

Skyline

**Watford's Approach to Taller Buildings
Supplementary Planning Document**

Adopted 7 March 2016



**WATFORD
BOROUGH
COUNCIL**

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1 Introduction

- 1.1 Watford is going to encounter more pressure for taller buildings over the next plan period (2016 – 2036), primarily as a result of increased housing and employment pressures in London and the surrounding environs. London is to deliver up to 270 more tall buildings in the forthcoming years in an attempt to deal with its housing crisis. Developers are starting to look towards Watford for development opportunities, with its proximity to London and strong transport links. There will be increasing pressure for increasing densification through tall buildings.
- 1.2 Equally, there is a growing appreciation that intensification of land uses, particularly in physically constrained boroughs like Watford, can lead to more sustainable development patterns based on a more compact urban form in close proximity to large scale public transport infrastructure.
- 1.3 This development pattern will also aid the delivery of new homes and office space in the borough, which is required to

retain a viable economy both for Watford and the South East Region. Taller buildings, if properly conceived, can go a long way in alleviating these pressures whilst reducing pressures on greenfield/urban expansion sites, which put a greater strain on service and infrastructure provision.



The City with St. Pauls in view

- 1.4 Watford has seen a rise in the number of proposals for taller buildings of up to 25 storeys. This rise in proposals locally is a reflection of a wider interest in taller buildings and also a shift to a more compact urban development pattern.



- 1.5 Due to the scale of the recent proposals coming forward and their potential impact on an area and local communities, together with the effect a major building could have visually on the townscape, tools are needed to assist the applicant and the decision maker in understanding the complex range of issues a proposal for a taller building would need to address before it could be realised.
- 1.6 Tall buildings have the potential to add significant value to Watford. When appropriately located and well designed, they can enhance skylines and provide recognisable landmarks that can serve to promote the town. A cluster of tall buildings can, if carefully located, also add to the legibility of the town, indicating a gateway to the town centre or a commercial hub. However, poorly sited and badly considered elevated structures can have significant adverse impacts if poorly planned and designed
- 1.7 It is important that tall buildings contribute to the wider urban area in terms of the opportunities they bring for mixed use development, providing activities which support the needs of

local communities as well as providing additional homes and jobs and which make a positive contribution to urban living.



2.0 Aim of the guidance

2.1 The aim of this guidance is to give further policy provision to Policy UD1 [Delivering High Quality Design] in the Core Strategy and the proposed draft Taller Building policy (TB1 and TB2) in Development Management Policies. These new policies set out the definition of taller buildings and the strategic and development management approach in terms of location and design. The policies should be read together with this guidance.

2.2 Taller buildings by their nature can be dominant and assertive building forms, however they can also contribute to the character of the area, often having iconic designs, creating new landmarks and definition to a town/cityscape. If well designed and in the right locations they can make a positive contribution to urban life. The aim of this guidance is to provide a design standard to assist both Watford Borough Council and applicants/designers to achieve taller buildings of design quality which are based on more

sustainable land use patterns whilst improving the community and the built environment.



Although large in scale, taller buildings do not have to have negative impacts, if sited and designed carefully

2.3 In addition, the guidance sets out a clear process with which to assess tall building applications, helping to ensure consistency of approach and offering a steering focus for



developers to ensure that any taller buildings are of sufficient high design quality to create successful places and improve regeneration and economic success.

- 2.4 Watford shares the aspirations of CABE (Commission for Architecture and the Built Environment) and Historic England that any new tall building should be of first class design quality in its own right and should enhance the quality of its immediate location and wider setting. The following design guidance has been identified to supplement existing guidance contained within the local plan, and best practice guides i.e. Building for Life 12 Third Addition, Secured By Design – New Homes 2012, the Urban Design Compendium (English partnerships) and Historic England’s Tall Buildings Historic England Advice Note 4.
- 2.5 There may be occasions where there are no suitable design solutions to overcome a poorly designed tall building; this is particularly relevant where the location for the building is close to a heritage asset and may result in harm to that asset; including the setting of that asset.



3.0 Watford in Context

3.1 Watford is now encountering significant pressure from urban growth dynamics in London. This is evident from current transport expansion proposals, rising house prices and a demand for office space. However it is also an area that has a viable local economy in its own right with well established employment areas.

3.2 Watford is predominantly characterised by relatively large swathes of suburban housing, particularly to the north and west of the borough, while a general two storey profile is present throughout the town and its environs. There are some existing taller buildings in the borough, most notably in the centre i.e. YMCA building, Jury's Inn and office developments in Clarendon Road. In more recent times large scale developments have taken place in Ascot Road, while the Meriden Towers to the north of the borough are an example of post war tower block development.



Existing Tall Buildings in Watford include St. Marys Church, Jury's Inn Hotel, Meriden Towers and the YMCA building

3.3 The town also has 10 conservation areas and numerous listed buildings including historic landmarks such as Reeds Orphanage and St. Mary's Church. At the same time, large and important areas of green open space are present in the borough namely Cassiobury Park (also a registered park) and the Colne Valley. These are important features of Watford's urban profile and essential to positive perceptions of its townscape.



- 3.4 Concurrently the town is also served by established transport nodes including: Watford Junction Station, the Metropolitan Line, and Watford High Street Overground Station. These transport nodes, and potential future investments in major transport infrastructure (Metropolitan line extension) are also essential prerequisites for ensuring that densification through taller buildings is a viable approach to development.
- 3.5 It is considered that the majority of the borough area is unsuitable for taller buildings, with the exception of some central locations which have notable regeneration, and economic development opportunity, and high capacity public transport infrastructure i.e. Watford Junction, sections of Clarendon Road, and Ascot Road.
- 3.6 As mentioned above, the pressure for taller buildings has become more acute. At the same time, benefits of a more compact urban development pattern based on densification around public transport is now established as the most viable form of urban development, one which will maximise economies of scale and lead to more sustainable methods of

commuting. It is considered that the areas identified within the Taller Building policies for Watford are best suited to accommodate this development pattern.

- 3.7 However, the impact of taller buildings on landscape, townscape and the historic environment needs to be considered carefully. Their design must be one of quality and their siting must be sensitively conceived whether they form part of new townscapes or are landmark buildings. The following sections detail key criteria (Section 7) for the assessment of the impact of taller building proposals and is an essential resource for designers, applicants and decision makers.



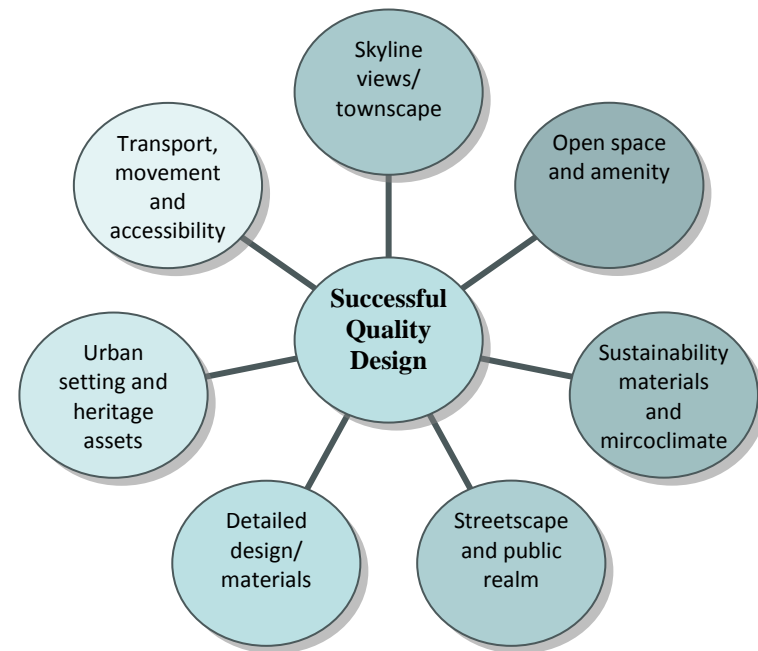
4.0 Assessment of tall building proposals – guidance checklist

4.1 The guidance has been divided into a number of sections that articulates a variety of design considerations. These will need to be included in a Taller Building Statement, which will detail how the proposal will meet the requirements of the following criteria assessment:

Checklist
Criterion 1: Skyline, views and townscape
Criterion 2: Streetscape and near views
Criterion 3: Building setting
Criterion 4: Public realm, open space and amenity
Criterion 5: Building scale, form and massing
Criterion 6: Detailed building design and microclimate
Criterion 7: Public access
Criterion 8: Transport, parking and infrastructure

4.2 Under each of the headings is a brief description of the issue, which is set out and further illustrated through appropriate images and diagrams.

4.3 Applicants will need to develop the scheme in sufficient detail to enable a full planning application to be considered, and this is detailed fully in section 6.0



4.4 Any planning application will still need to be determined on its own merits. The aim of this guidance is to help applicants and the Local Planning Authority to get to a position where planning permissions can be granted.



- 4.5 Any applications which do not demonstrate in the Taller Building Statement that the 8 Criteria have been met, will not be considered suitable. This will be discussed at pre-application stage to help the applicant avoid abortive application costs.
- 4.6 This guidance acts as a tool to help judge proposed development for taller buildings within Watford. In combination with the Council's established design review panel, these assessment criteria will form the key considerations for assessing taller buildings in the borough.



5.0 Relevant Policy Guidance

5.1 This SPD should not be considered in isolation from the range of policy and guidance documents produced locally and nationally which could be of relevance to a taller building proposal.

5.2 The guidance should apply to proposed new buildings, as well as extensions to existing buildings.

Local Policy

5.3 The following policies in the adopted Watford Core Strategy may also be relevant to any proposals for taller buildings within the borough:

- UD1 Delivering High Quality Design
- UD2 Built Heritage Conservation
- INF1 Infrastructure Delivery and Planning Obligations
- T4 Transport Assessments
- HS1 Housing Supply and Residential Site Selection
- HS2 Housing Mix
- HS3 Affordable Housing

- SD1 Sustainable Design
- SD2 Water and Wastewater
- Draft Policies TB1, TB2 Development Management Policies



NB: This list is not exhaustive and other policies will apply depending on the location and nature of development proposed.



Community Infrastructure Levy (CIL)

5.4 Applicants should be aware Watford Borough Council has a CIL charge in place. CIL will be collected on the net increase of floorspace on a site with different rates for different types of use. Please see www.watford.gov.uk/cil for more details.

National Planning Policy Framework 2012

5.5 The NPPF actively promotes a presumption in favour of sustainable development in its provisions. There is a key appreciation for brownfield development in the NPPF, based on appropriate density to urban locations. This is needed to provide new homes and jobs. Key paragraphs in the NPPF include:

- Increased residential density
- Maximum use of brownfield land
- High quality design
- Improvements to the quality of the built environment including public open spaces
- Sustainable development

- Reduced car dependency
- Mixed use developments
- Impact on heritage assets

Additional Information

5.6 There is also further information/ guidance that has been used and should be considered alongside taller building proposals. This includes

- Guidance on Tall buildings, English Heritage Advice Note 4
- Building for Life 12, third edition (Design Council)
- Secured by Design, (New Homes 2014)
- Sustainable Design Tool Kit (Hertfordshire Design Panel, Building Futures)



6.0 Submitting a planning application

6.1 When considering an application for submission, it is important to discuss the proposals with the planning department in advance. Watford Borough Council provides a Pre-Application Planning Advice Service for prospective applications. It is also considered best practice to discuss the application with other relative stakeholders i.e. Historic England or CABE and the local community.

