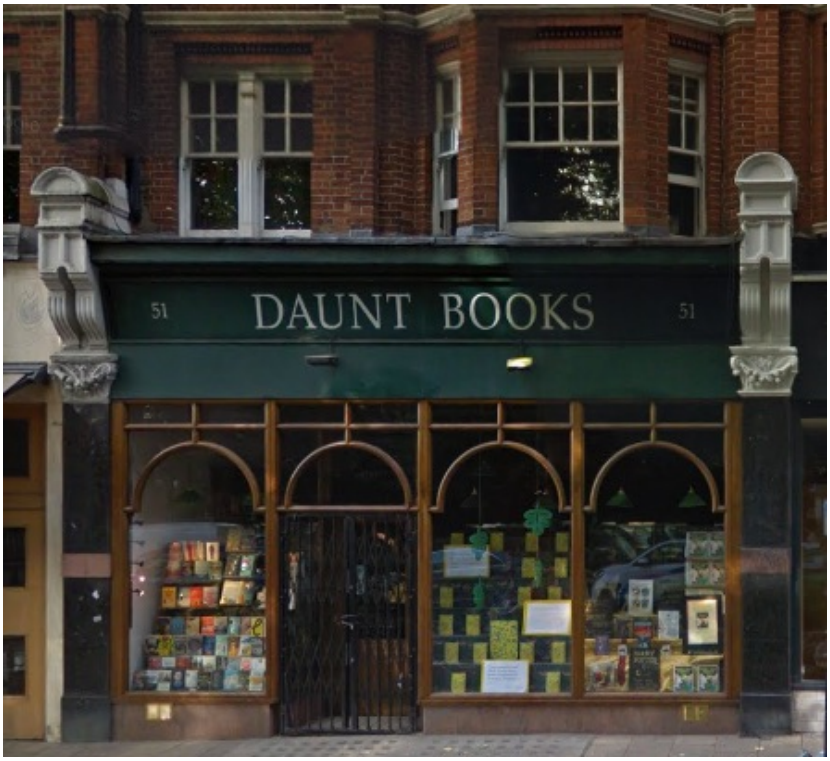
Kensington Gardens, Brighton: A traditional shop front with period details such as the pilaster and console bracket retained. A new fascia has been fixed to the building which matches the surrounding single muted paint colour applied to the shop front.

154.

Local examples: Finchley Road

Heath Street

South End Road



West End Lane

Marylebone Road

Holloway Road

West End Lane: Design for Retail, Office and Residential Block

Relative Importance of Trees Found in the London Survey for Supporting Insects

Species	Scientific name	Total	Beetles	Flies	True bugs	Wasps and sawflys	Moths and butterflies	Other
Willow	Salix	450	64	34	77	104	162	9
Oak (English and Sessile)	Quercus petrea and robur	423	67	7	81	70	189	9
Birch	Betula	334	57	5	42	42	179	9
Common Hawthorn	Cratageus monogyna	209	20	5	40	12	124	8
Poplar	Populus	189	32	14	42	29	69	3
Scots Pine	Pinus sylvestris	172	87	2	25	11	41	6
Blackthorn	Prunus spinosa	153	13	2	29	7	91	11
Common Alder	Alnus glutinosa	141	16	3	32	21	60	9
Elm	Ulmus	124	15	4	33	6	55	11
Crab Apple	Malus sylvestris	118	9	4	30	2	71	2
Hazel	Corylus avellana	106	18	7	19	8	48	6
Common Beech	Fagus sylvatica	98	34	6	11	2	41	4
Norway Spruce	Picea abies	70	11	3	23	10	22	1
Common Ash	Fraxinus excelsior	68	1	9	17	7	25	9
Mountain Ash	Sorbus aucuparia	58	8	3	6	6	33	2
Lime	Tilia	57	3	5	14	2	25	8
Field Maple	Acer campestre	51	2	5	12	2	24	6
Common Hornbeam	Carpinus betulus	51	5	3	11	2	28	2
Sycamore	Acer pseudoplatanus	43	2	3	11	2	20	5
European Larch	Larix decidua	38	6	1	9	5	16	1
Juniper	Juniperis communis	32	2	5	7	1	15	2
Spruce	Abies	16	8	0	5	0	3	0
Sweet Chestnut	Castanea satvia	11	1	0	1	0	9	0
Holly	Ilex aquifolium	10	4	1	2	0	3	0
Horse Chestnut	Aesculus hippocastanum	9	0	0	5	0	2	2
Common Walnut	Juglans regia	7	0	0	2	0	2	3
Yew	Taxus baccata	6	0	1	1	0	3	1
Holm Oak	Quercus ilex	5	0	0	1	0	4	0
False Acacia	Robinia pseudoacaia	2	0	0	1	1	0	0

Note: Where multiple tree species are denoted (in parentheses), insect species reflect the total associated with all hosts.
Source: *Valuing London's Urban Forest Results* of the London i-Tree Eco Tree Project. Data from Southwood (1961) and Kennedy and Southwood (1984).

