

Committees:	Date:
Streets & Walkways Sub Committee, For Information Planning & Transportation Committee, For Decision Projects Sub-Committee, For Information	11 January 2016 12 January 2016 26 January 2016
Subject: Draft City Public Realm Supplementary Planning Document – Approval for consultation	Public
Report of: Director of the Department of the Built Environment	For Decision

Summary

This report sets out the background and preparation of the City Public Realm SPD (attached in Appendix) which is intended to be adopted as a Supplementary Planning Document. Members are asked to agree to the draft City Public Realm SPD being made available for public consultation.

The SPD provides further guidance and builds on the policies contained in the Local Plan. The purpose of the document is to provide a coordinated policy approach to the design and management of the public realm in the City. It promotes high quality design and sets the standards for every element that contributes to our experience of the City's streets. The SPD draws on existing guidance from City Corporation's policies, Historic England and the Design Council.

The City Public Realm SPD will replace the existing Street Scene Manual (Part One and Two) which was produced as a guidance document in 2005. It is intended to be used by officers of the City of London, occupiers, external organisations, consultants, and developers who influence, or have an interest in the City's streets. The proposed SPD will be used alongside a planned new "City Public Realm Manual" which will be produced later in 2016. This manual will include guidance on technical aspects of the public realm such as detailed specifications for paving and street furniture.

Following consultation, any proposed changes to the draft SPD will be brought back to Committee for approval and for formal adoption as a Supplementary Planning Document in 2016.

Recommendation

Members are asked to approve the draft City Public Realm Supplementary Planning Document for public consultation.

Main Report

Background

1. In 2005, the Street Scene Manual was adopted as guidance for the enhancement and management of the City's streets.

2. Five years after the adoption of the Street Scene Manual, a Materials Review report was approved by Committees in 2010, in order to ensure that the City continues to promote best practice in street design. The outcome of the Materials Review was an improved management of the City's existing restricted palette of materials via a set of key principles, to ensure all aspects of sustainability are consistent across maintenance and project activity.
3. Subsequently, in 2011 the Streets & Walkways Sub Committee approved the Delivering Sustainable Streets report. One of the recommendations of this report was to carry out a revision of the Street Scene Manual with the intention of adopting the revised document as a Supplementary Planning Document (SPD).
4. The proposed City Public Realm SPD explains and amplifies the City's policies where they affect the design and management of the public realm. The aim is to set out guidance for all those with an interest in the City's streets and spaces. The document does not make new policy but instead interprets how existing policy can be applied in the City. It has been prepared taking account of officer input from relevant departments and is in line with the City of London Local Plan 2015.

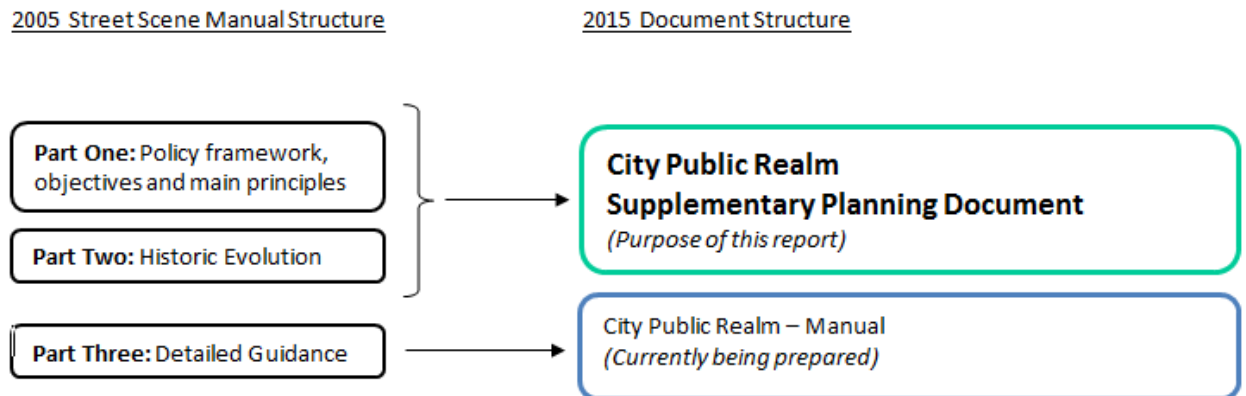
Proposal

5. The City Public Realm SPD would provide a framework to continue to deliver exemplary, safe and sustainable streets and spaces in the City of London. Its overarching aim is to provide design guidance in order to deliver public realm improvements for the benefit of the City community. This SPD sets out the City of London's vision for the public realm which is to maintain and enhance the City's built environment, and to provide a safe, high quality and inclusive place in which to work, live and enjoy. This will be achieved by safeguarding its historic character and continuing to promote the City of London as a cultural and visitor destination.
6. This SPD sets out the main principles for accommodating change and informing public realm enhancement schemes in order to maintain a high quality and safe pedestrian environment. The document also describes the established area strategy approach which ensures the coordinated planning and delivery of public realm improvements.
7. The objectives of adopting the document as a Supplementary Planning Document are:
 - To ensure that the City of London remains at the forefront of responses to urban and economic challenges that face high density urban environments by creating a resilient streetscape which supports pedestrian movement, encourages cycling and contributes to climate change mitigation strategies.
 - To protect, maintain and enhance the quality of the City's historic built environment in order to make it a safe, inclusive and attractive place in

which to work and live, and to continue promoting the City of London as a cultural destination for all communities and visitors.