6.2 **Pre Application Advice** is essential to identify key issues and constraints in relation to the project/proposals. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. The council recommends that applicants undertake pre application discussions with the planning authority, which is an essential part of its pro active approach to dealing with planning applications in accordance with paragraphs 188 – 195 of the NPPF 2012.

6.3 This will identify key considerations before submission of the required information at application stage, as well as the relevant policies (Policy TB1 and TB2) and the key requirements identified in this SPD. These consultations will provide feedback in terms of:

- Potential impacts and key considerations
- Identification of key heritage assets, landmarks etc
- The amount of illustrative material, and other assessments required
- An agreed approach and the potential need for a Planning Processing Agreement which is likely to be required for such applications.

6.4 **Submitting a detailed application** will require the applicant to provide adequate information/ materials for the planning authority to make a full and considered opinion of the proposals. Whilst outline applications can identify the principle of development, it is unlikely that this type of



application will be suitable for taller building proposals. This is particularly relevant as the mass, detail, design, access, public realm and landscaping are key considerations for such developments.

6.5 Applications will need to provide the **following information** when submitting:

- A Comprehensive **Design and Access Statement**, - detailing the overall design approach including a **taller buildings statement** of how the design has accounted for the criteria in this SPD in the form of an appropriate urban design analysis.
- **Accurate drawings** and views including sections and elevations, as well as key topographical, landmark and historic features
- **Microclimate study** – detailing how wind, light and climatic factors have been addressed as part of the design proposals
- **Visual Impact Assessment** (Landscape and Visual Impact Assessment) to include accurate visual representations (AVRs) to account for:
 - Context (local and borough wide)
 - Significant views and landmarks (Appendix A)
 - Townscape impacts and cumulative impacts on the urban grain
- **Three Dimensional Model** - Arup, acting as external 3D model consultants, have produced a 3D model of Watford allowing proposals in the pipeline to be superimposed and viewed from any perspective. The model is an important tool to explore the impact of a proposal on Watford’s skyline and immediate built surroundings. Applicants will be required to pay for and use this 3D model, or provide similar Accurate Visual Representations which will illustrate the impact of the proposal from a number of ‘strategic’ viewing points. If the Council’s 3D model is not utilised it is essential that all illustrations provided in support of



the application must be accurate, of high quality and easily understood. They must not seek to minimise any real or perceived negative impacts of the proposal, and as such must not deliberately misrepresent the height, scale, mass, form or architectural detail of the proposal.

- **A Transport Assessment and Travel Study** – detailing access arrangements, approach to secure cycle and large item storage provision, as well as any parking provision.
- **Sustainability Statement** – detailing materials and how the proposals meet the key principles in Building for Life 12 (Design Council) and the Building Futures Sustainable Design Tool Kit (Hertfordshire Design Panel)
- **Environmental Impact Assessment** – The Council will give an opinion on a screening assessment as to whether a Full Environmental Impact Assessment will

be required in accordance with the Town and Country EIA Regulations 2011.

- Where a proposal is near to any heritage assets [listed buildings, locally listed buildings and conservation areas] a **heritage statement** will be required.

6.6 In general terms the proposal will need to demonstrate high quality urban design and architecture, as well as a solid and tangible approach to sustainability and sustainable transport.

6.7 Tall buildings by their nature are dominating and therefore they need to have exemplary design and sustainability standards. Their interaction with their surroundings, and the existing public realm needs to be positive.



Actual Visual Representation (Arup model) – Proposed development



7.0 Criteria

Criterion 1: Skyline, views and townscape

- 7.1 It is important to set out a structured approach for taller buildings in Watford so that the town feels the benefits which this type of development can bring, rather than suffer the consequences of poorly designed and located taller buildings. The principal locations for taller buildings in Watford is set out in policy TB1 in Local Plan Part 2 and the three areas specify heights and variations. It is important to deliver variety on the skyline and not just to build to the maximum height parameters.
- 7.2 Visual intrusion and impact are the most common concerns about tall building proposals across the UK. Visual impact can be assessed at street level in relation to its immediate surroundings (Criteria 2), and in relation to the skyline. This is important in terms of the role well designed tall buildings can play in place shaping and contributing to legibility, both at a local and a borough wide scale. This criterion

essentially deals with the way taller buildings affect the skyline and longer views of the town. Appendix A contains the strategic views which are considered to be sensitive to the development of taller buildings within the three areas identified in Policy TB1



Taller buildings can radically change a city's skyline

- 7.3 Dramatic variations and fluctuations in height across an urban grain are not supported. The policies TB1 and TB2 set out in more detail how the Council expects taller buildings to be delivered within each of the principal areas identified



in TB1. The preferred approach involves localised clustering of taller buildings based on the following design approach:

- Greatest height should be concentrated at the centre of a defined tall buildings precinct;
- defining the node;
- should not negatively impacting on any important views, vista or sky views

Clusters

7.4 Clusters of taller buildings are desirable in the right places, mainly linked to public transport interchanges. Clusters create an opportunity for businesses to work together and share resources as well as being a focus for regeneration. Groups of high buildings are less obtrusive and are in principle to be preferred to a few dispersed or lonely structures.

Conservation areas and listed buildings

7.5 It is important to ensure that the development of taller buildings does not cause harm to any heritage assets within and adjoining the town. The strategic views set out in

Appendix A set out where heritage assets are likely to be affected by taller buildings which are developed within the preferred areas set out in TB1.



Examples of clusters of taller buildings in London (Kings Cross below and Vauxhall above)



The strategic views focus on the wider skyline and townscape including long views. Appendix A also includes key views in relation to key historic landmarks (Contained Urban Views). In identifying these views, care was taken to survey and assess views into and out of conservation areas, registered parks and in relation to key historic buildings within the town.

7.6 Views from the listed building and the registered park at The Grove (which adjoins the Borough to the north) were also considered. In many cases the long views from the heritage assets towards the locations for taller buildings is obscured by existing development and there will be no change to those views.

7.7 There are existing situations in respect of parts of the town's conservation areas, and some listed/locally listed buildings where the juxtaposition of modern taller buildings has already compromised the setting of the heritage assets.



The setting of the customs house in Dublin has been effected by the development of neighbouring taller buildings

7.8 Moving forward with future development and redevelopment involving taller buildings, care will be needed to ensure that opportunities are taken to enhance the setting of an asset and minimise harm.

- The design of the new building should respect the autonomy of the heritage building by using sensitive transitions and junctions between itself and the heritage building;
- Maintain as far as feasible, the function/working character of the heritage building and avoid mere



facadism, which can be understood as the reduction of the heritage building to its original exterior wall(s) and parts of the roof structure.



Criterion 2: Streetscape and near views

7.9 The scale and design of taller buildings can vary significantly. Their definition as ‘taller’ is based primarily on their relationship with their surroundings i.e. a building that is significantly taller than the surrounding urban area. The setting of a taller building should enhance the surrounding urban area and townscape. It is important that the buildings have architectural features which create richness and variety in the townscape and are clearly legible, with strong pedestrian connectivity.

Heritage assets

7.10 Only where exceptional design is demonstrated and wider regeneration cases explained will taller development be considered either within or adjacent to conservation areas. Proposals should refer to the Character of the Area study, relevant Conservation Area Character Appraisal and Management Plan, Residential Design Guide and relevant extract from the National Listed Building and Locally listed

Building documents to ensure that the surrounding area’s character or appearance is preserved or enhanced.



Landmark Building at St. George’s Wharf London

7.11 If there is potential for a taller building to affect a heritage asset applicants will be required to demonstrate that the special character and appearance of that asset is preserved or enhanced.

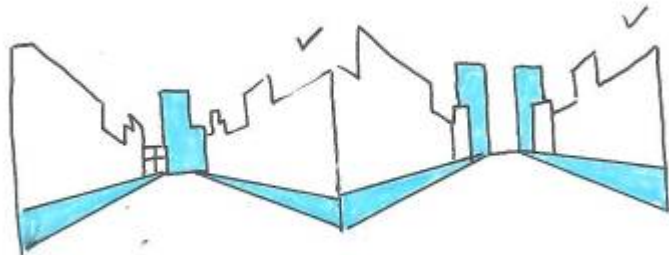


7.12 The siting is important and can have a massive impact on the surrounding area, sometimes to its detriment. The examples below show the effects of different types of development, from slab block, clusters, slender or iconic.



Criterion 3: Building Setting

7.13 New tall buildings should contribute to the quality of the surrounding area and complement the pattern of the area. They should respond positively to surrounding building heights, depths, lines, street frontages, massing, characteristic alignments, setbacks of surrounding buildings, and provide an appropriate scale compatible with their surroundings. Taller building policy TB1 sets out the preferred approach to pinnacles and clusters within the preferred areas.



Setting of taller buildings



High rise buildings can have significant impact on the existing urban grain

Relationship to adjoining building form

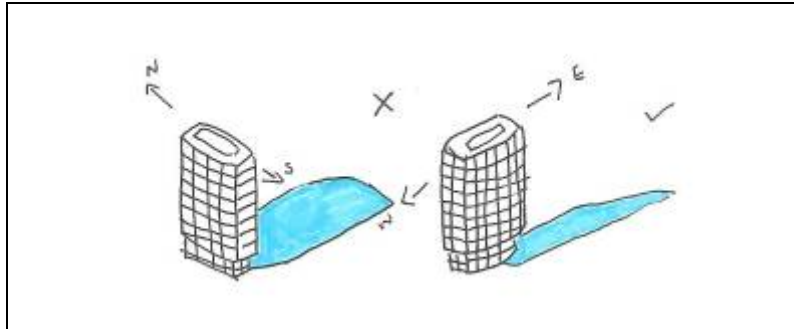
7.14 All new tall buildings should give consideration to how they sit within the existing urban rhythms, architectural language, and historic setting of the area. It is essential that they make a positive contribution to their surroundings



through an appropriate form, setback, massing and responds to the prevailing urban pattern.

- 7.15 One of the most important aspects of successful urban streets is a degree of enclosure and articulation of the building edge. Sheer tower faces that are uninterrupted to street level can create an oppressive and distorted sense of pedestrian scale.

Massing and shadowing



- 7.16 The orientation of the building mass can be used to mitigate the effects of overshadowing on adjacent areas of development.

The integration of the three building elements (base, middle and top) into a single whole should be prioritised to:

- Ensure that all elements of the proposed development conform to a coherent design basis that demonstrates a unity of style, rhythm and balance between all elements of the development.
- Must illustrate how the massing of the proposal creates an appropriate form, whilst avoiding boxy, slab like massing. It should aim to be more slender and contribute to the skyline, as well as present a more human scale at the street level.
- Greater detail should be given to tall buildings within densely built out blocks which will be adjoined by existing smaller buildings. In particular where there is an established common roofline. One set back storey of roof space above the building height may be acceptable.
- Avoid free standing towers without bases.
- Design the uppermost floors to achieve a distinctive profile.
- Integrate mechanical rooftop (air conditioning/lift shafts) functions into the total design.
- Use of 3D model to examine effects of overshadowing is important not just in terms of residential amenity but also public spaces.



Alignment can be achieved through:

- Articulation of the lower floors to reflect the surrounding streetscape,
- Setback of the upper floors to give continuity to the height of a proposed tall building with adjacent buildings in the streetscape.
- Avoidance of single aspect north facing apartments.

In certain contexts, it may be appropriate to align a building in a manner which provides a stop to a visual axis, or frames a particular view or scene.

Heritage assets

- 7.17 Taller buildings sited in close proximity to a listed or locally listed building should respect that building and not result in harm to the building's significance.