London Wildlife Trust: How to Plant a Mixed Hedgerow

TIME OF YEAR: NOVEMBER–MARCH

WILDLIFE-FRIENDLY: A mixed hedgerow provides food, nesting places and shelter for lots of birds, mammals and insects. CLIMATE-FRIENDLY: Hedges create cool, shady places in what might otherwise be a hot, exposed site.

WHERE TO BUY: A good independent garden centre (try to shop locally where possible).

Planning your hedge Include mostly native plants. Generally these provide the best habitat for the widest range of wildlife.

Mix at least five different species throughout your hedge

- Aim for varied foliage, fruits and flowers throughout the year.
- Include evergreen and thorny plants for winter shelter and protection from predators.
- Add trees if you have space for diversity, height and extra shade. Good medium-sized trees include holly, crab apple or rowan. Good larger trees include oak, ash, whitebeam or silver birch.

A good planting mix

- 70 percent from a choice of hawthorn, blackthorn, buckthorn, privet, beech, hazel and dog rose.
- 25 percent from a choice of guelder rose, field maple, spindle, crab apple, holly and yew.
- 5 percent from a choice of climbers, such as honeysuckle, blackberry, ivy and native clematis.

Finishing touches

When your hedge is established you can add plugs of woodland-edge species and native wildflowers. Make sure your plants come from reputable dealers and are not taken from the wild.

THE ECOLOGY CONSULTANCY: RECOMMENDED PLANTING LIST

ORNAMENTAL AND NATIVE SPECIES OF WILDLIFE VALUE

The list below gives some easily sourced plants which are of proven value to wildlife. It includes a number of ornamental species which are not native and can be used in combination with native species in more formal situations. In informal landscapes the emphasis should be on the use of native species. Different horticultural varieties of the following species are commonly available, but where possible standard stock is advised, especially for native species. Single flowering plants should be chosen over double flowering ('flore pleno') varieties. With exception of * (biennials) and ** (annuals) all species are perennial. E = Exotic, N = Native.

LARGE SHRUBS

Shrubby veronica Hebe spp. E

Hawthorn Crataegus monogyna N

Blackthorn Prunus spinosa N NB: can become invasive in small landscaped areas.

Rose Rosa canina (dog rose) R. arvensis (field rose) R. pimpinellifolia (burnet rose) N Rosa rugosa (Japanese rose) E

Elder Sambucus nigra N

California lilac Ceanothus spp., C. arborea E Wild privet Ligustrum vulgare N

Common holly Ilex aquifolium N

Barberry Berberis spp. B. darwinii, B. thunbergii, B. x stenophylla E Daisy bush Olearia spp., O. x hastii, O. macrodonta and O. traversii E Firethorn Pyracantha coccinea E

Hazel Corylus avellana N C. maxima E

Viburnum Viburnum spp., V. lantana (wayfaring tree) N, V. opulus (guelder rose) N, V. tinus (laurustinus) E Note: V. lantana can become invasive in more open habitats such as chalk grassland.

Buddleia Buddleja spp., B. davidii, B. alternifolia, B. globosa E Note: B. davidii can become invasive in more open habitats and around infrastructure.

Dogwood Cornus sanguinea N

Broom Cytisus scoparius N

Mexican orange bush Choisya ternata E Portuguese laurel Prunus lusitanica E Flowering currant Ribes sanguineum E Cherry

Laurel Prunus laurocerasus E

Escallonia Escallonia macrantha E cultivar ‘Langleyensis’ is a hardier version

Hardy fuchsia Fuchsia magellanica E Buckthorn Rhamnus cathartica N Spindle Euonymus europaeus N Tutsan Hypericum androsaemum N Yew Taxus baccata N

Note: some of these species can be trained (along with climbers) to create ‘living’ or ‘green walls’.

HERBACEOUS PERENNIALS AND SMALL SHRUBS

Tree mallow Lavatera spp. L. arborea N, or L. olblio, L. thuringiaca E Ice plant Sedum spectabile E

Lavender Lavandula spp., L. angustifolia, L. x intermedia E Globe thistle Echinopsis ritro E

Foxglove Digitalis purpurea* N or D. lutea, D. x mertonensis E

Michaelmas daisy Aster novi-belgii E

Teasel Dipsacus fullonum* N

Sunflowers Helianthus annus** E Red valerian Centranthus rubra E

Hemp agrimony Eupatoria cannabinum N

Common knapweed Centaurea nigra N

Black-eyed susan Rudbeckia spp., R. hirta** or R. fulgida E

Rosemary Rosmarinus officinalis E

Rock rose Cistus spp. E

Shrubby cinquefoil Potentilla fruticosa N

Oregon grape Mahonia aquifolium E

CLIMBERS

Star jasmine Trachelospermum jasminiodes E

Jasmine Jasminum spp., J. officinale (summer jasmine) J. nodiflorum (winter jasmine) E Ivy Hedera helix N

Climbing hydrangea Hydrangea anomala ssp. petiolaris E

Honeysuckle Lonicera spp. L. periclymenum N or L. japonica, L. fragrantissima, L. standishii E

Clematis Clematis spp., C. vitalba N or C. armandii, C. alpina, C. montana, C. tangutica E Hop Humulus lupulus N

Firethorn Pyracantha atalantioides E

Nasturtium Tropaeolum majus** E

BULBS

English bluebell Hyacinthoides non-scripta Note: Spanish bluebell Hyacinthoides hispanica is not recommended as it can escape from gardens and out-compete and hybridise with the UK native species.