- To support the City's position as the world's leading international financial and business centre by continually improving the public realm, in order to accommodate future growth and support predicted trends in the future City.

8. The structure of the SPD is as follows:



9. The City Public Realm SPD comprises two main parts. Chapters 1-4 set out the City Corporation's vision for the public realm including the main principles and aims for controlling change and informing street enhancement schemes. Chapters 5-14 provide general guidance on a variety of topics for everyday street works and enhancement schemes in order to ensure that there is consistency of form and quality of materials. The Historic Evolution section is included as an Appendix of the SPD and provides an overview of how the built environment has changed over the years and the importance of the historic character of the City.

10. Detailed guidance will be developed and published separately as part of an easily updatable City Public Realm Manual. This will include paving and street furniture specifications along with approaches for the prevention of skateboarding.

11. The vision of the SPD has been translated into ten aims that provide the framework for all interventions in the City's public realm:

- Aim 1: A high standard of design.
- Aim 2: Understanding context and character.
- Aim 3: Simpler, more spacious and less cluttered streets and spaces.
- Aim 4: Better coordination and more consistency.
- Aim 5: Protecting heritage and ensuring continuity.
- Aim 6: More sustainable streets and spaces.
- Aim 7: Support and encourage good health, well-being and healthy lifestyles.
- Aim 8: Creating and maintaining exceptional streets and spaces.
- Aim 9: Better connected and more inclusive streets and spaces.

- Aim 10: Release the potential of the City's public realm to support commerce, culture and art.

Consultation

12. In order to give interested parties the opportunity to comment, the draft City Public Realm SPD will be made available for public consultation for a period of 6 weeks following the procedures that are defined in the City Corporation's Statement of Community Involvement (SCI).
13. All comments received will be logged and reported back to Members. Any changes made as a result of the consultation will be logged in the Consultation Statement and will inform the final SPD for adoption. Where comments have not been taken on board, these will also be reported to Members, along with the reasons why.

Corporate and Strategic Implications

14. Corporate Plan 2015-19: The overall vision set out in the Plan is that the City Corporation will support, promote and enhance the City of London as the world leader in international finance and business services, and will maintain high quality, accessible and responsive services benefiting its communities, neighbours, London and the nation.
15. The vision and strategic aims of the Corporate Plan are supported by six key policy priorities. The priorities are reviewed annually during the plan period and updated as appropriate. Among the currently defined priorities (KPP's 1-6), specific actions relating to the public realm include:
 - Seeking continued investment in transport and other infrastructure and encouraging quality developments to the built environment that supports the Square Mile as a location for financial and business services and as a place to live and work (KPP 1).
 - Working with the Mayor of London on transport improvements (including investment in the network, keeping London moving and cycle safety), promoting tourism and visitor services, and environment issues (including air quality) (KPP 3).
 - Developing and improving the physical environment around key cultural attractions and providing safe, secure and accessible open spaces (KPP 5).
16. The draft SPD provides further guidance on the implementation of the policies in the City of London Local Plan 2015. It fully accords with the policy requirements in the Local Plan and is complementary to other SPDs adopted by the City Corporation.
17. Other relevant documents include the Area Enhancement Strategies which have been adopted to guide the enhancement of City's public realm. The

area-based approach ensures the needs and distinctiveness of each area is identified and Local Plan objectives and the 5 key city place policies are embedded in the proposals.

Implications

17. The production of the document has been funded through the Department of the Built Environment's Local Risk budget. The total cost for the production of the document is £15,092.
18. Supplementary Planning Documents have more weight than other guidance documents (such as the previous 2005 street scene manual) and are a material consideration in planning applications, but they have less weight than the Local Plan.
19. An Equality Impact Assessment (EqIA) has been carried for the draft SPD. Positive impacts are anticipated through an emphasis on inclusive design such as widened footways and a reduction in street clutter.
20. A Strategic Environmental Assessment (SEA) screening has been prepared and consultation on this will be carried out at the same time as for the draft SPD.

Conclusion

21. The completion and adoption of the City Public Realm SPD as a Supplementary Planning Document will provide overarching advice for all those with an interest in the public realm. The SPD is to be used to coordinate and guide the management, design and improvement of the City's streets.
22. Members are asked to agree the draft text of the *City Public Realm SPD* for the purpose of putting it to formal public consultation on the City Corporation's website in January 2016, for a period of 6 weeks. The public consultation process will be in accordance with the Statement of Community Involvement (2012).

Appendices:

Appendix 1: Draft City Public Realm Supplementary Planning Document.

Appendix 2: Strategic Environmental Assessment (SEA)

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