Criterion 4: Public Realm, open space and amenity

- 7.20 Tall buildings need to provide the public realm with a strong sense of spatial definition and robust character. At a detailed level, individual proposals should seek to create well orientated, safe and lively spaces that contribute positively, day and night, to the wider public realm.
- 7.21 In fact a clear public realm strategy needs to be prepared, which can be guided by having a clear approach to open space in a development, whether by encouraging visual enclosure or other approaches. However it is key that the public realm and the space between buildings need to be designed in a fashion that is interesting and active, in much the same way as the approach to the base of taller buildings.
- 7.22 New spaces around tall buildings should be clearly defined and be activated by public uses, with transparent facades at ground floor level. A multi floor approach can bring benefits, with different activity frontages

Examples of public realm

Poor example



Good example



Copyright- Studio Egret



Multi floor activity, Wembley Outlet Centre



Analysis of context, day lighting studies and 3 D modelling should be used to assess the appropriate distance to the property line and neighbouring properties. Where the urban grain suggests larger spaces between buildings, proposals should reflect this. Building lines should acknowledge those that predominate within existing streets.

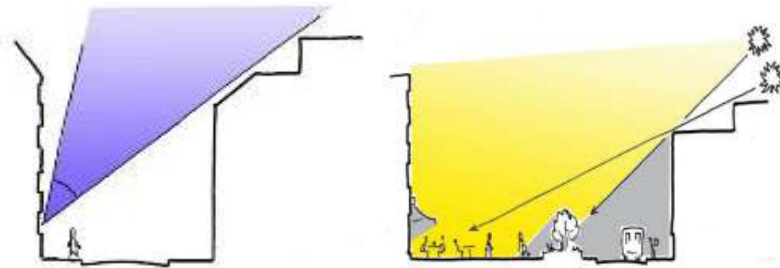
Good example of taller building and urban grain – inviting design that draws people to a point – legibility (LSE Student Centre) and upper floor open space at Nine Elms Development



Landscaping features adjacent to a tall building soften the hard edges and help to define a pedestrian scale. Landscaping can also be used to highlight building entrances or architectural features. Tree planting is particularly encouraged. Street trees help delineate the public street and should be planted in the best possible growing situation. The ground floor of tall and podium buildings must present continuous active uses and frontages to the surrounding public realm. Blank facades, internal refuse stores, cycle bays and undercroft parking etc must be kept to an absolute minimum to the ground floor areas that address the public realm. In addition the main entrance point should be highly prominent and clearly visible from the public realm and not set within a darkened recess. It is important that tall buildings are served by adequate external circulation space.



7.23 Sky view is the measurable amount of sky seen from a street, park or open space above and in between the building mass. Sky view is important as it directly impacts on the character of streets and open space around a building. Adequate sky view improves the usability and quality of open spaces and the buildings that face them, even though it may not be a source of direct sunlight.



Skyview

7.24 Access to direct sunlight is another measurable quality of space and improves the usability of the space and the quality of rooms in buildings that face that space. During the design stage it is fundamental to consider how the building's massing will affect both direct access to sunlight and sky views.



It is important to avoid cold places with little daylight penetration

To allow for more sun light penetration and sky views this can be considered through the design by having small floor plates. Evaluations need to be made between the impact of taller thin buildings and lower thick buildings. Placing the taller part of a tall building's shaft away from the street and/or affected open spaces can reduce the amount of shadow cast and increases the sky view and balances the need to maintain adequate spacing between buildings on a block for light, view and privacy.

Tall buildings should not adversely overshadow key public spaces, routes or other buildings. The applicant will be required to demonstrate the impact of the building in terms of shadow patterns at different times of the year. The 3D modelling can help determine levels of shading.



Open Space and Amenity

7.25 Regardless of the amount of open space that can be achieved, new tall buildings should strive to provide occupants with high quality communal open space. Such spaces provide occupants vital breathing space, and can contribute to a more human scale perception of the development. Section 106 may be required for improvement to existing public open space in Watford or routes to these spaces. Where it is not appropriate to provide private amenity open space it is expected that the residential unit sizes will be larger to compensate for this.

Taller building schemes should:

- Aim to provide open space through roof terraces, balconies and internal courtyards.
- Incorporate internal private, and in mixed use schemes with a large footprint, some public open space. This public space around the building must be designed to the highest quality with consideration of adjacent uses;
- Indicate, where appropriate, ground floor uses which encourage active use of the building throughout the day;



Good examples of amenity and open space Nine Elms London,

- Provide a comprehensive scheme of quality external landscaping where appropriate; and
- Demonstrate how good quality amenity space is provided in residential development.



Criteria 5: Building Scale, form and massing

7.26 Regardless of the type of taller building pursued, the design quality of the building and how its visual impact is mitigated in terms of an appropriate relationship to the surrounding context is key. The architectural quality of the building including its scale, form, massing, and proportion will all be important considerations. Opportunities for increased permeability and legibility of the townscape should be capitalised upon. The impact of the taller building needs to be fully understood in relation to key views and urban landmarks (please see appendix A for further information on this) and in terms of its impact on any heritage assets (please see Criteria 1,2, and 3 .

7.27 Although there is no established list of taller building typologies, for the purposes of this SPD the Council has sought to identify three specific types, based on previous studies:

1). Landmark buildings - generally tall and significantly contrasting in terms of scale and height from the majority of the buildings in the surrounding area.

2). Townscape buildings - arranged to create streets, squares or new places - can have a strong sense of enclosure



Slab Block Building with large bulk creating a significant visual impact (Mountbatten House and Anchorage Building, Chatham Kent)

3). Slab blocks - Can be linear but while isolated like landmark buildings, their greater bulk results in a significant visual impact.



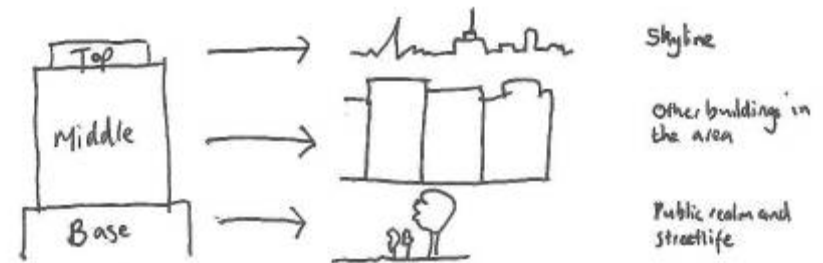
7.28 Not all taller buildings fit into these categories, and can be a combination of all. Given their impact and dominating form, taller buildings should be of excellent design quality and the design should be clear about the role of taller buildings and what they seek to achieve relative to the surrounding urban grain in Watford.



Townscape Block, Nine Elms, Battersea

Three elements of a tall building

7.29 There can be 3 elements to a tall building – base (podium), middle (shaft) and top (skyline). Whether and how this approach is applied may vary from building to building, and the approach taken for a particular building should respond to the context in which that building is located. Particular attention should be paid to the base element and how this meets the ground to ensure that a high quality public realm is delivered.



7.30 The diagram above illustrates the three main elements to consider when designing a building and how they relate to the surrounding area.

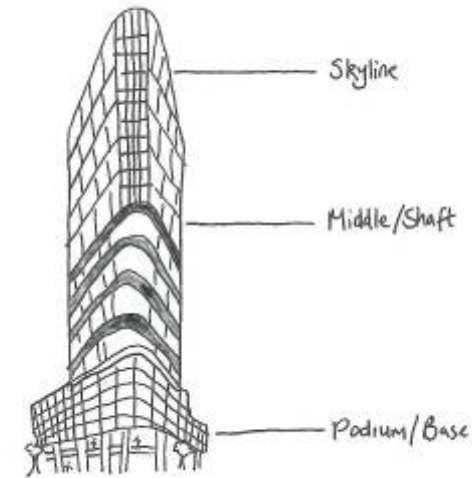




Townscape block at Kings Cross Redevelopment

Base/Podium

7.30 The base is the part seen and experienced from the street. It establishes the relationship with the pedestrians at the street level and is a crucial determinant of the building's contextual quality and has a significant impact on the scale and definition of the street.



7.31 The base provides a sense of enclosure, continuity, and articulation at the pedestrian scale, creating a well proportioned pedestrian environment. It encourages diversity of uses with open space and setbacks to encourage retail, commercial or public uses. The scale of the base should be determined from a review of existing or proposed street conditions and must be considered.





Good active street frontage



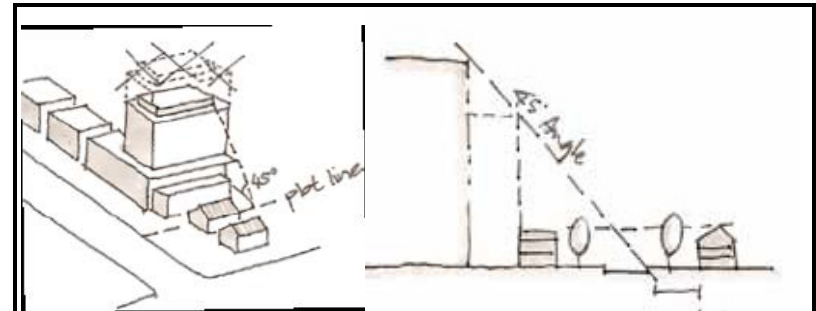
Not as open or active frontage.

Applicants should ensure that the base/podium:

- Interacts and contributes positively to the surroundings at street level providing active frontages, natural surveillance, legible entrances and views to the street for security;
- The height, width, and depth of the podium must be well balanced against the slender proportions of the taller element of the building.
- The height should be determined by the grain of the street in which the building will sit. If it is in a predominantly two storey street the podium should reference this. If it is a 4 storey street the podium may increase in height to reflect this.
- The maximum gross floor area per floor including all the built area within the building should be in proportion to the likely overall height. The 3D model will be utilised on a range of sizes to determine what is acceptable.

The following applies in determining the base of the building's massing, height and setback

- 7.32 A well used design principle to help determine a sensible maximum height of the base building is to take a 45 degree angular line from the kerb line on the opposite side of the street and run that to the building; building height should be restricted to the areas below that line (as shown in the following figure).



Determining buildings' base height

- 7.33 On a corner site, the base building will be massed so as to respect the prevailing height of the base building and setback on both streets, but the higher height limit will provide the building's degree of prominence.



Middle shaft

7.34 The shaft constitutes the heart and principle element of a tall building, in that it extends upwards from the base, alters air movement patterns and ultimately determines scale perception of the building. Tall buildings must visually integrate with the streetscape, this can be achieved through setting back upper floors so they are not overly dominant, and so that the lower floors reflect prevailing building heights.



Example of a middle shaft, Letts Road copyright Proctor Matthe

Applicants should ensure that the middle/shaft building;

- Is sensitively orientated on the site to ensure and maintain middle and long distant views;
- Minimises shadowing and adverse micro climate issues to the local environment/ the wider town; and
- Includes floor plate sizes and shapes that are appropriate for the site, context and use.

Top Element/Skyline

7.35 Tall buildings can enhance skylines and panoramas if their tops are well designed and visually striking. However, quality design is essential to achieving a new positive skyline. The intention is to develop a distinctive silhouette for Watford.

7.36 Articulated top floors and subtle changes from one elevation to another enables the building to act as a landmark and can help people orientate themselves within the town as the top of the building will be seen from different distances, and from all directions.





Palestra House, Southwark

The top element needs to:

- Work well in silhouette, colour, reflectivity and texture to respond to differing times of the day and year. They must integrate roof top mechanical systems into the design; and
- Articulate the uppermost floors and elevations of tall buildings to achieve a distinctive skyline profile.