Squill species Scilla spp. N/E

Snowdrop Galanthus nivalis N Winter aconite Eranthis hyemalis E Grape hyacinth Muscari neglectum E

Glory-of-the-snows Chinodoxa spp. E

Crocus species Crocus spp. C. nudiflorus (autumn crocus), C. tommasinianus (early crocus), C. vernus (spring crocus) E

Wild daffodil Narcissus pseudonarcissus N

Onion species Alliums spp. A. ursinum (ransoms) N or A. giganteum (giant onion) E Note:

A. triquetrum (three cornered leek) can become invasive.

Wood anemone Anemone nemorosa **N**

LIVING ROOF DESIGN GUIDANCE

Design Principles: living roofs

The ideal living roof should include a mix of substrates:

- Growing medium: The predominate area of roof should be formed of a suitable growing medium with an average depth of 130mm. Substrate depth should vary between 80-150 mm to encourage different plant species, with troughs facing away from the prevailing wind.
- Wildflowers and herbs: Wildflower plugs should ideally be planted on the growing medium with 16 plugs per m2. This can produce a meadow when grown with grasses. A high proportion of species with biodiversity value should be used, particularly native species as listed below.
- Aggregate mix: Rubble and similar material can used to create habitat resembling brown-field sites and provide habitat for species such as black redstarts. When using recycled materials from development, issues of pollutants should be addressed.
- Sedum: The use of sedum mats should be limited unless the only option, as they have limited biodiversity benefits. However, they can be used mixed alongside the above substrates. In all cases wildflowers should be seeded within the mat.
- Dead wood: Piles of logs should be placed to provide invertebrate habitat.
- Shrubs: In deeper substrate, shrubs with biodiversity value may be planted. This can also create more intensive living roof habitat where access may be given to create amenable garden space. This however will require stronger roofs to account for the additional loading and higher maintenance.

Recommended wildflower and herb species	
Agrimonia eupatoria / Agrimony	*Linaria vulgaris* / Common toadflax
Anthyllis vulneraria / Kidney vetch	*Lotus corniculatus* / Bird's-foot trefoil
Briza media / Quaking-grass	*Malva moschata* / Musk mallow
Centaurea nigra / Common knapweed	*Origanum vulgare* / Wild marjoram
Echium vulgare / Viper's-bugloss	*Plantago media* / Hoary plantain
Galium verum / Lady's bedstraw	*Primula veris* / Cowslip
Festuca ovina / Sheeps fescue	*Prunella vulgaris* / Selfheal
Hypericum perforatum / Perforate St. Johnswort	*Ranunculus acris* / Meadow buttercup
Knautia arvensis / Field scabious	*Ranunculus bulbosus* / Bulbous buttercup
Koeleria macrantha / Crested hair-grass	*Reseda lutea* / Wild mignonette
Leontodon autumnalis / Autumn hawkbit	*Sanguisorba minor* / Salad burnet
Leontodon hispidus / Rough hawkbit	*Silene vulgaris* / Bladder campion
Leucanthemum vulgare / Oxeye daisy	

Source: London Borough of Hackney Advice Note: Biodiversity and the Built Environment

LIVING WALLS DESIGN GUIDANCE

Design Principles: living walls

The preferred type of living wall is extensive. These are more sustainable, as they potentially do not need a watering system, are low maintenance and have higher biodiversity benefits, particularly for birds. They are also considerably cheaper. [Intensive green walls are formed of containers of plants fastened into a grid system.]

Several different species of climbing plants should be used. Suitable species include clematis and honeysuckle.

Creepers can be grown on up a modular trellis system; a grid in which creepers can be grown away from the wall, preventing damage from species such as English Ivy. A cable and wire-rope system can also be used; this provides greater design flexibility.

Drainage must be considered. The run-off from the adjacent roof can be recycled for use in watering climbing plants.

The design of each living wall should be based on the functions it will be required to perform, primarily biodiversity, but also amenity and / or sound insulation.

Source: London Borough of Hackney Advice Note: Biodiversity and the Built Environment

Design Principles: living walls

- Several different species of climbing plants should be used. Suitable species include clematis and honeysuckle.
- Creepers can be grown on up a modular trellis system; a grid in which creepers can be grown away from the wall, preventing damage from species such as English Ivy. A cable and wire-rope system can also be used; this provides greater design flexibility.
- Drainage must be considered. The run-off from the adjacent roof can be recycled for use in watering climbing plants.
- The design of each living wall should be based on the functions it will be required to perform, including biodiversity, amenity or sound insulation.

Detailed advice on the structure and design of living roofs and walls is available at:

http://www.livingroofs.org/