Criterion 6: Detailed building design and Microclimate

7.37 Proposals should minimise through design, or siting, any elements of a proposal which could have a negative climatic impact on the surrounding area.

Applicants must describe how the design has considered the local climate, issues to be considered include:

Wind

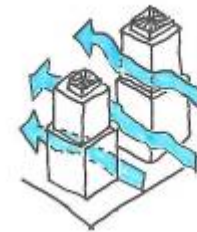
7.38 The impact of weather, particularly the diversion/funnelling of high speed winds to ground level microclimate must be fully tested and assessed.

7.39 Consideration should be given to the orientation to the prevailing wind. Creation of inappropriate open space between isolated buildings generally promotes windiness. Conversely, a highly integrated street pattern encourages wind to move over the tops of densely built up areas hence resulting in a more pleasant microclimate.

Wind effects



7.40 A low building upwind from a tall building increases the downward flow of wind. This causes the wind to accelerate near the windward corners of the tall building.



7.41 Accelerated winds (wind canyon effect) is caused when wind is funnelled between two buildings. The height,



spacing and orientation of the buildings in a specific area affects intensity of the wind acceleration.



- 7.42 Wind power increases as the height increases, consideration should be given not just to the effects but also gaining energy from wind power. Tall and wide facades that face the prevailing wind are often undesirable.
- 7.43 The careful siting and design of tall buildings can reduce the impacts of high level winds at ground level.
- 7.44 A number of design measures can be used to mitigate wind impacts at street level. These can include wind diffusers, resilient trees, podium buildings, large horizontal canopies, parapet walls, façade set backs, roof areas of base buildings, terraces and awnings, and appropriate building massing

should be considered to prevent excessive wind speeds. In principle buildings with sharp corners are not as aerodynamically efficient as those with rounded corners or round footprints.



Use of terraces and awnings to prevent wind impacts

- 7.45 The planning authority will be particularly keen that wind speeds are assessed around the entrances into proposed and adjacent buildings, along key pedestrian routes and in



spaces designed for passive recreation, and will scope out key locations in the early stages of project development. Where the assessment indicates high wind speeds are likely at any given location for prolonged periods such as to restrict the space, the applicant will be expected to demonstrate how modifications to the siting of the building or modifications to the design could reduce the impact.

Design from wind mitigation is a specialist area and advice should be sought from experienced practitioners and a report submitted with the planning application.

Heat - Thermal effect of taller buildings.



UHI-3 © Twinn.jpg

- 7.46 Applicants should consider extensive greening of buildings, natural ventilation and building orientation to avoid heat islands (Hotter temperatures of urban areas due to built surfaces) and the effect of taller buildings on thermal heat.
- 7.47 A **green roof** or living roof is a roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.
- 7.48 A **blue roof** is a roof design that is explicitly intended to store water, typically rainfall, while also putting the rainwater to other good uses such as cooling of solar panels and irrigation of a green roof.

Light pollution

- 7.49 Applicants should refer to The Institute of Lighting engineers (ILE) guidance notes (including Guidance for the Reduction of Obtrusive Light 2012) for the reduction of light pollution which defines acceptable levels.

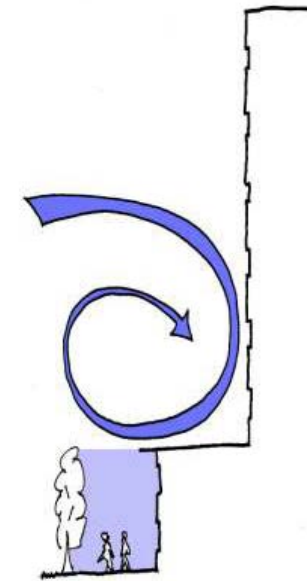


Architectural lighting

7.50 Where appropriate the applicant must give consideration to the incorporation of architectural lighting effects into any proposal for a tall building, ensuring it does not negatively impact on the amenity of nearby residents.

Street pollution and taller buildings

7.51 The effect of having tall buildings lining a street can also create what is called a *street canyon*. Depending on the wind conditions, the canyon can confine air flow, reducing the dispersal of pollutants and actually increase the pollution concentrations inside the street canyon. In urban environments, vehicle exhausts emissions are usually the major source of many air pollutants.

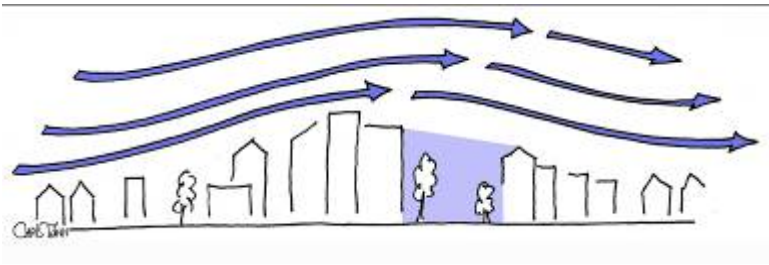


Wind diffusion on taller buildings, using indentation

7.52 Given the scale and mass of taller buildings they require greater attention when considering suitable technologies at the detailed design stages.



- 7.53 Developers should be aware of relevant guidance intended specifically for tall buildings currently in place.
<http://www.designcouncil.org.uk/resources/guide/guidance-tall-buildings>



Applications should;

- Pay attention to and apply policies SD1, SD5, SD6 and SD 7 and achieve BREEAM excellent; and
- Provide a statement outlining how the proposal will achieve best practise in sustainability.

Energy

- 7.54 Particular consideration should be given to energy management (consumption, efficiency, generation and CO2 issues) within taller buildings.

This can be done by:

- Adoption of appropriate building form and fabric e.g. through passive means such as increasing the availability of thermal mass.
- Specification of an energy efficient services solution e.g. through double facades which allow natural ventilation of spaces and access to openable windows;
- Use of vertical transportation solutions e.g. energy recovery from lifts;
- Use of renewable energy e.g. daylight integrated lighting systems, BIPV (building integrated photovoltaics), wind power and CHP.



Resource conservation

7.55 Applicants should seek to minimise water consumption through:

- Specification of low-flow appliances
- Reduction of run-off through e.g. living roofs
- Sustainable drainage
- Use of recycled aggregates

Flexibility

7.56 Applicants should seek to create internal spaces, which are easy to adapt to different ways of working and uses to ensure spaces do not become redundant over time, and can more easily adapt to changing social, technological and economic conditions. Building design should maximise structural efficiency of the building with particular attention given to floor plate solutions, service cores and ability to sub-divide floors.



Good example of different materials and cladding on an existing tall building

Recladding and/or demolition

7.57 Due to the limited available development space, developers need to consider if the refurbishment and re-cladding of an existing tall building could be advantageous. It may be possible to add additional floors to improve viability which can result in a higher quality building which contributes more to the townscape. This could include; re-enveloping the building taking account of materials, colours, jointing, pattern of cladding and re-silhouetting to give a distinctive form to the top of building.



Materials

7.58 The materials selected should be of the highest quality, and should show sensitivity to their surroundings either by reference to surrounding buildings using sympathetic materials, or by positive contrast.



Materials need careful consideration and respond to site characteristics

7.59 A colour palette and the texture of the materials selected should seek to manage the visual perception of the height of the building for example the use of darker colour to the bottom with lighter colours to the top can create the effect of floating form. The specification of material must limit reflectivity and the possibility of day-time glare.

Applicants should seek to reduce the environmental impact of building materials by:

- providing an outline of the palette of materials they intend to use; and
- a justification of the appropriateness of the materials in relation to the character of the surrounding area and in terms of their durability and sustainability.

7.60 The applicant is strongly encouraged to utilise local and/or recycled materials.



Waste management, including recycling

7.61 The aim is to minimise waste vehicle movement and for larger schemes or clusters of buildings to consider incorporating automated waste collection mechanisms.



Poor waste management provision, Source: Design for Homes

7.62 Applicants are required to provide a waste management statement at pre-application stage, showing how waste and recycling is managed from within the dwelling to disposal.



Waste management systems Source; ENVAC Source: Envac UK

Applicants will need to provide a statement outlining how the proposal will apply best sustainable practices. Particular consideration should be given to:

- Energy management, including on-site production from renewable resources;
- The use of local or recycled materials, and/or materials from renewable resources is encouraged;
- Describe the palette of materials, and its association to the local character;
- Describe the appropriateness of the materials used, in terms of their sustainability;



- Provide supporting information (if applicable) on the method used to measure the materials' performance in sustainability terms, initially and through out the building's life cycle;
- Waste management, including recycling; and
- Ongoing management and operation of the building and its performance.



Criterion 7: Public Access

- 7.63 Public access to new tall buildings can promote their use at different times of the day, giving a more positive perception of the building and allowing the community and visitors to make effective use of it, in particular mixed use or commercial buildings. Movement of people is important.
- 7.64 Applications should demonstrate how the proposal meets or exceeds accessibility requirements, ensuring equal access for all through the provision of ramps, lifts, gentle rising steps with landings, clear signage and branding, sensitive and appropriate lighting schemes, non slip surfaces, contrasting colour and texture schemes, automatic doors, appropriately placed seating, and clear and legible internal layouts.
- 7.65 The proposals should encourage public access, not only at ground floor level, but also where appropriate at a height that would allow users a panoramic view or vista of the city and surrounding areas.

- 7.66 Attention should be paid to means of evacuating people with physical mobility and sensory impairments from the building in emergencies, and providing alternative means of access if a lift fails.



Disabled access needs to be integrated into the design – St. George's Wharf

Applications should:

- Submit a Design and Access Statement;
- Demonstrate that the proposal will provide equal access for all;
- Explain how any taller building proposed, which comprises mixed or commercial uses, will encourage public access.
- Consider how the entrance to the building will integrate with public realm and the street scape.



Criterion 8: Transport, parking and infrastructure

- 7.67 All new tall building proposals should assess the current capacity of local public/social infrastructure and facilities, and their ability to absorb the impacts related to increases in urban density brought about by tall buildings.
- 7.68 Of particular importance is how transport solutions are considered. One of the key benefits of increased densification through taller buildings in close proximity to transport infrastructure is the potential to capitalise on opportunities for more sustainable transport patronage i.e. public transport (rail/light rail and bus), cycling and walking. This results in opportunities for more ‘car lite’ development through densification, resulting in increased land use efficiencies and greater sustainability.
- 7.69 Another aim of quality design in terms of transport provision is to ensure that car parking is not provided on the primary frontage of the building, which can often result in a deadening or harsh frontage, while surface parking is not only space hungry, it can have negative consequences for

the quality of the development’s public realm. Access to parking must not compromise active frontage or cover large swathes of the ground floor frontage. A good case study of this includes the CB1 scheme in Cambridge, which illustrates a good approach to dealing with such issues.



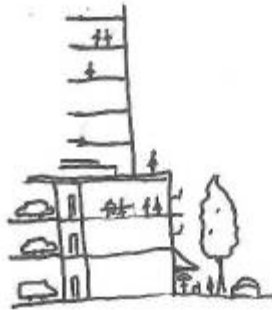
Car Parking provision can lead to dead and inactive frontages



Entrance/exist should only account for a minimum amount of frontage



- 7.70 Screening parking structures in the base building by providing commercial or retail activities along the street frontage on all levels can also be used as an approach.
- 7.71 Designing in solutions for more cycle and pedestrian activity is essential for taller buildings to provide the benefits associated with sustainable transportation. Cycle provision should ideally be in the form of secure individual large item storage where appropriate, with sufficiently wide corridors for access/egress and turning.



Screening methods of car parking structures

- 7.72 Where parking provision is included (in line with the council's adopted standards) innovative approaches to

dealing with parking are encouraged in order to avoid a negative impact on the streetscape. The preferred approach would be to ensure that car and cycle parking are located in below ground secure car parks

- 7.73 The external appearance of the parking floors should be sensitively designed to either blend with or complement the design of the overall building. Where there is no alternative means of access new dropped kerbs can provide access points.



Taller buildings and dense development can lead to greater use of sustainable transport



7.74 Equally, the proposal should have fully appraised the required infrastructure and utility capacity to meet the demands of the development. Early engagement with utility providers should be undertaken before an application is submitted. The impact of development and the anticipated demand/requirements in terms of infrastructure provision should be included in the application for planning permission.

Applicants should:

- Submit a detailed transport assessment/statement showing the effect the development on surrounding traffic flows referencing vehicular access points to the development;
- Demonstrate sustainable approaches to transport issues including in a cycling and pedestrian strategy (accounting for secure cycle storage) as part of Travel Plan/Design and Access Statement;
- Provide an assessment of the current capacity of location, local public infrastructure and facilities and identify what additional infrastructure and facilities are required as a result of the proposed development;
- Submit a car and cycle parking strategy/approach showing how the development can accommodate demand and how any reduction in provision will impact on adjacent public car parks and cycle hubs.



8 Key Conclusions

- 8.1 If sited and designed appropriately, taller buildings can bring benefits in terms of a more compact urban form based on good public transport accessibility and quality placemaking.
- 8.2 Tall buildings should not prejudice, intrude or obstruct strategic views within or across the Borough. Taller buildings should also have regard to existing local views.
- 8.3 All new taller buildings should be of a high quality design, such that they can make a positive contribution to the Borough's urban form and skyline, and support urban regeneration in its widest sense.
- 8.4 It is important for applicants to recognise that taller buildings, will by their very nature, form prominent elements within the skyline that will be viewed from all angles.
- 8.5 Applicants will need to ensure that all the criteria including the strategic and urban views identified in Appendix A are fully considering in any application.



APPENDIX A

STRATEGIC VIEWS AND URBAN LANDMARKS



INTRODUCTION

Protection of strategic views and landmark features in Watford

This appendix details the Strategic Views (SV) and Contained Urban Views (CUV) as well as key features within that view. These views are important considerations which are an essential reference when designing taller buildings in Watford. This is particularly true in relation to permeability and legibility of the wider townscape and the overall design of the building(s) in relation to it/their context and the local historic environment.

In this section, an analysis of the key views/ approaches to Watford have been identified. However the exercise was not an exhaustive one and developers/applicants will need to fully demonstrate that a sufficient visual representation and an appraisal of impacts (including the views detailed in this appendix) are included in any application submitted. This appendix provides a guide to developers and officers when considering taller building proposals in terms of protecting key views and the setting of landmark/historic buildings.

Watford has a number of important views and landmark buildings that need consideration when proposals for taller buildings are submitted. Such proposals will need to take account of the setting of historic buildings, landscapes and skylines to ensure that taller buildings are sensitively sited and appropriately designed resulting in a sympathetic integration with their immediate and surrounding areas.

The use of this appendix

Developers/ applicants will need to demonstrate that this appendix has been fully considered by:

- Taking into account key landmarks and other features in each view either locally contained or strategic. This should be included in a design statement submitted with any planning application.

Using the information included to carry out accurate visual representations or to guide any associated landscape and visual impact assessment, as requested by officers. Designers should refer to the section Criteria 1 in the main body of the guidance.



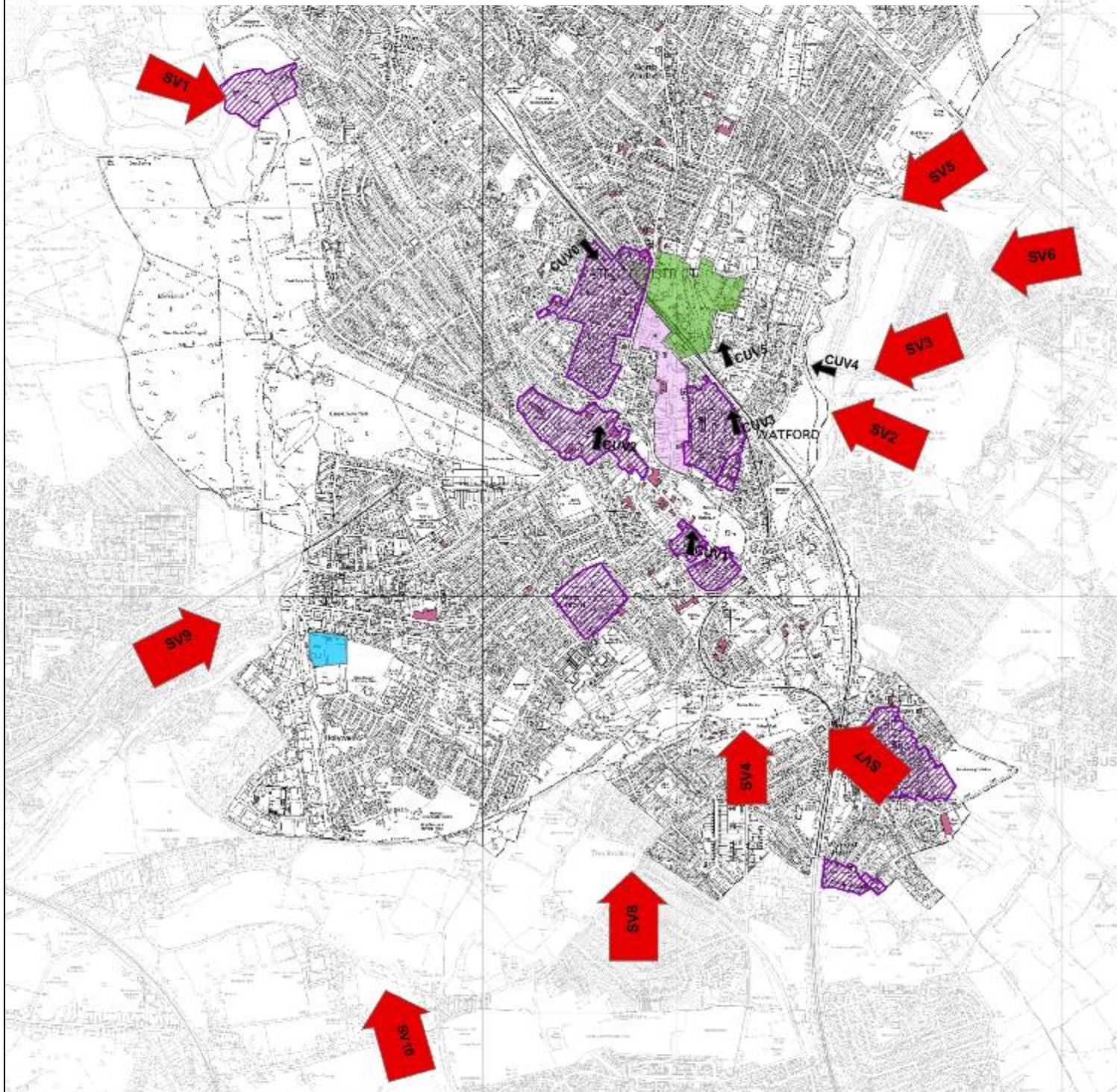
STRATEGIC VIEWS

- SV1: Grove Park
- SV2: Bushey Hall Golf Club
- SV3: Mead Way Housing Estates
- SV4: Oxhey Park
- SV5: Bushey Mill Lane (A4008)
- SV6: Bushey Mill Lane (Highwood Avenue)
- SV7: Bushey Railway Station
- SV8 : Hampermill Lane

- SV9: Watford Road
- SV10: Sandy Lodge Lane

CONTAINED URBAN VIEWS

- CUV1: St. Mary's Church
- CUV2: Civic Core
- CUV3: Radletts Road/ Queens Road
- CUV4: Link Flyover (A4008)
- CUV5: Reeds Orphanage
- CUV6: Church Road, Nascot



Watford Borough Council
Town Hall,
Watford,
Hertfordshire WD17 3EX
Tel: 01924 410000
www.watford.gov.uk

Strategic Views

- Conservation Areas
- Locally Listed Buildings
- SPA 1 Town Centre
- SPA 2 Watford Junction
- EMP6 Clarendon Road, Station Road and Bridle Path
- Ascot Road

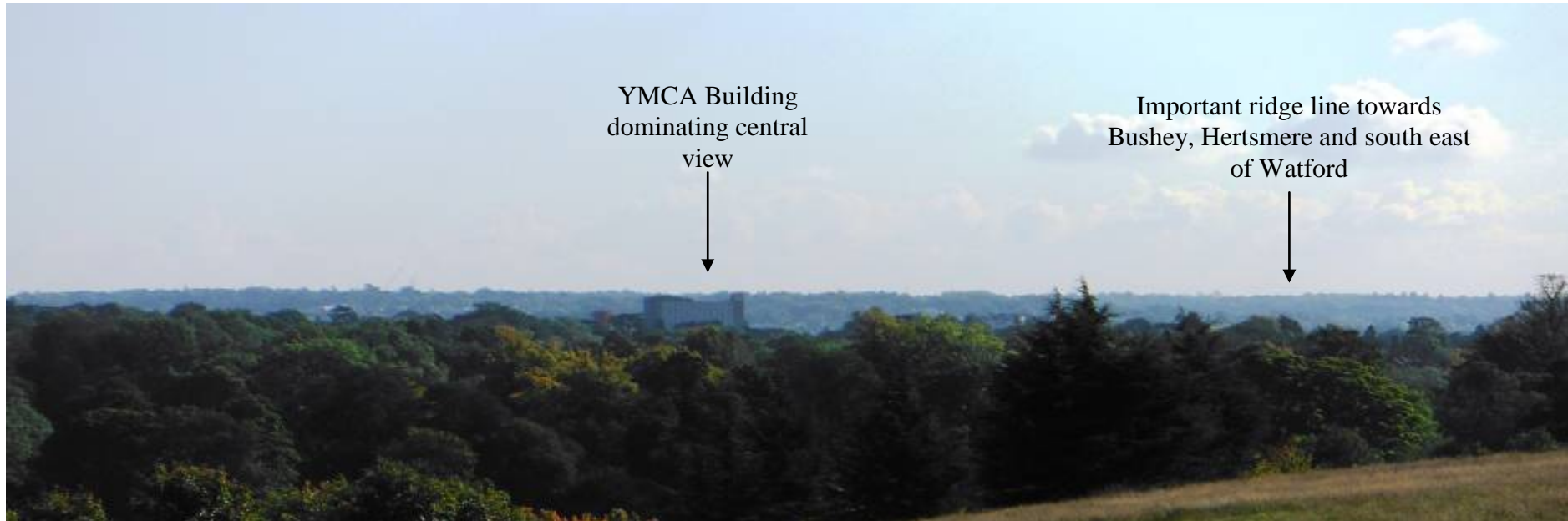
Contained Urban views



Scale 1:16,000

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AERIAL PHOTOGRAPHY
Copyright GeoPerspectives

STRATEGIC VIEW POINT 1: Grove Park Golf Club



VIEW DESCRIPTION:

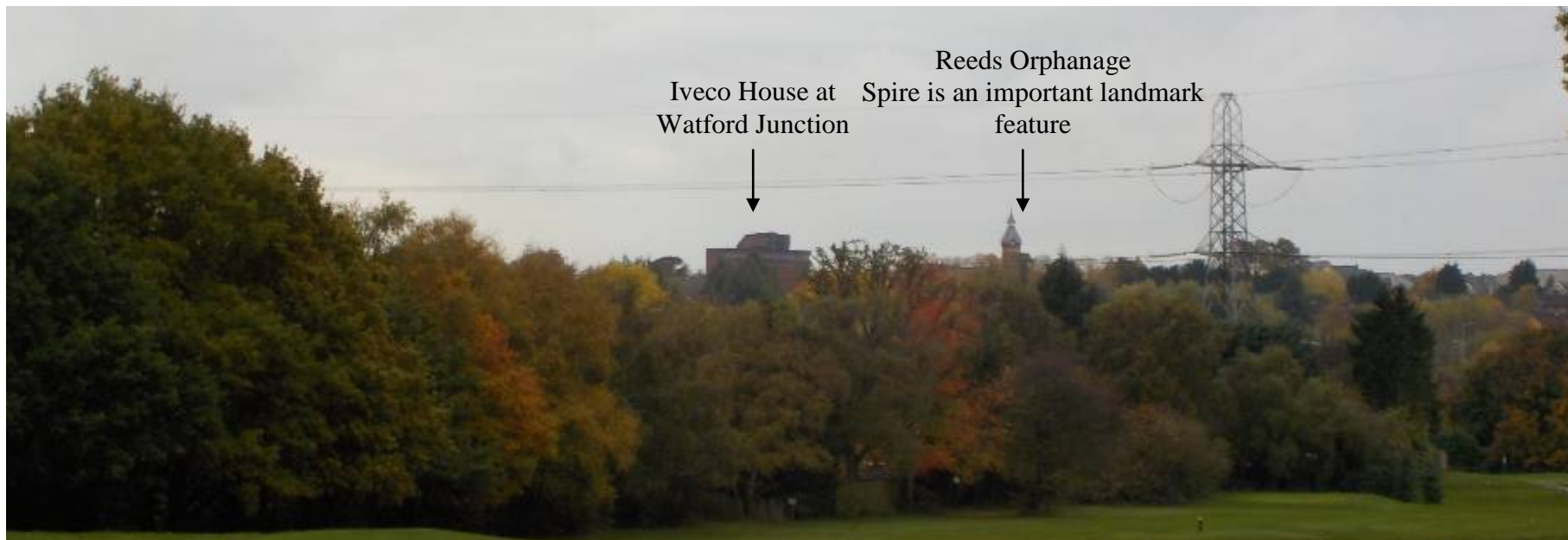
Grove Park Golf Club panoramic view looking southeast towards central Watford and Hertsmere/ Bushey. The slab block of the YMCA building is clearly seen in the centre of the picture. An important feature to consider is the ridge line towards Hertsmere and Bushey. Watford junction/ Clarendon Road is in a location approximately left of the YMCA building.

DEVELOPMENT MANAGEMENT STRATEGY:

- Consider the ridge line to the east and south of the borough boundary – a break in this landscape feature needs to be carefully considered
- Skyline of Watford would be changed should taller buildings be viewed from here – a clear and coherent relationship is required between taller buildings



STRATEGIC VIEWPOINT 2: Bushey Park Golf Club



VIEW DESCRIPTION:

From Bushey Golf Club looking in a westward direction towards Watford Junction. Iveco House [7/8 storeys] is clearly seen in the centre of the photograph with the spire of Reeds Orphanage building also easily viewed. This is an important heritage asset [Grade II Listed] and such views are essential to positive perceptions of its setting.

DEVELOPMENT MANAGEMENT STRATEGY:

- A design must appreciate the setting of Reeds Orphanage Building in terms of siting and design
- Clustering effect of taller buildings need to form a clear relationship in terms of changes to the skyline



STRATEGIC VIEWPOINT 3: Mead Way Housing Estates



VIEW DESCRIPTION:

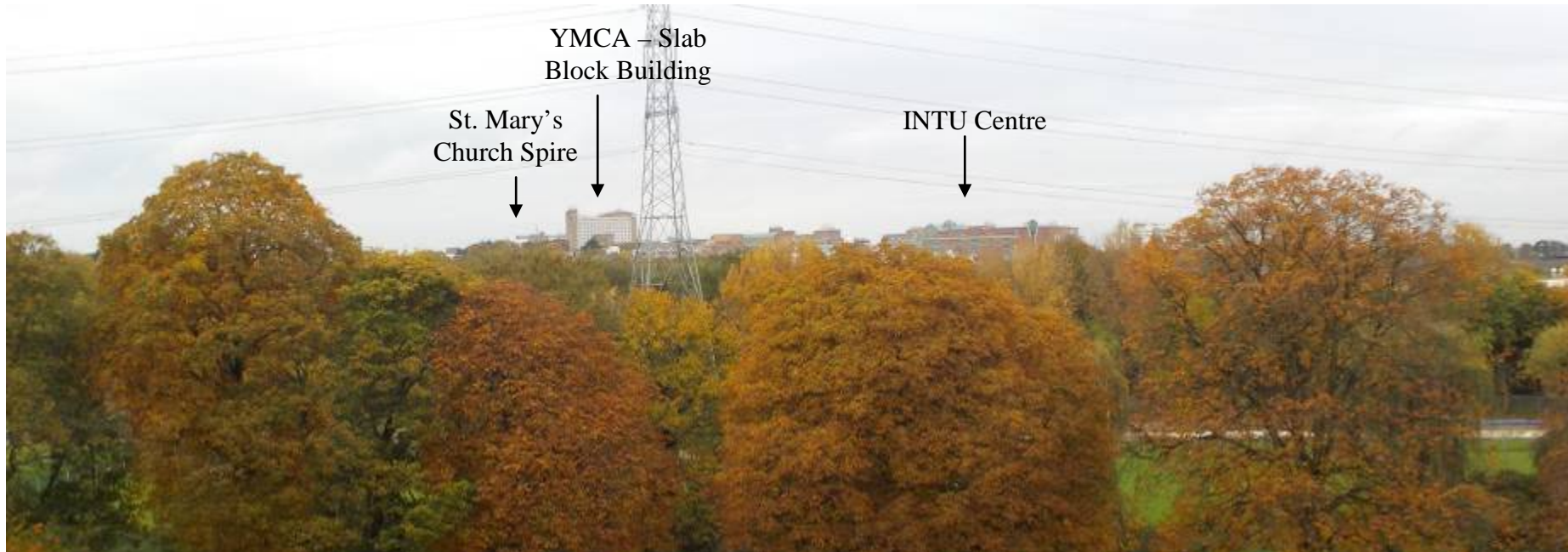
This view is from Mead Way facing in a westward direction towards Watford Town Centre with the junction area located to the right of Jury's Inn Hotel. Key features here include Beechen Grove Church spire with existing tall buildings also present i.e. INTU, Jury's Inn and YMCA. This view is not as sensitive as other views in relation to landmark historic buildings, however the skyline of Watford when viewed from this location is an important consideration.

DEVELOPMENT MANAGEMENT STRATEGY:

- Development should not impact on the setting of Beechen Grove Church
- An appreciation of the existing skyline should be demonstrated in any application in terms of cumulative impacts of taller buildings



STRATEGIC VIEWPOINT 4: Oxhey Park



VIEW DESCRIPTION:

Looking in a northward direction towards the town centre. YMCA building is prominent, with St. Marys Church Spire also seen to the left of the YMCA building, this is a key historic landmark feature. The skyline of Watford would be significantly altered when viewed from this location, should taller buildings be constructed.

DEVELOPMENT MANAGEMENT STRATEGY:

- A design must appreciate the historic landmarks, in this case St. Mary's Church Spire
- An appreciation of the existing skyline should be demonstrated in any application



STRATEGIC VIEWPOINT 5: Bushey Mill Lane [A4008]



VIEW DESCRIPTION:

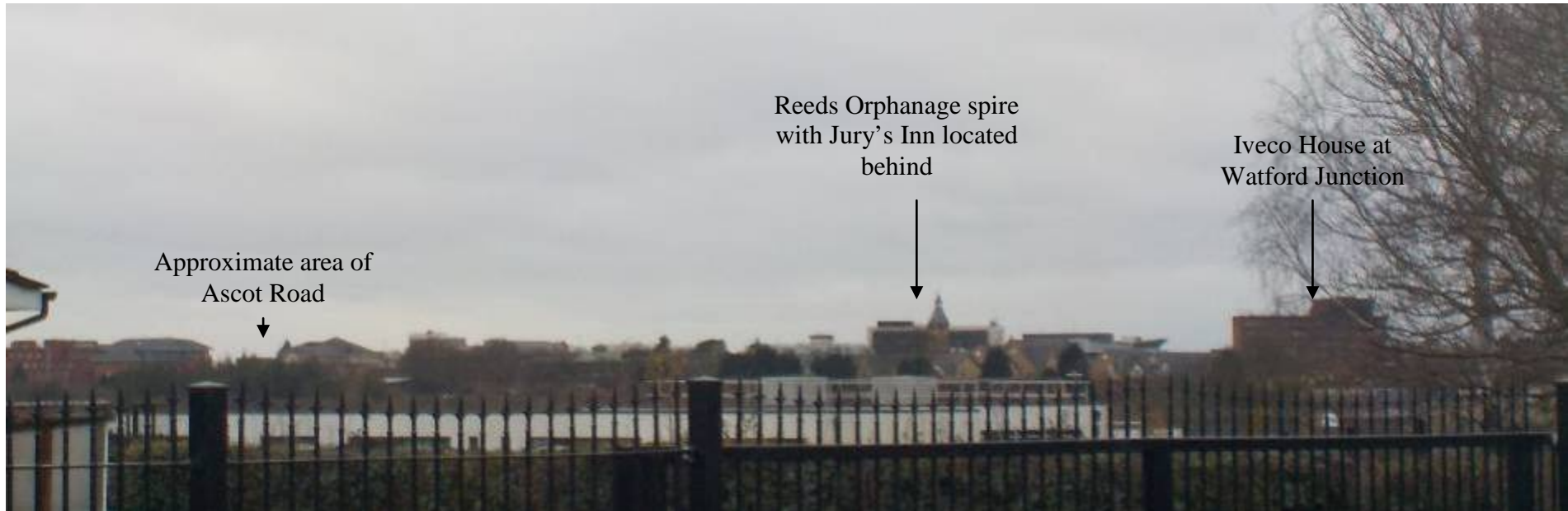
Looking in a southwest direction from the flyover bridge [A4008] on Bushey Mill Lane. Reeds Orphanage Building is seen to the left of the picture whereas Watford Junction is located approximately in the centre of the photograph. Ascot Road would be located in the area behind the Reeds Orphanage area, albeit it at a greater distance.

DEVELOPMENT MANAGEMENT STRATEGY:

- Design and siting needs to appreciate the setting of the spire at Reeds Orphanage
- Form a sensitive design (cluster/landmark) which is appropriate



STRATEGIC VIEWPOINT 6: Bushey Mill Lane junction with Highwood Avenue



VIEW DESCRIPTION:

View looking in a southwest direction from Bushey Mill Lane (junction with Highwood Avenue). Iveco House is seen here as is the spire at Reeds Orphanage, with Jury's Inn hotel block behind. Watford Junction is located to the right of the photograph. Tall buildings at Ascot Road may be viewed from this location also. This view is relatively panoramic in nature accounting for the majority of Watford's skyline.

DEVELOPMENT MANAGEMENT STRATEGY:

- Design and siting needs to appreciate the setting of the spire at Reeds Orphanage
- A coherent relationship with the relatively tall buildings already existing should be considered
- Carefully consider the design of taller buildings at Ascot Road in terms of relationship with general skyline



STRATEGIC VIEWPOINT 7: Bushey Train Station Platform



VIEW DESCRIPTION:

View looking in a southwest direction from Bushey Train Station (Platform). Although there is rail and communication infrastructure prominent in the picture, this photo gives an example of how the railway approach to Watford will view tall buildings. Watford Junction is very visible on this approach on the High Street Line and the direct Junction Line. In this photograph Iveco House is easily seen, as are existing larger buildings including the YMCA building.

DEVELOPMENT MANAGEMENT STRATEGY:

- Consider clustering effect of taller buildings from both approaches (Watford High Street Overground Line and Watford Junction)



STRATEGIC VIEWPOINT 8: Hampermill Lane



VIEW DESCRIPTION:

Looking in a northward direction towards Watford Town Centre. Existing taller buildings can be easily viewed from this location i.e. Jury's Inn and the YMCA building. The Origin Housing development is very prominent in the foreground; although not particularly tall, its bulk is significant. Ascot Road is not viewed from this location, however the general area of Watford Junction is viewed.

DEVELOPMENT MANAGEMENT STRATEGY:

- Consider cluster effect of taller buildings from this view on the skyline
- Protect Beechen Grove Church as a landmark feature



STRATEGIC VIEWPOINT 9: Watford Road



VIEW DESCRIPTION:

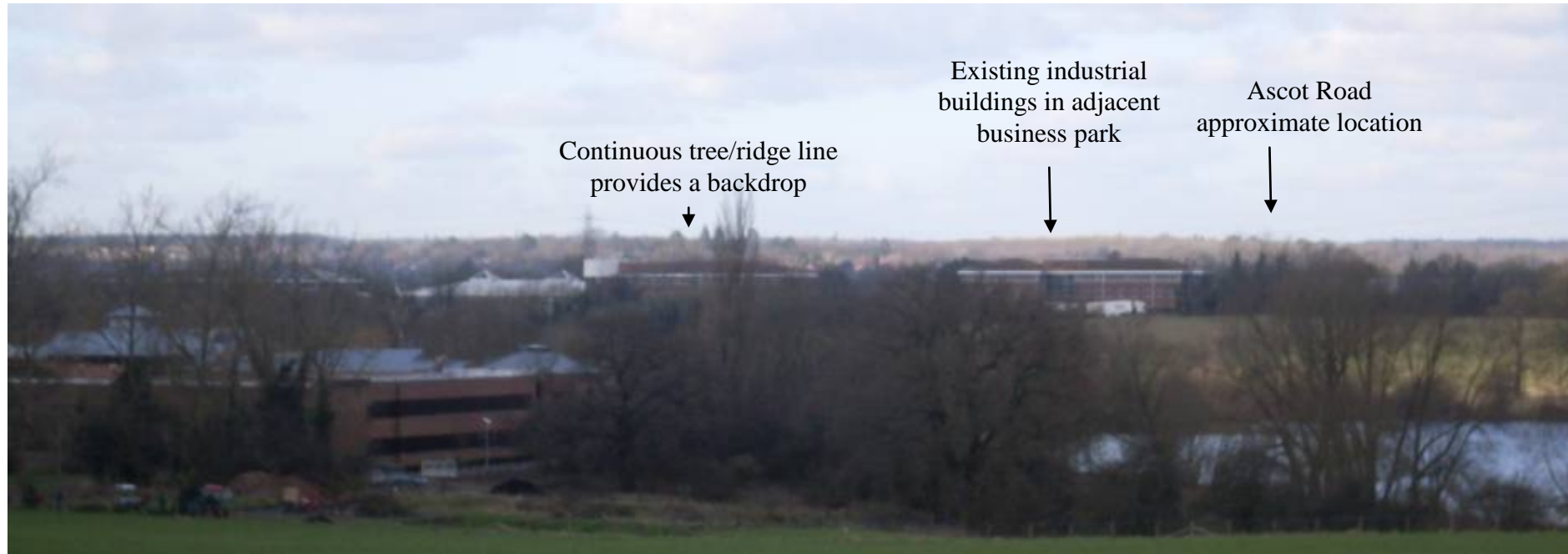
This viewpoint is from Watford Road approaching Rickmansworth Road. The tree line to the centre of the photograph is Cassiobury Park with existing taller buildings (Jury's Inn) in the centre of the photograph. Buildings at Watford Junction may be particularly prominent when viewed from this location. Ascot Road is not viewed here.

DEVELOPMENT MANAGEMENT STRATEGY:

- Carefully consider cluster effect with other taller buildings on the skyline



STRATEGIC VIEWPOINT 10: Sandy Lodge Lane



VIEW DESCRIPTION:

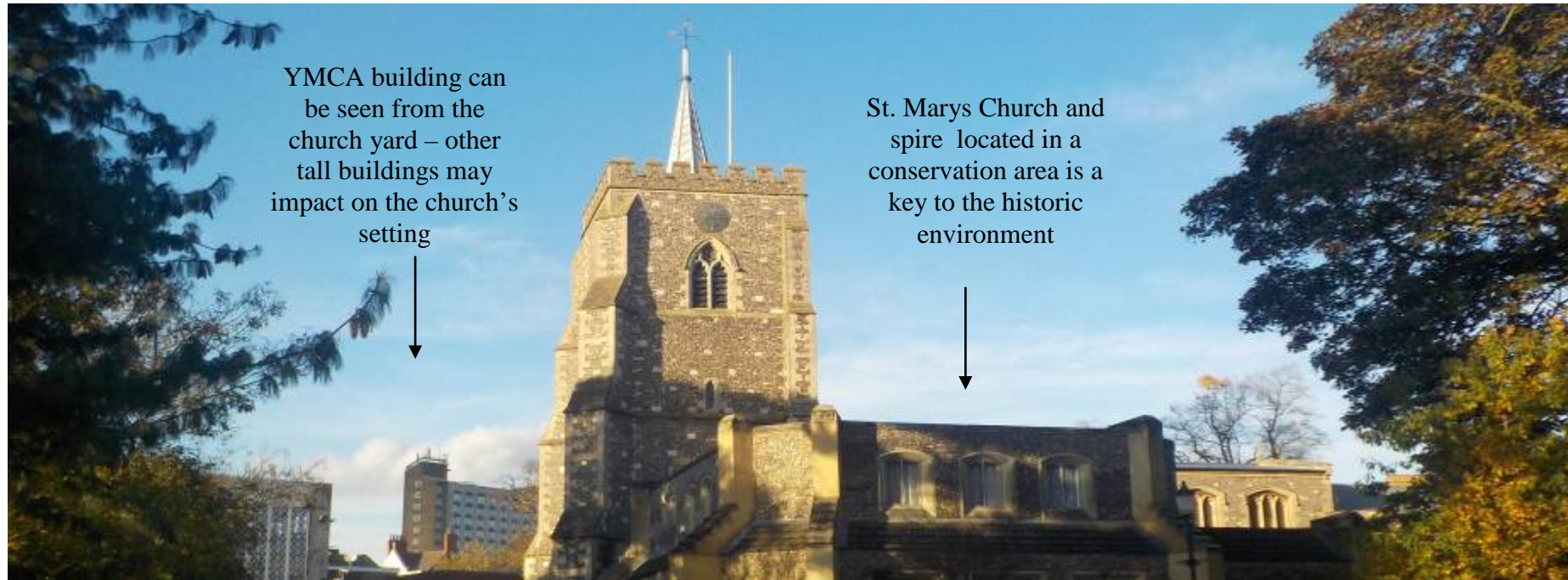
This picture is taken from Sandy Lodge Lane, in relatively close proximity to the Moor Park Conservation Area in Three Rivers District. Hampermill Lake is located to the centre of the photograph with the lands surrounding it in a Greenbelt designation. Ascot Road approximate location is in the centre of the photograph, with existing large buildings at the business parks, seen to the centre of the photograph.

DEVELOPMENT MANAGEMENT STRATEGY:

- Individual taller buildings may result in a significant impact on the skyline at this location and the tree/ridge line should be considered here



CONTAINED URBAN VIEW 1: St. Mary's Church Yard



VIEW DESCRIPTION:

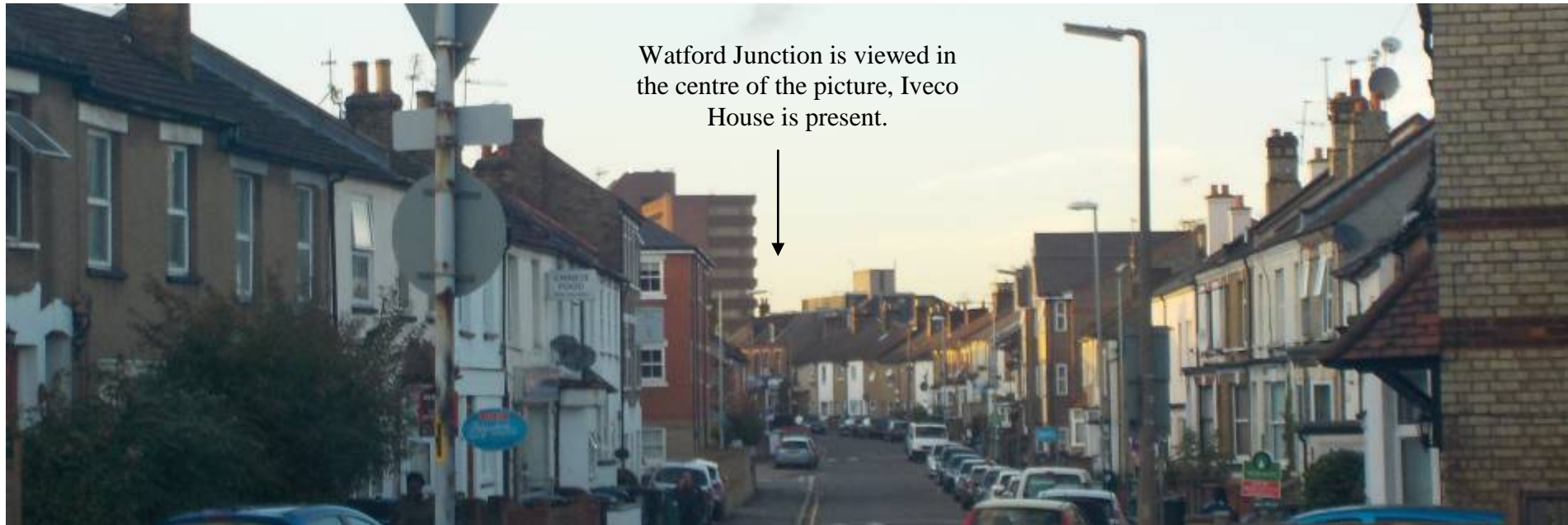
From the rear of St. Mary's Church, in the green area, looking in a northward direction towards the town centre from the Church yard. YMCA building is prominent and is an example of how tall buildings can impact on the setting of historic assets when viewed from contained urban viewpoints.

DEVELOPMENT MANAGEMENT STRATEGY:

- A design must appreciate the historic landmarks, in this case St. Mary's Church and the conservation area that envelops it
- Any taller buildings should not dominate this view, and by association the setting of the church



CONTAINED URBAN VIEW 2: Radletts Road and Queens Road Junction



VIEW DESCRIPTION:

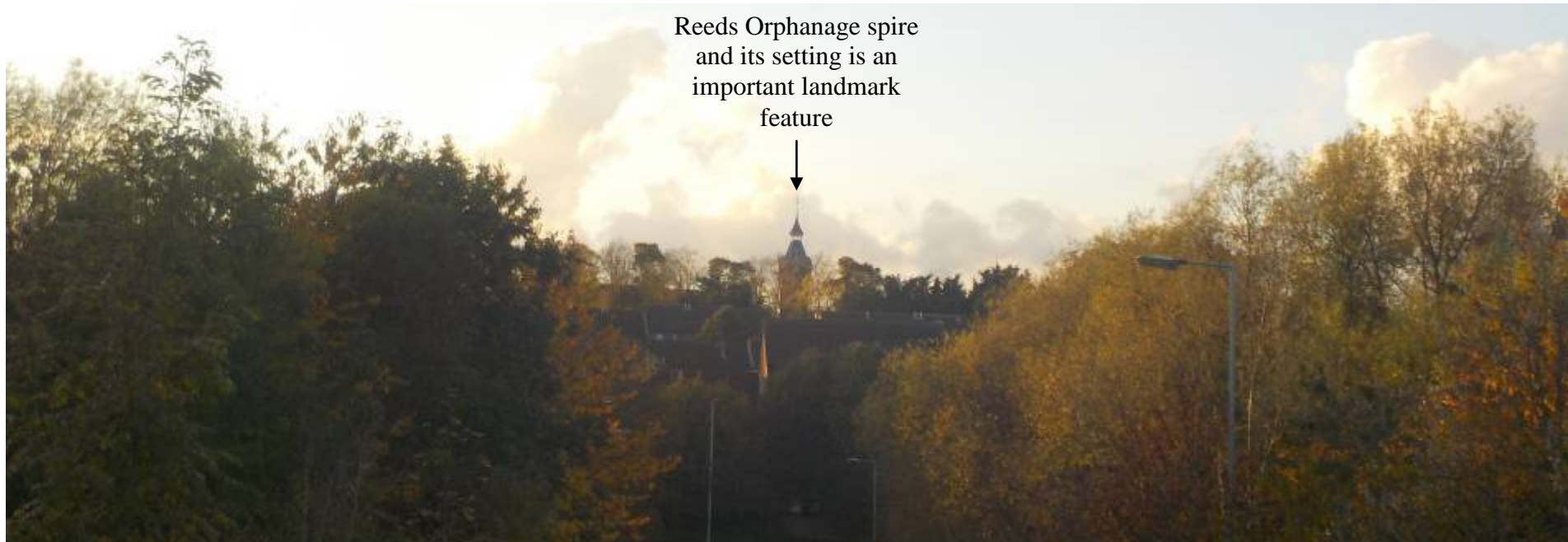
Radletts Road and Queens Road Junction looking in a north west direction towards Watford Junction from street level. Iveco House is prominent in this view. This is a conservation area, part of the historic environment in Watford. Tall buildings in Watford junction will be extremely prominent in this location generally.

DEVELOPMENT MANAGEMENT STRATEGY:

- Key considerations will include the heritage assets of Estcourt Conservation Area
- Buildings should not overly dominate the existing two storey profile in nearby residential streets



CONTAINED URBAN VIEW 3: Link Flyover (Colne Valley)



VIEW DESCRIPTION:

This view is from Link Flyer over the A4008 (Colne Valley) looking in a west direction in the general area of Watford Junction with Reeds Orphanage Spire present in the centre of the photograph (in summertime trees obscure other buildings). Watford Junction is located in this general view direction and taller building will need to consider the setting of the spire of the orphanage building and the associated historic outbuildings.

DEVELOPMENT MANAGEMENT STRATEGY:

- The setting of the listed orphanage at Reeds Crescent should be protected
- Location and siting of the taller buildings should not interrupt views or form an insensitive backdrop



CONTAINED URBAN VIEW 4: Civic Centre



VIEW DESCRIPTION:

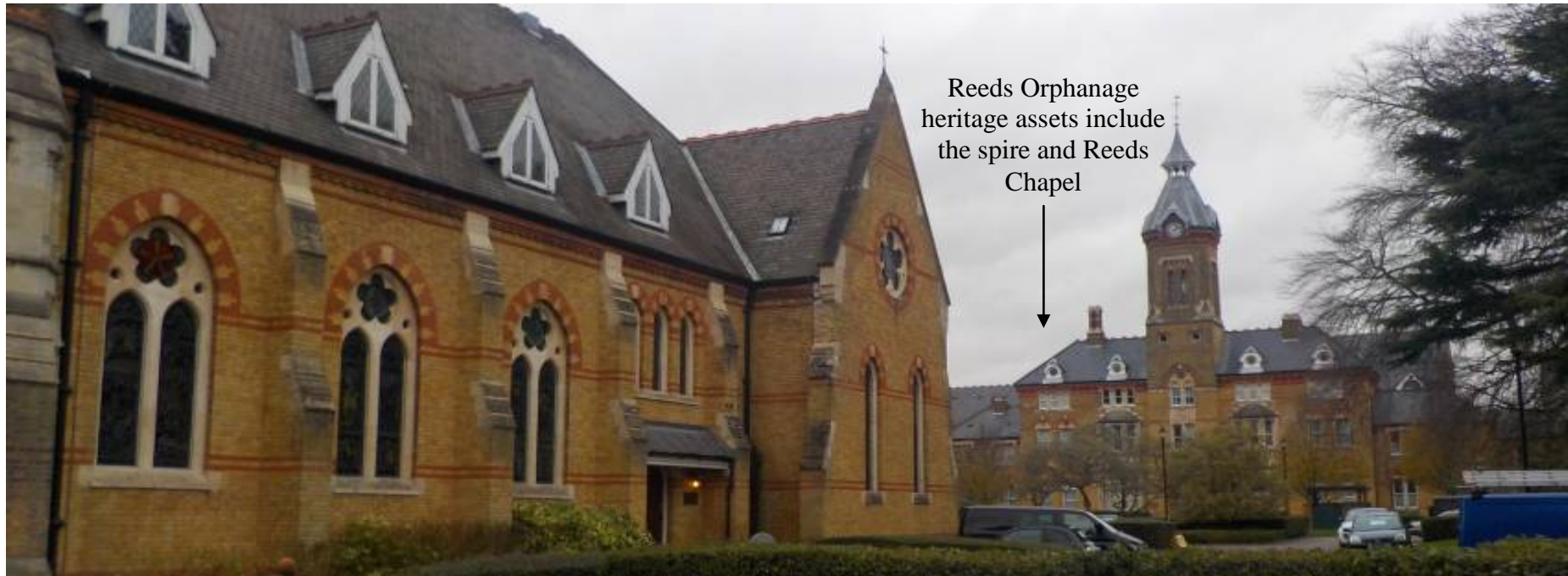
This view faces a northeast direction in the direction of Watford Junction. Taller buildings, depending on design, may be viewed in this view. Although there are limited historic buildings, there is an existing landmark building in the form of the Flanders Court Building (7/8 storey building).

DEVELOPMENT MANAGEMENT STRATEGY:

- Form a coherent relationship with existing taller buildings
- Active street level frontages important
- Connections with St. Albans Road considered.



CONTAINED URBAN VIEW 5: Reeds Crescent Orphanage



VIEW DESCRIPTION:

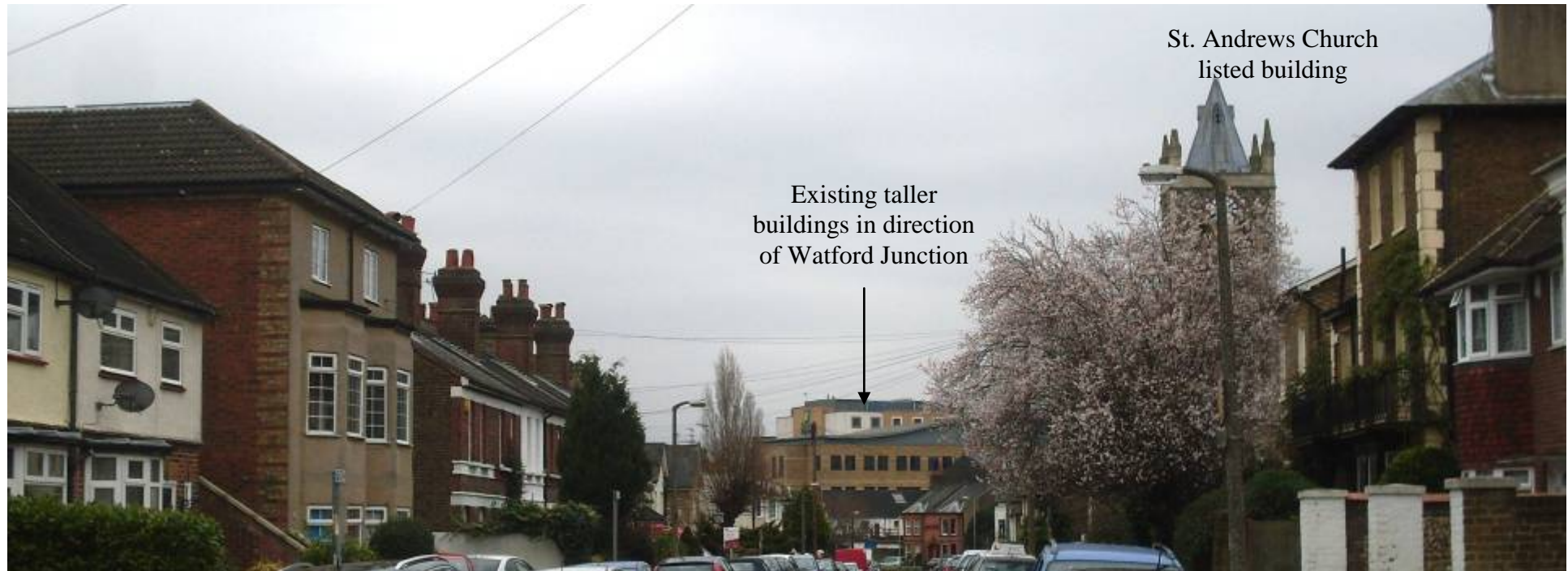
This is a contained urban view and is an example of the historic assets associated with the Reeds Orphanage Crescent area. This view is in a north-northwest direction in the approximate area of Watford Junction. However a number of views at street level are important considerations at this location and will need to be fully appraised in terms of impacts on the historic fabric of the orphanage area generally.

DEVELOPMENT MANAGEMENT STRATEGY:

- The setting of the listed orphanage at Reeds Crescent needs to be protected
- Landmark buildings include the chapel and the spire - taller buildings to appreciate the setting of the ensemble of historic buildings
- Fully assess other views from the Orphanage grounds



CONTAINED URBAN VIEW 6: Church Road, Nascot



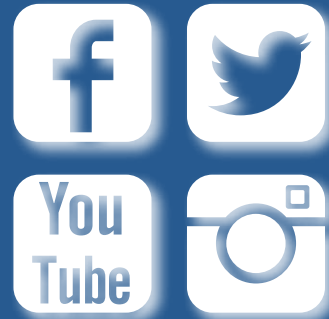
VIEW DESCRIPTION:

This is a contained urban view and is taken from Church Road looking in a southeast direction towards Watford Junction. Existing large scale office buildings on St. Albans Road are located to the centre of the photograph. St. Andrews Church is located to the right of the view. This view is taken from the Nascot Conservation Area.

DEVELOPMENT MANAGEMENT STRATEGY:

- Consider the setting of St. Andrews Church
- Appraise any impacts on the conservation area from taller buildings.





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